



# BOUSFIELDS INC.

Project No. 1808

October 27, 2020

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

**COMMUNICATION – C28**  
**Council – November 17, 2020**  
**Committee of the Whole (Public Meeting)**  
**Report No. 50, Item 1**

Dear Mayor Bevilacqua and Members of Committee of the Whole

**Re: Comprehensive Zoning By-law Review - Comments**

We are the planning consultants for Royal 7 Developments Limited, owner of 2920 Highway 7 West (the “subject site”), which is the part of the Expo City mixed-use development located east of Jane Street on the north side of Highway 7 (the “subject lands”).

Expo City includes approved high-rise residential towers on the broader subject lands (Files Z.06.051 and 19T-00V21). This approval has specifically been recognized within the 2010 Vaughan Official Plan and VMC Secondary Plan.

With respect to the subject site, minor variances have been approved, providing adjustments to the zoning by-law (File Nos.A106/18 and A163/19). The Notice of Decisions are included as Attachments A and B. The comprehensive zoning by-law should reflect these approvals accordingly.

Should you require additional information, or wish to discuss the contents of this letter further, please do not hesitate to contact the undersigned.

Yours very truly,

Michael Bissett, MCIP RPP  
**Bousfields Inc.**

*cc. Brandon Correia, Manager, Special Projects, City of Vaughan*

# **ATTACHMENT A**



Committee of Adjustment

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

T 905 832 8585

E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## Final & Binding Notification Minor Variance Application A106/18

**Date:** October 17, 2018

**Applicant:** Royal 7 Developments Ltd.

**Property:** 2920 Hwy 7 Bldg 5 Vaughan ON

Pursuant to Subsection 45(21) of the Planning Act, R.S.O 1990, as amended, you are hereby notified that there have been no appeals received within the 20 (twenty) day appeal period.

The decision by the Committee of Adjustment made on September 27, 2018 is now final and binding.

**Conditions of Approval:** It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision prior to the issuance of a Building Permit.

Christine Vigneault, ACST  
Manager of Development Services and  
Secretary-Treasurer to Committee of Adjustment  
City of Vaughan

# ATTACHMENT B



COMMITTEE OF ADJUSTMENT  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
Phone: (905) 832-2281  
Email: [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

<p><b>NOTICE THAT DECISION IS FINAL AND BINDING</b> <b>MINOR VARIANCES</b></p>
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July 10, 2020

Royal 7 Developments Ltd.  
2800 Hwy 7 Suite 301  
Vaughan ON  
L4K 1W8

**Delivered by Email:** [peter.cortellucci@cortelgroup.com](mailto:peter.cortellucci@cortelgroup.com); [nicole.s@cortelgroup.com](mailto:nicole.s@cortelgroup.com)

**Re: Minor Variance Application A163/19 (2920 Hwy 7 Bldg 5 Vaughan ON)**

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Pursuant to Subsection 45 (14) of The Planning Act, you are hereby notified that since there have been no appeals received within the 20 (twenty) day appeal period after the making of the decisions by the Committee of Adjustment for the above noted applications, the decisions made on Thursday, June 11, 2020 are final and binding.

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency **(if required)**. This clearance letter must be provided to the Secretary-Treasurer to finalize approval.

**All applicable conditions must be cleared prior to the issuance of a Building Permit.**

A handwritten signature in black ink, appearing to read 'C.V.' or similar, followed by a period.

Christine Vigneault  
Manager of Development Services and  
Secretary-Treasurer to Committee of Adjustment