



PLANNING PARTNERS INC.

P-2197

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  
1406979 Ontario Inc.  
City Files: Z.16.028  
Part of Lots 4 and 5, Concession 9, City of Vaughan  
City Wide Comprehensive Zoning By-law Review**

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**Communication : C 43  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 1406979 Ontario Inc. c/o Zzen 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 with how the proposed City-wide Comprehensive Zoning By-law may impact the Subject Lands.

Our client has an approved implementing zoning by-law amendment and not all building permits have been obtained. 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 Vaughan Council. We are not satisfied that the new provisions will allow the issuance of building permits as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, it may not be 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 are not certain that the provisions will ensure that building permits can be obtained by allowing the existing approved implementing zoning by-law 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 a detailed review of the CZBL can be conducted and it can be confirmed that building permits can be successfully obtained as originally intended. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject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.**



Rob Lavecchia, B.U.R.Pl.  
*SENIOR PLANNER II*

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