

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 28, 2020
HPGI File: 16438

SUBMITTED VIA EMAIL: clerks@vaughan.ca

City Council

Vaughan City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Attention: City Clerk, City of Vaughan

**Re: Public Hearing – Third Draft Comprehensive Zoning By-law Review
11, 27, & 37 Jacob Keefer Parkway (the “Subject Property”)
Robvit Developments Inc. (the “Owner”)**

Humphries Planning Group represents Robvit Developments Inc., owner of the property located at 11, 27, & 37 Jacob Keefer Parkway within the City of Vaughan and legally described as Part of Lot 15, Concession 3, City of Vaughan, Lots 1, 2 and 3 Plan 65M-2795. The Owner intends to submit a future development application for the redevelopment of the Property.

As such the owner has a vested interest in the Third Draft Comprehensive Zoning By-law (the “Proposed By-law”) scheduled to be presented at the City of Vaughan Public Hearing on October 29, 2020. The transition regulations in the Proposed By-law do not appropriately address zoning by-law amendment applications that are currently active or those which will be submitted prior to the adoption of the Proposed By-law. Further, the Owner has concerns regarding the potential two-year restriction on amendments for the Proposed By-law once it is adopted, as per section 34(10.0.0.1) of the *Planning Act*.

Based on the above concerns and the intended adoption date of late 2020, we request that a site-specific deferral be considered or that a city-wide provision exempting properties from the two-year restriction be incorporated into the Proposed By-law.

We ask to be provided notice regarding the status of the Third Draft Comprehensive Zoning By-law, including any further public meetings and future council meetings. Notice can be delivered to the following mailing address:

Humphries Planning Group Inc.
c/o Rosemarie Humphries

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

~ Do Something Good Everyday! ~ STAY SAFE ~

190 Pippin Road, Suite A
Vaughan, ON, L4K 4X9

We thank you for your consideration in this matter. If you have any further questions regarding the above information, feel free to contact the undersigned.

Yours sincerely,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal stroke and a loop.

Rosemarie Humphries, BA, MCIP, RPP
President

cc: Mr. Brandon Correia, Manager, Special Projects
Robvit Developments Inc