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COMMUNICATION – C34
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

DELIVERED VIA EMAIL

October 27, 2020

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

Attention: **Mr. Todd Coles, City Clerk**

RE: **Comments: City-Wide Comprehensive Zoning By-Law Review**
3812 Major Mackenzie Drive
Part of Lot 21, Concession 6
City of Vaughan, Region of York

Dear Sir,

I write on behalf of G Group Major Mackenzie Inc., being the Registered Owner of lands municipally addressed as 3812 Major Mackenzie Drive and located on the north side of Major Mackenzie Drive, immediately west of Weston Road within the City of Vaughan *("Subject Lands")*.

We appreciate the opportunity to provide comments pertaining to the Third Draft of City of Vaughan's comprehensive, City-wide review of Zoning By-Law No. 1-88 *(CZBL)*.

Current Zoning per City of Vaughan Zoning By-law No. 1-88, as amended

The Subject Lands are currently zoned as 'RA3 *(H)*' Zone *(Residential)* and 'OS2' Zone *(Open Space)* per City of Vaughan Zoning By-Law No. 1-88, as amended.

Proposed Zoning

The Subject Lands are proposed to be zoned as 'RM2 (H)' Zone *(Multiple Unit Residential Zone)* and 'OS' Zone *(Open Space)* per the proposed CZBL.

Comments

The proposed zoning of the Subject Lands seeks to conform to the City's Official Plan.

The Subject Lands are designated 'Mid Rise Mixed Use' per the *City of Vaughan Official Plan.*

Email: mrogato@blackthorncorp.ca **www.blackthorncorp.ca** **Tel: (416) 888-7159**

In reviewing the proposed 'RM2' Zone requirements and in particular, Additional Requirements to Table 7-8, a 45 Degree Angular Plane is required and shall be applied from the rear lot line where an 'RM2' Zone abuts any other Residential Zone except another 'RM2' or 'RM3' Zone. There are also specific Podium and Tower Requirements which require minimum and maximum podium height, tower step-back, tower floor plate, tower separation and tower setbacks.

The above requirements seek to implement urban design requirements through a Zoning By-law, which does not consider site specific conditions and hinders proper design.

As such, our office respectfully requests the Zoning By-law not include specific 45 Degree Angular Plane and Podium and Tower Requirements, permitting such requirements to be assessed and implemented through Site Plan Control and Site-Specific Zoning By-laws instead.

Our office would be pleased to arrange a Meeting with the appropriate City personnel to review this request in detail.

Lastly, we request notice of any updates or matters related to the CZBL including a Notice of Decision.

Thank you for the opportunity to review the Third Draft of the CZBL and provide Comments for consideration by City personnel and Members of Committee of the Whole.

Your attention and consideration of the above Comments is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy: Mr. Brandon Correia, Manager of Special Projects, City of Vaughan
Client