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COMMUNICATION – C73

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 28, 2020

File 9257

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
3300 Highway 7, Vaughan**

Weston Consulting is the planning consultant for 1042710 Ontario Limited, the registered owner of the lands at 3300 Highway 7 in the City of Vaughan (herein referred to as the “subject property”). 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.

Applications for Official Plan (OP.19.010) and Zoning By-law (Z.19.025) Amendments were submitted to the City of Vaughan on October 28, 2019 and deemed completed by Staff on November 22, 2019. A Statutory Public Meeting regarding the development applications was held on February 4, 2020, providing the public with the opportunity to comment on and ask questions about the proposed development. Comments regarding the proposed applications were received from the reviewing departments and agencies, and currently the consulting team is working to update their materials accordingly. It is anticipated that a resubmission will be made in short order and that the applications will be brought to Council for approval in Q1 of 2021.

The subject lands are currently zoned “C8 – Office Commercial Zone” by in-force Vaughan Zoning By-law 1-88. However, the lands are subject to an active Zoning By-law Amendment application (Z.19.025), which proposed to maintain the existing “C8 – Office Commercial Zone” with site specific exceptions to include permissions for residential uses, as well as exceptions to the zone standards. Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned “V1 – Vaughan Metropolitan Centre Station Zone”. We anticipate that upon approval of the active Zoning By-law Amendment applications, the CZBL will be updated to reflect the approved site-specific zoning information for the subject lands.

In summary, we trust that the CZBL will be approved to reflect site-specific changes to the zoning for the subject lands that is reflective of the active Zoning By-law Amendment applications. We respectfully 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 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 243 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RPP
Associate

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
1042710 Ontario Limited, Client
Ryan Guetter, Senior Vice President, Weston Consulting