

October 26, 2020

By E-Mail

City of Vaughan, Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: City Clerk

Dear Council:

**Re: Draft City-Wide Comprehensive Zoning By-law
Committee of the Whole Meeting on October 29, 2020 - Agenda Item 3.1**

We are counsel to Vogue Investments Limited (“Vogue”) and Centre Street Properties Inc. (“Centre”), the owners of adjacent properties municipally known as 1118 Centre Street and 1136 Centre Street, respectively (collectively, the “Properties”). The Properties are located on the north side of Centre Street, between Dufferin Street and Bathurst Street, a short distance east of Vaughan Boulevard.

Vogue and Centre have reviewed the current draft City-wide Zoning By-law in relation to the Properties, which we understand will be considered by the Committee of the Whole at its meeting on October 29, 2020. According to Schedule A, Map 57 of the draft Zoning By-law, both Properties are proposed to be zoned GMU (General Mixed-Use Zone), with 1118 Centre Street subject to Exception No. 345 and 1136 Centre Street subject to Exception Nos. 518 and 481.

By virtue of Exception Nos. 345 and 518, the permitted uses at 1118 Centre Street and 1136 Centre Street are proposed to be restricted to a limited number of commercial uses, and subject to various site-specific lot, building and minimum parking requirements.

Meanwhile, by virtue of Exception No. 481, 1136 Centre Street is also proposed to be subject to a series of additional site-specific lot and building requirements, which appear to be intended to be applied to properties zoned R3. Thus, clarity is sought with respect to the City’s intended application of this proposed zoning exception.

According to the notice issued by the City for this meeting, the draft Zoning By-law is intended to “implement the vision of the Vaughan Official Plan 2010 (‘VOP 2010’)” and is “consistent with provincial policy, conforms to VOP 2010, and responds to emerging urban issues as well as contemporary urban development trends”. With respect, that is certainly not an accurate description of the draft Zoning By-law in relation to the Properties.

The Centre Street corridor within which the Properties are located is identified on Schedule 1 – Urban Structure of the VOP 2010 as a “Regional Intensification Corridor”, which is identified as a “major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit”.

Meanwhile, the Properties are located within the area proposed to be subject to the Centre Street Corridor policies in section 12.9 of Volume 2 of the VOP 2010. The portions of the Properties fronting onto Centre Street are proposed by the City to be designated Mid-Rise Mixed-Use “A” in the Centre Street Corridor policies, which would permit a broad range of uses including residential, commercial and institutional, and be subject to a maximum density of 2.8 FSI and a maximum height of 8 storeys.

Vogue and Centre have outstanding appeals to the Local Planning Appeal Tribunal (“LPAT”) of the VOP 2010 and the Centre Street Corridor policies, which are scheduled to be heard in May 2021. Although Vogue and Centre are of the view that the Properties can accommodate greater heights and densities than proposed by the City, there is no dispute that the Properties are properly identified in the VOP as a mixed-use intensification area and that a broad range of permitted uses (including residential uses) are appropriate for the Properties.

As a result, it is not reasonable for the City to restrict the list of permitted uses and limit the height and the level of intensification allowed on the Properties as proposed in the draft Zoning By-law. Accordingly, Vogue and Centre object to the draft Zoning By-law in its current form.

Kindly ensure that we receive notice of any decision(s) made by the Committee and/or City Council regarding the Comprehensive Zoning By-law, as well as any further public meeting(s) concerning this matter.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Clients
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