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October 27, 2020

Office of the Clerk  
City of Vaughan  
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**COMMUNICATION – C42**  
**ITEM 1**  
**Committee of the Whole (Public Meeting)**  
**October 29, 2020**

Attention: Mr. Todd Coles

Dear Sir:

**RE: City of Vaughan Comprehensive Zoning By-law Review – Public Meeting October 29, 2020**

I am making this submission on behalf of Jane Locke Development, owner of 220 Caldari Road and 8885 Jane Street, and Lorwood Properties, owner of 9001 Jane Street.

Each of the three properties were zoned EM1 – Prestige Employment under zoning By-law 1-88, as amended. The proposed zoning for the three properties is also EM1, but the permitted uses under the proposed EM1 zone category are now much less permissive.

In particular, uses such as Motor vehicle sales, Motor vehicle rentals, and Motor vehicle repair will only be permitted if they were existing at time of passing the propose zoning by-law. In addition, it appears that the new EM1 zone category will no longer permit many of the commercial and service uses that serve the employment area. Some of the uses previously permitted but are now proposed to be excluded are restaurants, banquet hall, club, health centre, convention centre, hotel motel, and service and repair shop.

The Motor vehicle related permissions are very important as they provided a needed service to the business and employees throughout the employment area. These uses should be specifically permitted in the proposed EM1 zone category.

Lands within the EM1 zone category are typically located on the outer edges of the employment areas with good access and/or exposure to arterial roads and collector roads and function as nodes to service the neighbouring employment area. As such, flexibility should be

maintained in terms of providing a broad range of permitted uses in the EM1 zone category to serve the businesses and employees of the employment area.

My client is willing to further discuss this matter with City of Vaughan Planning staff prior to the zoning by-law going to Council in an effort to assist in developing a zoning by-law that will allow buildings to be fully leased and generate jobs to support our economy.

Yours very truly,  
**KLM PLANNING PARTNERS INC.**



Roy Mason  
Principal Planner

cc: Mr. Michael Losier