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Communication : C 52
Committee of the Whole (2)
June 8, 2021
Item # 8

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

October 29, 2020
File 8502

Attn: City Clerk

**Re: City-Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
2338 Major Mackenzie Drive West, Vaughan**

Weston Consulting is the planning consultant representing 2338 Major Mackenzie Inc., the owner of the property municipally known as 2338 Major Mackenzie Drive West (herein referred to as the "subject property") in the City of Vaughan, within the community of Maple. We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned "*Restricted Commercial Zone (C1)*" under the in-force City of Vaughan Zoning By-law 1-88 and is subject to site-specific Exception 9(356) and Schedule E-370. Site-specific Exception 9(356) permits various site-specific uses and the following site-specific standards:

- Minimum Landscape Strip abutting a public street (Major Mackenzie Drive) shall be 1.1 m;
- 1.8 m high maintenance privacy fence shall be provided along the northerly property line;
- Minimum interior side yard setback (west) to institutional use – 6.4 m;
- Minimum front yard setback (Major Mackenzie Drive) – 3.8 m;
- Minimum of 83 parking spaces for all uses;
- An outdoor patio may be permitted to be located between a building and residential zone (on the south side of Major Mackenzie Drive); and,
- The calculation of gross floor area shall include the existing 269 m² mezzanine.

The purpose of this letter is to confirm that, through the implementation of the CZBL, the site-specific exceptions, as they relate to the current Commercial zoning of the property, do not preclude any future applications on the subject property.

Upon review of the third draft of the CZBL, the subject property is proposed to be zoned as "*Main Street Mixed-Use – Maple Zone (MMS-196)*" and is subject to Site-Specific Exception 196. It is recognized that most permitted uses and all site-specific provisions have been captured under Exception 196 of the draft CZBL, recognizing that a Photography Studio has been incorporated under Personal Service Shops and that Video Store appears to have been phased out as these

establishments are now mostly obsolete. Furthermore, we acknowledge that the proposed CZBL introduces residential uses as permitted uses on the subject property in order to achieve a mixed-use corridor along this portion of Major Mackenzie Drive West.

Notwithstanding the draft CZBL, applications for an Official Plan Amendment and Zoning By-law Amendment were made to permit 83 stacked townhouse units and 321 m² of commercial space. It is noted that this proposed mixed-use redevelopment of the site is generally consistent with the proposed new zoning for the site under the draft CZBL. However, we are also aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject property given the intention to file site-specific development applications.

We understand that the intent of the transition provisions of Section 1.6.3 is to allow for various active planning applications to proceed without having to comply with the CZBL. Upon the submission and approval of the forthcoming Zoning By-law Amendment application, it is our request that the site-specific zoning be implemented for the site through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

In summary, we support the proposed zoning category of MMS-196 for the subject property as set forth by the current draft of the CZBL. 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 Statutory Public Meeting received on October 29, 2020.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis, and request to be notified of any future reports, meetings and decisions regarding the CZBL.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 should you have any questions regarding this submission.

Yours Truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
2338 Major Mackenzie Drive Inc., Client

**City of Vaughan City-wide Comprehensive Zoning By-law Review
Public Comment-Response Matrix**

Communication Number	Date	Subject Property Address (If Applicable)	Name of Organization, Agency, Consultant or Landowner	First Name	Last Name	Description of Comment	City Response to Comment
C1	10/28/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 6701 Highway 7. 2. The submission is requesting reconsideration of the proposed zoning for the subject land that would impact interior and exterior yard setbacks. 3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.16.028 and DA.18.089, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject lands are located at 1118 and 1136 Centre Street. 2. The submission requests consideration of the VOP 2010 designation including the range of permitted uses, heights and densities. 3. The Project Team acknowledge this comment. As these lands have not been considered for pre-zoning, the implementation policies of the VOP 2010 allow for a zoning by-law to be more restrictive than the Official Plan. Staff would expect the benefit of a site specific development application, detailed design and public consultation process for the full range of uses provided within various VOP 2010 land use designations.
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 1118 and 1136 Centre Street. 2. The submission notes current LPAT appeals. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 3812 Major Mackenzie Drive. 2. The submission is requesting reconsideration of the subject land proposed zoning. 3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.08.039 and 19T-14V001, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.

C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Site-specific Exception	<p>1. The subject land is located at 3812 Major Mackenzie Drive.</p> <p>2. The submission is requesting that high density development not be permitted.</p> <p>3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.08.039 and 19T-14V001, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.</p>
C12	10/26/2020	2966 and 2986 Highway 7 West	Malone Given Parsons	Jack	Wong	Proposed Zoning	<p>1. The subject lands are located at 2966 and 2986 Highway 7 West.</p> <p>2. The submission requests review of the applicable zones and zone lines as a result of the approved Black Creek EA.</p> <p>3. The Project Team acknowledges this comment. Mapping will first be updated and reflected through the Secondary Plan Update, prior to updating the zoning by-law further. The proposed zone aligns with VOP 2010.</p>
C13	10/26/2020	2938 Highway 7 West	Malone Given Parsons	Jack	Wong	Mapping	<p>1. The subject lands are located at 2938 Highway 7 West</p> <p>2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA.</p> <p>3. The Project Team acknowledges this comment. Mapping will first be updated and reflected through the Secondary Plan Update, prior to updating the zoning by-law further.</p>
C14	10/23/2020	7575 & 7577 Keele Street	EMC Group Limited	Kevin	Ayala Diaz	Official Plan Conformity	<p>1. The subject lands are located at 7575 and 7577 Keele Street</p> <p>2. The submission is requesting Official Plan conformity to permit low-rise mixed use on the subject lands.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the General Commercial (GC) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the property Low-rise Mixed Use (LMU) Zone as requested.</p>
C14	10/23/2020	7575 & 7577 Keele Street	EMC Group Limited	Kevin	Ayala Diaz	Transition	<p>1. The subject lands are located at 7577 Keele Street.</p> <p>2. The submission shares concerns regarding the 2-year moratorium.</p> <p>3. The Project Team acknowledge this comment. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.</p>
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Editorial or Clerical Correction	<p>1. The subject land is located between 10 - 20 Gatineau Drive</p> <p>2. The submission is requesting data be updated to reflect accurate addressing.</p> <p>3. Site-specific Exception (1068) has been updated with the correct municipal address in accordance with the submission.</p>
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Transition	<p>1. The subject lands are located at 10-20 Gatineau Drive.</p> <p>2. The submission requests clarity on the proposed transition provisions.</p> <p>3. Staff have reviewed this request. At this time, staff note that the proposed transition provisions have been developed to establish a clear, effective transition framework for developments that are at various stages of the planning process. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Site-specific Exception	<p>1. The subject land is located between 10 - 20 Gatineau Drive</p> <p>2. The submission notes that the permissions and performance standards of Exception 1068 have been carried forward appropriately, but, in the opinion of the submission, is carrying forward an outdated policy framework.</p> <p>3. The Project Team acknowledge this comment. As noted through the submission, the proposed permissions and performance standards of the subject lands are reflective of the of the OMB/LPAT approved zoning. No further changes proposed.</p>

C16	10/23/2020	240 Fenyrose	EMC Group Limited	Kevin	Ayala Diaz	Proposed Zoning	<p>1. The subject lands are located at 240 Fenyrose.</p> <p>2. Submission requests consideration of the Open Space zone for the portion of lands zoned OS1 under by-law 1-88.</p> <p>3. The Project Team acknowledge this comment. As a result, the rear portion of 240 Fenyrose is to be zoned Public Open Space (OS1), consistent with the OS1 referenced in chapter 14.</p>
C17	10/26/2020	4900 King Vaughan Road	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located at 4900 King Vaughan Road.</p> <p>2. The submission is requesting reconsideration of the proposed zoning and exemption for potential of additional lot creation for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the Agricultural (A) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend applying an exception zone to the subject lands as requested.</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Editorial or Clerical Correction	<p>1. The subject lands are located on the south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.</p> <p>2. The submission requests additional clarity respecting the municipal address (database generated)</p> <p>3. The Project Team acknowledge this comment. As noted through the submission, the municipal addresses applicable to the subject lands has been revised on the Site-specific Exception (1068).</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Land Use Permissions	<p>1. The subject lands are located on the south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.</p> <p>2. The submission requests consideration for additional permissions for the balance of undeveloped lands (other than parcel A).</p> <p>3. The Project Team acknowledge this comment. As noted through the submission, the uses permitted under the site-specific exception have been clarified. Additional permissions are anticipated to be considered following the outcome of detailed Secondary Planning process outcomes.</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Zone Standards	<p>1. The subject land is located at the south side of Gatineau Drive, east of New Westminster Drive and north of 784 Centre Street.</p> <p>2. The submission is requesting reconsideration of the zone standards for the proposed subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zone standards proposed for the subject land and as established by the site-specific exception.</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Transition	<p>1. The subject land is located at the south side of Gatineau Drive, east of New Westminster Drive and north of 784 Centre Street.</p> <p>2. The submission is regarding proposed transition provisions.</p> <p>3. Staff have reviewed this request. At this time, staff note that the proposed transition provisions have been developed to establish a clear, effective transition framework for developments that are at various stages of the planning process. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated.</p>

C19	10/26/2020	12355 Mill Road	Barbir and Associates	Draga	Barbir	Site-specific Exception	<p>1. The subject land is located at 12355 Mill Road. 2. The submission is requesting a site specific exception. 3. Staff have reviewed this request. At this time, staff remain supportive of the Agricultural (A) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend applying a site-specific exception to the subject lands as requested, as a site-specific exception does not currently apply to the subject lands.</p>
C2	10/13/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located 9600 Highway 7. 2. The submission is requesting reconsideration of proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the Natural Area land use designation of the 2010 VOP.</p>
C20	10/26/2020	9650 Highway 27	Barbir and Associates	Draga		Proposed Zoning	<p>1. The subject land is located at 9650 Highway 27. 2. The submission is requesting reconsideration of proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the Natural Area land use designation of the 2010 VOP.</p>
C21	10/26/2020	3660 Rutherford Rd	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located at 3660 Rutherford Road. 2. Submission requests deferral on a zoning decision until the outcome of PL130754 has been determined. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion.</p>
C22	10/26/2020	south-east corner of Weston Rd. and Retreat Blvd.	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located on the south-east corner of Weston Rd. and Retreat Boulevard. 2. The submission requests deferral of any zoning by-law until the conclusion of the LPAT process. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Transition	<p>1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street.</p> <p>2. Request to exclude lands from City-wide ZBL due to active applications OP.19.014, Z.19.038, 19T-19V007.</p> <p>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Proposed Zoning	<p>1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue and 737 & 757 Clarence Street.</p> <p>2. The submission is requesting the OS2 zone be changed to reflect the existing residential zoning (R2 within 1-88)</p> <p>3. The Project Team acknowledge this comment. The proposed zoning as applicable to the southeast portion of the subject lands has been revised upon further review and evaluation by the Project Team.</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Site-specific Exception	<p>1. Subject lands are located at 140 Northview Boulevard.</p> <p>2. The submission seeks clarity on permitted uses (1-88 versus the new zoning by-law respecting the home depot, or retail warehouse use existing on the lands).</p> <p>3. City acknowledges that intent of EM3 zone informing the existing exception to 1-88, and which is referenced in Figure E-1095 should permit the Home-Dept without causing legal non-conformity. Text edited to reflect on site specific basis (14.674).</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Land Use Permissions	<p>1. Subject lands are located at 140 Northview Boulevard.</p> <p>2. The submission seeks clarity on permitted uses (1-88 versus the new zoning by-law respecting the home depot, or retail warehouse use existing on the lands).</p> <p>3. City acknowledges that intent of EM3 zone informing the existing exception to 1-88, and which is referenced in Figure E-1095 should permit the Home-Dept without causing legal non-conformity. Text edited to reflect on site specific basis (14.674).</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Zone Standards	<p>1. The subject lands are located at 140 Northview Blvd.</p> <p>2. The submission requests specific relief for a minimum setback of outside storage abutting a road (20m),</p> <p>3. The Project Team acknowledge this comment. This provision was not included in the final draft as this setback was not addressed in the amending by-law to 1-88.</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Official Plan Conformity	<p>1. The subject land is located at 140 Northview Boulevard</p> <p>2. The submission is requesting reconsideration of Official Plan conformity to reflect the mid-rise mixed use designation.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands.</p>
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Site-specific Exception	<p>1. The subject lands are located at 55 Cityview Blvd.</p> <p>2. The submission requests review of previous approvals to ensure special provisions accurately reflect existing approvals.</p> <p>3. The Project Team acknowledge this comment. Edits made to 14.865 to ensure previous approvals were accurately carried forward with appropriate schedule references. Minor variances approved prior to January 1, 2015 are not included in the transition provisions.</p>

C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Editorial or Clerical Correction	<ol style="list-style-type: none"> 1. The subject land is located at 55 Cityview Boulevard. 2. The submission is requesting clarity on how exceptions to 1-88 are carried forward in chapter 14 of the new zoning by-law. 3. The Project Team acknowledge this comment. The E-figure has been updated to reflect accurate permissions for 55 Cityview Blvd.
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 55 Cityview Boulevard. 2. The submission is requesting review of the site specific exception to ensure clarity and accuracy, including figure references and road references. The submission requests the addition of "notwithstanding" clauses. 3. The Project Team acknowledge this comment and have reviewed the site specific exception in accordance with the submission.
C26	10/27/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 9600 Highway 27. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the 2010 VOP.
C27	10/27/2020	8849 Regional Road 27	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 8849 Regional Road 27. 2. The submission is requesting updated permissions to reflect LPAT approval. 3. The Project Team acknowledge this comment and have revised chapter 14 - special provisions as a result
C28	10/27/2020	9867 Highway 27	EMC Group Limited	Nadia	Zuccaro	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 9867 Highway 27. 2. The submission is requesting that the land remain in the 'A' zone. 3. Staff have reviewed this request and support the existing agricultural zoning for these lands, which have an existing agricultural use.
C29	10/29/2020	Land within Blocks 11 and 18	Nine-Ten West Limited	Luch	Ognibene	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located within Blocks 11 and 18. 2. The submission is requesting revisions to the Carville area Special Provisions to reflect the by-law amendments to 1-88. 3. Staff have reviewed this request. Revisions have been made to chapter 14 as a result to implement schedule A4.1, carrying forward appropriate development standards applicable to the subject lands
C29	10/29/2020	Land within Blocks 11 and 18	Nine-Ten West Limited	Luch	Ognibene	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. Lands are located within Blocks 11 and 18. 2. The submission requests that a portion of lands be re-zoned to match the abutting properties. 3. A zoning by-law amendment application is required to re-zone any portion of property obtained through part-lot or other related processes. The revised zone lines merit site specific review and consideration and are not captured within the scope of the comprehensive zoning by-law review.

C3	10/13/2020	9650 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 9650 Highway 27. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands to Agricultural (A), as requested, as this does not conform to the 2010 VOP.
C30, C31	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The submission applies to various properties across the City. 2. The submission seeks clarity among permitted uses in the residential zones. 3. The Project Team acknowledge this comment. Definitions have been revised to further align with VOP 2010 and reflect the range of assisted and supportive based housing needs for residents of Vaughan
C30, C31	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<ol style="list-style-type: none"> 1. The comments respect a variety of properties, speaking to the diversity of housing needs across the City. 2. The submission seeks further recognition of various forms of supportive housing programs offered across the City. 3. The Project Team acknowledge this comment. A wide range of supportive housing uses are defined by zoning by-law. While you cannot 'people zone', the zoning by-law is permissive to a range of services offered by not for profits and similar organizations. Further alignment with the Vaughan Official Plan Review will provide an opportunity to further standardize language and land use permissions.
C32	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<ol style="list-style-type: none"> 1. The Subject lands are within the VMC Secondary Plan area. 2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA. 3. The Project Team acknowledges this comment. Mapping will be first updated and reflected through an update to the VMC Secondary Plan, prior to updating the zoning lines through a comprehensive zoning by-law.
C32	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Zone Standards	<ol style="list-style-type: none"> 1. The subject property is located at 99 Peelar Road. 2. The submission requests review of applicable zone standards for the property 3. The Project Team acknowledges this comment. Further updates to zone standards are not supported at this time.
C33	10/27/2020	7551 & 7601 Jane Street	KLM Planning Partners	Maurizio	Rogato	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 7551 and 7601 Jane Street. 2. The submission is requesting the proposed zoning align with the Official Plan designation. 3. Staff have reviewed this comment. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands and in regards to the VMC Secondary Plan.
C33	10/27/2020	7551 & 7601 Jane Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 7551 and 7601 Jane Street. 2. The submission is requesting reconsideration of the land use permissions, including height and density, for the proposed subject lands. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands and in regards to the VMC Secondary Plan.

C34	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 3812 Major Mackenzie Drive. 2. The submission is requesting that proposed requirements applicable to the Multiple Residential (RM2) zone requirements for a 45-degree angular plane be removed. The submission also notes additional requirements for podiums, towers relating to height, tower step-back, tower floor plate, tower separation and tower setbacks. In conclusion, the submission notes that these requirements are more appropriately addressed through site plan. 3. Staff have reviewed this request and acknowledge this comment. At this time, staff remain supportive of the proposed lot and building requirements.
C34	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 3812 Major Mackenzie Drive. 2. The submission is requesting reconsideration of the zone standards for the proposed subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning standards that establish certain requirements for lot and building configurations, including angular planes, podium and tower requirements, and minimum and maximum podium heights, among other zoning standards as applicable to the subject lands.
C35	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is located at 7141 Highway 50. 2. The submission is requesting reconsideration of the proposed zoning to ensure Official Plan conformity. 3. Staff have reviewed this request. At this time, staff note that per amendment No(s). 153 and 186, the lands have been removed from the Provincial Parkway Belt Plan. However, staff note that Policy 2.2.15 of the 2010 VOP requires an Official Plan Amendment to redesignate lands within the Parkway Belt Plan. On this basis, the staff do not recommend rezoning the subject lands as it would not conform to the 2010 VOP.
C35	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 7141 Highway 50. 2. The submission is requesting reconsideration of the zone standards for the proposed subject land. 3. Staff have reviewed this request. At this time, staff note that per amendment No(s). 153 and 186, the lands have been removed from the Provincial Parkway Belt Plan. However, the Project Team note that Policy 2.2.15 of the 2010 VOP requires an Official Plan Amendment to redesignate lands within the Parkway Belt Plan. On this basis, the Project Team do not recommend rezoning the subject lands as it would not conform to the 2010 VOP.
C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 10037 Keele Street. 2. The submission notes general support for the Draft Zoning By-law. 3. Staff have reviewed and acknowledge this comment.

C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 10037 Keele Street. 2. The submission notes general support for the Draft Zoning By-law. 3. Staff have reviewed and acknowledge this comment.
C38	10/27/2020	1 and 180 Promenade Circle	Liberty Development	Jim	Baird	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 1 and 180 Promenade Circle. 2. The submission requests an update to chapter 14 to reflect phase I development approvals 3. Staff have reviewed and acknowledge this comment. New exceptions have been added to chapter 14 as a result. Pre-zoning of the balance of Promenade Mall is not within the scope of the Comprehensive Zoning By-law Review.
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the proposed transition provisions. 3. Staff have reviewed and acknowledge this comment.
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the exception zone. 3. Staff have reviewed and acknowledge this comment.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting a review of permitted uses. 3. The Project Team acknowledge this comment. Chapter 14 has been amended respecting retail warehouse and hotel uses.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting consideration of uses contemplated by VOP 2010 to be included as of right in the GMU zone. 3. The Project Team acknowledge this comment. Staff remain supportive of GMU zone as proposed.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting "shopping centre" to be recognized in the new zoning by-law. 3. The Project Team acknowledge this comment. Chapter 14 has been amended to reflect permissions of 9(720) of by law 1-88 a.a. Shopping centre as described in letter is permitted in the new GMU mixed use zone. Maximum GFA limits have been proposed in order to conform to VOP 2010.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting a review of the new landscape requirements proposed for the subject property. 3. The Project Team acknowledge this comment. Staff remain supportive of the updated zone requirements. Staff also note that the subject exception zone established through Part 14 of the By-law makes specific reference to the previous landscape related provisions.
C40	10/28/2020	7080 Yonge Street	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 7080 Yonge Street. 2. The submission notes specific considerations for 7080 Yonge Street prior to the consideration of pre-zoning. 3. The Project Team acknowledges this comment. Note that the YSCSP area is not being brought forward for pre-zoning until such time as the LPAT is in effect by mean of an LPAT decision.
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 9560 & 9570 Keele Street. 2. The submission is requesting review of site specific permissions. 3. Staff have reviewed this request. At this time, staff are supportive of the Draft By-law and do not propose revisions.
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the proposed transition provisions. 3. Staff have reviewed and acknowledge this comment.

C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 8885 & 9001 Jane Street. 2. The submission notes concerns with the proposed zoning. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands. The Project Team notes that an expansion of uses in the proposed Prestige Employment (EM1) Zone as noted in the submission would not conform to the 2010 VOP.
C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 8885 & 9001 Jane Street. 2. The submission is requesting increased permissions with the proposed zoning to the subject land to include a motor vehicle shop. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands. The Project Team notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 9000 Bathurst Street 2. The submission is requesting that the new by-law reflect the LPAT decision respecting the zoning of these lands. 3. The City agrees that the zoning by-law should reflect the LPAT's in effect Order. Chapter 14 has been amended to reflect the most recent approval of lands.
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Transition	<ol style="list-style-type: none"> 1. The subject land is located at 9000 Bathurst Street 2. The submission is requesting confirmation respecting transition provisions of the new zoning by-law. 3. Staff acknowledge this comment and confirms that transition would apply to the development approvals referred to for 9000 Bathurst. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C44	10/28/2020	Vaughan Mills Secondary Plan Landowners Group	Weston Consulting	Mark	Emery	Proposed Zoning	<ol style="list-style-type: none"> 1. The submission represents the Vaughan Mills Secondary Plan Landowners Group. Subject lands are located within areas subject to the Vaughan Mill Centre Secondary Plan. 2. The submission notes that the proposed zoning is Future Development (FD), which permits legally existing uses. The submission requests that site-specific zoning for the subject lands should be established through the Zoning By-law recognizing that there are active LPAT proceedings for the VMCSPP. 3. Staff acknowledge this comment and remain supportive of the proposed Future Development (FD) zoning.
C45	10/28/2020	31 Chicory Gate	Weston Consulting	Tara	Connor	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is located at 31 Chicory Gate. 2. The submission is requesting clarity respecting a home based catering of baked goods 3. Staff have reviewed this request and updated the home occupation section to add home based catering. For clarity, a restaurant and, or retail component is not permitted.

C46	10/28/2020	105 & 131 Four Valley Drive	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject lands are located at 105 & 131 Four Valley Drive.</p> <p>2. The submission is requesting confirmation respecting minor variance approvals.</p> <p>3. The Project Team acknowledge this comment. Minor variances are included in the final drafts transition provisions found in section 1.6. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C46	10/28/2020	105 & 131 Four Valley Drive	KLM Planning Partners	Roy	Mason	Zone Standards	<p>1. The subject lands are located at 105 & 131 Four Valley Drive.</p> <p>2. The submission is requesting further consideration of minor variance approvals and permissions in the employment zones.</p> <p>3. The Project Team acknowledge this comment. Minor variances are subject to transition, found in section 1.6. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Transition	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes support for the transition provisions of section 1.6 and exception zones 139 and 175.</p> <p>3. Staff have reviewed the submission and acknowledge support for the proposed transition provisions and exception zones 139 and 175. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Proposed Zoning	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes concerns with land use permissions included with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Land Use Permissions	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes concerns with land use permissions included with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</p>

C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street . 2. The submission is requesting a review of the applicable zoning for the Centre Street Corridor. 3. The Project Team acknowledge this comment. However, the by-law does not pre-zone volume two policies, which would require zoning by-law amendment applications for the full range of uses and built form described.
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Zone Standards	<ol style="list-style-type: none"> 1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street . 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street . 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C49	10/29/2020	241 Crestwood Road	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood Road. 2. The submission is requesting clarity respecting permissions for a range of supportive housing and respite care uses. 3. Staff have reviewed this request. At this time, staff have amended related definitions and have advised that further refinement will require an update to the Vaughan Official Plan. New definition of "Assisted Living Facility" has been added to final draft.
C5	10/9/2020	Clarence Avenue		Sonia	Zorzi	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located on Clarence Avenue 2. The submission notes concerns with the proposed zoning. 3. Staff have reviewed this request. At this time, staff notes that the focus of the City-wide Comprehensive Zoning By-law Review is to develop a new zoning framework that will implement the 2010 Vaughan Official Plan. However, the Project Team do note the submissions made in opposition to a site-specific development application, and therefore it will be directed to the appropriate City staff.
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 1500 Centre Street. 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 1500 Centre Street. 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 300 Atkinson Avenue. 2. The submission notes general support for the proposed zoning. 3. Staff have reviewed this submission and acknowledge this comment.

C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Land Use Permissions	<p>1. The subject land is located at 300 Atkinson Avenue.</p> <p>2. The submission requests further information regarding transition provisions related to action ZBLA applications development applications OP.19.001, Z.19.002, Z.19.028, DA.19.083 and DA.19.081.</p> <p>3. Staff have reviewed this submission. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C51	10/28/2020	3000 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Transition	<p>1. The subject land is located at 3000 Atkinson Avenue.</p> <p>2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.</p>
C53	10/27/2020	7851 Dufferin Street	Humphries Planning Group Inc.	Mark	McConville	Proposed Zoning	<p>1. The subject lands are located at 7851 Dufferin Street.</p> <p>2. The submission requests consideration of rezoning a portion of land on the basis that split zoning is undesired.</p> <p>3. The Project Team acknowledge this comment. The proposed zone lines are reflective of the underlying zoning previously in effect. The consent (B036/15) was subject to a condition of approval requiring that site specific development applications be filed respecting the conveyed lands which cause the split zoning scenario. On this basis, staff support the third draft respecting these lands.</p>
C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guatter	Site-specific Exception	<p>1. The subject land is located at 9929 Keele Street, described as part of block 3, Concession 3.</p> <p>2. The submission notes support for the proposed exception zone Main Street Mixed-Use - Maple Zone (MMS) - 72.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>

C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guatter	Transition	<p>1. The subject land is located at 9929 Keele Street, described as part of block 3, Concession 3.</p> <p>2. The submission notes a general understanding of the transition provisions.</p> <p>3. Staff have reviewed this submission and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guetter	General or Specific Use Provisions	<p>1. The subject lands are described as part of block 3, Concession 3, described as part of block 3, Concession 3.</p> <p>2. The submission requests clarity respecting section 1.6 of the draft by-law and the intent of the provisions to treat active planning applications.</p> <p>3. The Project Team acknowledge this comment and can confirm that Minor variances are subject to section 1.6 respecting transition. Minor variances approved in 2017 would be subject to the transition provisions of this by-law.</p>
C55	10/28/2020	Part of Block 3, Concession 3	Weston Consulting	Kurt Franklin	BMath	Zone Standards	<p>1. The subject lands are described as part of block 3, Concession 3, described as part of block 3, Concession 3.</p> <p>2. The submission requests clarity respecting section 1.6 of the draft by-law and the intent of the provisions to treat active planning applications.</p> <p>3. The Project Team acknowledge this comment and can confirm that Minor variances are subject to section 1.6 respecting transition. Minor variances approved in 2017 would be subject to the transition provisions of this by-law.</p>
C56	10/28/2020	8440 Highway 7	Weston Consulting	Kurt Franklin	BMath	Zone Standards	<p>1. The subject lands are located at 8440 Hwy #7.</p> <p>2. The submission requests consideration for site specific land use permissions for approved minor variances.</p> <p>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 special provisions to capture minor variance approvals.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 401	IBI Group	Stephen	Albanese	Official Plan Conformity	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for conformity with the Vaughan Mills Centre Secondary Plan.</p> <p>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.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 401	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject lands are located in the VMC Secondary Plan area.</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>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 requested through the submission.</p>

C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 101	IBI Group	Stephen	Albanese	Other	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>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. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 101	IBI Group	Stephen	Albanese	Official Plan Conformity	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>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. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 101	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>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 requested through the submission.</p>
C59	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Jenna	Thibault	Proposed Zoning	<p>1. The subject lands are located at 11650 & 11700 Keele Street.</p> <p>2. The submission is requesting further consideration of the proposed zone to reflect City applications Z.16.037, 19T-16V008, DA.16.079 and 19CDM-16V005. The submission notes that zoning is incorrect per approved MV (A185/19).</p> <p>3. The Project Team acknowledge these comments. Special provisions were not drafted to incorporate minor variance approvals. The on-going applications are subject to transition provisions of this by-law.</p>
C6	10/7/2020	2901 Highway 7	Liberty Development Corporation	Lezlie	Phillips	Site-specific Exception	<p>1. The subject land is located at 2901 Highway 7.</p> <p>2. The submission is requesting that the zoning by-law be updated to reflect recent approvals.</p> <p>3. The Project Team acknowledge this comment. A new special provision has been drafted as per by-law 039-2019.</p>
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Land Use Permissions	<p>1. The subject land is located at 23 Clarence Street.</p> <p>2. The submission requests consideration for site specific land use permissions.</p> <p>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 requested through the submission.</p>

C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is located at 23 Clarence Street. 2. The submission requests that the proposed zoning ensure Official Plan conformity. 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 requested through the submission.
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 23 Clarence Street. 2. The submission requests reconsideration of the proposed zoning for the subject land. 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 requested through the submission.
C61	10/28/2020	78 Trowers Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 78 Trowers Road. 2. The submission requests consideration for site specific land use permissions. 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 modifying uses permitted in the Prestige Employment (EM1) Zone, as this would not conform to the 2010 VOP.
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 11650 & 11700 Keele Street. 2. The submission is requesting the final zoning by-law to reflect recent development approvals, in principle. 3. The Project Team acknowledge this comment, however the updating of the detailed special provisions will be considered at a later date, on a site specific manner in order to implement the final orders respecting PL180330. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 11650 & 1170 Keele Street. 2. The submission is requesting clarity for an LPAT decision which was issued prior to 2015. 3. An LPAT decision will remain legally in effect. LPAT is mentioned in 1.6 for clarity purposes, however, an LPAT decision is not impacted by the passing of the comprehensive zoning by-law review.

C63	10/28/2020	10489 Islington Avenue	Weston Consulting	Michael	Vani	Transition	<p>1. The subject lands are located at 10489 Islington Avenue. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C64	10/28/2020	8500 Huntington Road	Weston Consulting	Kevin	Berchard	Proposed Zoning	<p>1. The subject land is located at 8500 Huntington Road.</p> <p>2. The submission is requesting that the final by-law reflect recent by-law approval (168-2018). As well, the submission requests confirmation of the parent EM2 zoning.</p> <p>3. Staff have reviewed this request, agree, and confirm the change to EM1. Chapter 14 has been updated. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C65	10/28/2020	10356 Huntington Road	Weston Consulting	John	Zipay	Transition	<p>1. The subject lands are located at 10356 Huntington Road. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 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.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Berchard	Proposed Zoning	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>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. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C67	10/29/2020	N/A	N/A	Elisa	Testa	Official Plan Conformity	<p>1. The comments do not apply to any specific lands.</p> <p>2. The submission requests consideration for ensuring that the new zoning by-law conforms to the Official Plan.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>

C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Proposed Zoning	<ol style="list-style-type: none"> 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.
C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Transition	<ol style="list-style-type: none"> 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.
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting consideration of Funeral Establishment uses, which were previously permitted as of right under the 1-88 by-law. 3. The Project Team acknowledge this comment. Funeral Establishment has been added to the permitted use within the exception zone. The use was not permitted to the EM1 zone, as it was not listed in the VOP 2010.
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting clear language respecting permissions for the Glenview Memorial Gardens. 3. Staff have reviewed this request and acknowledge this comment. The final draft Zoning By-law has been updated to include site specific approvals (054-2019)
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting the by-law reflect previous approvals, changing the parent zone from A to EM1. 3. Staff have reviewed this request and agree. Easterly portion of lands updated to EM1(H) is per By-law 054-2019
C70	10/28/2020	17 Millwood Parkway	Weston Consulting	Ryan	Guatter	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 17 Millwood Parkway. 2. The submission is requesting the parent zone be updated to residential and open space to reflect recent approval. 3. The Project Team acknowledge this comment and have updated the parent zones, as well as included a new chapter 14 special provision reflecting new permissions.
C71	10/28/2020	2975, 2985, 2993 Teston Road	Weston Consulting	Martin	Quarcoopome	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 2975, 2985, 2993 Teston Road 2. The submission requests confirmation respecting transition, referencing an active LPAT (PL171151). 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.

C72	10/28/2020	7700 Bathurst Street	Weston Consulting	Sabrina	Sgotto	Official Plan Conformity	<p>1. The subject lands are located at 7700 Bathurst Street.</p> <p>2. The submission requests consideration for ensuring that the new zoning by-law conforms to the Official Plan.</p> <p>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. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C73	10/28/2020	3300 Highway 7	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The subject land is located at 3300 Highway 7.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>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 and 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.</p>
C74	10/28/2020	39 Centre Street	Weston Consulting	Sandra	Patano	Transition	<p>1. The subject lands are located at 39 Centre Street.</p> <p>2. The submission requests consideration of active applications for zoning amendments.</p> <p>3. The project team acknowledges 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.</p>
C75	10/28/2020	180 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Transition	<p>1. The subject lands are located at 180 Steeles Avenue West.</p> <p>2. The submission seeks clarity respecting transition.</p> <p>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C76	10/28/2020	5859 Rutherford Road	Papazian, Heisey, Myers	A. Milliken	Heisey	General or Specific Use Provisions	<p>1. The subject land is located at 5859 Rutherford Road.</p> <p>2. The submission is requesting that site specific permissions be reviewed.</p> <p>3. The Project Team acknowledge this comment. Chapter 14 has been updated to reflect recent approvals.</p>

C77	10/28/2020	4850 Highway 7 & 79 Arrowhead Drive	Weston Consulting	Tara	Connor	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 4850 Highway 7 and 79 Arrowhead Drive. 2. The submission requests reconsideration of the land use permissions associated with the proposed zoning 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.
C78	10/28/2020	4190 & 4220 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 4190 and 4220 Steeles Avenue West. 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.
C79	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 7290 Major Mackenzie Drive West. 2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020). 3. Staff have reviewed this request and agree. Parent zoning supported until such time as a decision is made by the approval authority (i.e. LPAT). The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time.
C79	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 5859 Rutherford. 2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020). 3. Staff have reviewed this request and support the 3rd draft. The proposed zone is reflective of the permissions within the 1-88 site. It is expected that a detailed by-law amendment be considered with the on-going development applications subject to the LPAT (PL 111184). However, section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C8	10/8/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 6701 Highway 7. 2. The submission is requesting that the property zoning be updated with the most up to date approval. 3. Staff have reviewed this request and have made minor modifications to chapter 14 based on by-law 054-2019.
C80	10/28/2020	7290 Major Mackenzie Drive West	Weston Consulting	Michael	Vani	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 5859 Rutherford. 2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020). 3. Staff have reviewed this request and agree. Chapter 14 has been amended to comply.

C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Mapping	<ol style="list-style-type: none"> 1. The subject lands are located at 7290 Major Mackenzie Drive West. 2. The submission notes that site specific by-law was forwarded to Vaughan Council on October 21, 2020 for approval and was passed as By-law 141-2020. The submission further notes that By-law 141-2020 was adopted on consent and that the landowner is current awaiting final notice. 3. The Project Team acknowledge this comment.
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 71 & 91 Royal Group Court. 2. The submission is requesting that historical minor variances be recognized in final draft. 3. Staff have reviewed this request. At this time, staff support section 1.6 which provides transition for all minor variances approved after 2015. However, minor variance approvals prior to 2015, which do not comply to the in effect by-law may require relief.
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject lands are located at 71 & 91 Royal Group Court. 2. The submission notes that the subject lands are designated both Prestige Employment (lands fronting onto Highway 427) and General Employment (lands fronting onto Royal Group Crescent). The lands are also subject to exception zone 686. The submission seeks clarity on permitting outside storage on the subject lands that are proposed to be zoned Prestige Employment (EM1). As proposed, outside storage is not recognized as a permitted use in the Prestige Employment (EM1) zone by the Draft Zoning By-law. 3. The Project Team acknowledge this comment. The definition of Outside storage has been amended as proposed in the final draft, however, do not support permitting outside storage on lands zoned EM1 as identified in the submission.
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 10335 Hwy 50. 2. The submission requests consideration of the recent LPAT decision. 3. The Project Team acknowledge this comment, but 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. Development Planning will bring forward an implementing by-law as part of the development approval process.
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject land is located at 10335 Hwy 50. 2. The submission requests consideration of the recent LPAT decision. 3. The Project Team acknowledge this comment. Section 1.6 (transition) is intended to include the transition of active zoning amendment applications. An amendment will require an administrative process led by City staff.

C83	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Editorial or Clerical Correction	<ol style="list-style-type: none"> 1. The subject land is located at 8940 Jane Street. 2. The submission notes general support for transition provisions. 3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), LPAT Order is acknowledged and remains in effect. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C83	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject land is located at 8940 Jane Street. 2. The submission notes general support for transition provisions. 3. Staff have reviewed this submission and acknowledge the comment.
C84	10/28/2020	, 10 & 12 Hartman Avenue and 8307 & 8311 Islington Ave	Weston Consulting	Kevin	Bechard	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 4, 6, 10 and 12 Hardman Avenue and 8307 and 8311 Islington Avenue. 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. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C85	10/28/2020	hwy 7, 180 and 190 Maplecrete Road, 1890 Highway 7, 1	BA Group	Timothy	Arnott	Zone Standards	<ol style="list-style-type: none"> 1. The subject lands are located at 2901 Highway 7, 2951 Highway 7, 180 and 190 Maplecrete Road, 1890 Highway 7, 1 and 180 Promenade Circle. 2. The submission is requesting that the draft zoning by-law further reflect modern parking provisions and consideration for shared parking. 3. The Project Team acknowledge this comment but remain supportive of the third draft parking rates brought forward. The City will continue to monitor and review parking through the update of master planning documents and relevant by-laws, including zoning.
C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting all recent LPAT related approvals be added to the final draft ZBL. 3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates, are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), the LPAT Order is acknowledged and remains in effect.
C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting updated special provisions to reflect LPAT approval. 3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates, are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), the LPAT Order is acknowledged and remains in effect.

C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Zone Standards	<ol style="list-style-type: none"> 1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting increased clarity respecting outside storage uses, staging, and language. 3. Staff have reviewed this request and have updated outside storage requirements as a result. The final by-law distinguishes between the minimum setback to a building and storage uses.
C87	10/28/2020	0 Keele Street	Blackthorn Development Corp.	Maurizio	Ragato	Other	<ol style="list-style-type: none"> 1. The subject land is located at 0 Keele Street. 2. The submission notes no specific requests are required. 3. Staff have reviewed this submission and acknowledge the comment.
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 10150 Pine Valley Drive. 2. The submission requests clarity respecting funeral related uses. Specifically, confirming the interpretation of cemetery to include "coordination and provision of rites and ceremonies with respect to dead human bodies and provision of such other services". 3. Staff have reviewed this request. Definition respecting 'Funeral Services' amended for clarity. 10150 Pinevalley parent zone 'OS2' proposed
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 10180 & 10200 Pine Valley Drive. 2. The submission is requesting that the OS1 zone boundary be adjusted to reflect 10150 Pine Valley, in order to avoid a split zoning situation. 3. Staff have reviewed this request. At this time, staff are supportive of the third draft zones, which reflect the underlying zoning previously in effect.
C9	10/23/2020	Hamilton Subdivision	CP Proximity - Ontario	Frank	Gulas	Other	<ol style="list-style-type: none"> 1. The subject lands noted by the submission is the Hamilton Subdivision. 2. The submission notes concerns with the CP proximity and the proposed development. 3. Staff have reviewed this request. At this time, staff notes that it is in reference to Block Plan Application File BL60E2018. The Project Team will therefore direct the submission to the appropriate City staff.
Email received October 29, 2020	10/29/2020	165 Cityview Boulevard, Vaughan	Weston Consulting	Kurt	Franklin	Transition	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting confirmation respecting transition measures regarding active development applications. 3. Staff have reviewed this request. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting changes to the range of land-uses applicable to the subject land. 3. Staff have reviewed this request. At this time, staff are of the opinion that the range of land uses proposed through the Zoning By-law are appropriate on this basis. Minor revisions proposed to definitions and general provisions for the VMC.

Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are within the VMC Secondary Plan. 2. The submission is requesting a review of permitted uses respecting the VMC zones. 3. Staff have reviewed this request. The land use permissions have been reviewed for conformity with the VMC Secondary Plan. The Project Team are of the opinion that the range of land uses proposed through the Zoning By-law are appropriate on this basis. Ground unit townhouses are permitted in the V1,V2,V3 zones. Additionally, schools are permitted in the V4 zone.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of Secondary Plan policies in the built-to-zone requirements of the VMC zones. 3. Staff have reviewed this request and have made minor modifications to the general provisions applicable to the VMC zones.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Mapping	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting clarity respecting the mapping of site specific development approvals. 3. Final draft includes updates to Chapter 14 provisions including the updating of applicable text and E-figures based on recent by-laws approved by Council.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting a detailed discussion respecting zone standards, including tower floor plate, minimum amenity area, parking and built to zone requirements. 3. Staff have reviewed this request and propose minor modifications as a result. Several meetings with Smart Centres were held to incorporate feedback. As a result, various amendments to definitions and VMC provisions are included in the final draft.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting modifications to reflect recent development approvals. 3. The Project Team acknowledges this comment. Chapter 14 amended as a result of recent by-laws approved by Council
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting an update to recent site specific approvals. 3. The Project Team acknowledges this comment and propose minor updates to chapter 14 as a result
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of minor refinements to various defined terms. 3. The Project Team acknowledges this comment. Minor revisions to Chapter 3 were made to the final draft.
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting further consideration of applicable building and setback provisions, to encourage a range of unique urban design outcomes. 3. The Project Team acknowledges this comment and has made minor modification to the built-to-zone requirements to ensure appropriate interpretation of provisions

Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of various policies of the VMC Secondary Plan. 3. The Project Team acknowledges this comment. Permission for multiple townhouse dwellings permitted V1-V3. Permitting schools in 'V4'. Mapping edits to exception 14.1070 to ensure figures are as per 096-2018 (9(1445) of by-law 1-88). Clarity that a private balcony can be recognized as a portion of the a sites overall amenity space calculation. New definition for Supportive Living Facility use included in final draft (to be permitted V1-V3).
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting revisions to the VMC zone standards. 3. The Project Team acknowledges this comment and propose minor revisions to various definitions and VMC general provisions. Final draft replaces the "built to line" requirement (which improves use / functionality of built-to-zone setback requirements) with appropriate general notes applied to the Built-to-zone. Final draft deletes the restriction of ground floor residential units. Gross floor area definition amended in response.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting that the zones consider additional permitted uses. 3. The Project Team acknowledges this comment. Final draft includes additional permitted uses including a new definition for "Supportive Living Facility" use included in final draft (to be permitted V1-V3).
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting various definitions be considered. Issue of Active use frontage requirements to be reviewed. 3. The Project Team acknowledges this comment. Revisions made to definitions and general provisions respecting amenity space requirements. Active frontage requirements are based on the in effect Secondary Plan. Minor language revisions to the VMC zone general provisions have been made for improved clarity.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Transition	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting various site specific considerations which may be subject to transition. 3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C37	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Site-specific Exception	<ol style="list-style-type: none"> 1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7. 2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14). 3. The Project Team acknowledges this comment. Several revisions to Chapter 14 were made to reflect the in effect amendments to By-law 1-88.

C37	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Proposed Zoning	<ol style="list-style-type: none"> 1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7. 2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14). 3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.
Email received November 23, 2020	11/23/2020	7973 & 7983 Islington Avenue	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 7973 and 7983 Islington Avenue. 2. The submission is requesting the lots in question be removed from the EN overlay. 3. Staff have reviewed this request. Staff have confirmed that the EN overlay has been correctly applied.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of revised provisions for the VMC zones respecting, GFA, amenity space requirements, as well as continued landmark locations. 3. Staff have reviewed this request. Staff have proposed minor modifications to the VMC zones and general provisions in response. However, landmark locations are not proposed. The pre-zoning is based on the land use precincts of the VMC Secondary Plan. Landmark locations are not identified in the VMC Secondary Plan.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Mapping	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting a mapping review within the pre-zoned VMC lands. 3. The Project Team acknowledges this comment. Mapping is as per the approved VMC Secondary Plan. Site specific approvals impacting zone boundaries will be considered on a site by site basis. Update to the upcoming VMC Secondary Plan provides an opportunity to align land use and other applicable schedules, informing the zoning for these lands. As well, existing roads are zoned rather than future or anticipated roads, which will be updated over time accordingly.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting revisions be considered to the building requirements of the VMC zones (tower floor plate, tower separation, etc.) 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. Minor revisions have been made to definitions of amenity space and gross floor area.
C60	10/28/2020	56 Woodbridge Ave, 15 Clarence St, 23 Clarence St	EMC Group Limited	Nadia	Zucarro	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 56 Woodbridge Ave, 15 Clarence St and 23 Clarence St. 2. The submission is requesting that lands with municipal addresses of 56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street be rezoned to the Woodbridge Main Street (WMS). More specifically, the submission is requesting that 23 Clarence Street be rezoned from First Density Residential Zone (R1) and subject to the "-EN" suffix provision to the Woodbridge Main Street (WMS) through a site specific exception. 3. Staff have reviewed this request. It is noted that lands with the municipal addresses of 56 Woodbridge Avenue and 15 Clarence Street are proposed to be zoned Woodbridge Main Street (WMS) through the Draft Zoning By-law. Lands with the municipal address of 23 Clarence Street are proposed to be zoned First Density Residential Zone (R1) and subject to the "-EN" suffix provision. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review.

C73	10/28/2020	3300 Highway 7	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The subject land is located at 3300 Highway 7.</p> <p>2. The submission is requesting changes to the zoning framework applicable to the subject land</p> <p>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 and do not recommend rezoning the subject land through the Comprehensive Zoning By-law Review.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Bechard	Transition	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission is requesting confirmation respecting transition provisions.</p> <p>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Bechard	Site-specific Exception	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission is requesting confirmation respecting site specific amendments.</p> <p>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	Fossil Hill & Major Mackenzie	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The submission is requesting clarity respecting transition.</p> <p>2. The submission requests confirmation of the interpretation of transition measures of the new by-law.</p> <p>3. The Project Team acknowledge this comment. . Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	2180 Langstaff Road	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located at 2180 Langstaff Road.</p> <p>2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>7476 Kipling Ave</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The subject lands are located at 7476 Kipling Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>10568 Islington Ave</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The subject lands are located at 10568 Islington Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>8337-8359 Islington Ave</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The subject lands are located at 8337-8359 Islington Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>2109179 Ontario Inc.</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Other</p>	<p>1. The submission is in regards to representing the interests of 2109179 Ontario Inc. A specific property or lands are not indicated. 2. The submission is requesting continued notice regarding the status of the proposed Zoning By-law and any further public meetings and future Council meetings. 2. Staff have reviewed this request. The contact will be added to the mailing list and will be sent notice regarding the status of the proposed Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>400 Bradwick Dr.</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received October 28, 2020	10/28/2020	2141 Major Mackenzie Drive	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<ol style="list-style-type: none"> 1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27. 2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial use. 3. Staff have reviewed the request. At this time, staff remain supportive of requirements as proposed through the Third Draft Zoning By-law.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Transition	<ol style="list-style-type: none"> 1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27. 2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial uses and uses previously defined and permitted under by-law 1-88 a.a. 3. Staff have reviewed the request. Minor revisions made to the definitions and permitted uses to assure further consistency with existing C4 Zone uses.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27. 2. The submission is requesting site specific uses currently permitted be reviewed. 3. The Project Team acknowledges this comment. Revisions made to NC zone and definitions which ensure many existing uses in commercial neighbourhood zones are captured in chapter 3.
C63	10/28/2020	10489 Islington Ave	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 10489 Islington Avenue. 2. The submission is requesting clarity among permissions respecting 10489 Islington. 3. The Project Team acknowledges this comment. The final KMS zone intend to address the comments received.
Email received October 29, 2020	10/29/2020	170 Doughton Road	KLM Planning Partners	Mark	Yarranton	Other	<ol style="list-style-type: none"> 1. The subject lands are municipally known as 170 Doughton Road. 2. The submission requests review of chapter 14 respecting these lands. 3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.

<p>Email received October 28, 2020</p>	<p>10/29/2020</p>	<p>7933 Huntington Road & 475,549,379,401 Bowes Road</p>	<p>G&L Group</p>	<p>Pat</p>	<p>Lamanna</p>	<p>Proposed Zoning</p>	<p>1. The subject lands are located at 7933 Huntington Rd and 475, 549, 379 and 401 Bowed Rd. 2. The submission is to confirm the applicable proposed zoning for the applicable lands. 3. Staff have reviewed this request. At this time, staff are able to confirm that the identified properties are proposed to be zoned Employment (EM).</p>
<p>C87</p>	<p>10/28/2020</p>	<p>0 Keele Street</p>	<p>Blackthorn Development Corp.</p>	<p>Maurizio</p>	<p>Rogato</p>	<p>Other</p>	<p>1. The subject lands are located at 0 Keele Street 2. The submission confirms that the proposed zoning of the subject lands is Parkway Belt Public Use Zone (PB1) and subject to exception zone 662. The submission notes that no specific comments regarding the proposed zoning of the subject lands are offered at this time. The submission requests notice of any updates or matters related to the Zoning By-law Review, including Notice of Decision. 3. Staff acknowledge this comment.</p>
<p>C88</p>	<p>10/28/2020</p>	<p>10150, 10180 & 10220 Pine Valley Drive</p>	<p>Blackthorn Development Corp.</p>	<p>Maurizio</p>	<p>Rogato</p>	<p>Proposed Zoning</p>	<p>1. The subject lands are located on 10150, 10180 & 10220 Pine Valley Drive. 2. The submission requests that privately owned land be zoned OS2. 3. The Project Team acknowledges this comment. Zone map changed to OS2 for 10150 Pine Valley Drive.</p>
<p>C88</p>	<p>10/28/2020</p>	<p>10150, 10180 & 10220 Pine Valley Drive</p>	<p>Blackthorn Development Corp.</p>	<p>Maurizio</p>	<p>Rogato</p>	<p>Other</p>	<p>1. The subject lands are located at 10150, 10180 and 10220 Pine Valley Drive. 2. The submission is requesting clarity if "the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services", which is contemplated under the proposed definition of "Funeral Services", would be permitted on lands with municipal address 10150 Pine Valley Drive. Staff note that this property is proposed to be zoned Public Open Space (OS1). As proposed, Funeral Services is not a permitted use in the Public Open Space (OS1) zone and therefore the requested uses as detailed in the submission would not be permitted as-of-right on the subject lands. The submission further requests that 10180 and 10220 Pine Valley Drive be rezoned to Public Open Space (OS1) zone. The zoning of these lands as proposed through the Draft Zoning By-law is carried forward from Zoning By-law 1-88 as Estate Residential (RE). 3. Staff have reviewed these requests. At this time, staff do not support permitting "Funeral Services" in the Public Open Space (OS1) zone. Further, staff do not support rezoning 10180 and 10220 Pine Valley Drive to the Public Open Space (OS1) zone through the Zoning By-law Review.</p>
<p>C61</p>	<p>10/28/2020</p>	<p>78 Trowers Road</p>	<p>KLM Planning Partners</p>	<p>Roy</p>	<p>Mason</p>	<p>Land Use Permissions</p>	<p>1. The subject lands are located at 78 Trowers Road. 2. The submission requests confirmation of the applicability of transition provisions (section 1.6). 3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

C52	10/27/2020	8810 and 8820 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 8810 and 8820 Jane Street. 2. The submission is requesting changes to requirements for the Prestige Employment (EM1) zone. 3. Staff have reviewed this request. At this time, staff remain supportive of the Prestige Employment (EM1) requirements as proposed through the Third Draft Zoning By-law.
C52	10/27/2020	8520 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 8520 Jane Street. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of zoning the subject lands Prestige Employment (EM1) in conformity with the 2010 Vaughan Official Plan.
C52	10/27/2020	East side of Jane Street, east to Kayla Crescent	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at the east side of Jane Street, east to Kayla Crescent. 2. The submission is requesting changes to the proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning of the Third Draft Zoning By-law and do not support a rezoning of the subject lands.
C52	10/27/2020	3603 Langstaff Road	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 3602 Langstaff Road. 2. The submission is requesting clarification if a supermarket is a permitted use for the General Commercial (GC) Zone. 3. Staff have reviewed this request and confirmed that a Supermarket is established as a permitted use as per Table 9-2 in the General Commercial (GC) Zone by the proposed Zoning By-law.
C52	10/27/2020	310, 330 & 346 Millway Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 310, 330 and 347 Millway Road. 2. The submission is requesting more permissive zoning framework that would permit additional land uses on the subject lands. The submission is further requesting that the maximum GFA of supportive commercial uses be carried forward from Zoning By-law 1-88. 3. Staff have reviewed this request. At this time, staff remain supportive of proposed permitted uses and lot and building requirements in the Prestige Employment (EM1) zone.
C52	10/27/2020	9796 Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 9796 Dufferin Street. 2. The submission is requesting that Exception Zone 54 identify the existing uses on the subject property. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed exception zone applicable to the subject lands and do not propose any modifications.
C52	10/27/2020	9828 Dufferin Street	KLM Planning Partners	Roy	Mason	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is located at 9828 Dufferin Street. 2. The submission acknowledges the proposed zoning and notes that the lands may ultimately developed in accordance with the policies of the City's official plan. 3. Staff have reviewed this request and acknowledge this comment.
C52	10/27/2020	North side of Valley Vista Drive, east side of Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street. 2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning. 3. Staff have reviewed this request and acknowledge this comment. .

C52	10/27/2020	North side of Valley Vista Drive, east side of Dufferin Street	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street.</p> <p>2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning.</p> <p>3. Staff have reviewed this request and acknowledge this comment. .</p>
C52	10/27/2020	2067 & 2077 Rutherford Road and 696 Westburne Drive	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject lands are located at 2067 & 2077 Rutherford Road and 696 Westburne Drive.</p> <p>2. The submission requests consideration of permitted uses for the subject lands as a result of the zoning change to GMU.</p> <p>3. The Project Team acknowledges this comment. The GMU zone is designed to provide for a full range of uses permitted by the VOP 2010.</p>
C52	10/27/2020	2067 & 2077 Rutherford Road and 696 Westburne Drive	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject lands are located at 2067 & 2077 Rutherford Road and 696 Westburne Drive</p> <p>2. The submission requests consideration of permitted uses for the subject lands as a result of the zoning change to GMU.</p> <p>3. The Project Team acknowledges this comment. The GMU zone is designed to provide for a full range of uses permitted by the VOP 2010. The use of 'E' in the permitted use tables provides for legally existing uses to maintain and be replaced without becoming legal non-conforming.</p>
C52	10/27/2020	South Side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive	KLM Planning Partners	Roy	Mason	Official Plan Conformity	<p>1. The subject land is located at the south side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive.</p> <p>2. The submission is requesting consideration regarding the site specific exception application to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the site specific exception applicable to the subject lands as proposed through the Third Draft Zoning By-law.</p>
C46	10/28/2020	105 and 131 Four Valley Road	KLM Planning Partners	Roy	Mason	Transition	<p>1. The subject land is located at 105 Four Valley Road.</p> <p>2. The submission is requesting clarification regarding transition provisions.</p> <p>3. Staff have reviewed this request and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C46	10/28/2020	105 and 131 Four Valley Road	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject land is located at 105 Four Valley Road.</p> <p>2. The submission is requesting consideration for a site specific exception.</p> <p>3. Staff have reviewed this request and acknowledge this comment. Active applications for re-zoning are subject to transition. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received on October 28, 2020	10/28/2020	North side of Woodbridge Ave and west of Kipling Ave	Larkin + Land Use Planners Inc.	Aaron	Gillard	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at the north side of Woodbridge Avenue and west of Kipling Avenue. 2. The submission is requesting consideration regarding the Utility (U) Zone applicable to the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the Utility (U) Zone applicable to the subject lands as proposed by the Third Draft Zoning By-law.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood. 2. The submission is requesting that "Assisted Living Facility", "Group Home/Congregate Care", and "Respite Care" uses be permitted through Parts 7 and 11 of the Draft Zoning By-law. 3. Staff have reviewed this request and acknowledge this comment.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood. 2. The submission is requesting that definitions be added to Part 3 of the Draft Zoning By-law for "Assisted Living Facility", "Group Home/Congregate Care", and "Respite Care". 3. Staff have reviewed this request and acknowledge this comment.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood. 2. The submission is requesting that lands subject to exception zone 1100 be rezoned from Agricultural (A) to Major Institutional (I1). 3. Staff have reviewed this request and acknowledge this comment.
Email received October 29, 2020	10/28/2020	52 Forest Circle Court	Vaughanwood Ratepayers Association	Mary	Mauti	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 52 Forest Circle Court. 2. The submission details Vaughanwood Ratepayers Association's position that the zoning of the "small areas between Islington and Wigowss Avenue on Highway 7" remain residential in nature. The submission notes the Association's opposition to intensification of these lands due to "geographical area" and "safety reasons along Highway 7". The submission further states that building height should "remain only for the built [sic] of a residential home". 3. Staff have reviewed this submission and note that the identified lands are subject to an active application under the Planning Act. Staff will therefore forward this comment to the appropriate City staff who are assigned to that file.
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is located south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400 2. The submission is requesting that the VMC zone requirements be modified to align further with the Secondary Plan. 3. Staff have reviewed this request and acknowledge this comment. However, staff are of the opinion that the mapping proposed conforms to the Secondary Plan.
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Transition	<ol style="list-style-type: none"> 1. The subject land refer to on-going development applications in the Southwest Quadrant of the VMC Secondary Plan. 2. The submission is requesting clarification respecting transition. 3. Staff have reviewed this request and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located within the VMC Secondary Plan area. 2. The submission is requesting that the by-law reflect permissions of by-law 092-2020 and 052-2019. 3. Staff have reviewed this request and acknowledge this comment.

C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Other	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting changes to the updated parking rates.</p> <p>3. Staff have reviewed this request. At this time, staff remain generally supportive of the proposed parking rates, including implementing minimum parking rates, for the Vaughan Metropolitan Centre as proposed in the Third Draft Zoning By-law. However, the final draft amends the minimum residential parking from 0.6 spaces per dwelling to 0.4 spaces per dwelling unit.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	General or Specific Use Provisions	<p>1. The subject lands refer to "landmark locations" as shown in By-law 1-88, within the boundaries of the VMC Secondary Plan.</p> <p>2. The submission requests to carry forward landmark site permissions directly from 1-88 a.a.</p> <p>3. The Project Team acknowledge this comment. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting changes to the zone standards applicable to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zone standards for the Vaughan Metropolitan Centre (VMC) Zones, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Defined Terms or Definitions	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting reconsideration of specific defined terms or definitions.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the defined terms, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Land Use Permissions	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting reconsideration of permitted land uses applicable to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the permitted uses within the VMC Zones, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Proposed Zoning	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission requests reconsideration of the proposed zoning framework for the Vaughan Metropolitan Centre (VMC) zones to more appropriately implement the policies of the Vaughan Metropolitan Centre Secondary Plan.</p> <p>3. Staff have reviewed this request. At this time, the Project Team remain supportive of the proposed zoning framework for the Vaughan Metropolitan Centre (VMC) zones, which has been informed through extensive consultation with landowners, consultants, the public, and various City departments to develop a zoning framework that advances the City's plan for the VMC as envisioned by the VMCSPP.</p>

<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>1150 Centre Street</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Proposed Zoning</p>	<p>1. The subject lands are located at 1150 Centre Street. The submission requests an update to the zoning by-law based on an LPAT order related to the subject lands 2. The Project Team acknowledges this comment. The GMU zone offers a wide range of as-of-right permitted uses. Where the GMU zone is currently applied, mixed use development would require an application for rezoning. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. 3.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>177-197 Woodbridge Ave</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Transition</p>	<p>1. The subject lands are located at 177-197 Woodbridge Ave. The submission requests that the by-law be updated to reflect the on-going LPAT hearing process respecting the subject lands. 2. The Project Team acknowledge this comment and can confirm that Transition is applicable to re-zoning applications and Official Plan amendments required. The LPAT approval is subject to section 1.6 and will remain in effect until such time as a site specific by-law is brought forward with the full details of the site. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. 3.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>5317 Highway 7</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Land Use Permissions</p>	<p>1. The subject lands are located at 5317 Highway #7. The submission requests a review of permitted uses respecting the full range of uses described by VOP 2010 , including residential uses. 2. The City is supportive of the zones proposed as pre-zoning was not considered through this review/consultation. It is anticipated that a zoning by-law amendment may still be required to achieve the full range of uses contemplated by the VOP 2010. The zoning by-law can be more restrictive than the Official Plan, however, cannot be more permissive. 3.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>5317 Highway 7</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Site-specific Exception</p>	<p>1. The subject lands are located at 5317 Highway #7. 2. The submission agrees with the concept of carrying forward special provisions and uses from the existing by-law. 3. The Project Team acknowledge this comment. The review itself considers conformity to VOP 2010.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>7887 Weston Rd</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Transition</p>	<p>1. The subject lands are located at 7887 Weston Road. 2. The submission requests confirmation respecting Transition provisions (section 1.6). 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received October 27, 2020	10/27/2020	7725 Jane Street	Davies Howe	Monica	Khemraj	Official Plan Conformity	<ol style="list-style-type: none">1. The subject property is located at 7725 Jane Street.2. The submission requests that the open space portion of the proposed zoning be amended to reflect current commercial uses on the lands that are zoned open space.3. Staff have reviewed these comments and support the third draft. The OS portion of the lands are based on the approved Secondary Plan precincts. Staff have confirmed that the pre-zoning for the subject lands are in conformity with the Secondary Plan.
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