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planning + urban design

**COMMUNICATION – C66
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 7935-1

Attn: Todd Coles, City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
7850 Dufferin Street, Vaughan**

Weston Consulting is the planning consultant for Dufcen Construction Inc., the registered owner of the property located at 7850 Dufferin Street 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”) and are pleased to provide the enclosed comments on behalf of the landowner.

Applications for Official Plan Amendment (OP.17.013) and Zoning By-law Amendment (Z.17.040) were submitted to the City of Vaughan on December 4, 2017 and deemed completed on June 20, 2019. A resubmission of the Official Plan and Zoning By-law Amendment applications was submitted on May 11, 2020 in conjunction with a Site Plan Approval Application (DA.20.023). It is noted that the Official Plan and Zoning By-law Amendment applications were appealed to the Local Planning Appeal Tribunal on March 16, 2020 pursuant to subsections 17(40) and 34(11) of the *Planning Act*.

The subject lands are currently zoned “C7 – Service Commercial Zone” by in-force Vaughan Zoning By-law 1-88. However, the subject property is currently subject to an active Zoning By-law Amendment application (Z.17.040), which proposes to re-zone the subject property to “RM2 – Multiple Residential Zone” with site specific exceptions. Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned “CMU – Community Commercial Mixed-Use Zone”, which we recognize is not consistent with the Zoning By-law Amendment Application that is currently subject to proceedings before the LPAT.

We understand 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 current active status of Site Development Application (DA.20.023); 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, 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 by the LPAT,

it be implemented through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

In summary, 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. We request to be notified of any future reports and/or meetings regarding the CZBL and 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 Michael Vani at extension 252 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink, appearing to read 'K. Bechard', with a stylized flourish at the end.

Kevin Bechard, BES, M.Sc., RPP.
Senior Associate

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
- Brandon Correia, Manager of Special Projects
- Carol Birch, Planner
- Gerry Borean, Parente Borean
- Dufcen Construction Inc.