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COMMUNICATION – C74

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 7310

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
39 Centre Street, Vaughan
Z.17.021 and DA.17.046**

Weston Consulting is the planning consultant for Peter Edrey, the registered owner of the lands at 39 Centre 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.

City of Vaughan Committee of the Whole approved Zoning By-Law Amendment ("ZBA") application Z.17.021 and Site Development application DA.17.046 on June 16, 2020 to rezone the subject lands from "*R1V Old Village Residential Zone – Exception 9(662)*" to "*C1 Restricted Commercial Zone*", and permit the development of a business/professional office in the existing heritage dwelling with site-specific exceptions. The ZBA is currently being finalized by the City and applicant, and has yet to be enacted.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "*R1E First Density Residential, Exception 403*" per Map 60.

We are aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process or approved planning applications filed before the effective date of the By-Law that would be applicable to the subject lands, given that the Site Development application (DA.17.046) has recently been approved alongside the ZBA application (Z.17.021). With respect to the approved 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 the provisions do not apply to ZBA applications currently in-process or recently approved. It is requested that the recently approved Site Development and ZBA applications continue to consider the in-force regulations applicable to the subject lands at the time that the application was approved, being Zoning By-Law 1-88.

Further, we request clarity on how the City intends to implement on-going or recently approved ZBA applications, and request that once the ZBA is enacted, it be implemented through a consolidation of the CZBL such that the By-Law reflects the recently approved site-specific provisions for the subject lands.

In summary, we support Provisions 1.6.3.2 and 1.6.3.3 contained in the third draft of the CZBL and recommend its inclusion in the final By-law. We request that the subject lands and the recently approved Site Development and ZBA applications continue to be subject to the in-force Zoning By-Law 1-88 until the ZBA is enacted and can be implemented into the CZBL. We reserve the right to provide further comments as part of the ongoing CZBL 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 CZBL 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 245 should you have any questions regarding this submission.

Yours truly,
Weston Consulting
Per:



Sandra K. Patano BES, MES, MCIP, RPP
Associate

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
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Peter Edrey, client
Ryan Guetter, Weston Consulting

