



COMMUNICATION C21
ITEM NO. 9
COMMITTEE OF THE WHOLE (2)
October 13, 2021

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October 11, 2021

City of Vaughan
2141 Major Mackenzie Drive
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Attention: Hon. Mayor Bevilacqua & Members of Council

Re: Committee of the Whole – October 13, 2021
Agenda Item # 9 – City-wide Comprehensive Zoning By-law
The Corporation of the City of Vaughan
211859 Ontario Inc. C/O Canvas Developments.
Municipal Address: East side of Jane Street, east to Kayla Crescent, north of
Springside Road

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner for 211859 Ontario Inc. C/O Canvas Developments. (the “**Owner**”), the owners of the above noted lands in reviewing the Draft City-wide Comprehensive Zoning By-law (the “**CZBL**”). The lands are located east side of Jane Street, east to Kayla Crescent and immediately north of Springside Road (the “**Subject Lands**”). The CZBL proposes to rezone these two parcels from C2(H0 Neighbourhood Commercial to GMU (H) -755 General Mixed Use and from RV4 to R4A(EN)-755, respectively.

As per our previous submission of October 29, 2020; 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.

Furthermore, the CZBL should consider permitting the following uses on the Subject Lands and other appropriate locations throughout the City of Vaughan to encourage a range of housing options and the ability for residents to age in place within their communities:

- Retirement residence;
- Long term care facility
- Supportive living facility; and
- Independent living facility

We look forward to the opportunity to engage in a collaborative discussion with Council and City staff to ensure the Subject Lands are appropriately zoned.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Virtanen, MCIP, RPP
PARTNER

cc: Lucio Polsinelli, 211859 Ontario Inc. C/O Canvas Developments
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brendan Correia, Manager, Special Projects