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planning + urban design

COMMUNICATION – C51

ITEM 1

Committee of the Whole (Public Meeting)

October 29, 2020

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

October 28, 2020
File 8553-2 & 8553-3

Attn: City Clerk

**Re: City-Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
300 Atkinson Avenue, Vaughan**

Weston Consulting is the planning consultant for 300 Atkinson Inc., the registered owner of the property municipally known as 300 Atkinson Avenue in the City of Vaughan (herein referred to as the “subject property”). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the “CZBL”) as it relates to the subject property and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned “*R3 - Residential Zone*” by in-force City of Vaughan Zoning By-law 1-88. However, the site is the subject of a number of active development applications, including Official Plan Amendment (OP.19.001), Zoning By-law Amendment (Z.19.002 & Z.19.028), and Site Development (DA.19.083 & DA.19.081), all of which have been deemed complete under the Vaughan Official Plan. The purpose of these active applications is to rezone a portion of the subject property to “*RM2 – Multiple Residential Zone*” with site-specific exceptions to permit the development of 15 blocks of traditional and back-to-back townhouse units, and to implement site-specific provisions on the southeast corner of the site to permit the development of a new two-storey synagogue.

Based on our review of the third draft of the CZBL, the subject property is proposed to be rezoned “*I1 – General Institutional Zone*”, which permits a range of institutional uses including government facilities and schools. We understand that the proposed I1 zone category reflects the existing use of the subject property as a school. The proposed synagogue is permitted under the proposed I2 Zone; however, we note that the proposed institutional zone category does not reflect the proposed townhouse development being sought through the active Zoning By-law Amendment (Z.19.002).

We are aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject property given the active site-specific development applications. We understand that the intent of the transition provisions is to allow for various active planning applications to proceed without having to comply with the CZBL. However, we note that the transition provisions contained in Section 1.6.3 of the draft CZBL do not specifically address active Zoning By-law Amendment applications, and we request that further clarity be provided on how Zoning Amendment applications deemed complete prior to the

enactment of the CZBL will continue to be processed. Upon the approval of the active Zoning By-law Amendment applications, it is our request that the site-specific zoning be implemented for the site through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

In summary, we support the proposed zoning category of I1 for the southeastern portion of the subject property as set forth by the current draft of the CZBL. However, we request through the transition provisions that the implementation of the CZBL will not preclude the approval of the active Zoning By-law Amendment applications. We request further clarity on the transition provisions related specifically to active Zoning By-law Amendment applications.

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 received on October 29, 2020. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis, and request to be notified of any future reports and/or meetings regarding the CZBL. We 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 236 or Jessica Damaren at extension 280 should you have any questions regarding this submission.

Yours Truly,

Weston Consulting

Per:



Kevin Bechard, BES, MSc., RPP
Senior Associate

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
300 Atkinson Inc., Client