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COMMUNICATION – C40

ITEM 1

Committee of the Whole (Public Meeting)

October 29, 2020

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

October 28, 2020

File 7028-3

Attn: Todd Coles, City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
7080 Yonge Street, Vaughan
File No. OP.20.011 + Z.20.026**

Weston Consulting is the authorized planning agent for 7080 Yonge Limited, the registered owner of the lands at 7080 Yonge Street in the City of Vaughan (the “subject property”). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the “CZBL”) and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned “*C1, Restricted Commercial*” with site specific exception 9 (802) by the in-force Zoning By-Law 1-88. Based on our review of the CZBL, the subject property is proposed to be zoned “*HMU – S(22), D(3.5) – H, High-Rise Mixed-Use*”.

Applications for Official Plan Amendment (OP.20.011) and Zoning By-law Amendment (Z.20.026) were submitted to the City of Vaughan on October 9, 2020 to permit the development of (2) mixed-use buildings consisting of a 40-storey and 20-storey high-rise tower linked by a 2-storey shared podium. The applications are currently being reviewed and are expected to be deemed complete shortly in accordance with Sections 22 (4) and 34 (10.1) of the Planning Act.

We understand that the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications; however, it is noted that these provisions do not apply to active rezoning applications currently in process. Although the current site-specific rezoning application makes every effort to consider the provisions of the CZBL, we request clarity on how the City intends to implement existing rezoning applications currently in process and deemed complete prior to the enactment of the CZBL. Further, it is our request that should the site-specific rezoning application be approved, it be implemented through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting scheduled for October 29, 2020. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process and request to be notified of any future reports, meetings and decisions regarding the CZBL.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 252 or Mallory Nievas at extension 312 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPI, MCIP, RPP
Senior Planner

- c. Ryan Guetter, Weston Consulting
Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Carol Birch, Planner
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7080 Yonge Limited