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planning + urban design

**COMMUNICATION – C41**

**ITEM 1**

**Committee of the Whole (Public Meeting)**

**October 29, 2020**

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

October 27, 2020

File 6729-1

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review  
Committee of the Whole (Public Meeting)  
9560 & 9570 Keele Street, Vaughan**

Weston Consulting is the planning consultant for Laurier Harbour (Keele) Inc., the registered owner of the lands at 9560 and 9570 Keele Street in the City of Vaughan (herein referred to as the "subject lands"). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the landowner.

The subject lands were previously zoned "*R1 – Residential Zone*" by Vaughan Zoning By-law 1-88. However, the lands were the subject of Local Planning Appeal Tribunal ("LPAT") proceedings which rezoned the lands to "*RT1 – Townhouse Residential Zone*". In a Decision issued on February 26, 2019, the LPAT granted approval in principle of a site-specific Zoning By-law Amendment and withheld its Order on the Zoning By-law Amendment until such time as a Site Plan was finalized and a final form of the Zoning By-law was provided. Once these terms were satisfied, the LPAT issued its Order, dated October 10, 2020 approving the Zoning By-law Amendment in its final form. This site-specific Zoning By-law rezoned the lands to "*RT1 – Townhouse Residential Zone*" to facilitate the development of 19 three-storey freehold townhouse units to be served by a private common element condominium road.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "*R1A(EN)-1103 – First Density Residential Zone (Established Neighbourhood)*" subject to Exception 1103. It is acknowledged that Exception 1103 implements almost all of the site-specific provisions awarded to the site as a result of the LPAT-approved Zoning By-law Amendment, although the zone category remains R1A(EN), rather than RT1. However, Exception 1103 is missing the reference to the minimum lot depth of 22.4 m for Block 6 as approved in the site-specific Zoning By-law Amendment.

We are aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject lands given the current active status of Site Development Application (DA.16.116), as well as the LPAT Decision above. With respect to the active Site Plan Application, Section 1.6.3 states:

*1.6.3.2 The requirements of this By-law do not apply to prevent the erection or use of a building or structure for which an application for site plan approval has been filed on or before the effective date of this By-law, provided:*

- a. The site plan application is deemed complete in accordance with the City of Vaughan Official Plan, 2010;*
- b. The site plan application was in compliance with Zoning By-law 1-88, as amended, and any applicable finally approved minor variances, including minor variances qualified by Section 1.6.3.1; and,*
- c. Any building permit issued after final approval of the site plan that complies with the provisions of Zoning By-law 1-88, as amended, and is in accordance with any final minor variances.*

*1.6.3.3 The requirements of this By-law do not apply to prevent the approval of any minor variance, site plan, plan of subdivision, consent application, part lot control exemption or plan of condominium application that has been filed on or before the effective date of this By-law, provided:*

- a. The application is deemed complete in accordance with the City of Vaughan Official Plan, 2010; and,*
- b. The application was in compliance with Zoning By-law 1-88, as amended, and any finally approved minor variances including minor variances qualified by Section 1.6.3.1.*

We understand that, in accordance with Provision 1.6.4.2 of the draft CZBL, the transition provisions in Section 1.6 of the CZBL will be repealed five years from the effective date of the By-law without further amendment to the By-law.

We are supportive of the above-noted transition provisions and submit that under this provision, the site plan application for the subject lands implementing the LPAT-approved Zoning By-law Amendment will receive approval and that the subject lands can be developed accordingly without any further amendment required to the CZBL. Additionally, we anticipate that no conflicts shall arise with the EN – Established Neighbourhood suffix upon the implementation of the site-specific zoning as approved by the LPAT through the above noted transition provisions.

In summary, we support and request that the LPAT-approved site-specific Zoning By-law Amendment provisions are captured in the CZBL. However, we request that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety and that Exception 1103 of the CZBL be updated to include the minimum lot depth provision for Block 6 in accordance with the approved Zoning By-law Amendment.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting received on October 29, 2020. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on

behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZB. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Sandra Patano at extension 245 should you have any questions regarding this submission.

Yours truly,  
**Weston Consulting**

Per:



Ryan Guetter, BES, MCIP, RPP  
Senior Vice President

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development  
Brandon Correia, Manager of Special Projects  
Laurier Harbour (Keele) Inc., Client  
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