
**WESTON
CONSULTING**

planning + urban design

Communication : C 19
Committee of the Whole (2)
June 8, 2021
Item # 8

Office of the City Clerk
 City of Vaughan
 2141 Major Mackenzie Dr.
 Vaughan, ON L6A 1T1

June 4, 2021
 File 7310

Attn: City Clerk

RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix
Committee of the Whole (Public Meeting)
39 Centre Street, Vaughan
City File No. Z.17.021 and DA.17.046

Weston Consulting is the planning consultant for Peter Edrey, the registered owner of the lands located at 39 Centre Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law (“CZBL”) and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on June 8, 2021 with a recommendation for enactment in September 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated October 28, 2020.

Further to our previous letter, 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.

On January 26, 2021, the final ZBA was enacted by City Council (See By-Law 003-2021 attached). No appeals were received within the appeal period and the ZBA came into effect as of January 26, 2021. The ZBA outlined a number of site-specific exceptions related to parking and driveway dimensions, setbacks, and landscaping. As well, the ZBA replaced portions of Exception 9 (662) under Zoning By-Law 1-88.

Based on our review of the final draft of the CZBL, the subject lands are proposed to be zoned “R1E First Density Residential, Exception 403” per Map 60. Our review of the CZBL indicates that the site-specific exceptions on the subject lands, as enacted by By-Law 003-2021, have not yet been captured in Exception 403. Furthermore, our review of Figure E-741D indicates that the figure is outdated and does not reflect the approved version of the development.

We request that the final draft of the CZBL be revised to appropriately reflect and capture the site-specific zoning exceptions and associated schedules as approved by By-Law 003-2021. We believe this to be the simplest, most opportune and appropriate method for consolidating the site-specific by-law into the CZBL.

Our previous letter also expressed support for the proposed transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands. We note that through the PCRM, Planning Staff have reviewed and acknowledged our expression of support for this provision.

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 Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings, and decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Steven Pham at extension 312 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano BES, MES, MCIP, RPP
Vice President

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
- Brandon Correia, Manager of Special Projects
- Peter Edrey, Client
- Ryan Guetter, Weston Consulting


THE CORPORATION OF THE CITY OF VAUGHAN

**IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES**, of the Township of King City, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 003-2021 was passed by the Council of the Corporation of the City of Vaughan on the 26th day of January, 2021, and written notice was given on the 9th of February, 2021 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 003-2021 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 003-2021 is deemed to have come into effect on the 26th of January, 2021.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
2nd day of March, 2021)



TODD COLES



A Commissioner, etc.

Isabel Leung
Deputy City Clerk, City of Vaughan
A Commissioner, etc.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 003-2021

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 213-2005.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Subclause i) i) a) from Exception 9(662) in its entirety and replacing it with the word "Deleted".
 - b) Deleting Subclause i) ii) from Exception 9(662) and replacing it with the following:
 - i) ii) "Notwithstanding the provisions of Section 3.8, Schedule "A", the following provisions shall apply to the lands shown Part 1 of Schedule "E-741B" and shall be developed in accordance to Schedule "E-741D":
 - ai) the minimum required parking on site shall be 6 parking spaces. The maximum number of cars on site at any one time shall be 6;
 - aii) minimum parking space size shall be 2.6 m by 5.8 m (3 parking spots P1, P2 and P3), 2.4 m by 4.8 m (1 compact car spot P4), 2.4m by 6 m (1 car spot P5) and accessible parking space (AODA - P6), as shown on "E-741D";
 - aiii) minimum parking aisle width shall be 4.8 m;

- aiv) maximum driveway width of 6 m;
 - av) minimum lot depth shall be 27.9 m;
 - avi) minimum front yard setback (Centre Street) shall be:
 - 3.8 m to the structure
 - 2.5 m to the porch
 - 1.6 m to the stairs
 - avii) minimum rear yard setback shall be 7.1 m
 - aviii) minimum exterior yard setback shall be 7.4 m
 - aix) minimum setback from a 'R' Zone to any building structure shall be:
 - 2.4 m to the main structure and 1 m to the stairs and open deck (east);
 - 7.1 m (south);
 - ax) minimum landscape strip where a Commercial Zone abuts a residential zone shall be 0 m (east) and 0.46 m (south);
 - axi) minimum landscape strip abutting a street shall be 0.4m along Elizabeth Street and 1.6 m along Centre Street;
- c) Deleting Subclause i) iii) from Exception 9(662) and replacing it with the following:
- i) iii) "The lands identified as Subject Lands on "E-741D" shall be rezoned to C1 Restricted Commercial Zone. Notwithstanding the provisions of Section 5.2 respecting the C1 Restricted Commercial Zone, only a Business or Professional Office in the existing building to a maximum gross floor area of 242 m² (excluding the basement) is permitted on the Subject Lands and defined as follows:

Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance

agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.”

- d) Deleting Schedule “E-741D” in Exception 9(662) and replacing therefor with Schedule “E-741D”, attached hereto, as Schedule “1”.
- e) Deleting Key Map 1A and substituting therefor the Key Map 1A attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

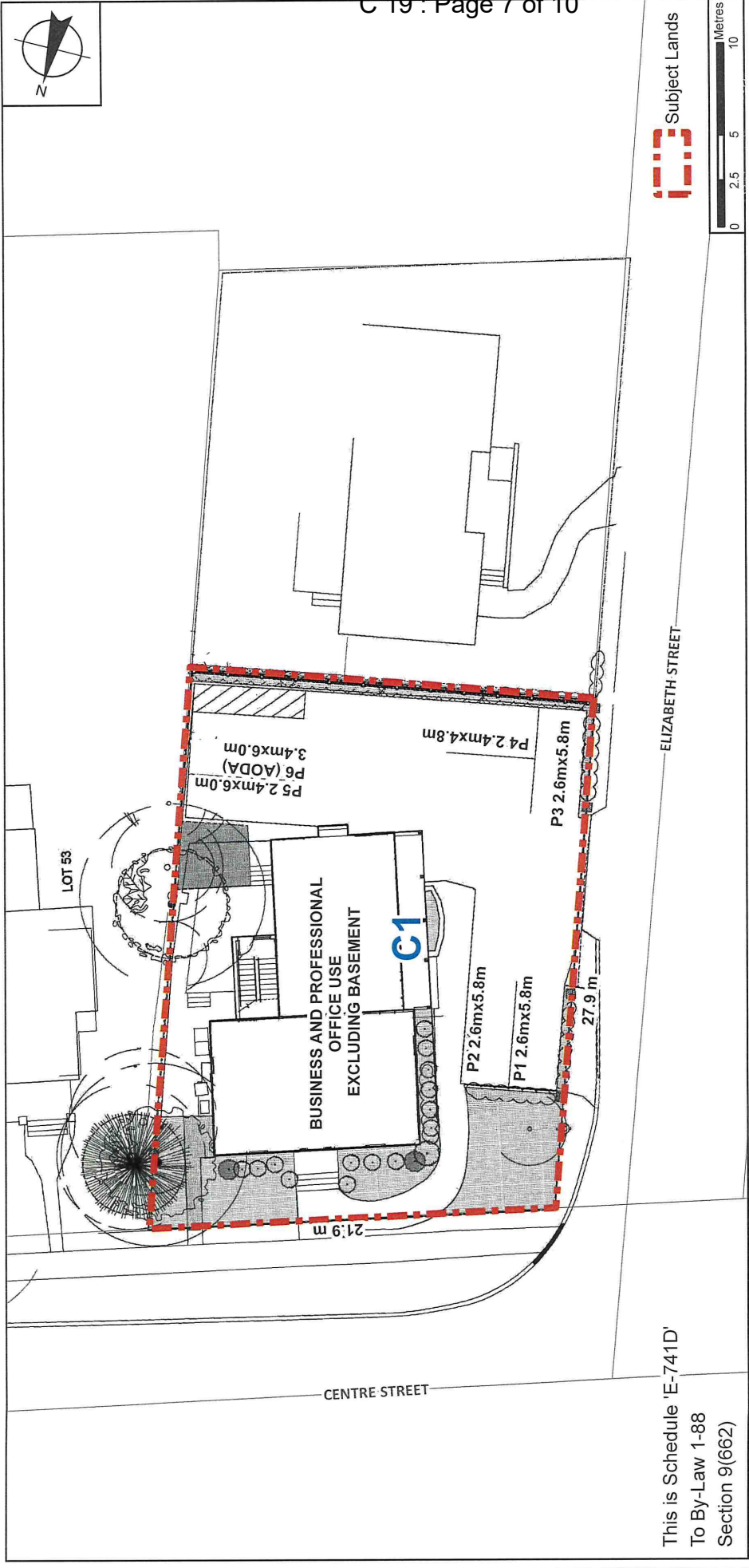
Enacted by City of Vaughan Council this 26th day of January, 2021.



Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk



Subject Lands

ELIZABETH STREET

CENTRE STREET

LOT 53

BUSINESS AND PROFESSIONAL OFFICE USE EXCLUDING BASEMENT C1

P6 (AODA) 3.4mx6.0m
P5 2.4mx6.0m

P4 2.4mx4.8m

P3 2.6mx5.8m

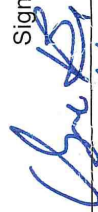

P2 2.6mx5.8m

P1 2.6mx5.8m

21.9 m

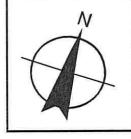
27.9 m

This is Schedule 'E-741D'
 To By-Law 1-88
 Section 9(662)

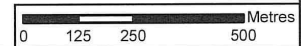
Signing Officers

 Mayor

 Clerk

This is Schedule '1'
 To By-Law 003-2021
 Passed the 26th Day of January, 2021

File: Z.17.021
 Related File: DA.17.046
 Location: Part of Lot 30, Concession 1
 Applicant: Peter Edrey
 City of Vaughan



Key Map 1A
 By-Law No. 1-88



This is Schedule '2'
 To By-Law 003-2021
 Passed the 26th Day of January, 2021

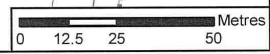
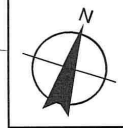
File: Z.17.021
 Related File: DA.17.046
 Location: Part of Lot 30, Concession 1
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 City of Vaughan

Signing Officers
 _____ Mayor
 _____ Clerk

SUMMARY TO BY-LAW 003-2021

The lands subject to this By-law are located on the southeast corner of Centre Street and Elizabeth Street, municipally known as 39 Centre Street, City of Vaughan.

The purpose of this by-law is rezone the subject lands from "R1V Old Village Residential Zone", subject to site-specific Exception 9(662) to "C1 Restricted Commercial Zone", to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) to a maximum of 242 m² (not including the basement) together with site-specific exceptions to setbacks, minimum number of parking spaces required, maximum number of parking on site, size of parking spaces, aisle width, lot depth, setback to a residential zone and landscape strip.



Location Map To By-Law 003-2021

File: Z.17.021
Related File: DA.17.046
Location: Part of Lot 30, Concession 1
Applicant: Peter Edrey
City of Vaughan

