

**C5**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: Emailing: Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021  
**Date:** June-11-21 11:34:38 AM  
**Attachments:** [Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021.pdf](#)

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-----Original Message-----

From: Roy Mason <RMason@KLMPlanning.com>  
Sent: Monday, June 07, 2021 3:03 PM  
To: Clerks@vaughan.ca  
Cc: Bill Kiru <Bill.Kiru@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; lucio polsinelli [REDACTED]  
[REDACTED]; 'Albert Vitullo' <albert@canvasdevelopments.ca>  
Subject: [External] Emailing: Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021

Todd Coles:

Attached you will find a letter submitted on behalf of Canvas Developments addressing the City of Vaughan Comprehensive Zoning By-law which is scheduled to go to Committee of the Whole on June 8, 2021 (Item No. 8). Please ensure that the letter is received by the Committee of the Whole at their meeting.

Best regards

KLM Planning Partners Inc.

Roy Mason

Your message is ready to be sent with the following file or link attachments:

Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021

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June 7, 2021

Office of the Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Mr. Todd Coles

Dear Sir:

**RE: City of Vaughan Comprehensive Zoning By-law Review – June 8, 2021  
Committee of the Whole – Agenda Item 8**

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Further to my letter dated October 27, 2020, on behalf of Canvas Developments, for the Public Meeting held on October 29, 2020, I wish to advise that the comments and concerns contained in my October 27, 2020 letter addressing various Canvas Development properties remain valid. Also, further to our initial October 27, 2020 request to meet with staff it is requested that staff be directed to meet with my client in order to resolve the concerns prior to the comprehensive zoning by-law being passed by Council.

For ease of reference I have incorporated the October 27, 2020 comments for the various properties into this letter as follows:

1. 8810 and 8820 Jane Street – The proposed new EM1 zone category is less permissive than the EM1 zoning under By-law 1-88, as amended. In particular, commercial and accessory and ancillary retail uses have been removed or scaled back. My client would like the proposed EM1 zone category to better reflect the previous EM1 permissions by including supporting commercial uses such as restaurants, health centres, and service shops and allow accessory and ancillary retail sales to 30% of GFA to a maximum of 930 square metres, as previously permitted. In addition, given Jane Street as a potential major transportation corridor the lands in this vicinity of Jane Street should be considered for uses that complement the enhanced transportation infrastructure.

2. 8520 Jane Street – The new zoning by-law will rezone the subject property from C7 - Service Commercial to EM1 Prestige Employment. This is a drastic change and would create numerous non-conformities on this property. It is requested that Vaughan planning staff consider implementing either a new zone category consistent with the existing C7 category or provide permitted use exceptions to the new EM1 zoning as it applies to this property. In addition, given Jane Street as a potential major transportation corridor the lands in this vicinity of Jane Street should be considered for uses that complement the enhanced transportation infrastructure.
3. East side of Jane Street, east to Kayla Crescent – The new zoning by-law will rezone these two parcels from C2(H0 Neighbourhood Commercial to GMU (H) General Mixed Use and from RV4 to R4A(EN)-755, respectively. The R4A(EN) zoned property should not be restricted to Institutional and Recreational uses only. Both parcels should be considered for a higher density residential zone category given location of the parcels on Jane Street directly across from Wonderland, also given the fact that Jane Street is main transit corridor leading directly to the new subway station located in the north east quadrant of Jane Street and Highway 7.
4. 3603 Langstaff Road – The new zoning by-law will replace the existing C4 -Neighbourhood Commercial to GC-592 – General Commercial. While Exception #592 permits an Automotive Retail Store as an additional permitted use, the GC zone category does not permit a Supermarket, as previously permitted under the C4 zone category.
5. 310, 330 & 346 Millway Road - The proposed new EM1 zone category is less permissive than the EM1 zoning under By-law 1-88, as amended. In particular, commercial and accessory retail uses have been removed or scaled back. My client would like the proposed EM1 zone category to better reflect the previous EM1 permissions by including supporting commercial uses such as restaurants, health centres, and service shops and allow accessory retail sales to 30% of GFA to a maximum of 930 square metres, as previously permitted. Given the proximity of these lands to the walkable subway stop further discussion is warranted regarding future land uses.
6. 9796 Dufferin Street – The proposed zoning by-law will rezone the subject lands from A – Agricultural to A – Agricultural and RE-54 Residential Estate. The new zoning permits one single family detached dwelling and allows the existing on site uses to continue. It may be beneficial to specify the existing uses on the subject property through the Exceptions.
7. 9828 Dufferin Street – The new by-law zones the subject property A -Agricultural which is consistent with the previous A - Agricultural zone category under By-law 1-88, as amended. The A – Agricultural zone category effectively services as a holding category until such time as the lands are developed in accordance with the provisions of the Official Plan.

8. North side of Valley Vista Drive, east side of Dufferin Street – The proposed RM2-899 zoning replaces the RA3(H) zoning of By-law 1-88, as amended. The new RM2 zone category permits a variety of residential uses, and Exception #899 provides for a broad range of commercial uses, which appear to be acceptable provided the zoning standards are consistent with the previous zoning.
  
9. 2067 & 2077 Rutherford Road and 696 Westburne Drive – The proposed zoning by-law will zone the lands GMU – 781 - General Mixed Use from the C7 – Service Commercial zone category under Zoning By-law 1-88, as amended. Exception #781 incorporates the provisions of the site plan approved for 2077 Rutherford Road.  
The GMU permitted uses are similar to the uses permitted under the C7 zone category, but it seemingly only permits a banquet hall on Lot 21, RP 65M-2795, and only permits automotive related uses if they are legally existing at the timing of the new zoning by-law. In addition, accessory retail sales will not be permitted on Lot 22, RP 65M-2795. The omitted uses should be included under the exceptions in the new zoning by-law. It should be noted that Council has supported the conversion of these lands from employment use to residential use, and while it is acknowledged that the Official Plan has yet to be amended to reflect the conversion, this should be considered when determining appropriate uses for these lands, in view of the MTSA designation in support of the Rutherford GO Station hub.
  
10. South Side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive – The existing zoning is C7 – Service Commercial. The proposed zoning by-law zones the easterly 1/3 of the lands GMU - General Mixed Use, and the westerly 2/3rds of the lands GMU-533. Exception #533 allows motor vehicle repair on repair on the north east corner of Lot 2, RP 65M-2167, and an accessory drive-through with a restaurant use. It should be noted that these lands are within a Regional intensification corridor, which may include higher density residential uses and supports the implementation of Regional and local transit infrastructure. As such, the new zoning category should be more reflective of higher intensity uses permitted in the Official Plan.

Again, my client requests an opportunity to meet with City of Vaughan Planning staff in order to discuss potential additional appropriate land uses and development standards in order to ensure that the new zoning by-law is acceptable prior to being passed by Council.

Please ensure that this letter is received by the Committee of the Whole at their meeting on June 8, 2021, 1PM, Agenda Item 8 – City Wide Comprehensive Zoning By-law.

Yours very truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read 'Roy Mason', with a long horizontal flourish extending to the right.

Roy Mason

cc: Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Bill Kiru, Acting Director of Development Planning  
Mayor and Members of Council  
Lucio Polsinelli, c/o Canvas Developments