



P-2283

October 12, 2021

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**Attn: Hon. Mayor Bevilacqua & Members of Council**

**Re: Committee of the Whole – October 13, 2021  
Agenda Item # 9 – City-wide Comprehensive Zoning By-law  
City-Wide Comprehensive Zoning By-law (“CZBL”)  
The Corporation of the City of Vaughan  
Madison V!VA Bathurst Holdings Limited (Phase 2)  
Lebovic Campus Drive  
Site Development Application File: DA.19.066**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, Madison **V!VA Bathurst Holdings Limited (Phase 2)** with respect to the above noted lands (the “Subject Lands”). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned with how the proposed City-wide Comprehensive Zoning By-law may impact the Subject Lands.

Our client is anticipating imminent approvals of their ‘Simple revision to Site Development Application not requiring recirculation/Council Approval’ (Application) for the above noted lands. Furthermore, our client has relied on By-law 1-88, as amended in designing and marketing their proposed building. Their application complies with By-law 1-88, as amended, conforms to the Vaughan Official Plan 2010 and represents good planning. We are not satisfied that the new provisions will allow the registration of our clients’ Site Plans and issuance of building permits for the Subject Lands as permitted by By-law 1-88, as amended.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure in-process site plans where all building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern. Therefore, our fundamental concern is that we fail to see how the transition provisions of Section 1.6 will ensure building

permits for the Subject Lands will be processed under By-law 1-88 as the approved instruments originally intended.

In light of the above, we request that the Subject Lands be left out of the new CBZL so that the zoning permissions currently under consideration by the City for the Subject Lands and intended to implement the proposed development, are not impacted. Alternatively, we would request clear site specific exceptions that would state "The CZBL shall not apply and By-law 1-88, as amended, shall continue to apply for purposes of issuing building permits where prior to the adoption of the CZBL a notice of decision has been issued for a zoning by-law amendment application or a site plan approval application'.

Based on the foregoing, we would respectfully request that prior to adoption of the CZBL that the matter be deferred so that we may resolve our concerns with staff. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Virtanen, MCIP, RPP  
Partner

cc: Monica Dashwood, Madison VIVA Bathurst Holdings Limited.  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects