



**WESTON
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planning + urban design

**COMMUNICATION – C20
Council – November 17, 2020
Committee of the Whole (Public Meeting)
Report No. 50, Item 1**

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

October 29, 2020
File 9195

Attn: Mr. Brandon Correia, Manager – Special Projects

Dear Sir,

**RE: 165 Cityview Boulevard, Vaughan
Draft Zoning By-law
City of Vaughan**

Weston Consulting are the Planners for 2694663 Ontario Inc., the owners of the property located at 165 Cityview Boulevard in the City of Vaughan. We have reviewed the Phase 3 Draft Zoning By-law material and note that while the above noted property is to maintain the existing *EM1 – Prestige Employment* zoning, the Phase 3 Draft Zoning By-law does not list a Hotel as a permitted use within the *EM1* zone category.

Weston, along with the owner and project team, are currently preparing a full submission for a Site Plan Approval application, in accordance with PAC understanding PAC.19.100, which took place on January 23rd, 2020. The concept proposed at the meeting was for a 10-storey building containing a hotel and eating establishment, with a rooftop helicopter pad. It was noted that the proposed uses were permitted as-of-right by the in-place Zoning By-law 1-88.

At this time, a date for the full submission has not been set, however it is anticipated that a submission will be taking place during the first half of November, and will include all materials requested as per the PAC understanding. We are anticipating that the Site Plan Approval application will be submitted prior to the enactment of the Comprehensive Zoning By-law.

Based on our understanding of Section 1.6.3 – Provision 3, the site plan application will be evaluated against Zoning By-law 1-88 provided that the application is deemed complete and that the application is in compliance with Zoning By-law 1-88 and any finally approved minor variances.

It would be greatly appreciated if you could please confirm our interpretation of this policy?

Thank you in advance for your assistance.

Yours truly,
Weston Consulting

A handwritten signature in black ink, appearing to read 'K. Franklin', written in a cursive style.

Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

cc. Raj Dass, J. Dass Inc.