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June 7, 2021

City of Vaughan
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Communication : C36
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua and Members of Council

RE: City-wide Comprehensive Zoning By-law Review
Committee of the Whole
Tuesday June 8, 2021
Agenda Item 6.8
PEM Weston Road Limited
3790 Highway 7, Vaughan

Hon. Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant retained by 'PEM Weston Road Limited' ("**Client**"), owner of the lands known municipally as 3790 Highway 7 in the City of Vaughan in the Region of York and generally located north-west of the Highway 7 and Weston Road intersection ("**Subject Lands**").

Our Client is proposing the redevelopment of the Subject Lands as a high-rise mixed-use development consisting of both retail and residential uses. As proposed, the redevelopment will require applications for Official Plan Amendment ("**OPA**"), Zoning By-law Amendment ("**ZBA**") and Site Development ("**SD**").

On Friday May 14, 2021, we attended a Pre-application Consultation ("**PAC**") Meeting on behalf of our Client and were notified that the City-wide Comprehensive Zoning By-law ("**CZBL**") will be proceeding to Committee of the Whole on Tuesday June 8, 2021. At the PAC meeting, City Staff explained that forthcoming applications will be reviewed under both By-law 1-88 and the new CZBL, however the proposed ZBA will only amend the by-law that is in full force and effect at the time. Staff also noted that the current zoning is "C2 – General Commercial Zone" in By-law 1-88 and the proposed zoning is "General Mixed Use" in the draft Comprehensive Zoning By-law, both of which do not permit residential uses and will require amendment to facilitate the proposed development.

The purpose of this letter is to express our intention to submit a ZBA application in advance of the new CZBL being in full force and effect and to seek clarification with respect to the transition policies for the CZBL.

We have now had an opportunity to review the recommendation report from Planning staff in relation to the 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. However, given the significant length of the attachments, we will require additional time to review and provide any additional comments to staff as required. Based on Staff's direction at the PAC Meeting and the transition policies provided in the draft of the CZBL, it is unclear how applications which are in the early proposal stages will be reviewed and considered from a Zoning By-law perspective.

We note that staff are recommending that Vaughan Council ADOPT the new City-wide Comprehensive Zoning By-law 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.

Thank you for the opportunity to comment and we look forward to working with the City throughout the remainder of the City-wide CZBL process. We request further notice of future Committee or Council meetings and future notice of adoption of the CZBL. If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, BURPI, MCIP, RPP
PARTNER



Lucy Pronk, M.Sc.
INTERMEDIATE PLANNER

Copy: Client
Brandon Correia, City of Vaughan