



COMMUNICATION – C38

ITEM 1

**Committee of the Whole (Public Meeting)
October 29, 2020**

LIBERTY for all

October 27, 2020

Mayor and Members of Vaughan Council c/o Office of the City Clerk

City of Vaughan

2141 Major Mackenzie Drive

Vaughan, ON, L6A 1T1

RE:

DRAFT NEW COMPREHENSIVE ZONING BY-LAW

PROVISIONS RELATING TO 1 & 180 PROMENADE CIRCLE, VAUGHAN, ON

PROMENADE SHOPPING CENTRE REVITALIZATION

Dear Mayor, Members of Council, and City Clerk:

I am writing on behalf of Promenade Limited Partnership, owners of the Promenade Shopping Centre site municipally known as 1 and 180 Promenade Circle, City of Vaughan.

We have reviewed the Committee of the Whole (Public Meeting) Report dated October 29, 2020 regarding the draft new Citywide Comprehensive Zoning By-law ("CZBL"). We note that the Staff Report indicates that the CZBL will recognize existing site-specific zoning amendments and other planning approvals obtained on or after January 1, 2015.

The main purpose of this submission is to request confirmation from the City that the CZBL will incorporate all of the applicable provisions of the following site-specific by-law amendments adopted by Vaughan Council for the Promenade Shopping Centre site in 2019/2020:

- By-law 105-2019, which rezoned the Promenade Phase 1 lands to (H) RA5 and modified certain C5 zone provisions for the balance of the site
- By-law 125-2019, being a technical amendment to modify the LOT definition provisions and bicycle parking rates (Office – short term bicycle parking)
- By-law 114-2020, which lifted the (H) Holding provision from the RA5 zoning on the Promenade Phase 1 lands.

I have communicated directly with Planning Staff in this regard, and respectfully request that the City incorporate all of the applicable provisions of the above noted site-specific zoning amendments for the Promenade Shopping Centre site into the new Comprehensive Zoning By-law prior to its adoption.

We also request clarification by the City as to the basis for the differentiation of the General Commercial (GC) and General Mixed Use (GMU) zone categories proposed for the Promenade Shopping Centre lands on Schedule A to the draft CZBL, and why Schedule A does not reflect the High Density Residential – Mixed Use (RA5) zoning currently in effect for the Promenade Phase 1 redevelopment lands by By-law 105-2019. Furthermore, what is the City's intended framework for applying a High-Rise Mixed Use (HMU) or similar zone category to the entire Promenade Shopping Centre site to implement the High-Rise Mixed Use designation in the City of Vaughan 2010 Official Plan?

Please provide me with notice of all future public consultation(s) regarding the proposed CZBL, including any Committee and/or Council meetings and decisions.

If you have any questions with respect to the enclosed please do not hesitate to contact me by e mail at jbaird@libertydevelopment.ca.

Yours Truly,

LIBERTY DEVELOPMENT CORPORATION

For and on behalf of the PROMENADE LIMITED PARTNERSHIP

A handwritten signature in black ink, appearing to read "Jim Baird", with a stylized flourish at the end.

Jim Baird, MCIP, RPP

c. Brandon Correia, Manager of Special Projects