

**WESTON  
CONSULTING**

planning + urban design

**COMMUNICATION – C44**

**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 3867-1

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review  
Committee of the Whole (Public Meeting)  
Vaughan Mills Secondary Plan Landowners Group**

Weston Consulting is the planning consultant for H & L Title Inc. / Ledbury Investments Ltd., 2811187 Ontario Limited, and Anland Developments Inc., which comprise the Vaughan Mills Centre Secondary Plan Landowners Group (the “Landowners Group”) who have land holdings located southeast of the intersection of Weston Road and Rutherford Road in the City of Vaughan (herein referred to as the “subject lands”).

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 Landowners Group.

The subject lands are located south of Rutherford Road, west of Highway 400, east of Weston Road, and north of the future extension of Bass Pro Mills Drive. An air photo is included as Attachment 1 to this letter. The subject lands are currently zoned “A - *Agricultural*” by in-force Vaughan Zoning By-law 1-88. However, the lands form part of the Vaughan Mills Centre Secondary Plan (“VMCSP”), which was approved by York Region Council on June 26, 2014 and subsequently appealed by the Landowners Group, among others, to the Local Planning Appeal Tribunal (“LPAT”). The VMCSP proposes to designate the subject lands within the “Vaughan Mills Centre Business District” for Prestige Office Employment and Prestige Employment uses. The Landowners Group has brought forward an alternative concept for the subject lands which envisions mixed-use development consisting of residential, higher order office employment, commercial, and open space uses, with the proposed residential uses on the western portion of the subject lands, near to the existing low-density residential community west of Weston Road, and employment uses on the eastern portion of the subject lands, adjacent to the Highway 400 corridor.

A “Phase 1” LPAT hearing of the appeals of the VMCSP by the Landowners Group is scheduled to proceed in June 2021, together with related appeals by the Landowners Group of the Vaughan Official Plan (2010). Following the resolution of the VMCSP appeals as it relates to the subject lands, it is anticipated that the zoning for the subject lands would be amended to conform to the relevant policies and designations in the VMCSP.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "FD – Future Development", which permits only legally existing uses until such time as a new planning application is filed to amend the By-law for urban development.

Given the active LPAT proceedings for the VM CSP and anticipated future site-specific Zoning By-law Amendments to conform to the VM CSP designations and policies ultimately approved, such site-specific zoning for the subject lands should be incorporated into the CZBL.

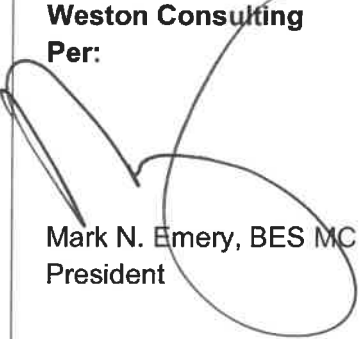
We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of the Landowners Group on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and further request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 240 or at extension 241 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

Per:



Mark N. Emery, BES MCIP, RPP  
President

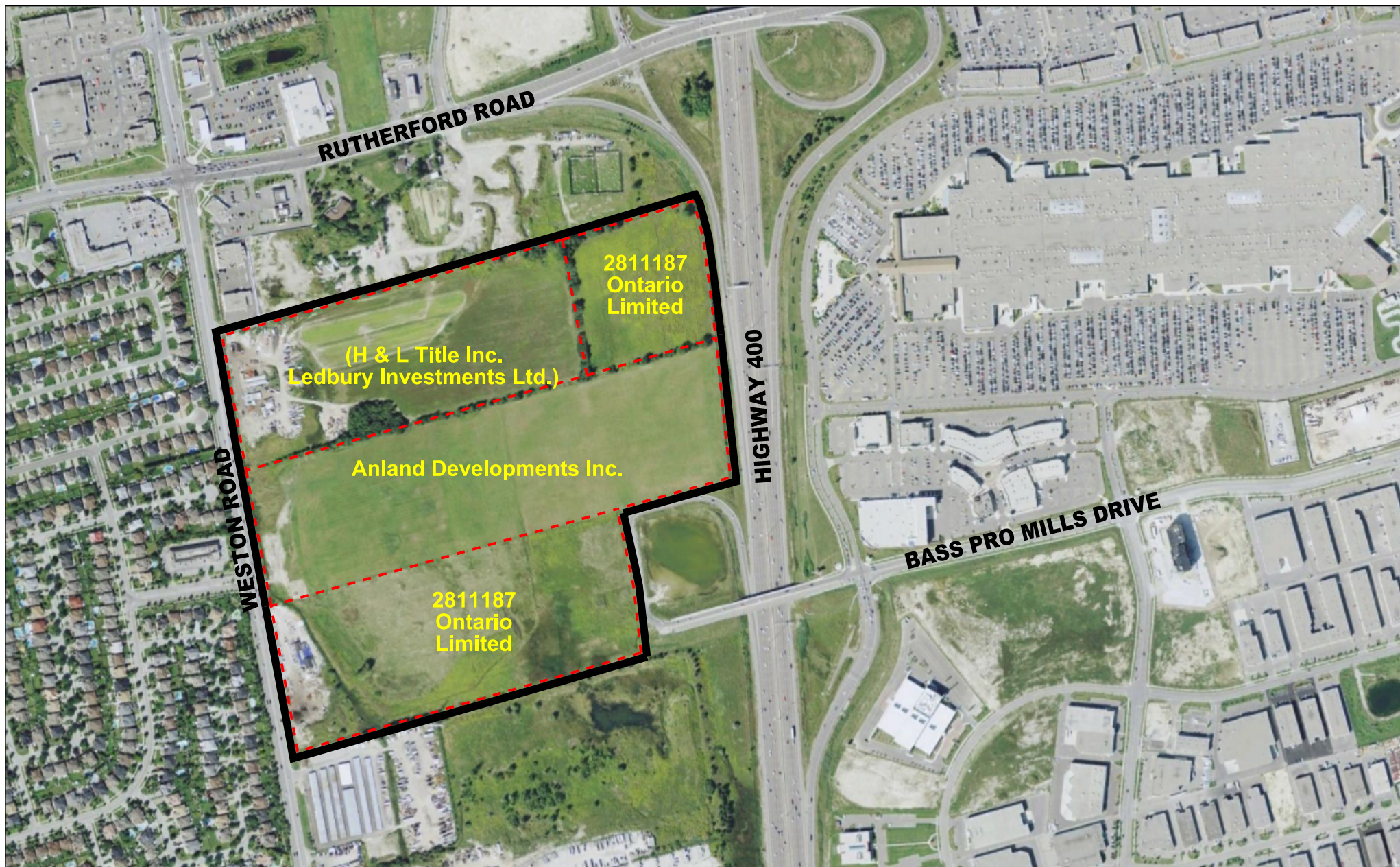
and



Ryan Guetter, BES, MCIP, RPP  
Senior Vice President

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development  
Brandon Correia, Manager of Special Projects  
Vaughan Mills Centre Secondary Plan Landowners Group  
Chris Barnett, Osler, Hoskin & Harcourt LLP  
Gerard Borean, Parente Borean  
Mark Flowers, Davies Howe LLP

Enclosures



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File Number: 3867  
Date Drawn: 10 JUNE 13  
Drawn By: SM  
Planner: JL  
Scale: NTS  
CAD: 3867/schedules/3867 Ownership map.dgn



#### LEGEND

**—** LAND OWNERS GROUP

Air Photograph from Google Earth Pro.  
Date of photography: August 2009

## LAND OWNERSHIP MAP