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**COMMUNICATION – C63
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)
10489 Islington Avenue, Vaughan
File No. OP.17.012, Z.17.033, DA.17.071**

Weston Consulting is the authorized planning agent for 2081447 Ontario Inc., the registered owner of the lands at 10489 Islington 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 “Draft ZBL”) and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned “*C11 – Mainstreet Commercial*” by the in-force Zoning By-Law 1-88 per Key Map 8E. Based on our review of the Draft ZBL, the subject property is proposed to be zoned “*KMS-362 – Main Street Mixed Use – Kleinburg Zone, Exception 362*” per Schedule A, Map 177.

It is noted that existing Planning Act applications for Official Plan Amendment (OP.17.012), Zoning By-law Amendment (Z.17.033) and Site Development (DA.17.071) are in process and applicable to the development of the subject property. These applications have been submitted to permit (5) residential apartment units and (3) commercial rental units as part of a building addition to the existing structure and were deemed complete on January 12, 2018.

We understand that the Draft ZBL contains transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject property given the current active status of Site Development Application DA.17.071; 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, it is requested that the site specific rezoning application continue to consider the in-force regulation applicable to the subject property at the time that Complete Application was issued, being Zoning By-law 1-88.

Further, we request clarity on how the City intends to implement existing rezoning applications currently in process, and 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 Draft ZBL.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 252 or Steven Pham 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. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Judy Jeffers, Planner
2081447 Ontario Inc.