

October 26, 2020

MGP File: 15-2365

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

via email: brandon.correia@vaughan.ca

Attention: Brandon Correia
Manager, Special Projects

**RE: Comprehensive Zoning By-law Review
2938 Highway 7 West
Midvale Estates Ltd.**

Malone Given Parsons (“MGP”) is the planning consultant for Midvale Estates Ltd., the owner of 2938 Highway 7 West (“Subject Site”) located near the northeast corner of Jane Street and Highway 7 West in the City of Vaughan (the “City”).

Midvale Estates submitted applications for Official Plan Amendment and Zoning By-law Amendment to the City of Vaughan in December 2011 (OP.11.014 and Z.11.046) to facilitate the development of two 40 storey residential mixed-use towers on the Subject Site (the “Applications”). These applications were deemed complete on January 23, 2012 and the Design Review Panel (DRP) was held on January 26, 2012. A public meeting was then held on April 3, 2012. Subsequently, our client appealed the Vaughan Official Plan 2010 (Vaughan OP) in December 2012, including the Vaughan Metropolitan Centre Secondary Plan (VMC Secondary Plan) to the former Ontario Municipal Board (“OMB”). Through a series of mediation sessions, Minutes of Settlement were approved by the OMB and were formally executed on December 28, 2016.

The City is currently undertaking a comprehensive review of its Zoning By-law No. 1-88 (the “ZBL Update”). Midvale Estates Ltd. has been closely monitoring the ZBL Update and on February 19, 2020 our clients legal counsel filed a letter with the City raising concerns with same. Unfortunately, these concerns have not been addressed in the most recent draft of the ZBL Update materials

Our client is particularly concerned with Maps 51 and 52 of Draft Schedule A to the ZBL Update which currently zones a portion of the northern limits of the Subject Site as Public Open Space Zone (OS1). We respectfully request that the City reflect the OS1 Zone in accordance with the attached Schedule A Map 51 and 52 (see Appendix A) prepared by MGP. Of particular relevance is that the VMC Black Creek Renewal Municipal Class Environmental Assessment Study and the Edgeley Pond and Park Design concluded the pond feature and its buffer is outside of Subject Site. As such, we request that the OS1 Zone be reflective of the technical work completed through these studies and removed from the northern limit of the Subject Site and replaced with a zone that is reflective of the Applications.

We look forward to continuing discussions with the City of Vaughan on this matter. Thank you for your time and consideration.

Yours truly,

MALONE GIVEN PARSONS LTD.

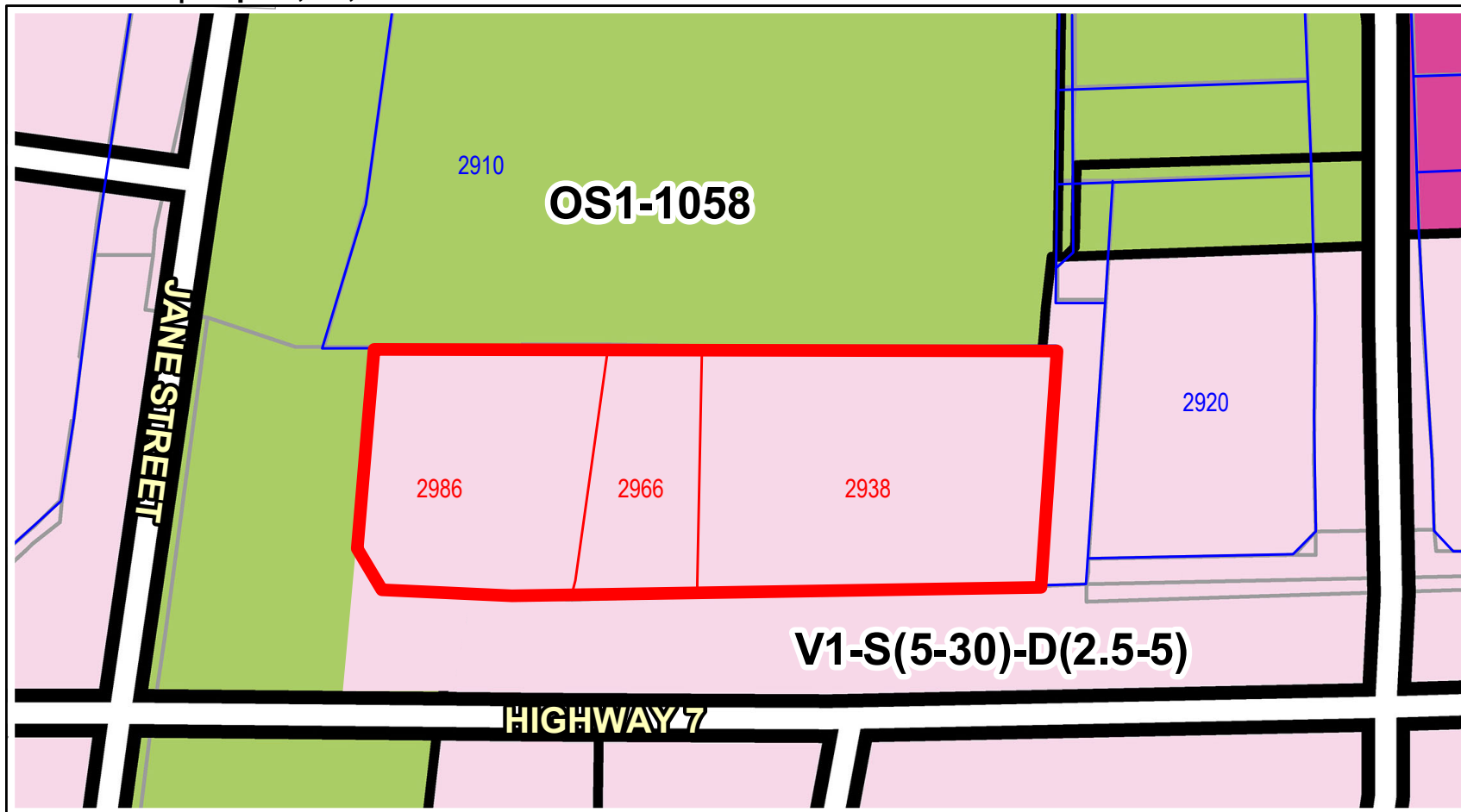
A handwritten signature in blue ink, appearing to read 'J. Wong', with a stylized flourish extending from the end.

Jack Wong, MCIP, RPP
Associate

Zoning By-law - 2020

Schedule A | Map 51, 52, 31 and 32

Appendix A



Conservation, Open Space and Agricultural Zones

	A (Agriculture Zone)
	OS1 (Public Open Space Zone)
	OS2 (Private Open Space Zone)
	EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

	V1 (Station Precinct Zone)
	V2 (South Precinct Zone)
	V3 (Neighbourhood Precinct Zone)
	V4 (Employment Precinct 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)
	RM1 (Multiple Residential Zone 1)
	RM2 (Multiple Residential Zone 2)
	RE (Estate Residential Zone)

Commercial Zones

	GC (General Commercial Zone)
	NC (Neighbourhood Commercial Zone)
	CC (Convenience Commercial Zone)
	SC (Service Commercial Zone)
	LMU (Low-Rise Mixed-Use Zone)
	MMU (Mid-Rise Mixed-Use Zone)
	HMU (High-Rise Mixed-Use Zone)
	GMU (General Mixed-Use 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)

Mixed-Use Zones

	EM1 (Prestige Employment Zone)
	EM2 (General Employment Zone)
	EM3 (Mineral Aggregate Operation 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)

SUBJECT LANDS



1:5,000

89	90	91	92	93
69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

Third Working Draft: September, 2020