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June 7, 2021

City of Vaughan  
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**Communication : C 31  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

**Attention: Hon. Mayor Bevilacqua and Members of Council**

**Re: City-wide Comprehensive Zoning By-law Review – Final Draft  
Committee of the Whole  
Tuesday June 8, 2021  
Agenda Item 6.8  
716051 Ontario Limited & 1214420 Ontario Limited  
5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road  
and 211 Woodstream Boulevard  
City of Vaughan**

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KLM Planning Partners Inc. are the land use planners for 716051 Ontario Limited & 1214420 Ontario Limited (“**Client**”). Our Client owns a series of landholdings at the south east corner of the intersection of Martin Grove Road and Highway 7 in the City of Vaughan known municipally as 5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road, and 211 Woodstream Boulevard (the “**Subject Lands**”). The Subject Lands are bounded in the east by an existing mid-rise residential building and employment uses, Vaughan Grove sports park to the south, Martin Grove Road to the west and Highway 7 to the north. All of the lands are identified in the attached location plan and in total have an area of approximately 5.61 hectares (13.87 acres). A context map is included herein as Attachment No. 1.

The Subject Lands are currently comprised of various automotive retail uses and associated uses, colloquially known as the ‘Number 7 Auto Mall’.

The portion of the Subject Lands along the south side of Highway 7 are designated ‘Mid-Rise Mixed-Use’ in the City of Vaughan Official Plan, 2010 (“**VOP**”), permitting a range of residential,

commercial, office and institutional uses at heights between 8-10 storeys and a density of 3.0 FSI. The two parcels at the north east and south east corners of Martin Grove Road and Woodstream Boulevard are designated 'General Employment' in the VOP, however will be redesignated to permit residential uses as the Region has approved the conversion of these employment lands to permit non-employment uses through their Municipal Comprehensive Review process in 2020.

We have now had an opportunity to review the recommendation report from Planning staff in relation to the City-wide Comprehensive Zoning By-law ("CZBL") being considered by Vaughan Committee of the Whole on June 8, 2021 and have begun our review of the draft documents attached to this report. Within the Final draft of the proposed updated CZBL, the Subject Lands are proposed within a series of zones as follows:

- General Mixed Use – Exception (GMU-265);
- General Mixed Use – Exception (GMU-211);
- General Mixed Use (GMU);
- General Mixed Use – Exception (GMU-405);
- Prestige Employment – Exception (EM1-544); and,
- Prestige Employment – Exception (EM1-265).

Neither the General Mixed Use Zone, Prestige Employment Zone or any of the identified exceptions thereto and identified above permit residential uses.

It is noted that a Mid-rise Mixed-use (MMU) Zone has been introduced within the proposed Zoning By-law, permitting a variety of residential uses in conformity with the VOP. Pursuant to the above, we request that you introduce permissions for residential uses on the Subject Lands to conform to the VOP by zoning the lands Mid-rise Mixed-use (MMU) Zone.

We note that staff are recommending that Vaughan Council ADOPT the new CZBL at its Council meeting on September 27, 2021 and that the Deputy City Manager of Planning and Growth Management make stylistic and technical changes to the proposed by-law as required prior to final adoption. We will continue to review the materials and provide any additional comments to staff in the coming weeks so that they may be considered prior to final adoption.

We would appreciate the opportunity to participate in discussions related to the CZBL Review and may wish to make further detailed submissions in relation to subsequent reports related to this process. We trust that these comments are helpful and would appreciate the opportunity to meet with staff to discuss them in greater detail.

Further, we respectfully request notice of any future reports and/or public meetings and consultations regarding the CZBL Review, and further that we receive notice of any decision of City Council.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, MCIP, RPP  
PARTNER



Tim Schilling, MCIP, RPP  
SENIOR PLANNER

Copy: Client  
Brandon Correia, City of Vaughan