WESTON CONSULTING

planning + urban design

COMMUNICATION – C78
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 8569

Attn: Todd Coles, City Clerk

RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
4190-4220 Steeles Avenue West, Vaughan
Z.13.013

Weston Consulting and UD+D are representing Vector Properties Ltd., the owner of the lands municipally known as 4190 and 4220 Steeles Avenue West 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 is currently occupied by two (2) mixed commercial buildings located on the northeast corner of Gaudaur Road and Steeles Avenue West. The lands are currently zoned *Prestige Employment Area Zone (EM1) (Commercial Complex CC)* within the current in-effect By-law 1-88. The proposed application is a zoning by-law amendment to achieve site specific zoning that will permit the gross floor area and parking ratios of land uses as discussed with Planning Staff on November 2, 2018.

On September 27, 2019, an application was submitted to rezone the subject lands to *Prestige Employment Area Zone (EM1) (Commercial Complex CC)* in Zoning By-law 1-88. The application would permit additional commercial uses and specific parking regulations on the subject lands located in Table 1 below:

Art Studio	Banquet Hall	Business Service	Clinic
Club	Commercial School	Financial Institution	Funeral Home
Health Club	Hotel	Hotel (Small Scale)	Light Manufacturing
Micro-manufacturing	Office	Personal Service	Pet care establishment

Place of Entertainment	Public Hall	Restaurant	Retail
Retail Convenience	Service/Repair Shop	Theatre	Veterinary Clinic
Community Garden	Day Care Centre	Long Term Care Facility	Place of Worship
Public Parking	Urban Square	Outdoor Display Area	Below-grade parking structure
Temporary Sales Office			

A re-submission of the application is pending and as per conversation with Planning Staff, there is anticipation that a recommendation report will be brought for Council approval, targeted for later this year.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "*Employment Commercial Mixed-Use Zone*" per Map 8.

We are aware that the third draft of the CZBL contains some but not all of the above permitted uses but we respectfully request that all the above uses and proposed parking regulations be carried forward as proposed through our site-specific zoning by-law.

We request that the subject lands be subject to the current in-force Zoning By-Law 1-88 until the site-specific ZBA is enacted and can be implemented into the CZBL. 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 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 290 or Ryan Guetter at extension 241 should you have any questions regarding this submission.

Yours truly,
Weston Consulting
Per:

Ryan Guetter, BES, MCIP, RPP
Senior Vice President

c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Beth Johnson, UD+D
Alan Hirschfield, UD+D