

October 28, 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 2090396 Ontario Limited ("209"), the owner of the property located at the northeast corner of Centre Street and Dufferin Street, municipally known as 1500 Centre Street (collectively, the "Property").

209 has reviewed the current draft City-wide Comprehensive Zoning By-law in relation to the Property, which we understand will be considered by the Committee of the Whole at its meeting on October 29, 2020.

According to Schedule A, Map 56 of the draft Zoning By-law, the Property is proposed to be zoned as CMU – Community Commercial Mixed-Use Zone, which would permit a range of commercial and community uses, but no residential uses. Further, the proposed CMU zoning would establish a series of lot and building requirements, including a maximum height of 32.0 metres.

According to the notice issued by the City, 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". However, that is not an accurate description of the draft Zoning By-law in relation to the Property.

The Centre Street corridor within which the Property is 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”. Dufferin Street is also identified as a Special Study Corridor – Rapid Transit Corridor on Schedule 10 – Major Transit Network of the VOP 2010.

Meanwhile, the Property is 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, with the Property proposed to be designated Commercial Mixed Use Area “C”. At the same time, the Property is located within the area identified on Schedule 14-A of the VOP 2010 as the future Dufferin Street and Centre Street Secondary Plan Area.

209 has an outstanding appeal to the Local Planning Appeal Tribunal of the VOP 2010 and the Centre Street Corridor policies in relation to the Property. It remains our client’s position that a broader range of permitted uses (including residential uses) and permission for greater height and density are appropriate for the Property given its location.

Thus, 209 objects to the draft Zoning By-law in its current form, which would unnecessarily restrict the permitted uses and limit the potential for greater intensification on the Property.

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: Client