



PLANNING PARTNERS INC.

P-3010, 3011, 3012

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**

**Anatolia Block 59 Developments Limited**

**Application File No's: 19T-18V009 & DA.18.065, 19T-18V011 & DA.18.067 and 19T-18V010 & DA.18.066**

**Related Files No: BL.59.2018, Z.18.025, Z.18.027 & Z.18.026**

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**Communication : C 45**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

**Sent by Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, **Anatolia Block 59 Developments Limited** 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 Council approved Site Development Applications and approved site-specific zoning by-law amendments. However, not all building permits have yet been obtained nor have their draft plans been approved. Furthermore, our client has relied on By-law 1-88, as amended in designing and marketing their proposed buildings. The site-specific zoning by-law amendments for the Subject Lands amend the provisions of By-law 1-88, conforms to the Vaughan Official Plan 2010, represents good planning and were approved by Vaughan Council. We are not satisfied that the new provisions will allow the registration of our clients' Site Plans, and Plans of Subdivision and issuance of building permits for the Subject Lands as permitted by 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. Furthermore, based on our review of Schedule A – Maps 82, 100 and 118 and Section 14 – Exceptions of the CZBL – it appears that the CZBL does not reflect the site-specific Zoning By-law's that were approved by Council on January 26th, 2021.

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,

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Virtanen, MCIP, RPP  
Partner

cc: Anatolia Block 59 Developments Limited  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects