



PLANNING PARTNERS INC.

P-2174

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Attn: Hon. Mayor Bevilacqua & Members of Council

**Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited,
1387700 Ontario Limited, and Roybridge Holdings Limited
City Files: 19T-03V25 & Z07.002
Part of Lots 24 and 25, Concession 7, City of Vaughan
City Wide Comprehensive Zoning By-law Review**

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**Communication : C 35
Committee of the Whole (2)
June 8, 2021
Item # 8**

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited c/o Zen Group with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and my email dated October 26, 2020 (copies attached) we note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18th 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision and associated site plans together with an approved implementing zoning by-law amendment where all phases are not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of

dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

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 the plan of subdivision is registered and 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.

Sincerely,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
PRESIDENT

Cc: Sam Speranza, Zzen Group
Joseph Sgro, Zzen Group
Frank Palombi, Lindvest
Brandon Correia, City of Vaughan