



PLANNING PARTNERS INC.

P-2585

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
Country Wide Homes Ltd and Condor Properties Ltd. (Group of Companies)**

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**Communication : C 44
Committee of the Whole (2)
June 8, 2021
Item # 8**

Hon. Mayor Bevilacqua & Members of Council,

This letter is on behalf of the above noted companies and relates to all properties within the City of Vaughan within their control.

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 properly address transition allowing complete Planning Act application or approved development applications to be completed entirely under the provision of By-law 1-88, as amended.

Our client has circumstances where they have complete applications or approved applications such as subdivisions, site plans and re-zonings that our client has made major investment in planning approvals and in some cases have gone to market in terms of the design and sale of houses and leasing of commercial and industrial space.

The concerns we have are driven by our client's position that existing planning act applications commenced under 1-88 and applications with approved draft plans of subdivision or site plans which are not registered or for which building permits have not been obtained should be transitioned and continue to ensure they 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 our lands where we have approved applications for an amendment to the Zoning By-law, Subdivision approval and/or Site Plan approval be left out of CZBL and be governed by Zoning By-law 1-88. 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 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.

The following transition provision would address the concern: “ The CZBL shall not apply and By-law 1-88, as amended shall continue to apply for any lands where prior to the adoption of the CZBL a notice of approval has been issued by the City or decision or order has been issued by the OMB or LPAT for a zoning by-law amendment, draft plan of subdivision and/or Site Plan Approval has been granted.”

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 Balsamo, Countrywide Homes
Sam Morra, Countrywide Homes
Brandon Correia, City of Vaughan