WESTON CONSULTING

planning + urban design

COMMUNICATION – C84
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 8275

Attn: City Clerk

RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
4, 6, 10 and 12 Hartman Avenue, and 8307 and 8311 Islington Avenue
City of Vaughan

Weston Consulting is the planning consultant for the registered owner of the lands located at 4, 6, 10 and 12 Hartman Avenue, and 8307 and 8311 Islington Avenue in the City of Vaughan (herein referred to as the 'subject lands'). The purpose of this letter is to provide commentary to the City of Vaughan on the on the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") on behalf of the land owner.

The western portion of the lands are mainly zoned "*R2 – Residential Zone*" and the eastern portion, abutting the east branch of the Humber River is zoned "*OS1 – Open Space Zone*" with a "*Greenbelt Overlay*" by in-force Vaughan Zoning By-law 1-88. The City of Vaughan is currently reviewing Official Plan Amendment and Zoning By-law Amendment applications for the development of the subject lands. The current rezoning application proposes to rezone the lands to "*RM2 – Multiple Residential Zone*" and *"OS1 – Open Space Zone*" and apply site-specific permissions for the development of stacked townhomes on a private common element condominium road.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "*R2A(EN) – Second Density Residential Zone"*, subject to Exception 852 and "*EP – Environmental Protection Zone*", subject to Exception 689. We are accepting of the rezoning of the lands; however, we recognize that the zone exceptions identified on Map 67 of Schedule A of the CZBL applicable are not consistent with the subject lands. We request that the City of Vaughan revise Map 67 of schedule A to eliminate reference to Exceptions 689 and 852 for the subject lands.

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 Mathew Halo at extension 282 should you have any questions regarding this submission.

Yours truly,
Weston Consulting
Per:



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

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