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planning + urban design

**COMMUNICATION – C71**

**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 7466

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review  
Committee of the Whole (Public Meeting)  
2975, 2985, 2993 Teston Rd, Vaughan  
Related OMB File PL171151**

Weston Consulting is the planning consultant Jane Teston Holdings Inc. the registered owner of 2975, 2985, 2993 Teston Rd. in the City of Vaughan (herein referred to as the “subject lands”). 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.

2985 and 2993 Teston Rd. are zoned “A – Agricultural Zone” while 2975 Teston Rd. is zoned “R4 – Residential Four Zone” by in-force Vaughan Zoning By-law 1-88. Applications for an 11 storey mid-rise building were filed in January, 2017. The subject lands are now subject to a Local Planning Appeal Tribunal (formerly Ontario Municipal Board) appeal filed in November, 2017.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned “RE(EN) – Residential Estate (Established Neighbourhoods) Zone” and “R4(EN)-759 – Fourth Density Residential (Established Neighbourhood) – Exception 759 Zone which reflect the current status of the lands. While we appreciate that the draft CZBL reflects current land uses as no approvals by the LPAT have been issued, we are aware that the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands given the current active status of the LPAT decision noted above.

*1.6.3.4 The requirements of this By-law do not apply to a lot where the Ontario Municipal Board or Local Planning Appeal Tribunal has, on or after January 1, 2015 and on or before the passing of this By-law, granted approval in principle for a zoning by-law amendment or minor variance to Zoning By-law 1-88, a provisional consent, or a conditional or final Site Plan Approval, but has decided that the final Order shall come into force or be issued at a future fixed date or upon the performance of the terms imposed by the Ontario Municipal Board or Local Planning Appeal Tribunal, as the case may be, and a building permit has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title, as the case may be.*

We are supportive of this provision and submit that under this provision, there will be a process in which the new site-specific zoning can be implemented for the subject lands in accordance with any future approval by the LPAT through a consolidation of the CZBL once the final form of a site-specific Zoning By-law is approved.

In summary, we support Provision 1.6.3.4 contained in the third draft of the CZBL and recommend its inclusion in the final By-law. 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 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 226 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**



Martin Quarcoopome, BES, MCIP, RPP  
Associate

c. Client