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**Communication : C 42
Committee of the Whole (2)
June 8, 2021
Item # 8**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

June 7, 2021
File 6715

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix
Committee of the Whole (Public Meeting)
7553 Islington Avenue and 150 Bruce Street
City File No. OP.08.017 & Z.16.022**

Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the lands located at 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law (“CZBL”) and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on June 8, 2021 with a recommendation for enactment in September 2021. This letter serves as a response to these documents and as a follow-up to our previously submitted letter dated October 28, 2020.

Based on our review of the final Draft of the CZBL, the 7553 Islington Avenue portion of the subject lands continue to be proposed to be zoned as “EP – Environmental Protection Zone” per Schedule A - Map 26.

As outlined in our previous letter, we disagree with the proposed zoning for 7553 Islington Avenue under the CZBL. Our previous letter had outlined that given the active Official Plan Amendment and Zoning By-Law Amendment applications, and the ongoing technical discussions regarding the on-site areas, which have since been carried forward to a Phase 1 LPAT hearing scheduled in July 2021 (Case Nos. PL170151, PL111184), the status and entitlement of these lands is yet to be determined. Therefore, it is premature to zone the subject lands as EP – Environmental Protection under the CZBL.

Per Communication Number C69 in the PCRM, Planning Staff provided the following response to our previous request and letter:

- “1. The subject lands are located at 7553 Islington Avenue and 150 Bruce Street.
2. The submission requests reconsideration of the proposed zoning for the subject lands.

3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.”

- “1. The subject lands are located at 7663 Islington Avenue & 150 Bruce Street.
2. The submission seeks confirmation respecting transition.
3. The Project Team acknowledge this comment. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.”

We maintain that the proposed “EP – Environmental Protection Zone” infers that the necessary site-specific environmental studies have been completed to conclusively determine that there are significant environmental features and on-site hazards to be protected on the subject lands. As evidenced by the impending LPAT hearing, these matters are currently contested by the Applicant. In light of the contested nature of these matters, it is our opinion that the subject lands should maintain their existing zoning designations under ZBL 1-88 until such time that more appropriate, site-specific designations can be determined through the conclusion of the phased LPAT hearings.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZBL. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Alfiya Kakal at extension 308 should you have any questions regarding this submission letter.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

- c. Raymond Nicolini, 7553 Islington Holding Inc.
Patrick Harrington, Aird & Berlis LLP
Alfiya Kakal, Weston Consulting