

2020-09-30

VIA EMAIL: brandon.correia@vaughan.ca

Brandon Correia
Manager, Special Projects
Planning & Growth Management Portfolio
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Correia:

Re: Submission to the City of Vaughan Comprehensive Zoning By-law Review in regards to Part of Lots 7 and 8, Concession 8, City of Vaughan, Regional Municipality of York

We are writing on behalf of the owners of Part of Lots 7 and 8, Concession 8 in the City of Vaughan (Subject Lands) which is located on the north side of Woodbridge Avenue just west of Kipling Avenue. LARKIN+ Land Use Planners Inc. has been retained to represent the Owners (2232394 Ontario Inc.) with respect to planning applications and planning matters that may impact their property. Most recently, we submitted a planning application for the Subject Lands to support a Mixed Use Development which conforms to the Kipling Avenue Corridor Secondary Plan (KACSP).

Our review of the Third Draft – Comprehensive Zoning By-law Review reveals that the City is proposing to re-zone the Subject Lands from the current M3 Zone in the City of Vaughan Zoning By-law I-88 which permits industrial uses to a U Zone in the new proposed 3rd draft of the City of Vaughan Comprehensive Zoning By-law which permits utilities (see attached Map 45). We have several concerns in regards to this proposed zone category:

1. The Subject Lands are designated as Low Rise Residential B and Mid-Rise Mixed Use in the Kipling Avenue Corridor Secondary Plan which regulates land uses in this part of Vaughan. It is our understanding that one of the purposes of the Comprehensive Zoning By-law Review is to bring the existing Zoning By-law No. I-88 into conformity with the Vaughan Official Plan and, as directed by the Vaughan Official Plan, with the KACSP. It is important that the new proposed Vaughan Comprehensive Zoning By-law Map 45 and Zone Categories be consistent with and correctly reflect the designations that are identified within the KACSP.
2. Our client recently submitted planning applications for the Subject Lands and is in the process of submitting development applications to facilitate the development of the property for a mixed use mid-rise building and residential townhomes which are reflective of the official plan designations that apply to the property. The approval of the new City of Vaughan Comprehensive Zoning By-law with the proposed Utility (U) Zone Category could hinder the development of the Subject Lands due to the two year moratorium on zoning by-law amendment applications after the approval of the new zoning by-law.
3. The proposed Utility (U) Zone Category is not reflective of the existing use (vacant) of the Subject Lands nor the future uses as envisioned by the KACSP.



We respectfully request that the City of Vaughan reconsider the proposed Zone Category on the Subject Lands and modify the category to reflect the Vaughan Official Plan/KACSP and to facilitate the re-development of the Subject Lands for much needed residential uses.

We hope that this letter clarifies our position and we look forward to hearing your response. We also are happy to meet with the City to further discuss this matter.

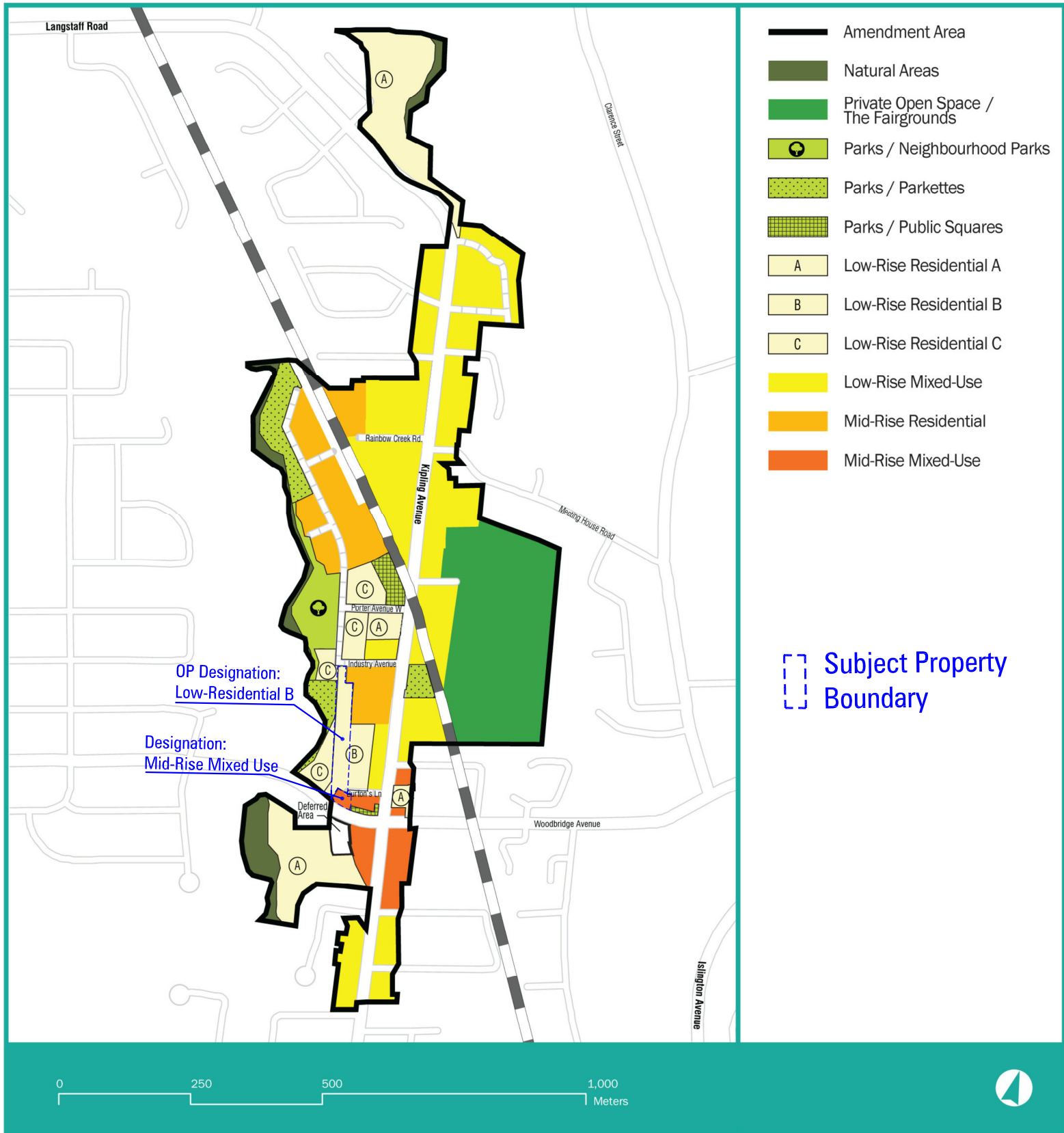
Sincerely,

LARKIN+

Aaron Gillard, MCIP, RPP
Managing Associate
amg@larkinplus.com

cc Jim Harnum, Acting City Deputy Manager for Planning jim.harnum@vaughan.ca
 Mauro Peverini, Director of Development Planning mauro.peverini@vaughan.ca
 Juan Carlos Molina, Manager, Data Management and Analytics juancarlos.molina@vaughan.ca
 Gerry Sciara, 2232394 Ontario Limited

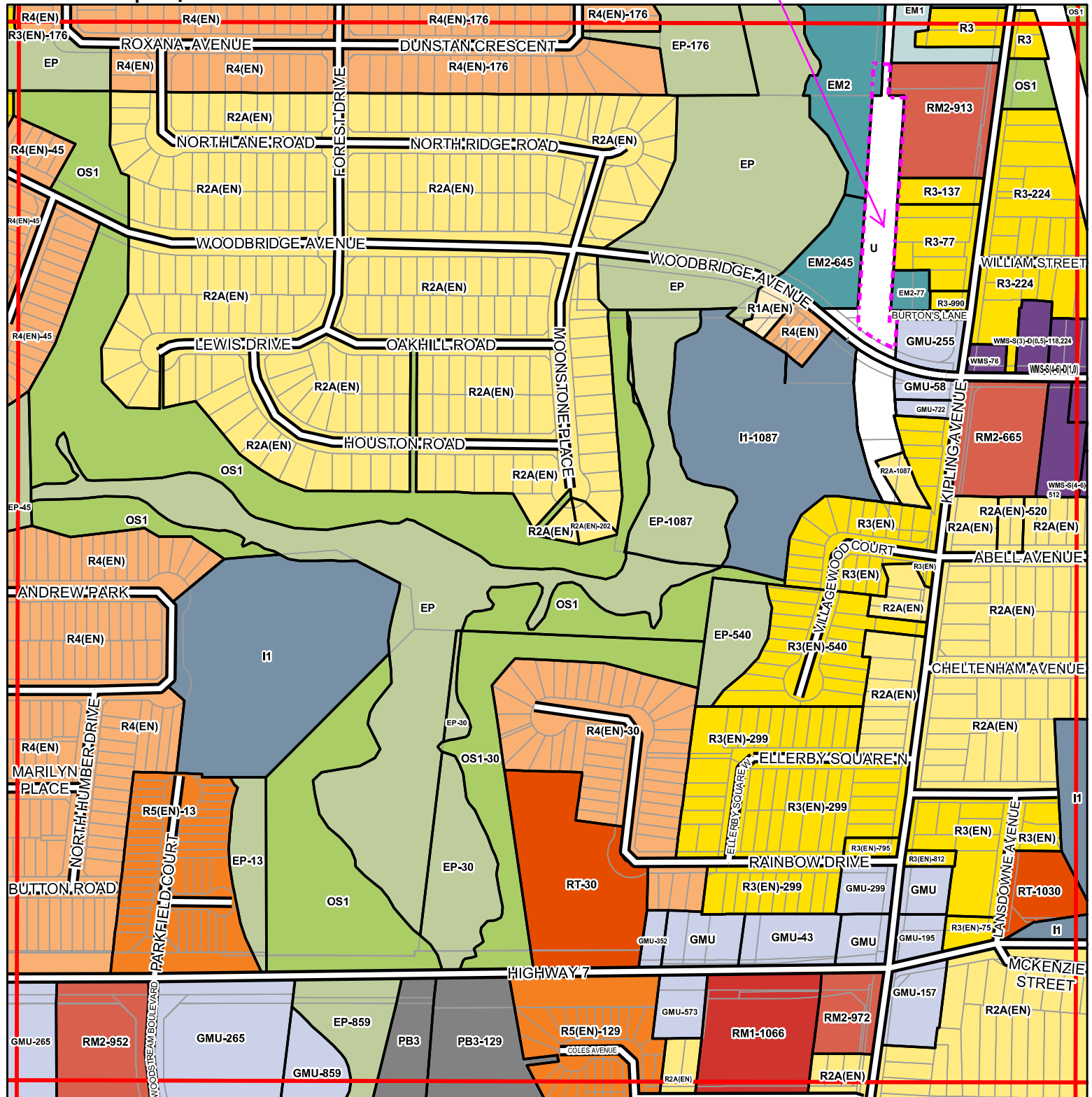
▼ Map 11.5.A
Kipling Avenue - Land Use



Zoning By-law - 2020

Schedule A | Map 45

Subject Lands



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Mixed-Use Zones

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

83	84	85	86	87
63	64	65	66	67
43	44	45	46	47
23	24	25	26	27
3	4	5	6	7



1:5,000

Third Working Draft: September, 2020



TOPOGRAPHIC SURVEY OF
PART OF LOT 7
CONCESSION 8
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 400

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2016

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF
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ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF
VAUGHAN BENCHMARK No. 51-4.

LOCATION :
VAUGHAN FIRE HALL NO. 3, WEST OF KIPLING AVENUE, SOUTH SIDE OF
WOODBIDGE AVENUE, NORTHWEST CORNER OF BUILDING, 0.30 M SOUTH OF
NORTHWEST CORNER AND 0.100M BELOW BRICK WORK ON WEST FACE,
NO. 325 WOODBIDGE AVENUE.

ELEVATION:
PUBLISHED ELEVATION = 169.974 metres.

BOUNDARY NOTE
BOUNDARY INFORMATION IS TAKEN FROM PLAN 65R-32167

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND		
MH	DENOTES	MANHOLE
SMH	"	SEWER MANHOLE
CB	"	CATCH BASIN
FH	"	FIRE HYDRANT
WV	"	WATER VALVE
WA	"	WATER
WHP	"	WOODEN HYDRO POLE
GUY	"	GUY WIRE
MLS	"	METAL LIGHT STANDARD
O/H	"	OVERHEAD
B	"	BOLLARD
DT	"	DECIDUOUS TREE
CT	"	CONIFEROUS TREE
CON	"	CONCRETE
W	"	WOOD
G	"	GRAVEL

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 29, 2016.

DATE : OCTOBER 14, 2016

LES RUDNICKI
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 OKDALE ROAD, Units 65 & 66 TORONTO, ONTARIO M3N 2Z4 TEL. 416 749-SVNG(7864) FAX 416 749-7866 E-MAIL: toronto@svng.on.ca			
DRAWN :	E. D.	FILE NAME :	A1600270.DWG
CHECKED :	L. R.	PLOT SCALE :	MET. 1=0.40
JOB No. :	160-0270	PLOTTED :	
REF. No. :	119-CON 8 VAUGHAN	UPDATED :	