

File: 213150
October 23, 2020

**COMMUNICATION – C14
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020**

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive,
Vaughan, ON, L6A 1T1

Attention: Todd Coles
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

**Re: Comments on Third Draft of City-wide Comprehensive Zoning By-law (September 2020)
Keeleview Centre Holdings Limited
7575 & 7577 Keele Street
City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for Keeleview Centre Holdings Limited with respect to their lands known as 7575 & 7577 Keele Street, Vaughan. The comments to follow outline our concerns with the Third Draft of the Comprehensive Zoning By-law dated September 2020.

To our understanding the intent of the Comprehensive Zoning By-law “is to create a new Zoning By-law that is both responsive and anticipatory of emerging planning policy and opportunities, but is also in conformity with and fully implements the vision and intent of the VOP 2010.”

We note that in the Vaughan Official Plan 2010 the subject lands are designated “Low-Rise Mixed Use” which allows residential units, office uses and limited retail. In reference to the Comprehensive Zoning By-law Schedule A- Map 34 (September 2020), the By-law illustrates the subject property as “General Commercial” (GC-492) which allows a wide range of commercial uses including automotive service uses. Within the Third Draft of the Comprehensive Zoning By-law 2020 the proposed zoning for the subject property does not conform to the City of Vaughan Official Plan 2010 and will require a future zoning by-law amendment to implement the VOP 2010 vision. Furthermore we request that the subject lands be zoned “Low-Rise Mixed-Use” in the Vaughan Comprehensive Zoning By-Law to conform to the Vaughan OP 2010 Schedule 13.

We also voice our concerns to the moratorium that restricts zoning by-law amendments from being submitted for a period of two years following the adoption of the new Comprehensive Zoning By-law. This moratorium will lengthen the proposed development timing of the property by a minimum of two years creating an undue hardship.

Should you have any questions or concerns, we are open to meet with you to discuss the merits of this request.

Yours Truly,

EMC GROUP LIMITED

Kevin Ayala Diaz

Kevin Ayala Diaz
Planner

Att.

C: - Brandon Correia- Manager of Special Projects
 - Keeleview Centre Holdings Limited