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

From:	Tarah Coutts
To:	Clerks@vaughan.ca
Cc:	Tom Halinski; Sidonia Tomasella; Tony Medeiros; Victor Chan; Michael Bissett
Subject:	[External] 100 Steeles Avenue West - Correspondence RE: City-Wide Comprehensive Zoning By-law (Agenda Item 8)
Date:	June-08-21 11:09:56 AM
Attachments:	100 Steeles Ave_Letter re_City of Vaughan City Wide ZBL.pdf

Good morning,

Please see attached the correspondence on behalf of the owners of the property at 100 Steels Avenue West, in response to Item 8 of today's Committee of the Whole Meeting Agenda (Tuesday June 8, 2021).

If you can please confirm receipt of the attached.

Best,

Tarah Coutts
Land Use Planner

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Tom Halinski
Direct: 416.865.7767
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June 8, 2021

BY EMAIL (clerks@vaughan.ca)

Our File No. 144666

Mayor Bevilacqua and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

Re: Committee of the Whole Meeting, Tuesday June, 8, 2021 – Item 8
Report on City-Wide Comprehensive Zoning By-law
100 Steeles Avenue West, City of Vaughan

We are the solicitors for Development Group (100 SAW) Inc., the owner of the property municipally known as 100 Steeles Avenue West, in the City of Vaughan (the "**Property**").

On January 28, 2020, our client submitted applications for an Official Plan amendment, Zoning By-law amendment and draft plan of subdivision (collectively, the "**Applications**") respecting the Property. The purpose of the Applications is to permit the redevelopment of the Property with a mixed use development that will reintroduce residential and commercial uses to the Yonge Steeles Corridor. We subsequently appealed these Applications on October 6, 2020, on behalf of our client due to Council's failure to make a decision. The Tribunal Case Number associated with our client's appeals is PL200473.

The Applications and subsequent appeals were processed and considered in the context of the City's existing Official Plan policies and zoning regulations.

We are writing to confirm our understanding that pursuant to Section 1.6.3.3 and Schedule A, Map 19 (enclosed) of the draft Zoning By-law 2021-01 ("**By-law 2021-01**"), the Property shall not be subject to By-law 2021-01. Furthermore, as outlined in the Committee of the Whole Staff report dated June 8, 2021, the Property is encompassed within the Yonge Steeles Centre Secondary Plan ("**YSCSP**") area which is to be zoned at a later date following a decision of the Ontario Land Tribunal (formerly, the Local Planning Appeal Tribunal). Pursuant to the above, we support the Property being removed from By-law 2021-01.

Kindly provide the undersigned with notice of any further public meetings with respect to the new Draft By-law and the passage of same. Should you require any further information, please do not hesitate to contact the undersigned or Sidonia Tomasella at stomasella@airdberlis.com.

Yours truly,

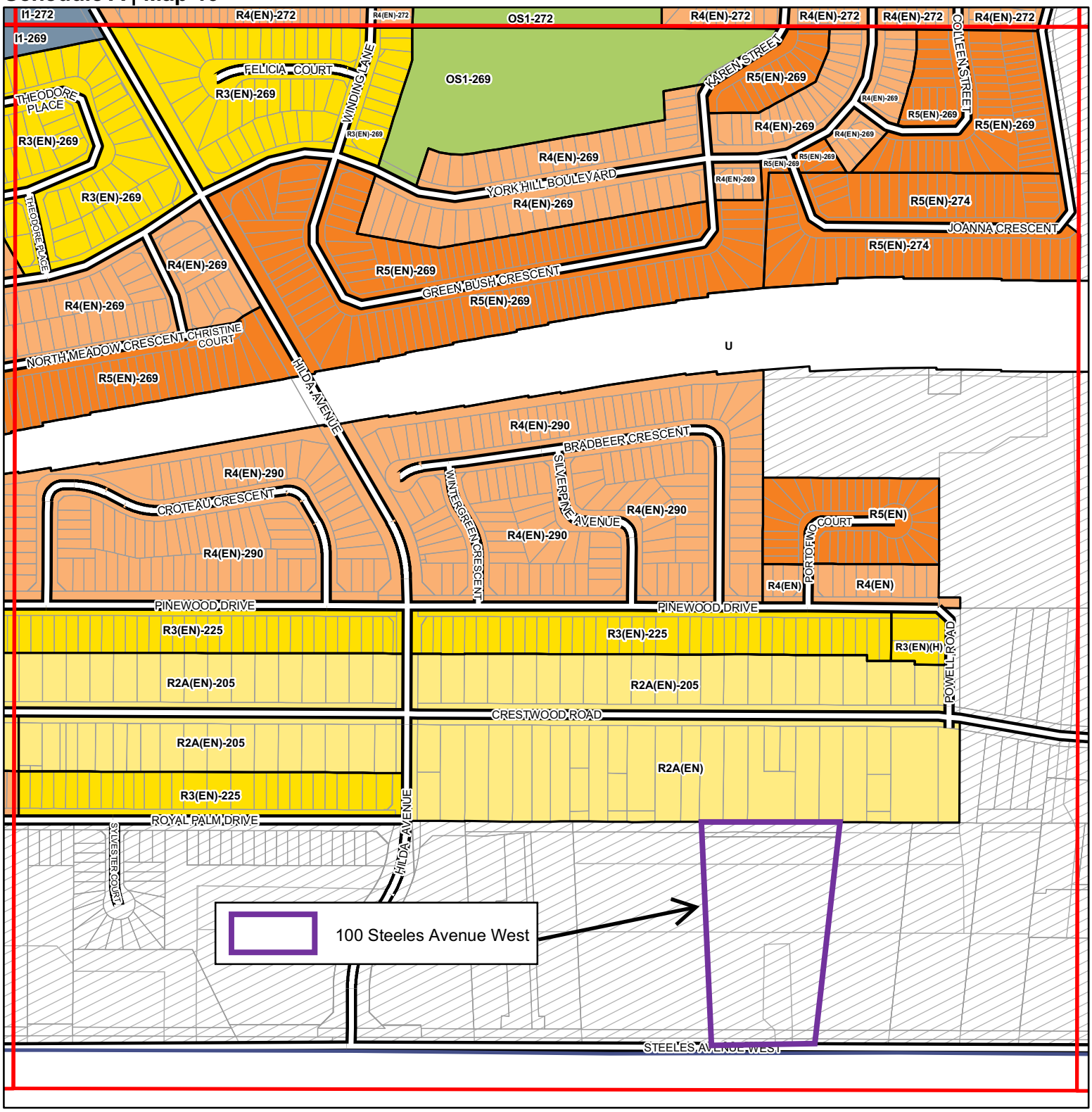
AIRD & BERLIS LLP

Tom Halinski

TH/SJT/TC/cg
Encl.

Zoning By-law 01- 2021

Schedule A | Map 19



Conservation, Open Space and Agricultural Zones

- **A** (Agriculture Zone)
- **OS1** (Public Open Space Zone)
- **OS2** (Private Open Space Zone)
- **EP** (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- **V1** (Station Precinct Zone)
- **V2** (South Precint Zone)
- **V3** (Neighbourhood Precint Zone)
- **V4** (Employment Precint Zone)

Residential Zones

- **R1** (First Residential Zone)
- **R2** (Second Residential Zone)
- **R3** (Third Residential Zone)
- **R4** (Fourth Residential Zone)
- **R5** (Fifth Residential Zone)
- **RT** (Townhouse Zone)
- **RM1** (Multiple Residential Zone 1)
- **RM2** (Multiple Residential Zone 2)
- **RE** (Estate Residential Zone)

Commercial Zones

- **GC** (General Commercial Zone)
- **NC** (Neighbourhood Commercial Zone)
- **CC** (Convenience Commercial Zone)
- **SC** (Service Commercial Zone)

Mixed-Use Zones

- **LMU** (Low-Rise Mixed-Use Zone)
- **MMU** (Mid-Rise Mixed-Use Zone)
- **HMU** (High-Rise Mixed-Use Zone)
- **GMU**(General Mixed-Use Zone)
- **CMU** (Community Commercial Mixed-Use Zone)

- **EMU** (Employment Commercial Mixed-Use Zone)
- **KMS** (Main Street Mixed-Use - Kleinburg Zone)
- **MMS** (Main Street Mixed-Use - Maple Zone)
- **WMS** (Main Street Mixed Use - Woodbridge Zone)

Employment Zones

- **EM1** (Prestige Employment Zone)
- **EM2** (General Employment Zone)
- **EM3** (Mineral Aggregate Operation Zone)

These lands shall not be subject to Zoning By-law 2021-01

Other Zones

- **I1** (General Institutional Zone)
- **I2** (Major Institutional Zone)
- **U** (Utility Zone)
- **FD** (Future Development Zone)
- **PB1** (Parkway Belt Public Use Zone)
- **PB2** (Parkway Belt Complementary Use Zone)
- **PB3** (Parkway Belt West Recreational Zone)

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17	18	**19**	20

Final: May, 2021

the provisions of Zoning By-law 1-88, as amended, as it read on the effective date of this By-law, provided that the building permit application satisfies the following requirements:

a. The building permit application was deemed a complete application in accordance with the Building Code Act; and

b. All information is provided to allow for a zoning review to be undertaken.

This By-law includes provisions that allow for various applications that are currently being processed by the City to proceed without having to comply with this new Zoning By-law. The reader should contact the City if there are questions about how this by-law might affect any in-process applications. Only in-process applications that meet the requirements of this section will be eligible for exemption from this new Zoning By-law. Any new applications submitted after the passing of this By-law will have to be in compliance with this By-law.

1.6.2 Planning Act Approvals

1. The requirements of this By-law do not apply on a lot where a minor variance to Zoning By-law 1-88, as amended, was authorized by the Committee of Adjustment of the City or the Ontario Municipal Board or Local Planning Appeal Tribunal on or after January 1, 2015 and on or before the effective date of this By-law and a building permit has not yet been issued.
2. The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the City or the Ontario Municipal Board or Local Planning Appeal Tribunal on or after January 1, 2015 and on or before the effective date of this By-law and a building permit for the applicable project has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.
3. The requirements of this By-law do not apply to a lot where a conditional or final site plan approval has been granted by the City or the Ontario Municipal Board or Local Planning Appeal Tribunal on or after January 1, 2015 and on or before the effective date of this By-law and a building permit has not yet been issued.

1.6.3 Planning Applications in Process

1. The requirements of this By-law do not apply to prevent the erection or use of a building or structure for which an application for a minor variance has been filed on or before the effective date of this By-law, provided:

   a. The minor variance application is deemed complete in accordance with the City of Vaughan Official Plan, 2010;

   b. The minor variance application was in compliance with Zoning By-law 1-88, as amended, except for the aspects of Zoning By-law 1-88, as amended, that are subject to the minor variance application;

   c. The minor variance approval is subject to Section 45 of the *Planning Act* and receives final approval in the context of Zoning By-law 1-88, as amended; and

d. Any building permit issued after final approval of the minor variance complies with the provisions of Zoning By-law 1-88, as amended, as it read on the date the application was deemed complete and in accordance with the final approved minor variance.

2. The requirements of this By-law do not apply to prevent the erection or use of a building or structure for which an application for site plan approval has been filed on or before the effective date of this By-law, provided:

   a. The site plan application is deemed complete in accordance with the City of Vaughan Official Plan, 2010;

   b. The site plan application was in compliance with Zoning By-law 1-88, as amended, and any applicable finally approved minor variances, including minor variances qualified by Section 1.6.3.1; and,

   c. Any building permit issued after final approval of the site plan that complies with the provisions of Zoning By-law 1-88, as amended, and is in accordance with any final minor variances.

3. The requirements of this By-law do not apply to prevent the approval of any minor variance, site plan, plan of subdivision, consent application, part lot control exemption or plan of condominium application that has been filed on or before the effective date of this By-law, provided:

   a. The application is deemed complete in accordance with the City of Vaughan Official Plan, 2010; and,

   b. The application was in compliance with Zoning By-law 1-88, as amended, and any finally approved minor variances including minor variances qualified by Section 1.6.3.1.

4. The requirements of this By-law do not apply to a lot where the Ontario Municipal Board or Local Planning Appeal Tribunal has, on or after January 1, 2015 and on or before the passing of this By-law, granted approval in principle for a zoning by-law amendment or minor variance to Zoning By-law 1-88, a provisional consent, or conditional or final Site Plan Approval, but has decided that the final Order shall come into force or be issued at a future fixed date or upon the performance of terms imposed by the Ontario Municipal Board or Local Planning Appeal Tribunal, as the case may be, and a building permit has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title, as the case may be.