

File: 216138  
October 28, 2020

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

Email: Clerks@vaughan.ca

**Attention: Todd Coles**  
**City Clerk**

**COMMUNICATION – C60**  
**ITEM 1**  
**Committee of the Whole (Public Meeting)**  
**October 29, 2020**

Dear Sir,

**Re: Comments on City-Wide Comprehensive Zoning By-law**  
**56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street**  
**City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for the owners of the lands known as 56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street, Vaughan (Figure 1). The comments to follow outline our concerns with the Third Draft of the Comprehensive Zoning By-law dated September 2020.

Our comments with respect to the City-Wide Comprehensive Zoning By-Law are in regards to the rezoning of the property known as *23 Clarence Street* (Subject) from R3 in Zoning By-Law 1-88, to R3-EN within the Comprehensive Zoning By-law Schedule A- Map 46 (September 2020).

We object to the classification of this property specifically as an “EN” Established Neighbourhood for the following reasons:

The lands fall within the Woodbridge Centre Secondary Plan (WCSP) which provides and supports intensification that would be permitted for 23 Clarence Street. The Subject property is identified in the WCSP as a contributing part of the Distinct Character Area of the Woodbridge Commercial Core as shown on WCSP Schedule 5. The land use designation for the 23 Clarence Street lot is identified as Low Rise Residential (1) on WCSP Schedule 2. (See Excerpts from Schedules 13 (VOP2010), 2 (WCSP) and 5 (WCSP) attached for illustrative purposes which only show the location of the subject site in relation to each schedule).

The vision for the Distinct Character area of the Woodbridge Commercial Core is outlined in the WCSP B.3.1 where the last sentence states “The Plan focuses residential intensification within the Core to create a critical population mass to support the existing and proposed commercial uses and community amenities.” The land use policies for Low Rise Residential (1) designation are established in the WCSP B.4.1.2.1. as its own unique designation for this Distinct Character Area.

The following Building Types are permitted in areas designated as Low-Rise Residential (1):

- i. Detached House;
- ii. Semi-Detached House;
- iii. Townhouses; and
- iv. Multi-unit Residential Buildings.

We ask Council to consider allowing the zoning of this property to be replaced from R3-EN to a site specific Main Street Mixed Use Zone (WMS) acknowledging restricted commercial uses. This would enable the owner to provide for a proposed comprehensive development along with the other Northeast Corner lands of Woodbridge Ave and Clarence St.

(56 Woodbridge Ave and 15 Clarence St.). This would also facilitate a single driveway vehicular access onto Clarence Street for any proposed development.

A mixed use zone for these lands would be appropriate as it would facilitate all four (4) of the building types permitted within the Low Rise Residential (1) area above. A mixed use zone does provide a mix of residential uses in a low-rise form.

The other zone standards such as R - Residential Zone, RT - Townhouse Residential Zone, RM - Multiple Unit Residential Zone do not provide the flexibility of uses which the WMS zone would provide on this property.

The Subject property (23 Clarence Street) forms part of the owner's overall land holdings at the Northeast Corner of Woodbridge Avenue and Clarence Street which are also subject to Site-Specific Policies of WCSP B.4.1.2.5.a and B.4.1.2.5.b that pertain to the subject site.

"B.4.1.2.5.a. Northeast corner of Woodbridge Avenue and Clarence Street designated Low-Rise Mixed-Use and Low-Rise Residential (1)."

"B.4.1.2.5.b. Vehicular access to this these lands shall be restricted to a single driveway onto Clarence Street."

It is our understanding, from the Open Houses that the objective of the Zoning By-law Review is to align the newly implemented Zoning By-Law with the current Official Plan. We ask Council to recognize this Unique and Distinct Character Area for 23 Clarence Street and to provide an appropriate zone that would enable this property to be developed as per the designated uses allowed within the current Official Plan.

It is noted that we along with our client, have actively participated during the various stages of the Vaughan Comprehensive Zoning By-Law process including the following. To date we have not received comments from City staff on whether our request is supportable.

- Client Email to Brandon Correia on Apr 25 2019.
- Client Meeting with Brandon Correia on Apr 29, 2019.
- Client and EMC met with Brandon Correia Diana DiGirolamo on Mar 12, 2020.
- Attendance at the Open Houses during each phase of the draft By-law process.

Should you have any questions or concerns regarding the request, we ask that you please do not hesitate to contact our office.

Yours Truly,

**EMC GROUP LIMITED**

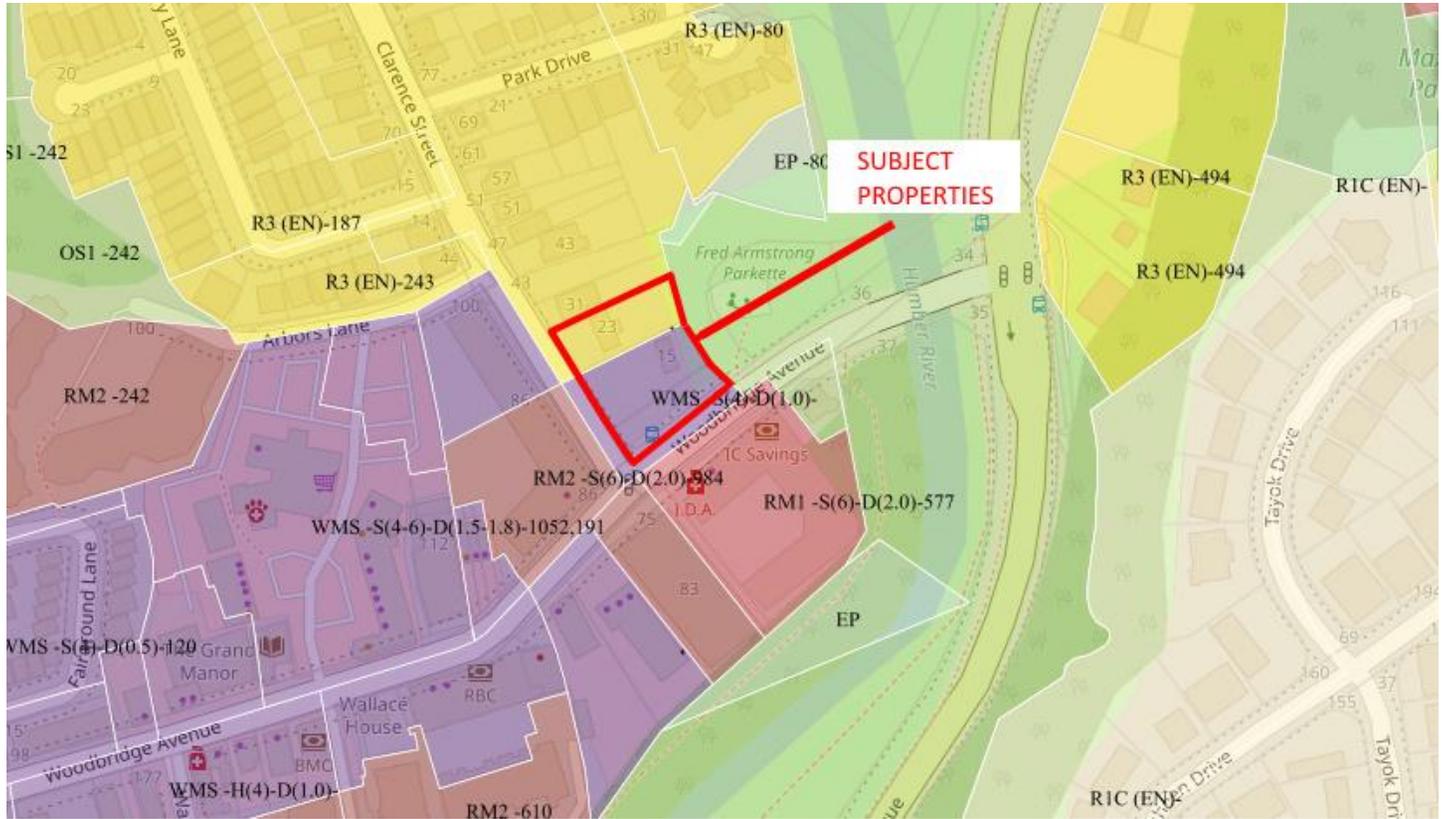


Nadia Zuccaro, MCIP, RPP  
Planner

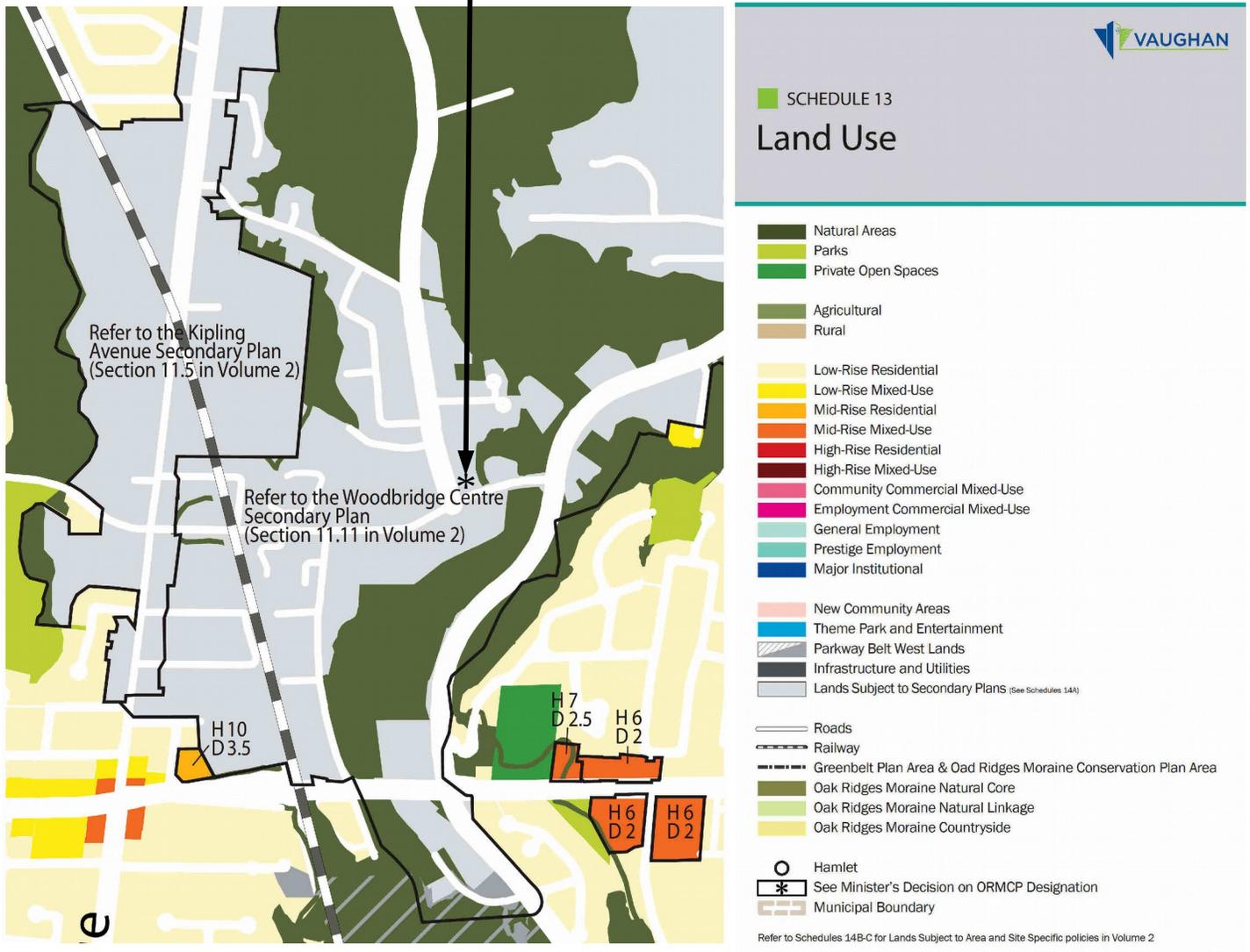
Att.

- C: Brandon Correia- Manager of Special Projects
- C: Tony Nicoletti

Figure 1: Subject Properties (56 Woodbridge Avenue, 15 and 23 Clarence Street)



Subject Site	
Lot Address	Land Use
56 Woodbridge Ave	Refer to the Woodbridge Centre Secondary Plan ( Section 11.11 in Volume 2 )
15 Clarence St	
23 Clarence St	

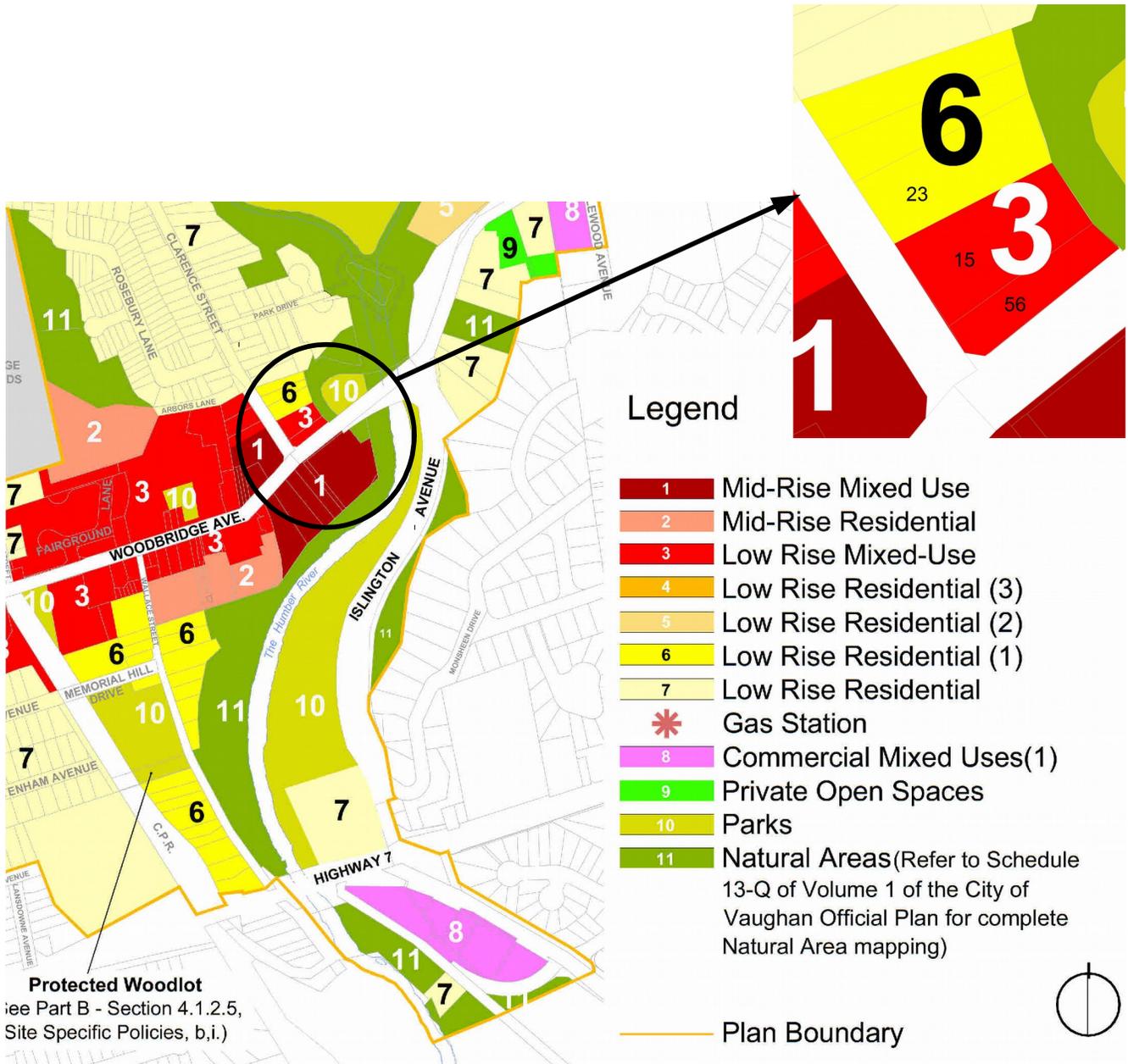


Excerpts from Schedule 13 Land Use, September 2016 ( VOP2010 )

For Illustrative Purpose only Dec 12, 2016

## Subject Site

Label	Lot Address	Land Use Designation
56	56 Woodbridge Ave	Low Rise Mixed-Use
15	15 Clarence St	Low Rise Mixed-Use
23	23 Clarence St	Low Rise Residential (1)

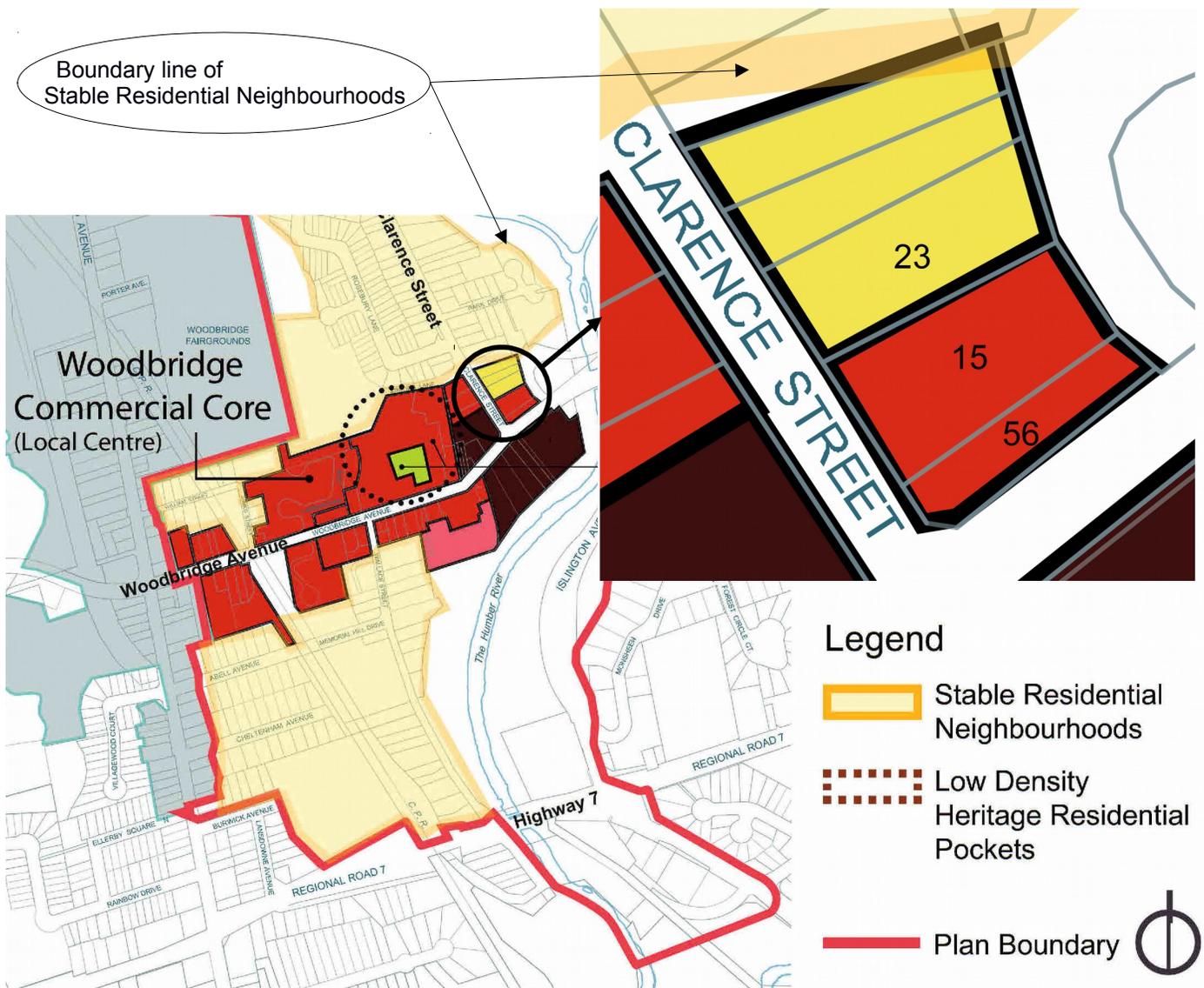


Excerpts from Land Use Plan – Schedule 2 (WCSP)

For Illustrative Purpose only Dec 12, 2016

## Subject Site

Label	Lot Address	Distinct Character Area
56	56 Woodbridge Ave	Woodbridge Commercial Core
15	15 Clarence St	Woodbridge Commercial Core
23	23 Clarence St	Woodbridge Commercial Core



Excerpts from Distinct Character Areas – Schedule 5 ( WCSP )