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CONSULTING**

planning + urban design

**COMMUNICATION – C43**

**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 4750

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review  
Committee of the Whole (Public Meeting)  
9000 Bathurst Street, Vaughan  
Related LPAT File PL171236**

Weston Consulting is the planning consultant for Islamic Shia Ithna- Asheri Jamaat of Toronto (ISIJ) the registered owner of 9000 Bathurst 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 are currently zoned “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by in-force Vaughan Zoning By-law 1-88. However, the subject lands were the subject of Local Planning Appeal Tribunal (“LPAT”) proceedings heard in July 2020. In a decision dated October 17, 2019, the LPAT provided approval in principle for site-specific Official Plan and Zoning By-law Amendments. These Amendments seek to re-designate and rezone the lands to facilitate residential and retirement uses, expand the institutional uses that currently exist, and properly delineate the natural heritage features on the site. Weston Consulting and City of Vaughan Planning staff are currently working to refine these amendments for final approval by the LPAT.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned “I1 – General Institutional Zone” and “EP – Environmental Protection Zone” which is not consistent with the draft Zoning By-law Amendment that has approval in principle by the LPAT. 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 the LPAT decision noted above.

*1.6.3.4 The requirements of this By-law do not apply to a lot where the Ontario Municipal Board or Local Planning Appeal Tribunal has, on or after January 1, 2015 and on or before the passing of this By-law, granted approval in principle for a zoning by-law amendment or minor variance to Zoning By-law 1-88, a provisional consent, or a conditional or final Site Plan Approval, but has decided that the final Order shall come into force or be issued at a future fixed date or upon the performance of the terms imposed by the Ontario Municipal*

*Board or Local Planning Appeal Tribunal, as the case may be, and a building permit has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title, as the case may be.*

We submit that as the draft Zoning By-law Amendment for the subject lands received approval in principle by the LPAT on October 17, 2019, the subject lands fall under transition provision 1.6.3.4 of the draft CZBL. We are supportive of this provision and submit that under this provision, there will be a process in which the new site-specific zoning can be implemented for the subject lands in accordance with the approval in principle by the LPAT through a consolidation of the CZBL once the final form of the site-specific Zoning By-law and corresponding Official Plan Amendment is approved.

In summary, we support Provision 1.6.3.4 contained in the third draft of the CZBL and recommend its inclusion in the final By-law. 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 on October 29, 2020.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and 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 226 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**



Martin Quarcoopome, BES, MCIP, RPP  
Associate

- c. Client
- Mark Flowers, Davies Howe LLP
- Carol Birch, City of Vaughan, Planning and Development