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June 7, 2021

City of Vaughan
Building Standards Department
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Vaughan, ON L6A 1T1

**Communication : C 24
Committee of the Whole (2)
June 8, 2021
Item # 8**

Attention: Mayor Bevilacqua and Members of Council

**Re: Committee of the Whole – June 8, 2021
Agenda Item # 8 – City-wide Comprehensive Zoning By-law
9970 & 9990 Weston Road
647057 Ontario Limited
City of Vaughan, Region of York**

Dear Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. has recently been retained as the land use planner by 647057 Ontario Limited (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law. The lands are located southwest of Major Mackenzie Drive West and Weston Road and are known municipally as 9970 & 9990 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 39 and apart of a community known as Vellore Centre. The lands are currently occupied by four (4) temporary sales pavilions for associated housing developments within the area.

We understand the City of Vaughan (the “**City**”) is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. The intent of the new Zoning By-law is to develop, adopt and implement a new zoning regime that conforms to the vision of the City of Vaughan Official Plan 2010 (“**VOP**” or “**Plan**”). However, based on our review of Schedule A – Map 163 (**Figure 1**), the zoning designation for the Subject Lands remains unchanged and has maintained the “A” Agricultural Zone which currently exists in Zoning By-law 1-88. Whereas, the lands are designated as “Mid-Rise Mixed-Use” with a maximum height of 6 storeys and a floor space index (“**FSI**”) of 2.0 (**Figure 2**) within the VOP.

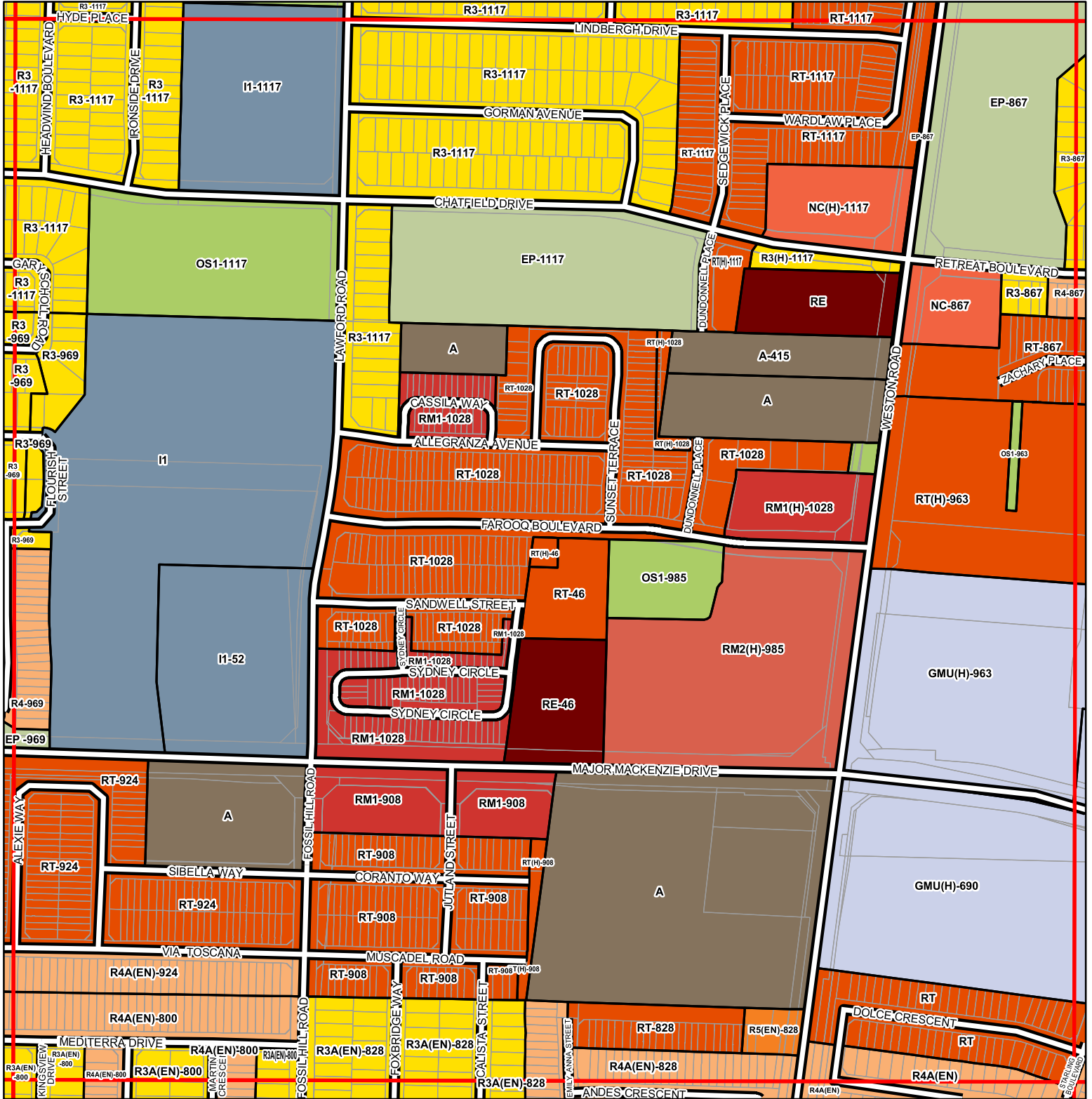
In light of the above, we request:

- The City update the new Zoning By-law to conform to the *Planning Act* (the “**Act**”) and the VOP;
- To rezone the Subject Lands from “A” Agricultural to “MMU” Mid-Rise Mixed-Use to be consistent with the Official Plan “Mid-Rise Mixed-Use” land use designation outlined in the VOP; and
- To rezone 3825 Major Mackenzie Drive West (i.e., Ministry of Transportation (“**MTO**”) Maintenance/Storage Yard), the lands abutting the Subject Lands to the west to “MMU” Mid-Rise Mixed-Use to enable the southwesterly corner of Vellore Centre to be comprehensively planned and to avoid inconsistent and fragmented zoning.

Figure 1

Zoning By-law 01- 2021

Schedule A | Map 163



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) CMU (Community Commercial Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EMU (Employment Commercial Mixed-Use Zone) KMS (Main Street Mixed-Use - Kleinburg Zone) MMS (Main Street Mixed-Use - Maple Zone) WMS (Main Street Mixed Use - Woodbridge Zone) EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) <p>Other Zones</p> <ul style="list-style-type: none"> I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone) <p> These lands shall not be subject to Zoning By-law 2021-01</p>
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200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146
124	125	126	127	128



The Official Plan serves as a long-term policy framework to guide decision-making on where and how current and future growth will occur within the City to the year 2031. In accordance with Section 26 (9) of the Act, the City is required to update its Zoning By-law to implement requisite provisions, policies and land use designations of the Official Plan no later than three (3) years of the date the new Plan. The current in-effect City Zoning By-law 1-88 (“By-law”) was adopted over thirty (30) years ago and has undergone over 1,500 individual amendments and a series of consolidations. Within that same time the City has experienced significant growth and is anticipated to continue to grow and prosper well beyond the 2031 horizon. In tandem, planning best practices, provincial and municipal planning policies and processes have evolved since the adoption of By-law 1-88. Zoning By-laws are the principal tool municipalities use to implement the policies of their Official Plan. The existing By-law has become outdated and the City is need of a new Zoning By-law that is responsive and anticipatory of the emerging planning policies and is conformity with and fully implements the vision and the intent of the VOP. It is imperative for the Comprehensive City-Wide Zoning By-law update to rezone the southwesterly quadrant of Weston Road and Major Mackenzie Drive West to the “MMU” Mid-Rise Mixed-Use Zone designation. The new zone category will introduce a more appropriate zoning designation on the Subject Lands and area to align with the goals and objectives for the Vellore Centre and VOP.

Figure 2 – Schedule 13 – Land Use



From the onset of the Zoning Strategy Report prepared by WSP in 2018, emphasis was placed on the foundational understanding that the municipality’s regulatory framework, principally the Official Plan and Zoning By-law, creates the basis to direct growth and intensification. The land use policies established in the VOP contains provisions and objectives for increased densities and a more compact urban form. Within the VOP, the Subject Lands are located in an Intensification Area and are designated as a “Local Centre” on ‘Schedule 1 – Urban Structure’. The VOP identifies that Intensification Areas will be the primary

locations for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in the Plan. The intent of Local Centres within the City structure is to provide a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Prior to the adoption of the 2010 VOP, OPA 600 and 650 had established provisions that contemplated a higher and denser uses for the southwesterly corner of Vellore Centre. The new by-law provides the opportunity to bring this vision to fruition for the Vellore Centre and to reinforce the emerging Local Centre with the appropriate zoning designations to implement the existing land use designations and to further promote growth and intensification within the area.

Guided by the VOP, the Vellore Centre has experienced tremendous growth and is a host to some of Vaughan's newest mixed-use and pedestrian friendly communities. 'Schedule 13 – Land Use' of the VOP illustrates the land use designations in Vellore Centre and throughout the City. The Subject Lands are designated as "Mid-Rise Mixed-Use" with a maximum height of 6 storeys and a floor space index ("FSI") of 2.0 (**Figure 2**). The other quadrants of the intersection of Weston Road and Major Mackenzie Drive West share similar land use designations and have prescribed heights and densities.

The continuation of the "A" Agricultural Zone on the lands directly conflicts and deviates from the vision, uses, densities and objectives comprehensively planned and established in the VOP. In addition, the lands directly west, which are currently utilized as storage and maintenance yard for the MTO are in a similar scenario; the MTO lands are proposed to retain their existing (A) Agricultural Zone designation. The new Draft Zoning By-law has made great strides towards producing a concise, direct and streamlined document that incorporates enhanced content to strengthen regulations within the City. However, there is an apparent lack of harmonization between the Official Plan and the new Zoning By-law. That is needed to bring the new Zoning By-law into conformity with and fully implement the vision and intent of the VOP.

Respectfully request that Council direct our requested changes to be implemented in the proposed City-wide Comprehensive Zoning By-law prior to adoption. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
President

cc: Ernest Racco
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