

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the following entities, being the respective owners of the referenced properties in the City of Vaughan (collectively, the “Properties”):

- i. Stellex Properties Inc., being the owner of 10481 Highway 50 (PIN 033210046);
- ii. 2268005 Ontario Limited, being the owner of N/A Highway 50 (PIN 033210058);
- iii. Guscon Mackenzie GP Inc., being the owner of 7050 Major Mackenzie Drive (PIN 033210227); and
- iv. Gusgo Holdings Ltd., being the owner of 7050 Major Mackenzie Drive (PIN 033210212).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

The New ZBL proposes to rezone the Properties, in part, to FD, FD-402, and EP. The FD (Future Development) Zone’s stated purpose is to permit only existing uses, limit the building envelope, and require a planning application to amend the by-law in order to evaluate a proposal for urban development.



In our respectful submission, the proposed zoning of the Properties in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. In general, the FD Zone is overly restrictive and limiting in its purported permissions, or lack thereof;
- ii. The New ZBL fails to reflect prior approvals and decisions of the (then) Ontario Municipal Board, respecting part of the Properties;
- iii. The Properties do not contain any environmental features worthy of the extent of the proposed EP zoning in the New ZBL;
- iv. The New ZBL does not conform with the Vaughan Official Plan, applicable Secondary Plan, and the York Official Plan;
- v. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- vi. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- vii. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.

### **Request**

We respectfully request that Committee and Council direct staff to engage our clients in discussions relating to our specific concerns and the appropriate zoning of the Properties in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Clients