



**COMMUNICATION – C33
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020**

DELIVERED VIA EMAIL

October 27, 2020

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

Attention: Mr. Todd Coles, City Clerk

RE: Comments: City-Wide Comprehensive Zoning By-Law Review
7551 & 7601 Jane Street
City of Vaughan, Region of York

Dear Sir,

I write on behalf of 785343 Ontario Ltd. & I & M Pandolfo Holdings Inc., being the Registered Owners of lands municipally addressed as 7551 & 7601 Jane Street and located on the east side of Jane Street, south of Highway 7, on the south side of Doughton Road, west of Maplecrete Road and north of the future Interchange Way extension ("*Subject Lands*").

We appreciate the opportunity to provide comments pertaining to the Third Draft of City of Vaughan's comprehensive, City-wide review of Zoning By-Law No. 1-88 (CZBL).

Current Zoning per City of Vaughan Zoning By-law No. 1-88, as amended

The Subject Lands are currently zoned as 'EM-1' Zone (Employment) and 'OS-1' Zone (*Open Space*) per *City of Vaughan Zoning By-Law No. 1-88* as amended.

Proposed Zoning

The Subject Lands are proposed to be zoned 'V3-S (5-25)-D(2.5-4.5)(H)' along with site specific exception No. 1126 and 'OS-1(H)- 221' Zone, along with site specific exception No. 1509, per the proposed CZBL.

The Subject Lands are also subject to Schedule B-1 Vaughan Metropolitan Centre-Special Provisions indicating permitted Office Uses along Maplecrete Road and Active Uses Frontage (*convertible*) along the Black Creek and Doughton Road frontages.

BLACKTHORN DEVELOPMENT CORP.

Comments

The Subject Lands are part of the *Vaughan Metropolitan Centre (VMC) Secondary Plan* and per the CZBL are proposed to be 'pre-zoned'.

While our office is generally supportive of pre zoning the Subject Lands, the Site-Specific permissions, per the Secondary Plan, should be accurately carried forward to the proposed CBLA including but not limited to, permitted heights and density.

Permitted Heights and Densities, per the Secondary Plan, for a portion of the Subject Lands, include a range of 5 to 30 storeys and 4.5 to 5.0 Density, not 5 to 25 storeys and 4.5 Density. Permitted uses in accordance with Section 9.3 of the said Secondary Plan should also be carried for within the proposed CZBL.

Accordingly, the proposed Zoning of the Subject Lands does not conform to the City's Official Plan, as required by the *Planning Act*, and does not conform to the VMC Secondary Plan Site Specific policies.

As such, our office respectfully requests revisions be undertaken to the proposed CZBL to accurately reflect the Site-Specific permissions for the Subject Lands, in accordance with the in effect Secondary Plan.

Our office would be pleased to arrange a Meeting with the appropriate City personnel to review this request in detail.

Lastly, we request notice of any updates or matters related to the CZBL including a Notice of Decision.

Thank you for the opportunity to review the Third Draft of the CZBL and provide Comments for consideration by City personnel and Members of Committee of the Whole.

Your attention and consideration of the above Comments is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy: Mr. Brandon Correia, Manager of Special Projects, City of Vaughan
Client