

NINE-TEN WEST LIMITED

COMMUNICATION – C29

ITEM 1

Committee of the Whole (Public Meeting)
October 29, 2020 *Delivered by email*

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

Re: City-wide Comprehensive Zoning By-Law Review
Committee of the Whole Public Meeting – October 29, 2020

This letter will acknowledge receipt of the Notice of Hearing associated with the above-referenced matter. Nine-Ten West Limited has significant land holdings situated within Blocks 11 and 18, and more particularly the Carrville District Centre Secondary Plan Area. Specifically, our land holdings are legally described as Blocks 59-62 inclusive, Plan 65M-1499; Block 40, Plan 65M-4486; PT Lots 16 & 17, Con 2, Being Part 2 Plan 65R-35639; PT Lots 16 & 17, Con 2, Being Part 3 Plan 65R-35639; and Block 148, Plan 65M3973 Except 65M4617.

We have actively participated in the City's Comprehensive Zoning By-law Review and have previously provided comments and met with staff with regards to our landholdings. With the more recent release of site-specific exceptions, we have identified additional concerns relating to the following:

1. Treatment of part lots shared between Nine-Ten West Limited and the property municipally identified as PT LT 17, Con 2 Vaughan (Peter and Donna Mayor);
2. Carry-over of Site-Specific Zoning By-law's 139-2013 and 137-2014 into Exception 1024; and,
3. Carry-over of Site-Specific Zoning By-law 133-2016 into Exception 1031.

We have communicated our detailed comments under separate email to staff (copy enclosed), and together we are looking to schedule a follow-up time to further review and discuss with them. To date staff has been very responsive to our questions and helpful in providing greater clarity, and we are hopeful our issues can be resolved prior to the enactment of the new By-law.

We trust these comments will be taken under advisement. Should further discussion or clarification be warranted, please do not hesitate to contact me directly.

Sincerely,
Nine-Ten West Limited



Luch Ognibene, RPP
Vice President, Land Development

cc. B. Correia, City of Vaughan

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From: Eric Del Favero
Sent: October 26, 2020 10:16 AM
To: Wong, Natalie <Natalie.Wong@vaughan.ca>; Luch Ognibene <lognibene@remingtongroupinc.com>
Cc: Correia, Brandon <Brandon.Correia@vaughan.ca>
Subject: RE: Comprehensive Zoning By-law Inquiries - Remington Lands

Good morning Natalie, hope all is well.

I understand the comprehensive zoning by-law is going to public hearing this Thursday evening. Luch Ognibene (cc'd) and I have had a chance to review the site-specific exceptions against our lands and have a few questions/comments. For reference, the questions pertain to:

1. Site-specific provisions affecting CDC Block 11 in Exception 1024;
2. Site-specific provisions affecting CDC Block 18 in Exception 1031;
3. Treatment of our part lots shared with the Mayor property (his lands are proposed to be zoned EPA). See the enclosed plan highlighting our part-lots in red.

Below is a detailed breakdown of our questions/comments by exception:

Exception 1024

- Section 1395.1.2.2.c. should be 2.4m as per site-specific by-law 139-2013 civ)?
- Should section ciii) of by-law 139-2013 be included under exception 1024? I noticed there was no height in the new by-law under section 7.3.2 (unless I'm just missing this).
- I believe Section 1395.1.2.3 (currently reads section 1396.1.2.2 but I believe the numbering was repeated) should only relate to blocks two, three, four, and five as per by-law 139-2013 section cvi). It currently includes blocks one and six.
- Should section g)i) from by-law 137-2014 be included under the provisions? I noticed the side yard setback provision wasn't included and the standard in the parent by-law is 2.4 not 2.0m.

You will notice by-law 139-2013 includes lands zoned OS1, OS2, and OS5 which are now proposed to be zoned EP, OS1, and EP-ORM. Based on my read of the draft by-law, it is not clear to me what setbacks (side yard and/or rear yard) will apply to lands abutting EPA as these are not specified. My concern is that an extensive amount of work was carried-out to justify the buffers that were imposed on the Carrville District Centre (CDC) lands, and said lands (natural feature + buffer) were appropriately zoned OS1 and conveyed into public ownership. Nine-Ten West would want some form of confirmation/understanding as to how setbacks will be dealt with as we advance individual development applications for our CDC lands abutting EPA in the future. We can provide some of the historical background into if required. The same concern would apply to Nine-Ten West lands proposed to be zoned FD-Future Development.

Exception 1031

- Section 14.1063.1v) mentions Schedule A4.1, is this schedule being included in the exception?
- I believe section 14.1063.4 "other provisions" is a repetition.
- Should section 1.B.ci).2) of by-law 133-2016 be included in the provisions?
- Should section 2.c).f). of by-law 133-2016 be included? I'm not sure if this is a standard in the parent by-law?
- Many of the definitions have not been included in the exception but they are in the parent by-law. However, two (2) of them aren't; being "commercial parking lot" and "temporary parking lot." Can these be added to the exception?
- I'm not sure if the HMU zone allows commercial parking lots as identified in our site specific by-law 133-2016 (section 2.d)? Can this be added to the exception?
- Can section 2.e).i) and 2.e).ii) regarding outdoor patios be included in the exception?

Part-Lots

- With regards to Item (3), we have part lots that are zoned and conditional upon the adjoining part lots on the Mayor property, however the latter are identified as EPA in the draft By-law (part-lots highlighted in red on the enclosed plan). The same applies for part lots on the Woodvalley property

on the east Mayor property boundary. We understand work has been completed on behalf of the Mayor lands to substantiate developable tableland exists to round-out the part lots created on both the Nine-ten West and Woodvalley properties. This should be reflected in the draft By-law.

I recognize this is short notice, but if you would like to meet to discuss these comments further in advance of the public hearing, Luch and I can make ourselves available. Please do not hesitate to contact either of us directly if you would like to discuss this in more detail.

Thank you,

Eric



Eric Del Favero | Project Manager Land Development
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