

**COUNCIL MEETING – MAY 27, 2025  
COMMUNICATIONS**

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|  |   | <u>Rpt.<br/>No.</u> | <u>Item(s)<br/>No.</u> | <u>Committee</u>                           |
|--|---|---------------------|------------------------|--|
| <b><u>Distributed May 23, 2025</u></b> |   |                     |                        |  |
| C1.                                    | Courtney Fish, KLM Planning, Jardin Drive, Concord, dated May 5, 2025.      | 18                  | 1                      | Committee of the Whole                     |
| C2.                                    | Aidan Pereira, KLM Planning, Jardin Drive, Concord, dated May 5, 2025.      | 18                  | 1                      | Committee of the Whole                     |
| C3.                                    | Aidan Pereira, KLM Planning, Jardin Drive, Concord, dated May 5, 2025.      | 18                  | 1                      | Committee of the Whole                     |
| C4.                                    | Sebastian Alzamora, GSAI Glen Schnarr & Associates Inc., dated May 5, 2025. | 18                  | 1                      | Committee of the Whole                     |
| C5.                                    | Helen Mihailidi, Brattys LLP., Keele Street, Vaughan, dated May 12, 2025.   | 19                  | 2                      | Committee of the Whole<br>(Public Meeting) |
| C6.                                    | Joe Fleming, dated May 12, 2025.  | 21                  | 13                     | Committee of the Whole                     |

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**Please note there may be further Communications.**



**C1**  
**Communication**  
**Council – May 27, 2025**  
**CW(1) – Report No. 18 Item No. 1**

64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

File: P-3405

May 5, 2025

City of Vaughan  
Development and Parks Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON M5C 2N2

**Attention: Mayor Del Duca and Members of Council**

**RE: Proposed Amendments to Comprehensive Zoning By-law 001-2021**  
**9810 Bathurst LP c/o Liberty Development Corporation**  
**9810 Bathurst Street, Vaughan, Ontario**

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Dear Mayor Del Duca and Members of Council,

KLM Planning Partners Inc. ("KLM") is the land use planning consultant representing 9810 Bathurst LP c/o Liberty Development Corporation (the "Owner") with respect to the lands municipally known as 9810 Bathurst Street (the "Subject Lands"), in the City of Vaughan (the "City"), Regional Municipality of York (the "Region").

On behalf of the Owner, we provide the following comments with respect to Item 6.1 on the May 6<sup>th</sup>, 2025, Committee of the Whole Agenda regarding the proposed general amendments to the City's Comprehensive Zoning By-law 001-2021 (the "2021 Zoning By-law").

### **Overview and Context**

The Subject Lands are located north of Lebovic Campus Drive along the west side of Bathurst Street, and are approximately 4.5 hectares (11.1 acres) in size. The lands are subject to a site-specific Official Plan Amendment (OPA 674) and Zoning By-law Amendment (By-law 216-2007), which were approved by the City in 2007 to permit medium- and high-density residential uses on the Subject Lands including townhouse, multi-family, and apartment dwelling units with heights up to fifteen (15) storeys. To facilitate orderly development of the Subject Lands, in-force zoning deems the lands as one lot regardless of the number of buildings, conveyances, consents, subdivisions, or condominiums granted after passage of the By-law (the "Lot"). These permissions have been incorporated into the in-force Vaughan Official Plan 2010 ("VOP 2010") and the partially in-force 2021 Zoning By-law.

KLM and the Owner have been actively engaged with City staff since 2023 regarding the redevelopment of approximately 1.9 hectares (4.9 acres) of the Subject Lands for the construction of four-hundred-and-forty (440) residential units within mid-rise apartment and townhouse built forms ("Phase 1"), while the remaining 2.6 hectares (6.2 acres) will be subject to future Planning Act applications ("Phase 2").

Most recently, a Site Development Application was submitted to the City on June 27, 2024, to facilitate the detailed design of the Phase 1 development (File No. DA.24.038). Following multiple coordination meetings with staff to address City and agency comments, City staff

issued the Notice of Approval Conditions on April 1, 2025, which outlines all conditions to be satisfied prior to issuance of Final Site Plan Approval.

## Comments

We understand the City is undertaking general and site-specific amendments to the City of Vaughan Comprehensive Zoning By-law 01-2021 under City File No. Z.25.005, which is intended to address technical omissions and clarifications as outlined in Attachments 2 and 3 to Item 6.1 on the May 6<sup>th</sup>, 2025, Committee of the Whole Agenda. Following review of the staff report and attachments, we are writing to formally express our concerns regarding the proposed amendments as they relate to the proposed development of the Subject Lands.

Attachment 3 to Agenda Item 6.1 outlines the general amendments to the 2021 Zoning By-law. In particular, our concerns lie with the proposed amendments to Section 4 as they relate to requirements for private garages and carports; specifically:

### *"4.2.1 Requirements for Private Garages and Carports*

- 1. A private garage or carport shall have a minimum interior dimension of 3.0 m x 6.0 m; and*
- 2. A maximum of one detached private garage, carport or an attached private garage shall be permitted on a lot."*

We presume the purpose of proposed Section 4.2.1.1, as outlined above, is to ensure that private garages maintain an interior area that provides a sufficient amount of space to park a vehicle and store personal items (i.e., waste and recycling bins, bicycles, storage bins, etc.). However, the draft amendment does not consider the potential encroachment of stairs/risers within the garage area as was previously the case under Section 4.1.4 e) of Zoning By-law 1-88. As such, we respectfully request that the draft amendment be revised to permit the encroachment of stairs/risers into the minimum interior area, so long as they do not encroach into the minimum parking space area of 2.7 m x 5.7 m. We are of the opinion that the encroachment would allow for greater flexibility in building design without significantly impeding homeowner's ability to store personal items within their garage.

Proposed Section 4.2.1.2, as outlined above, is problematic for landowner's who have existing approved site-specific by-laws with a "one lot" clause, as is the case for the Subject Lands. For zoning purposes, one lot clauses deem the lands to be one lot regardless of the number of buildings, conveyances, consents, subdivisions, or condominiums granted after passage of the site-specific by-law. Accordingly, if the draft amendment were to be approved with the language as currently proposed, the Subject Lands would have eighteen (18) private garages on one lot and would no longer comply with the 2021 Zoning By-law. Additionally, the proposed provision does not account for certain building typologies that are considered to be on one lot, such as a single block of standard condominium townhouses with individual integral garages that are all part of one block from a condominium registration perspective, which effectively means that a permitted housing typology would not be able to comply with the proposed provision.

We are of the opinion that the proposed Section 4.2.1.2 overlooks properties with site-specific by-laws that contain "one lot" clauses, as well as certain condominium townhouse typologies, and requiring landowners to seek approval of a minor variance to address this oversight would not be appropriate. As such, we respectfully request that the draft language be revised, or removed altogether, to accommodate properties with existing "one lot" clauses in their

approved site-specific by-laws, and to ensure permitted building typologies can comply with the general provisions of the Zoning By-law.

A statutory public meeting was held on April 1, 2025, where City staff presented an information report and general details about the proposed amendments to the 2021 Zoning By-law, without providing any specific details or the proposed amendment language. City staff advised that a technical report considering the noted corrections and amendments would be brought forward to a future Committee of the Whole meeting. However, the staff report and attachments included as Item 6.1 on the May 6<sup>th</sup>, 2025, Committee of the Whole Agenda still do not provide any specific details or the proposed amendment language. Copies of the draft proposed amendments were obtained from City staff via email, however, were not included within the public notice or made publicly accessible on the City's website. In this case, we would appreciate an opportunity to discuss and resolve our specific concerns with staff prior to adoption.

We appreciate the opportunity to remain engaged throughout this process. Please accept this letter as our formal request to be notified of any future meetings, events, or reports related to the proposed general and site-specific amendments to the Comprehensive Zoning By-law 001-2021 so we can remain informed and engaged in the public process and provide feedback, as necessary. In addition, we wish to receive formal notice of any decisions made by the City of Vaughan on this matter. We reserve the right to provide further comments, as necessary.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read 'Courtney Fish', written in a cursive style.

Courtney Fish BES, MCIP, RPP  
Senior Planner

cc. Vince Musacchio, City of Vaughan  
Nancy Tuckett, City of Vaughan  
Mark Antoine, City of Vaughan  
Michael Torres, City of Vaughan  
Liberty Development Corporation



File: P-2171

May 5, 2025

City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C2**  
**Communication**  
**Council – May 27, 2025**  
**CW(1) – Report No. 18 Item No. 1**

64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

**Attn: Hon. Mayor Del Duca & Members of Council**

**RE: Committee of the Whole (1) Report – Agenda Item 6.1**  
**City-Wide Comprehensive Zoning By-law (“CZBL”) General and Site-**  
**Specific Amendments (File No. Z.25.005)**  
**2097500 Ontario Limited c/o Lormel Homes**  
**Part of Lot 25, Concession 6, City of Vaughan, Region of York**

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Hon. Mayor Del Duca & Members of Council,

KLM Planning Partners Inc. is the land use planner representing 2097500 Ontario Limited c/o Lormel Homes with respect to the above noted lands (the “Subject Lands”). We have reviewed the Committee of the Whole (1) Report and Staff’s recommendation with respect to item 6.1 and have some concerns regarding the proposed amendments outlined in Attachment 3. In particular, the proposed amendments being applied to Section 4.1.5 – Requirements for Detached Private Garages in Residential Zones in the City-Wide Comprehensive Zoning By-law.

Upon review of the draft By-law obtained directly from City staff, we understand a new Subsection 4.2.1.1 is being added to the Comprehensive Zoning By-law 001-2021 to introduce minimum interior dimensions for private garages and carports. This requirement is similar to language previously found in Zoning By-law 1-88 (“By-law 1-88”), however, the draft amendment does not consider the potential encroachment of stairs/risers within the garage area as was previously contemplated under By-law 1-88.

We respectfully request the inclusion of a footnote to be included within the minimum interior dimensions of a private garage or carport to permit the encroachment of stairs/risers into the minimum interior garage dimensions. We are of the opinion that as long as the minimum parking space requirement (e.g., 2.7m x 5.7m) is maintained than encroachments should be permitted in order to provide greater design flexibility without reducing the homeowner’s ability to utilize the functionality of the garage area.

Additionally, we would like to express our concerns with the public notification process utilized for a document which has a wide-ranging impact on existing, proposed and future developments within Vaughan. A chart detailing the general amendments proposed does not provide sufficient information to ascertain the potential impacts of the proposed amendments. Draft copies of the by-laws outlining the detailed proposed amendment language should be included alongside the report to ensure a thorough review can be completed. We respectfully request that the City review its procedure of providing sufficient information in advance of a report proceeding to the Committee of the Whole/Council.

Kindly ensure, that we receive notice of any decision(s) made by the Committee and/or City Council regarding general amendments to the City-wide Comprehensive Zoning By-law 001-2021, as well as any further meetings so we can continue to monitor this matter and continue to participate. Should you require additional information or clarification, please contact Aya Omar at [aomar@klmplanning.com](mailto:aomar@klmplanning.com) or the undersigned.

Sincerely,

**KLM PLANNING PARTNERS INC.**



**Aidan Pereira**

Associate

cc. 2097500 Ontario Limited c/o Lormel Homes  
Clerks Department  
Michael Torres, City of Vaughan



File: P-2174

May 5, 2025

City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C3**

**Communication**

**Council – May 27, 2025**

**CW(1) – Report No. 18 Item No. 1**

64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

**Attn: Hon. Mayor Del Duca & Members of Council**

**RE: Committee of the Whole (1) Report – Agenda Item 6.1  
City-Wide Comprehensive Zoning By-law (“CZBL”) General and Site-  
Specific Amendments (File No. Z.25.005)  
Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley  
RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited  
Part of Lots 24 and 25, Concession 7, City of Vaughan, Region of York**

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Hon. Mayor Del Duca & Members of Council,

KLM Planning Partners Inc. is the land use planner representing Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited with respect to the above noted lands (the “Subject Lands”).

A Decision to approve site-specific Zoning By-law 069-2018, amending Zoning By-law 1-88, was issued by the Ontario Municipal Board (“OMB”) on April 27, 2018 (OMB File No. PL150872) along with By-law 143-2020, on October 21, 2020, by Council of the Corporation of the City of Vaughan. Subsequently, the site-specific amendment was incorporated into Zoning By-law 001-2021 through a series of settlement of appeals with the City. A Decision on this matter was issued by the Ontario Land Tribunal (“OLT”) on September 11, 2024.

We have reviewed the Committee of the Whole (1) Report and recommendation with respect to agenda item 6.1 and have some concerns regarding the proposed amendments outlined in Attachment 3. In particular, the proposed amendments being applied to Section 4.1.5 – Requirements for Detached Private Garages in Residential Zones in the City-Wide Comprehensive Zoning By-law.

Upon review of the draft By-law obtained directly from City staff, we understand a new Subsection 4.2.1.1 is being added to the Comprehensive Zoning By-law 001-2021 to introduce minimum interior dimensions for private garages and carports. This requirement is similar to language previously found in Zoning By-law 1-88 (“By-law 1-88”) however, the draft amendment does not consider the potential encroachment of stairs/risers within the garage area as was previously contemplated under By-law 1-88.

We respectfully request the inclusion of a footnote to be included within the minimum interior dimensions of a private garage or carport to permit the encroachment of stairs/risers into the minimum interior garage dimensions. We are of the opinion that as long as the minimum parking space requirement (e.g., 2.7m x 5.7m) is maintained, encroachments should be

permitted in order to provide greater design flexibility without reducing the homeowner's ability to utilize the functionality of the garage area.

We also understand from our discussions with staff that some of the proposed amendments have not been finalized internally and will be brought forward to a future meeting (e.g., definitions of uncovered platform, balcony, porch etc.). We kindly request that Committee defer this matter to provide staff time to finalize the drafts of the proposed amendments prior to being brought for consideration by Committee.

Kindly ensure, that we receive notice of any decision(s) made by the Committee and/or City Council regarding general amendments to the City-wide Comprehensive Zoning By-law 001-2021, as well as any further meetings so we can continue to monitor this matter and participate. Should you require additional information or clarification, please contact Aya Omar at [aomar@klmplanning.com](mailto:aomar@klmplanning.com) or the undersigned.

Sincerely,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink that reads "A. PEREIRA". The signature is stylized with a large, looped initial "A" and the last name "PEREIRA" in all caps.

**Aidan Pereira**

Associate

cc. Client  
Davies Howe  
Clerks Department  
Michael Torres, City of Vaughan

May 5, 2025

GSAI File: 709-017

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attn: Todd Coles**  
**City Clerk**

**Vince Musacchio**  
**Interim Deputy City Manager**

**Re: City of Vaughan City-Wide Comprehensive Zoning Review**  
**Submission Comment Letter**  
**12021 Jane Street**  
**Tonlu Holdings Limited (c/o The Rinomato Group)**

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Glen Schnarr & Associates Inc. ('GSAI') is the Planning Consultant for Tonlu Holdings Limited (c/o The Rinomato Group), the registered owner of the property municipally known as 12021 Jane Street in the City of Vaughan (the 'subject property' or the 'site'). The site is rectangular in shape and generally located north of Kirby Road and east of Jane Street. The subject property has an approximate area of 20.9 hectares (51.6 acres) and is legally described as PT LT 34 CON 4 (VGN) PTS 1 & 2 65R32490, S/T R601671 (PARTIALLY RELEASED BY YR1376799) CITY OF VAUGHAN.

It is our understanding since the enactment of the Comprehensive Zoning By-law on October 20, 2021, City staff have identified technical omissions and clarifications in the Comprehensive Zoning By-law that are recommended for correction and amendment.

On behalf of our client, GSAI is pleased to submit this Letter to request consideration to re-zone the subject property from Agriculture (A) to Future Development (FD) based on the following reasons:

1. When the City enacted the Zoning By-law in October 2021, the subject property was still being considered for urban expansion by the City, the Region and the Province and as such, it was appropriate at that time to maintain the Agricultural zoning for the site;
2. Since October 2021, the Province approved the City's and the Region's adoption of the 2051 urban boundary that included the subject property;
3. The City of Vaughan intends to initiate a Secondary Plan for Block 28 which includes the subject property and the landowners are working with City staff to initiate that process;
4. The landowners in Block 28 have formally created a landowner group to engage with the

City to facilitate the Secondary Planning process;

5. Applying the Future Development (FD) Zone informs the public that these lands are destined for urban development whereas the Agricultural zone may be perceived by the general public as being set aside for permanent agricultural uses.

We appreciate the opportunity to provide comments on the City of Vaughan Zoning By-law and we ask the City Clerk to share our letter submission with the Mayor and Council. Please do not hesitate to contact the undersigned should you have any questions or comments.

Respectfully submitted,

**GLEN SCHNARR & ASSOCIATES INC.**



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**Sebastian Alzamora, MCIP, RPP**  
Planner

cc. Bill Manzon, Rinomato Group  
Colin Chung, GSAI



**BRATTYS** LLP  
BARRISTERS AND SOLICITORS

C5

Communication

Council – May 27, 2025

CW(PM) – Report No. 19 Item No. 2

PLEASE REFER TO:  
Helen Mihailidi (Ext: 277)  
Email: hmihailidi@bratty.com  
Assistant: Kellie White (Ext: 275)  
Email: Kwhite@bratty.com  
Telephone: (905)760-2600

May 12, 2025

The Corporation of the City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

DELIVERED VIA EMAIL AND REGULAR MAIL  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Attention: Nancy Tuckett, Director of Development and Parks Planning

Dear Madam:

RE: 9571 Huntington Road Inc.  
AND RE: 9571 Huntington Road – Official Plan Amendment File OP.23.014 and Zoning By-Law  
Amendment File Z.23.026  
AND RE: BLOCK 60 (WEST) LANDOWNERS GROUP INC.

We act on behalf of Block 60 (West) Landowners Group Inc., being the Trustee acting on behalf of the Block 60 (West) Landowners Group (the "**Block 60W LOG**") within the Block 60 (West) development area (the "**Block 60 (West) Development Area**") with respect to the Block 60 (West) Development Area – Block Plan and Development Approval Funding Agreement dated March 1, 2018 (as amended) (the "**Block 60 (West) Funding Agreement**").

We are writing to advise the City that the above-referenced lands are within the Block 60 (West) Development Area and will benefit directly from overall planning and related work and costs which have been provided, and/or financed by the Block 60W LOG.

Accordingly, the Block 60W LOG requires that, as a condition of the development of any lands within the Block 60W Development Area, including the above-referenced lands, the owner of such lands must be required to bear its share of the costs and burdens from which such lands will benefit, as per the above, to be confirmed by the Block 60W LOG Trustee. It would otherwise be unjust to permit such owner(s) to benefit from such costs and other matters provided or to be provided by the Block 60W LOG without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 60W LOG therefore requires the City's assistance in requiring all landowners within the Block 60 (West) Development Area to satisfy its obligations with respect to such costs, in order to ensure that such owner(s) bears its share of the costs and burdens related thereto and to secure the Block 60W Trustee's clearance prior to proceeding with the development of its lands.

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the overall Block 60 (West) Development Area.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,  
**BRATTYS LLP**

Helen Mihailidi  
HAM/klw

**From:** [Assunta Ferrante](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Feedback on THREE STRIKES AND YOU ARE IN – FASTER APPROVALS FOR MORE HOMES IN VAUGHAN  
**Date:** May-14-25 9:19:11 AM

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**From:** Joe Fleming [REDACTED]  
**Sent:** Monday, May 12, 2025 11:10 PM  
**To:** [mayor@vaughan.ca](mailto:mayor@vaughan.ca)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Feedback on THREE STRIKES AND YOU ARE IN – FASTER APPROVALS FOR MORE HOMES IN VAUGHAN

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor Del Duca,

Thank you for your continued leadership and commitment to addressing the housing crisis in Vaughan. I appreciate the urgency with which the City is working to meet its housing targets and support the creation of vibrant, inclusive communities.

I recently read your proposal titled *"Three Strikes and You Are In – Faster Approvals for More Homes in Vaughan."* While I understand and support the goal of improving efficiency and predictability in the site plan process, I wanted to share a few thoughts that I hope will be helpful.

The baseball analogy is memorable, but it may unintentionally suggest that approval is expected once an applicant reaches the third round of comments. In practice, not every application will be appropriate for approval after three rounds, especially if fundamental issues remain unresolved or the proposal does not align with Vaughan's planning objectives. In that sense, the "three strikes and you are in" phrasing is concerning to many in the community.

Recently, there has been a noticeable trend where developers are purchasing low-density, mixed-use parcels, often the last remaining greenfield sites within established residential communities. These sites were typically envisioned for future retail or other local-serving uses. Instead, we are seeing proposals for high-density and medium-

density condominiums on these lands, well outside the city's defined intensification areas in the Vaughan Official Plan. This shift can have long-term implications for neighborhood character, infrastructure, and the balance of uses within complete communities.

To address this, I would like to suggest a small addition to the resolution that could help reinforce the City's planning principles. A clause such as the following might provide helpful clarity:

***"Whereas, the Site Plan Application, following the redline meeting, represents good planning and conforms to the Vaughan Official Plan and land use objectives."***

This would acknowledge that while speed and collaboration are important, they must be balanced with the need for sound planning and consistency with the City's long-term vision.

I appreciate your time and consideration, and I look forward to seeing Vaughan continue to lead in both housing innovation and responsible development.

Sincerely,

Joe Fleming  
Woodbridge