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COMMUNICATION – C65

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 9883

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
10356 Huntington Road, Vaughan**

John Zipay & Associates, in conjunction with Weston Consulting, is the planning consultant for the property municipally known as 10356 Huntington Road 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 proposed to be maintained within the “A – *Agricultural Zone*” through the new CZBL. However, it is our understanding that through the City-wide Comprehensive Zoning By-law Review, day nursery and community centre uses are being eliminated from the A - Agricultural Zone.

The owner of the subject property has filed a Site Development Application (DA.20.032) to the City of Vaughan for the erection of a building to house a day nursery and community centre. The application was deemed complete by the City of Vaughan on September 3, 2020 and is currently in process. We recognize that minor variances dealing with setbacks may be required to implement the proposed Site Plan.

Further, we note that there are transition clauses in the draft CZBL related to in-process applications, which intend to allow applications that are currently being processed to proceed without having to comply with the new By-law. We request confirmation from the City of Vaughan Planning and Building departments that the active Site Development application, should it be necessary, is protected by these transition clauses.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZB. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at 416-305-7989 should you have any questions regarding this submission.

Yours truly,



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