

October 28, 2020

**By E-Mail**

City of Vaughan, Committee of the Whole  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: City Clerk**

Dear Council:

**Re: Draft City-Wide Comprehensive Zoning By-law  
Committee of the Whole Meeting on October 29, 2020 - Agenda Item 3.1**

We are counsel to Jordan Fisch, Ryan Fisch and Brittany Fisch (collectively, "Fisch") and 1096818 Ontario Inc. ("109"), together the owners of six adjacent properties municipally known as 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street (collectively, the "Properties"). The Properties are located on the north side of Centre Street between Concord Road and Vaughan Boulevard.

Fisch and 109 have reviewed the current draft City-wide Comprehensive Zoning By-law in relation to the Properties, which we understand will be considered by the Committee of the Whole at its meeting on October 29, 2020.

According to Schedule A, Map 56 of the draft Zoning By-law, the Properties are proposed to be zoned as follows:

1. 1260 and 1272 Centre Street are proposed to be zoned GMU-937, which would restrict the use of these properties to an office use, subject to certain site-specific lot, building and parking requirements; and
2. 1282, 1294, 1304 and 1314 Centre Street are proposed to be zoned R3(EN)-481, which would restrict the use of these properties to low density residential and related uses, subject to certain site-specific lot and building requirements, and it appears the proposed Established Neighbourhood (EN) suffix would further reduce the maximum height of these properties to 8.5 metres.

According to the notice issued by the City, the draft Zoning By-law is intended to “implement the vision of the Vaughan Official Plan 2010 (‘VOP 2010’)” and is “consistent with provincial policy, conforms to VOP 2010, and responds to emerging urban issues as well as contemporary urban development trends”. With respect, that is certainly not an accurate description of the draft Zoning By-law in relation to the Properties.

The Centre Street corridor within which the Properties are located is identified on Schedule 1 – Urban Structure of the VOP 2010 as a “Regional Intensification Corridor”, which is identified as a “major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit”.

Meanwhile, the Properties are located within the area proposed to be subject to the Centre Street Corridor policies in section 12.9 of Volume 2 of the VOP 2010. The Properties are proposed by the City to be designated Mid-Rise Mixed-Use “B” in the Centre Street Corridor policies, which would permit a broad range of uses including residential, commercial and institutional, and be subject to a maximum density of 1.6 FSI and a maximum height of 4 storeys.

Fisch and 109 have outstanding appeals to the Local Planning Appeal Tribunal of the VOP 2010 and the Centre Street Corridor policies, which are scheduled to be heard in May 2021. Although Fisch and 109 are of the view that the Properties can accommodate greater heights and densities than proposed by the City, there is no dispute that the Properties are properly identified in the VOP 2010 as a mixed-use intensification area and that a broad range of permitted uses (including residential uses) are appropriate for the Properties.

Thus, it is unreasonable for the City to restrict the list of permitted uses and limit the height and the level of intensification allowed on the Properties as proposed in the draft Zoning By-law. Accordingly, Fisch and 109 object to the draft Zoning By-law in its current form.

Kindly ensure that we receive notice of any decision(s) made by the Committee and/or City Council regarding the Comprehensive Zoning By-law, as well as any further public meeting(s) concerning this matter.

Yours truly,  
**DAVIES HOWE LLP**



Mark R. Flowers  
Professional Corporation

copy: Clients