

**WESTON
CONSULTING**

planning + urban design

COMMUNICATION – C75

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 9537

Attn: Todd Coles, City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
180 Steeles Avenue West, Vaughan
File No. OP.20.002 & Z.20.005**

Weston Consulting has been retained by Mizrahi Constantine (180 SAW) Inc., the registered owner of the lands at 180 Steeles Avenue West, in the City of Vaughan (herein referred to as the “subject lands”). In review of the third draft of the City-wide Comprehensive Zoning By-law (the “CZBL”), Weston is providing the enclosed comments on behalf of the landowner.

The subject lands are zoned C4 - Neighbourhood Commercial Zone, subject to site-specific exception 9(422) under the in-force City of Vaughan Zoning By-law 1-88. Based on our review of the CZBL proposes to change the zoning of the subject lands to “*HMU-S(22)-D(3.5)(H)-252,1119 (High-Rise Mixed-Use Zone)*”.

Applications for Official Plan Amendment (OP.20.002) and Zoning By-law Amendment (Z.20.005) were submitted to the City of Vaughan on February 14, 2020 to permit the development of 2,080 condominium units in six (6) mixed-use residential buildings containing commercial at grade, with heights of 16, 16, 25, 29, 39, and 45 storeys. In accordance with Sections 22 (4) and 34 (10.1) of the Planning Act, the applications have been deemed complete by the City of Vaughan on March 16, 2020. At this time, a second submission is in process and no formal decisions have been issued regarding the submitted applications.

We understand that the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications; however, it is noted that these provisions do not apply to active rezoning applications currently in process. The current site-specific rezoning application requests rezoning to the subject lands to “RA3 Apartment - Residential Zone, subject to site-specific zoning exceptions” and it is recognized that this zoning designation is not reflected in the CZBL. We request clarity on how the City intends to implement existing rezoning applications currently in process and deemed complete prior to the enactment of the CZBL. Further, it is our request that should the site-specific rezoning application be approved, it be implemented through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

We request that this correspondence be added to the public record for the Statutory Public Meeting received on October 29, 2020. Further, 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.

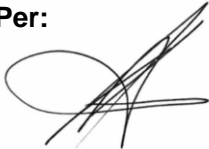
We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Jason De Luca at extension 253 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Senior Vice President

- c. Mizrahi Constantine (180 SAW) Inc., Client
Mary Caputo, Senior Planner, Development Services
Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Quinto Annibale, Loopstra Nixon