



C39
Communication
Council – June 24, 2025
CW(PM) – Report No. 24 Item No. 10

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

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File: P-3099-c

Sent by email: clerks@vaughan.ca

June 13, 2025

Office of the City Clerk
City of Vaughan City Hall
Ground Floor, South Wing
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Attention: Todd Coles, City Clerk and Mayor and Members of Council

Re: Communication – Council Meeting of June 24, 2025 at 1:00 PM

Committee of the Whole (Public Meeting) – June 4, 2025, 7:00 PM
Item 10 – Draft New Vaughan Official Plan 2025
(Inclusive of the Draft New Weston 7 Secondary Plan and the Draft New Vaughan Metropolitan Centre Secondary Plan)

Dear City Clerk, and Mayor and Members of Council,

On behalf of our client and owner of various lands located in the City of Vaughan, the ZZEN Group of Companies Limited, we are submitting this follow-up letter to our earlier submitted letter dated June 4, 2025 to the Committee of the Whole Public Meeting and advise of specific comments on the City's draft new Vaughan Official Plan 2025 released in May 2025.

Our comments on the draft new VOP 2025 are as follows:

1. Updating Land Use Schedule 13:

- a) **Northeast Corner of Highway 50 and Langstaff Road:** We are reiterating previous comments sent by letter to Vaughan Policy Planning staff on February 6, 2025.

KLM is the land use planning firm representing Vaughan West III Limited ("VWIII") as managed by the ZZEN Group of Companies Limited ("ZZEN"), who are the owner of the Subject Lands located at the northeast corner of Highway 50 and Langstaff Road in Part of Lot 11, Concession 10 within Vaughan's Block 64 Employment Lands.

We have reviewed the draft VOP 2025 (May Version) Land Use Schedule 13 and can advise that the land use designations identified on the VWIII property have not been updated to reflect the recent Ontario Land Tribunal ("OLT") Decision (dated June 26, 2023, Case No. OLT-22-002104) that rezoned the developable portion of the property entirely to EM1 – Prestige Employment together with a significantly smaller required stormwater management pond as OS1 – Public Open Space under site-specific Exception 14.974 and Figure E-1468 as shown on Zone Map 81 to City of Vaughan Comprehensive Zoning By-law 001-2021. For ease of

reference, we have appended Attachments 34 and 35 of the Tribunal's Decision showing the in-force zoning of the Subject lands.

We request that the current land use designations shown on the draft Schedule 13 for the Subject Lands consisting of Prestige Employment, General Employment, and a significantly over-enlarged Infrastructure and Utilities designation for the stormwater management pond location be amended to be consistent with the zoning approved by the OLT. That is, the Prestige Employment designation would cover the entire site and be expanded into the Infrastructure and Utilities designation to reduce the size of the storm water management pond significantly.

Our client is part of the Block 64 Landowner Group, and a letter dated January 25, 2025 from Weston Consulting, being the Block Manager for the Group was submitted to your attention earlier this year identifying similar concerns to be corrected.

- b) **Northwest Quadrant of Highway's 7 and 27, Vaughan Valley Boulevard and Zenway Boulevard ("Vaughan Valley Centre")**: We are reiterating previous comments sent by letter to Vaughan Policy Planning staff on March 4, 2025.

The Northwest Quadrant of Highways 7 and 27 is still shown with *Prestige Employment, General Employment, and the recent proposed Non-Residential Mixed-Use (previously shown as Employment Commercial Mixed-Use)* designations. We previously asked in letters to Vaughan Policy Planning staff last Fall 2024 and on March 4, 2025 to consider redesignating this parcel to entirely *Employment Commercial Mixed-Use* (now Non-Residential Mixed-Use) to be consistent with the Zoning By-law 001-2021 settlement discussions with the City to rezone this parcel to entirely EMU-785 Zone regarding Zoning Exception 14.785 and later approved by the Ontario Land Tribunal (OLT - Case No. OLT-22-002104) in their decision dated December 24, 2024. For ease of reference, we have appended Attachments 15 and 17 of the Tribunal's Decision showing the in-force EMU zoning of the Subject Lands. We ask that the City update VOP Land Use Schedule 13 to show the Subject lands as the current proposed *Non-Residential Mixed-Use* (previous request to *Employment Commercial Mixed-Use*).

2. Revising Overly Restrictive / Prescriptive Policies:

- a) Section 4.3.3.19h on Page 156: **This policy requires surface parking between the front or side of an employment / industrial building and a public street to be limited to one aisle of parking spaces and shall generally occupy no more than 50 % of the building frontage.** This policy is overly restrictive and should instead be changed to be "encouraged" rather than mandatory as it does not recognize unique circumstances where the lot size and configuration and/or building size and configuration may not lend themselves to accommodate this parking arrangement and allow for alternative creative site and building design opportunities including the use of landscaping to break-up the parking into smaller segments. This policy also does not recognize sites that require loading and maneuvering areas that may restrict the number of parking spaces located in the rear or interior side yards and must require a double row of parking spaces that extend beyond 50 % of the building façade to be placed in the front and exterior side yards to meet the minimum required parking spaces in the City's Zoning By-law. Again, the use of landscaping and good site design can support any urban design concerns the City may have towards parking being visible along streets. This policy needs to be re-visited and less prescriptive.
- b) Section 4.3.3.27 on Page 159: **This policy requires structured parking fronting onto a street to include active uses at street level.** This policy is overly restrictive and should instead be changed to be "encouraged" rather than mandatory as it does not allow for alternative

creative site and building design opportunities including incorporating architectural treatment using unique materials and colours and landscaping that can accentuate the building façade facing a street. This policy needs to be re-visited and less prescriptive.

Should Members of Council or Policy Planning staff wish to meet with the ZZEN Group and KLM to discuss our concerns, we can make ourselves available to meet with you. We trust our concerns are reasonable and can be accommodated.

We request notification of any future statutory and non-statutory meetings held by the Committee of the Whole and Council and by Vaughan Policy Planning staff regarding the draft new Vaughan Official Plan 2025.

Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in cursive script that reads "Grant Uyeyama".

Grant Uyeyama, BAA, MCIP, RPP
Principal Planner

Copy: Sam Speranza, ZZEN Group of Companies Limited
Joseph Sgro, ZZEN Group of Companies Limited
Mark Yarranton, KLM Planning Partners Inc.
Christina Bruce, Director of Policy Planning and Special Programs

Attachment 34

14.974

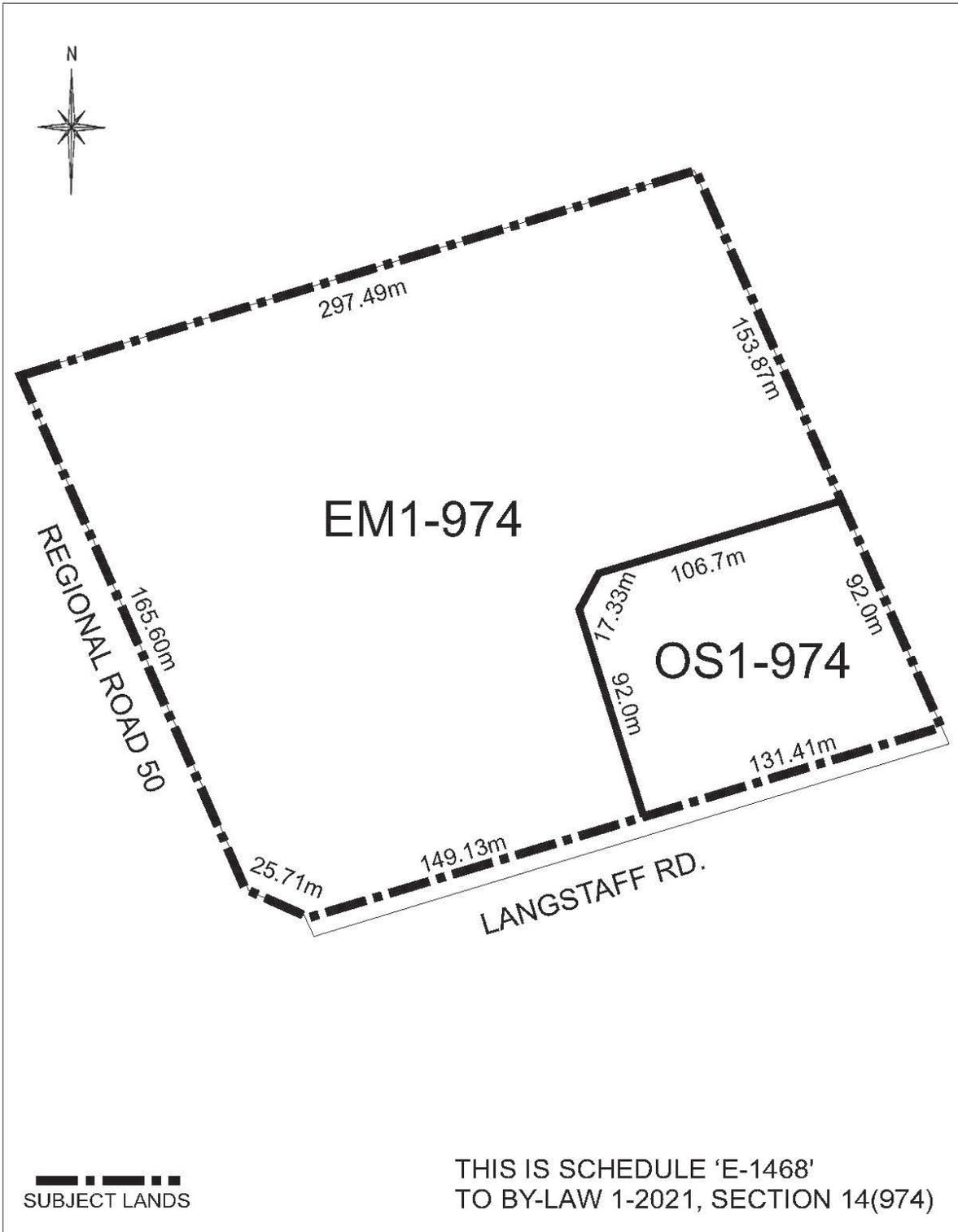
Exception Number 974	Legal Description: Part of Lot 11, Concession 10
Applicable Parent Zone: EM1, OS1	
Schedule A Reference: 81	
By-law / Tribunal Decision Reference: 144-2010	
14.974.1 Permitted Uses	
<p>1. The following additional use shall be permitted in the Prestige Employment (EM1) Zone, as shown on Figure E-1468:</p> <p style="padding-left: 40px;">a. Retail warehouse.</p>	
14.974.2 Lot and Building Requirements	
<p>1. The minimum width of the required landscaped strip on the lands zoned Prestige Employment (EM1) abutting the northerly boundary of the lands zoned Public Open Space (OS1) as shown on Figure E-1468 shall be 0.0 metres.</p> <p>2. The minimum width of the required landscaped strip on the lands zoned Prestige Employment (EM1) abutting the western boundary of the lands zoned Public Open Space (OS1) as shown on Figure E-1468 shall be 3.0 metres.</p> <p>3. The requirement of Table 11-3 respecting the “Minimum setback of any building, structure or outside storage to any Residential Zone or Open Space Zone” shall not apply to any lands zoned Prestige Employment (EM1) as shown on Figure E-1468.</p>	

14.974.3	Other Provisions
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| <ol style="list-style-type: none">1. For lands zoned Prestige Employment (EM1) as shown on Figure E-1468, the following definition of retail warehouse shall apply:<ol style="list-style-type: none">a. Retail warehouse shall mean a building or part of a building in which goods and merchandise are displayed, stored and sold in a warehouse format. A warehouse format means a configuration where there is the integrated display, storage and sale of goods and merchandise, or a showroom with an associated warehouse component. A retail warehouse shall have a minimum gross floor area of 300.0 m², except for a retail warehouse devoted primarily to the sale of prescription drugs, pharmaceuticals and health and beauty aids which shall have a minimum gross floor area of 1,500.0 m². A retail warehouse shall not include a gross floor area greater than 1,000.0 m² devoted, in the aggregate, to the storage, display and sale of food products. For greater clarity, a retail warehouse is not a supermarket or flea market.2. Lands labelled "Subject Lands", as shown on Figure E-1468, shall be deemed to be one lot, regardless of any future division of said lands. |
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14.974.4	Figures
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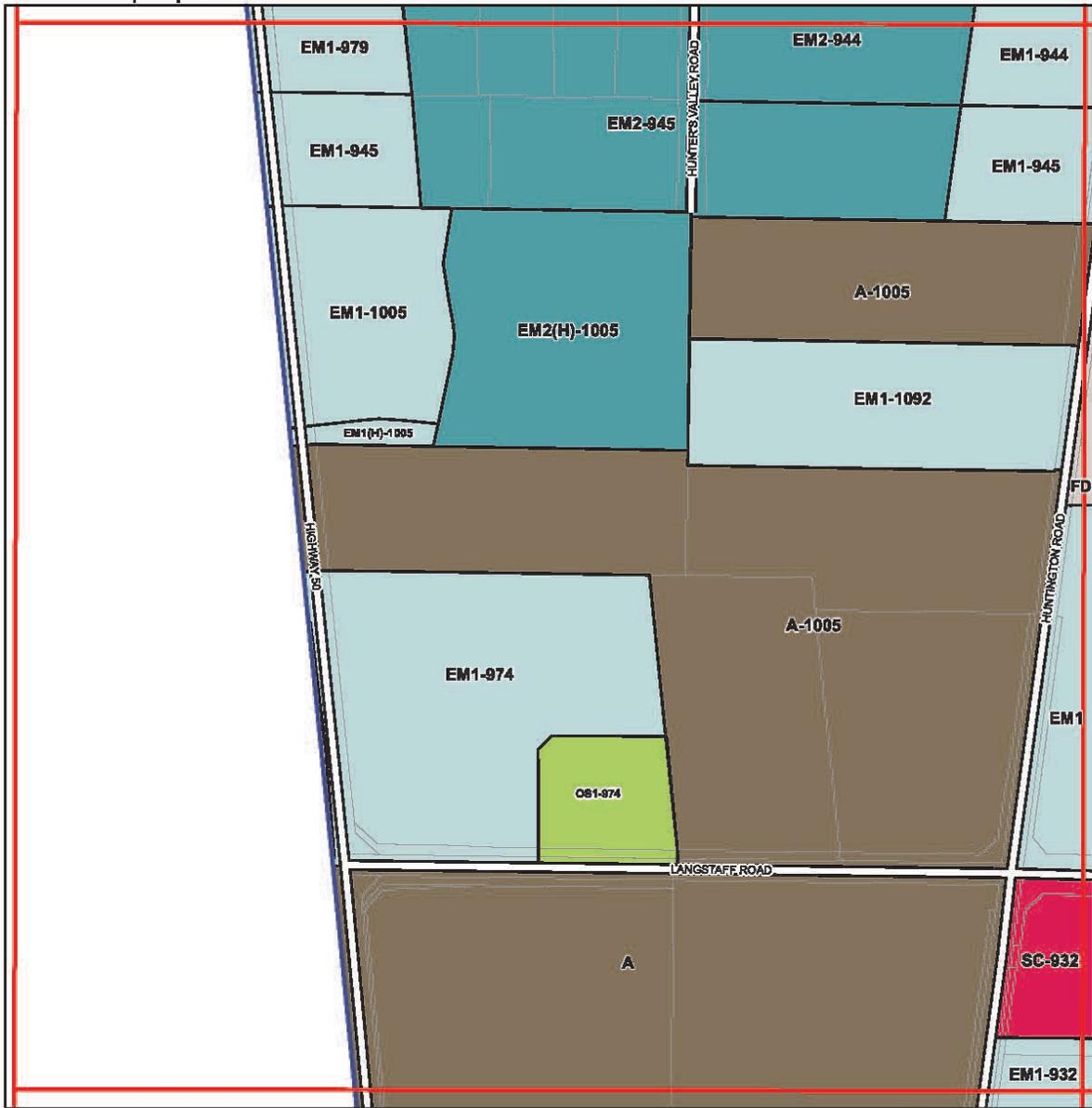
Figure E-1468



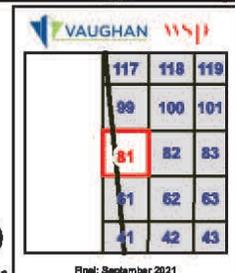
Attachment 35

Zoning By-law 001- 2021

Schedule A | Map 81



Conservation, Open Space and Agricultural Zones	Residential Zones	Commercial Zones	Mixed-Use Zones	Employment Zones	Other Zones
A (Agriculture Zone)	R1 (First Residential Zone)	CC (General Commercial Zone)	LMU (Low-Rise Mixed-Use Zone)	EM1 (Prestige Employment Zone)	P1 (General Institutional Zone)
OS1 (Public Open Space Zone)	R2 (Second Residential Zone)	NC (Neighbourhood Commercial Zone)	MMU (Mid-Rise Mixed-Use Zone)	EM2 (General Employment Zone)	I2 (Major Institutional Zone)
OS2 (Private Open Space Zone)	R3 (Third Residential Zone)	CC (Convenience Commercial Zone)	HMU (High-Rise Mixed-Use Zone)	EM3 (Midlevel Aggregate Operation Zone)	U (Utility Zone)
EP (Environmental Protection Zone)	R4 (Fourth Residential Zone)	SC (Service Commercial Zone)	GMU (General Mixed-Use Zone)	Three lots shall not be subject to Zoning By-law 2021-01	FD (Future Development Zone)
	R5 (Fifth Residential Zone)		CMU (Community Commercial Mixed-Use Zone)		PD1 (Parkway Belt Public Use Zone)
	RT (Townhouse Zone)				PD2 (Parkway Belt Complementary Use Zone)
	RM1 (Multiple Residential Zone 1)				PD3 (Parkway Belt West Residential Zone)
	RM2 (Multiple Residential Zone 2)				
	RE (Executive Residential Zone)				



ATTACHMENT 15

Exception Number 785	Municipal Address: 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7
Applicable Parent Zone: EMU	
Schedule A Reference: 43	
By-laws: 386-2001, 80-2002, 78-2003, 231-2004	
14.785.1 Permitted Uses	
<p>1. On lands zoned Employment Commercial Mixed-Use (EMU), as shown on Figure E-1239, the following additional <u>uses</u> shall be permitted:</p> <ul style="list-style-type: none"> a. A <u>Drive-through</u> for Buildings "C", "D" and "E" accessory to a <u>Restaurant or Financial Institution</u>; b. For all units within Building "K", as follows: <ul style="list-style-type: none"> i. <u>Manufacturing or Processing Facility; Warehousing and Distribution Facility; Research and Development; Motor Vehicle Sales</u>, Rental and Leasing that may contain a <u>Commercial School</u>; ii. <u>Accessory Office Use</u>; and iii. <u>Accessory Retail Use</u> subject to Section 5.2. The floor area of the <u>accessory retail use</u> shall not exceed thirty percent (30%) of the <u>gross floor area</u> of the entire unit devoted to the industrial employment <u>use</u> or a maximum of 930 m² whichever is the lesser, and this floor area shall be separated from the rest of the unit by a solid partition. <p>2. On lands zoned Employment Commercial Mixed-Use (EMU), as shown on Figure E-1239, the following additional <u>use</u> shall be permitted:</p> <ul style="list-style-type: none"> a. <u>Banquet Hall</u>. <p>3. On lands zoned Employment Commercial Mixed-Use (EMU), as shown on Figure E-1239, an Office use shall not exceed a maximum GFA of 12,500 m² per building.</p>	
14.785.2 Lot and Building Requirements	
<p>1. The following lot and building requirements shall apply to lands zoned Employment Commercial Mixed-Use (EMU), as shown on Figure E-1239:</p> <ul style="list-style-type: none"> a. The subject lands are deemed to be one <u>lot</u> for the purpose of determining zoning compliance. b. The minimum width of a <u>landscape</u> strip adjacent to Vaughan Valley Boulevard shall be 1.5 m. 	

- c. The minimum width of the northerly driveway located along the east lot line on Regional Road 27 shall be 9.96 m.
- d. The minimum width of a landscape strip located along the east lot line shall be 4.5 m.

14.785.3 Parking

1. The following parking requirements shall apply to lands zoned Employment Commercial Mixed-Use (EMU), as shown on Figure E-1239:

- a. Section 6.11 regarding loading spaces shall not apply to an office use.

14.785.4 Figures

Figure E-1239



THIS IS FIGURE 'E-1239'
 TO BY-LAW 001-2021
 SECTION 14.785

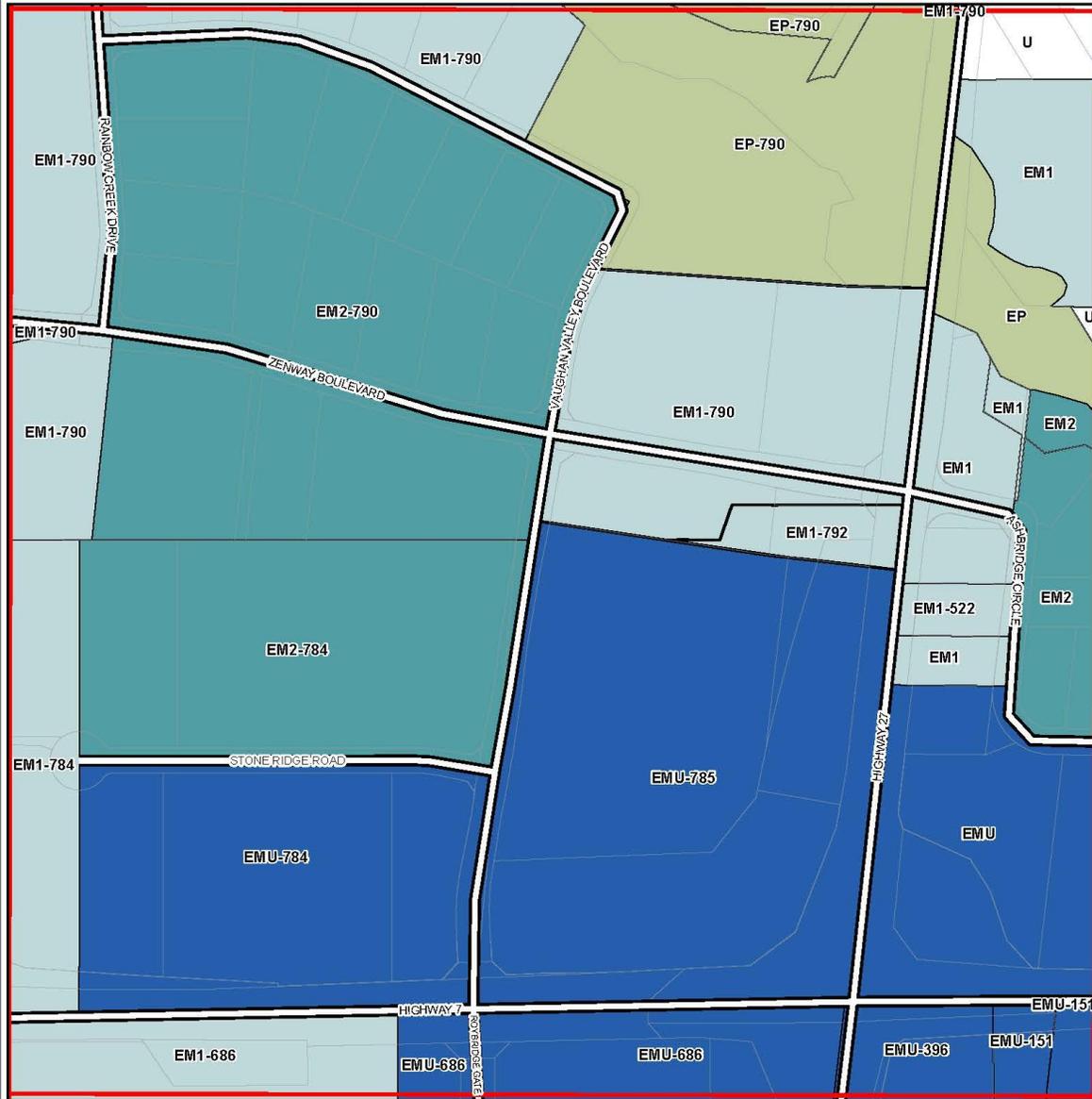
 Subject Lands

0 25 50 100 Metres

ATTACHMENT 17

Zoning By-law 001 - 2021

Schedule A | Map 43



- Conservation, OpenSpace and Agricultural Zones**
 - A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - EP (Environmental Protection Zone)
- Residential Zones**
 - R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT (Townhouse Zone)
 - RT1 (Townhouse Residential)
 - RT2 (Townhouse Residential)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RM3 (Multiple Residential Zone 3)
 - RE (Estate Residential Zone)
- Commercial Zones**
 - GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
 - LMJ (Low-Rise Mixed-Use Zone)
 - MMJ (Mid-Rise Mixed-Use Zone)
 - HMJ (High-Rise Mixed-Use Zone)
 - GMJ (General Mixed-Use Zone)
- Mixed-Use Zones**
- Employment Zones**
 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
 - CMU (Community Commercial Mixed-Use Zone)
 - EMU (Employment Commercial Mixed-Use Zone)
 - KMS (Main Street Mixed-Use - Kleinburg Zone)
 - MMS (Main Street Mixed-Use - Maple Zone)
 - WMS (Main Street Mixed-Use - Woodbridge Zone)
- Other Zones**
 - I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- Vaughan Metropolitan Centre Zones**
 - V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)

81	82	83	84	85
61	62	63	64	65
41	42	43	44	45
21	22	23	24	25
1	2	3	4	5

August 2024