



**COMMUNICATION – C36  
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**  
10037 Keele Street  
Part of Lot 26, Concession 3, Plan 65R-  
Teston Road & Dufferin Street  
City of Vaughan, Region of York

Dear Sir,

I write on behalf of Kings Development Inc., being the Registered Owner of lands municipally addressed as 10037 Keele Street and located on the east side of Keele Street, north of Major Mackenzie Drive, immediately north of Richmond Street and west of Cousins Lane, within the City of Vaughan ("*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 'C1' (*Commercial*), per City of Vaughan Zoning By-law No. 1-88, as amended.

**Proposed Zoning**

The Subject Lands are proposed to be zoned 'MMS' (*Main Street Mixed-Use – Maple Zone*) per the proposed CZBL.

**Comments**

The proposed CZBL seeks to conform to the City's Official Plan, as required by the *Planning Act*.

## **BLACKTHORN DEVELOPMENT CORP.**

The Subject Lands are designated 'Low Rise Mixed Use' per Schedule 13 of the *City of Vaughan Official Plan* with a height of 3 Storeys and Density of 1.25.

The proposed zoning seeks to implement the designation of the Subject Lands, per the Official Plan, permitting a wide range of commercial, residential, community, accessory, and other uses.

A Pre-Application Consultation Meeting was held on September 9<sup>th</sup>, 2020 to present a Mixed-Use Development Proposal on the Subject Lands, which is generally consistent with the uses permitted per the CZBL.

As such, our office is generally in support of the proposed CZBL, subject to any further revisions.

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