

**C15**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Matthew Di Vona](#)  
**To:** [Brandon Correia](#); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] City-Wide Comprehensive Zoning By-law Review - COW Meeting June 8, 2021 (Item 8)  
**Date:** June-07-21 4:53:47 PM  
**Attachments:** [PastedGraphic-4.png](#)  
[ATT00001.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-1.pdf](#)  
[ATT00002.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-2.pdf](#)  
[ATT00003.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-3.pdf](#)  
[ATT00004.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-4.pdf](#)  
[ATT00005.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-5.pdf](#)  
[ATT00006.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-6.pdf](#)  
[ATT00007.htm](#)

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Dear Mr. Correia and Clerks -

Please find attached our correspondence of today's date.

Kind regards,  
M.

**Matthew A. Di Vona**

**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 owner of lands legally described as PT LOT 9 CON 9 (VGN), PT 6 65R29429, EXCEPT PT 1 EXPRO PL YR2226983, in the City of Vaughan (the “Property”).

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**

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

- i. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- ii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iii. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- iv. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.



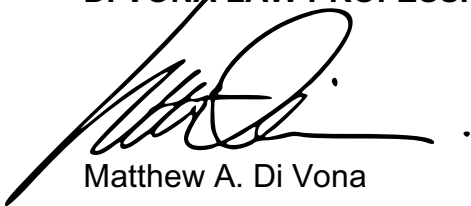
## **Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property 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

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June 7, 2021

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2141 Major Mackenzie Drive  
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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 owner of lands legally described as PT LT 26 CON 3 VAUGHAN AS IN VA41897, in the City of Vaughan (the “Property”).

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**

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

- i. The New ZBL does not reflect the prior approvals by the LPAT relating to the Property;
- ii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- iii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iv. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- v. 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 client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

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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 owner of lands legally described as PT LOT 26, CON 2 VAUGHAN (WEST 100 ACRES MORE OR LESS) EXCEPT PT 1, 65R10540, PTS 3 & 4, 65R14739, PT 1, PL D965, PT 1, D968 & PT 1, D969; PT LT 27 CON 2 VAUGHAN AS IN R355117(SECONDLY); PCL 4-1 SEC 65M2597; BLK 4 PL 65M2597; PT LOT 26 CON 2 (VGN), PT 1, 65R10431, EXCEPT PT 2, 65R10540 & EXCEPT PT 1, EXPROP PL D967, in the City of Vaughan (the “Property”).

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**

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

- i. The New ZBL does not reflect the prior approval by the LPAT relating to the Property;
- ii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- iii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans. In particular, the New ZBL does not incorporate the permissions within the *Oak Ridges Moraine Conservation Plan*, as it relates to small-scale commercial, industrial, and institutional uses, on the Property;



- iv. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- v. 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 client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

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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 owner of lands legally described as PT LT 19 CON 8 VAUGHAN AS IN VA66140 EXCEPT PT 3 MISC PL R587279, PT 11 EXPROP PL R464429 AND EXCEPT PTS 1 & 2, EXPROP. PL YR2372503, in the City of Vaughan (the “Property”).

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**

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

- i. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- ii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iii. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- iv. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.





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2141 Major Mackenzie Drive  
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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 owner of lands legally described as PT LOT 17 CON 3 VGN PT 1, 65R5194 EXCEPT PT 2, 65R29377, in the City of Vaughan (the “Property”).

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**

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

- i. The New ZBL does not reflect the prior approvals by the LPAT relating to a part of the Property;
- ii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- iii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iv. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- v. 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 client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

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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 respective owners of lands legally described as PT LT 29 CON 2 VAUGHAN; PT LT 30 CON 2 VAUGHAN PTS 1-8 64R6003 EXCEPT PT 3 EXPROP PL R602558 ; S/T VA41581 PARTIALLY RELEASED BY R283556; S/T VA82915; PT LT 31 CON 2 VAUGHAN AS IN R276312 EXCEPT PTS 1 & 2 EXPROP PL R602587; PART OF LOT 31 CONCESSION 2 PART 2; VAUGHAN ON PLAN 65R-31874; PT NE1/4 LT 30 CON 2 VAUGHAN AS IN R364765 EXCEPT PTS 1 & 2 65R17688; and, PT LOT 30, CON 2 PT 1, 65R7855; SAVE AND EXCEPT PT 1, 65R32323 AND PTS 1 TO 11, 65R31771, in the City of Vaughan (the “Property”).

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**

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

- i. The New ZBL does not reflect the prior approvals and decisions by the OMB relating to various parts of the Property;
- ii. The New ZBL does not reflect the prior Minister’s Order dated February 3, 2015, relating to part of the Property;
- iii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;



- iv. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- v. The New ZBL is not consistent with applicable Provincial Policy Statements;
- vi. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3; and
- vii. The New ZBL does not appropriately zone abutting lands, legally described as PART OF LOT 31 CONCESSION 2 VAUGHAN, PART 1 ON PLAN 65R-31874, in the City of Vaughan.

### **Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property 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,

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