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**Communication : C 27  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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

June 7, 2021  
File 7341-3

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review  
Committee of the Whole  
7397 Islington Avenue  
City File No. DA.11.074 and Z.11.027**

Weston Consulting is the planning consultant for Capital Build Construction Management Corp., the registered owner of the lands at 7397 Islington Avenue in the City of Vaughan (herein referred to as the “subject property”). We have reviewed the final draft of the City-wide Comprehensive Zoning By-law (“CZBL”) and associated Staff Report, and provide the following comments on behalf of the landowner.

The in-force and effect City of Vaughan Zoning By-law 1-88 zones the subject property as “RR – Rural Residential Zone”. A Zoning By-law Amendment application and Site Plan application were submitted and appealed to the Ontario Municipal Board (OMB). A decision from the OMB was issued on November 29, 2017 (PL120596) to rezone the subject property to RA1 – Residential Apartment Dwelling to facilitate a 3-4 storey independent seniors’ apartment. The Decision indicated that the Board is satisfied that the revision to the 2013 approved Zoning Bylaw Amendment represents good planning and approved the project in principle, withholding its Final Order until the related Site Plan modifications have been approved by Vaughan Council and the Site Plan Agreement has been duly executed. As of October 24, 2019, the Local Planning Appeals Tribunal (LPAT), previously the OMB, has closed its file on this matter and remitted the finalization of the Zoning By-law instrument and the Site Plan Agreement back to the City for completion and final approval.

Based on our review of the final draft of the CZBL, the subject property is proposed to be zoned “RE(EN) – Estate Residential Zone (Established Neighbourhood).” The proposed zoning does not recognize the LPAT site-specific zoning for the subject lands.

We have reviewed Section 1.6 – Transition of the CZBL and recognize that there are transition provisions under Section 1.6.3 which apply to in-process planning applications that would be applicable to the subject property given the current active status of Site Development DA.11.074, as well as the LPAT approval for the site-specific Zoning By-law Amendment. It is our understanding that upon approval of the CZBL, transition provisions 1.6.3.4 will ensure that the

site-specific Zoning By-law approval for the subject lands will be incorporated into the CZBL. We are in support of this transition provision.

At this time, the owners are in the process of addressing City staff comments and finalizing the site plan. It is our expectation that once the development planning applications are complete, the City will update the CZBL to recognize the LPAT-approved site-specific Zoning By-law. It is imperative that all approved site-specific permissions be included in order to ensure that the subject lands can be developed accordingly without any future amendment to 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 Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZBL and any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Scott Plante at extension 286 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**



Sandra K. Patano, BES, MES, MCIP, RPP  
Vice President

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