



**COMMUNICATION C23**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

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KLM File: P-3106

October 11, 2021

City of Vaughan  
Building Standards Department  
2141 Major Mackenzie Dr W  
Vaughan, ON L6A 1T1

**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**  
**Lionston Developments Inc.**  
**City File No's. PAC.21.071**  
**Municipal Address: Cityview Boulevard, City of Vaughan**  
**Legal Description: Part of the West Half of Lot 21, Concession 5, City of Vaughan,**  
**Region of York**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner for Lionston Developments (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law (the “**CZBL**”). The lands are located north of Retreat Boulevard on the east side of Cityview Boulevard and west of Highway 400 (the “**Subject Lands**”). The Subject Lands are located within Planning Block 33 West. Several PAC meetings dealing with the Subject Lands have been held with City staff, with developments that contemplate a Hotel use. The Owner is currently readying an application for site plan approval that will include a Hotel use which is currently permitted by By-law 1-88, as amended.

We understand the City of Vaughan (the “**City**”) is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. One of the stated intents of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible.

However, with respect to currently permitted uses, we do not feel it is appropriate that uses that are currently permitted under By-law 1-88, as amended, are not carried over in the CZBL.

My client has gone through significant expense in readying their application for site plan approval that includes a Hotel use as currently permitted by By-law 1-88, however that use is not permitted under the CZBL.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure Site Plan Applications that have not been deemed complete and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

In light of the above, we request that the currently permitted uses for the Subject Lands be brought forward to CBZL to facilitate the contemplated development which includes Hotel uses or that the transition policies be revised to include lands that are subject to current PAC applications.

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

Yours truly,

**KLM Planning Partners Inc.**



Ryan Virtanen, BES, MCIP, RPP

Partner

cc: Ravi Prasher, Lionston Developments Inc.  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects