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KLM File: P-2662

June 7, 2021

City of Vaughan  
Building Standards Department  
2141 Major Mackenzie Dr W  
Vaughan, ON L6A 1T1

**Communication : C 32**  
**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**  
**Vaughan NW Residences Inc.**  
**Municipal Address: 10083 & 10101 Weston Road, City of Vaughan**  
**Legal Description: Part of the West Half of Lot 21, Concession 5**  
**City File No's. 19T-19V005 & No. Z.19.029**  
**City of Vaughan, Region of York**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner by Vaughan NW Residences Inc.. (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law (the “**CZBL**”). The lands are located north of Major Mackenzie Drive West and east of Weston Road and are known municipally as 10083 & 10101 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 33 West and apart of a community known as Vellore Centre. Approvals for draft of plan of subdivision and Zoning By-law Amendment received approval by the City of Vaughan Council on February 17, 2021. The lands are currently vacant.

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. One of the stated intents of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible. Based on our review of Schedule A – Map 163 and Map 164, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the RT(H)-963 Zone. However, Section 14 – Exceptions, Exception 963 of the CZBL does not reflect the site-specific Zoning By-law No. 034-2021 that was approved by Council on February 17, 2021 and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-

88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

We look forward to the opportunity to engage in a collaborative discussion with Council and City staff to appropriately amend the zoning for the Subject Lands to maintain our clients current zoning permissions.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.

*SENIOR PLANNER II*

cc: Vaughan NW Residences Inc.  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects