

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021**

Item 9, Report No. 46, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2021, as follows:

***By approving the following:***

- 1. THAT Vaughan Council adopt the City-wide Comprehensive Zoning By-law in substantially the same form as attached at its Council meeting of October 20, 2021 subject to the change identified in Regional Councillor Gino Rosati's members resolution of October 20, 2021, being communication 136 on the agenda;***
- 2. THAT Vaughan Council authorize the Deputy City Manager of Planning and Growth Management to make such minor adjustments to the City-wide Comprehensive Zoning By-law as may be required to give effect to the resolution, the form of which shall be subject to the Deputy City Manager, Administrative Services and City Solicitor's approval; and***
- 3. THAT Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the City-wide Comprehensive Zoning By-law notwithstanding that changes were made to the by-law after the holding of the statutory public meeting and the changes authorized by Council on October 20, 2021; and***

***By approving the following in accordance with Communication C134, memorandum from the Deputy City Manager, Planning and Growth Management, dated October 19, 2021:***

***That Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the City-wide Comprehensive Zoning By-law notwithstanding that changes were made to the by-law after the holding of the statutory public meeting and after the Committee of the Whole (2) meeting of October 13, 2021; and***

***By approving the following in accordance with Communication C136, Member's Resolution from Regional Councillor Rosati, dated October 20, 2021:***

***WHEREAS the Funeral, Burial and Cremation Services Act, 2002 ("the Act") replaced the Cemeteries Act and the City's new Zoning By-law has been updated to ensure consistency with the new Act;***

***AND WHEREAS the Act defines 'Licensed Services' to include cemetery services, crematorium services, funeral services and transfer services.***

***AND WHEREAS the City's new Zoning By-law provides a definition for 'Cemetery' to specifically permit uses allowed by the Act including a mausoleum or a columbarium and accessory uses;***

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021**

Item 9, CW Report 46 – Page 2

***AND WHEREAS Funeral Services and Funeral Establishments are compatible and incidental to Cemetery uses, all permitted, licensed and governed under the Act***

***THEREFORE, BE IT RESOLVED the City’s new Zoning By-law be amended to revise the definition of ‘Cemetery’ to also permit Funeral Services and Funeral Establishment uses, as defined, and permitted by the Act and as accessory uses to a Cemetery, as follows:***

***Cemetery: Means land that is used for the interment of human remains and may include a mausoleum or a columbarium, accessory funeral services and funeral establishment and accessory uses as permitted by the Funeral, Burial, and Cremation Services Act, 2002, S.O. 2002. Parking for Funeral Establishments shall be provided at a rate of 30 Parking Spaces for the first 100 Square Metres of Gross Floor Area (GFA) and 1 Parking Space for every 20 Square Metres of additional GFA for the Funeral Establishment; and***

***By receiving the following Communications:***

- C103. David Igelman, Design Plan Services Inc., dated October 13, 2021;***
- C104. Vanessa Opassinis, IBI Group, St. Clair Avenue West, Toronto, dated October 12, 2021;***
- C105. Christopher Cerone, Marketlane Property Management, Woodbridge Avenue, Woodbridge, dated October 12, 2021;***
- C106. Christine Halis, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;***
- C107. Mathew Halo, Weston Consulting, Millway Avenue, Vaughan, dated October 13, 2021;***
- C108. Liam O’Toole, Weston Consulting, Millway Avenue, Vaughan, dated October 13, 2021;***
- C113. Lisa La Civita, Armland Group, Dufferin Street, Concord, dated October 13, 2021;***
- C114. Joshua Papernick, Weston Consulting, dated October 14, 2021.***
- C117. Steven Pham, Weston Consulting, Millway Avenue, Vaughan, dated October 14, 2021;***
- C119. Meaghan McDermid, Davies Howe LLP, Adelaide Street West, Toronto, dated October 14, 2021;***

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

Item 9, CW Report 46 – Page 3

- C124. Annik Forristal, McMillan LLP, Bay Street, Toronto, dated October 18, 2021;**
- C125. Annik Forristal, McMillan LLP, Bay Street, Toronto dated October 18, 2021;**
- C128. Chris Barnett, Osler, Hoskin & Harcourt LLP, First Canadian Place, Toronto, dated October 19, 2021;**
- C129. Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 19, 2021;**
- C130. Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 19, 2021;**
- C131. Natalie Ast, Overland LLP, dated October 19, 2021;**
- C132. Mary Ellen Bench, Dentons Canada LLP, King Street West, Toronto dated October 19, 2021;**
- C133. Kayly Robbins, Weston Consulting, Millway Avenue, Vaughan, dated October 19, 2021; and**
- C135. Victoria Mortelliti, BiLD, Upjohn Road, Toronto, dated October 19, 2021.**

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#### **9. CITY-WIDE COMPREHENSIVE ZONING BY-LAW THE CORPORATION OF THE CITY OF VAUGHAN (REFERRED)**

**The Committee of the Whole recommends:**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 8, 2021, be approved, subject to the following amendments, in accordance with Communication C1, memorandum from the Deputy City Manager, Planning and Growth Management, dated October 1, 2021, as follows:**
  - 1. That Attachments 1,2,3,4,5,6,7 and 8 of the subject report be replaced with Attachments 1,2,3,4,5,6,7 and 8 of this memorandum; and**
  - 2. That Attachment #12 (Comment Response Matrix – Updated) and Attachment #13 (Schedule B-6: Oak Ridges Moraine Land Use) be received;**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

Item 9, CW Report 46 – Page 4

2. That staff provide a response to Mayor and Members of Council regarding the concerns of each of the speakers received at the Committee of the Whole meeting, prior to the Council meeting of October 20, 2021;
3. That the staff presentation and Communication C45, presentation material, entitled “*City of Vaughan City-wide Comprehensive Zoning By-law Review*”, be received;
4. That the following speakers and communications be received:
  1. Christine Hallis, KLM Planning Partners Inc. Jardin Drive, Concord, and Communication C12, dated October 8, 2021;
  2. Daniel Salvatore, Canadian National Railway Company, Administration Road, Concord, and Katryna Vergis-Mayo, Dentons Canada LLP, King Street West, Toronto; and
  3. Michael Larkin, LARKIN+ Land Use Planners Inc., Gorham Street, Newmarket, representing Arbor Memorial Inc., and Communication C43, dated October 12, 2021; and
5. That the following communications be received:
  - C2 Philip Stewart, Pound & Stewart Associates Limited, dated June 7, 2021;
  - C3 Philip Stewart, Pound & Stewart Associates Limited, dated March 25, 2021;
  - C4 Philip Stewart, Pound & Stewart Associates Limited, dated June 7, 2021;
  - C5 Philip Stewart, Pound & Stewart Associates Limited, dated October 28, 2020;
  - C6 Eugenio Covello, Highway 7, Vaughan, dated October 5, 2021;
  - C8 Stephen Albanese, IBI Group, St. Clair Ave. W, Toronto, dated October 8, 2021;
  - C11 Alan Heisey, dated October 12, 2021;
  - C13 Robert A. Kenedy, MacKenzie Ridge Ratepayers’ Association, Georgia Crescent, Maple, dated October 11, 2021;

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## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

Item 9, CW Report 46 – Page 5

- C16 Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 8, 2021;
- C17 Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 8, 2021;
- C18 Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 8, 2021;
- C19 Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 12, 2021;
- C21 Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 11, 2021;
- C22 Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 11, 2021;
- C23 Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 11, 2021;
- C24 Grant Uyeyama, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C25 Leo Longo, Aird & Berlis LLP, Bay Street, Toronto, dated October 12, 2021;
- C26 Mary Ellen Bench, Dentons Canada LLP, King Street West, Toronto, dated October 12, 2021;
- C27 Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C28 Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C29 Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C30 Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C31 Marshall Smith, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C32 Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;
- C33 Alistair Shields, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

Item 9, CW Report 46 – Page 6

- C34 Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;**
- C35 Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;**
- C36 Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;**
- C37 Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated October 12, 2021;**
- C38 Meaghan McDermid, Davies Howe LLP, Adelaide Street West, Toronto, dated October 12, 2021;**
- C39 Ryan Mino-Leahan and Marshall Smith, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021;**
- C40 Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 12, 2021; and**
- C41 Meaghan McDermid, Davies Howe LLP, Adelaide Street West, Toronto, dated October 12, 2021.**

#### Recommendations

Council, at its meeting of June 22, 2021 recommended the following (Item 8, Committee of the Whole, Report No. 32):

By receiving the following communications:

- C5. Roy Mason, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021;**
- C14. Matthew A. Di Vona, Di Vona Law, Bloor Street West, Toronto, dated June 7, 2021;**
- C15. Matthew A. Di Vona, Di Vona Law, Bloor Street West, Toronto dated June 7, 2021;**
- C16. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated June 7, 2021;**
- C17. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated June 7, 2021;**
- C18. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated June 7, 2021;**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

#### Item 9, CW Report 46 – Page 7

- C19. Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated June 7, 2021;
- C20. Phil Stewart, Pound and Stewart Planning Consultants, Renfrew Drive, Markham, dated June 7, 2021;
- C21. Phil Stewart, Pound and Stewart Planning Consultants, Renfrew Drive, Markham, dated June 7, 2021;
- C22. Annik Forristal, McMillan LLP, Bay Street, Toronto, dated June 7, 2021;
- C23. Annik Forristal, McMillan LLP, Bay Street, Toronto, dated June 7, 2021;
- C24. Jack Wong, Malone Given Parsons, Renfrew Drive, Markham, dated June 7, 2021;
- C26. Natalie Ast, Overland LLP, Yonge St, Toronto, dated June 7, 2021;
- C29. Andrew Palumbo, MHBC Planning, Urban Design & Landscape Architecture, Weston Road, Woodbridge, dated June 8, 2021;
- C30. John Alati, Davies Howe LLP, Adelaide Street West, Toronto, dated June 8, 2021;
- C32. Tarah Coutts, Aird & Berlis LLP, Bay Street, Toronto, dated June 8, 2021;
- C36. Ryan Mino-Leahan and Christine Halis, KLM Planning Partners Inc., dated June 15, 2021.
- C43. Ryan Mino-Leahan and Marshall Smith, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 18, 2021; and
- C55. Mathew Halo, Weston Consulting, Millway Avenue, Vaughan, dated June 21, 2021.

#### Committee of the Whole recommendations of June 8, 2021:

The Committee of the Whole recommends:

- 1) That further consideration of this matter be deferred to the Committee of the Whole meeting of October 13, 2021, and that staff report back with an updated by-law;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

#### Item 9, CW Report 46 – Page 8

- 2) That as a part of the deferral, staff be directed to address all site-specific concerns raised with a view to having the By-law conform to the VOP 2010 (as amended), legally existing uses and all Provincial plans;
- 3) That Schedule B-4 be deleted from the Bylaw as well as all textural references to the same;
- 4) That the illustration of Schedule B-4 be provided to residents and interested parties on the City of Vaughan's website for information purposes forthwith;
- 5) That the presentation by Sabrina Coletti and Robert Rappolt, WSP, Commerce Valley Drive West, Thornhill and Communication C58, presentation material entitled, "City of Vaughan City City-wide Comprehensive Zoning By By-law Review", on behalf of the City of Vaughan, be received;
- 6) That the following comments be received:
  1. Mr. Chris Marchese, Design Plan Services Inc., The East Mall, Toronto;
  2. Mr. Russell D. Cheeseman, Lakeshore Road East, Oakville, on behalf of 2708971 Ontario Inc.;
  3. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Vaughan;
  4. Mr. Dino Giulani, Kleinburg Inn, Hwy 27, Vaughan; and
- 7) That the following Communications be received:
  - C6. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 4, 2021, on behalf of ZZEN Group of Companies Limited;
  - C19. Ms. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 4, 2021;
  - C20. T.J. Cieciora, Design Plan Services Inc., The East Mall, Toronto, dated June 4, 2021 ;
  - C21. Draga Barbir, Barbir and Associates, Melrose Street, Etobicoke, dated June 4, 2021;
  - C22. Mr. John Zipay, John Zipay and Associates, Gilbert Court, Burlington, dated June 6, 2021;



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

#### Item 9, CW Report 46 – Page 9

- C24. Mr. Mark Yarranton, KLM Planning Partners, Jardin Drive, Concord, dated June 7, 2021, on behalf of 647057 Ontario Limited;
- C25. Ms. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021;
- C26. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2021;
- C27. Ms. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 4, 2021;
- C28. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021;
- C31. Mr. Ryan Mino-Leahan, Partner, and Mr. Tim Schilling, KLM Planning Partners, Jardin Drive, Concord, dated June 7, 2021, on behalf of 716051 Ontario Limited & 1214420 Ontario Limited;
- C32. Mr. Robert Lavecchia, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Vaughan NW Residences Inc;
- C33. Mr. Robert Lavecchia, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Betovan Construction Limited;
- C34. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 840999 Ontario Limited and Prima Vista Estates Inc. c/o Gold Park Group;
- C35. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited;
- C36. Mr. Ryan Mino-Lehan and Ms. Lucy Pronk, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of PEM Weston Road Limited;
- C37. Mr. Rob Lavecchia, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Cal-Crown Homes (Three) Inc.;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021

#### Item 9, CW Report 46 – Page 10

- C39. Mr. Robert Lavecchia, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Betovan Construction Limited;
- C40. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 2097500 Ontario Limited;
- C41. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 5859 Rutherford Road;
- C42. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 7553 Islington Avenue and 150 Bruce Street;
- C43. Mr. Robert Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 1406979 Ontario Inc.;
- C44. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Country Wide Homes Ltd and Condor Properties Ltd. (Group of Companies);
- C45. Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Anatolia Block 59 Developments Limited;
- C46. Ms. Laurie Nelson, Toronto and Region Conservation Authority (TRCA), Exchange Avenue, Vaughan, dated June 7, 2021;
- C51. Mr. Stephen Albanese, IBI Group, St. Clair Avenue West, Toronto, dated June 7, 2021 ;
- C52. Ms. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 2338 Major Mackenzie Drive West; and
- C56. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited.

Recommendations and report of the of the Deputy City Manager, Planning and Growth Management, dated June 8, 2021:

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2021**

#### Item 9, CW Report 46 – Page 11

1. THAT Vaughan Council ADOPT the City-wide Comprehensive Zoning By-law in substantially the same form as attached at its Council meeting of September 27, 2021;
2. THAT Vaughan Council authorize the Deputy City Manager of Planning and Growth Management to make such stylistic and technical changes to the City-wide Comprehensive Zoning By-law as may be required;
3. THAT the City-wide Comprehensive Zoning By-law, dated XX 2021, delete and replace zoning By-law 1-88 as amended; and
4. THAT Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the City-wide Comprehensive Zoning By-law notwithstanding that changes were made to the by-law after the holding of the statutory public meeting.

## Committee of the Whole (2) Report

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**DATE:** Wednesday, October 13, 2021

**WARD(S):** ALL

**TITLE:** CITY-WIDE COMPREHENSIVE ZONING BY-LAW  
THE CORPORATION OF THE CITY OF VAUGHAN  
(REFERRED)

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for the enactment of the new City-wide Comprehensive Zoning By-law (the 'CZBL') for the City of Vaughan. The CZBL provides a major update since the adoption of By-law 1-88 and will continue to regulate the use of land, establishing modern development standards to implement policy directives of the Vaughan Official Plan 2010, as amended.

**Report Highlights**

- The CZBL is the culmination of a 3-phase project that included an extensive public and stakeholder engagement process.
- The CZBL conforms to and implements the policies of Vaughan Official Plan 2010.
- The CZBL will delete and replace the existing Zoning By-law 1-88 with exceptions to maintain previously approved site-specific exceptions.
- The new paper and digital formats of the CZBL make it broadly accessible and easier to navigate.
- Pre-zoning will be introduced for the Vaughan Metropolitan Centre Secondary Plan area as a pilot.

## **Recommendations**

Council, at its meeting of June 22, 2021 recommended the following (Item 8, Committee of the Whole, Report No. 32):

By receiving the following communications:

- C5. Roy Mason, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021;
- C14. Matthew A. Di Vona, Di Vona Law, Bloor Street West, Toronto, dated June 7, 2021;
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Committee of the Whole recommendations of June 8, 2021:

The Committee of the Whole recommends:

- 1) That further consideration of this matter be deferred to the Committee of the Whole meeting of October 13, 2021, and that staff report back with an updated by-law;
- 2) That as a part of the deferral, staff be directed to address all site-specific concerns raised with a view to having the By-law conform to the VOP 2010 (as amended), legally existing uses and all Provincial plans;
- 3) That Schedule B-4 be deleted from the Bylaw as well as all textural references to the same;
- 4) That the illustration of Schedule B-4 be provided to residents and interested parties on the City of Vaughan's website for information purposes forthwith;
- 5) That the presentation by Sabrina Coletti and Robert Rappolt, WSP, Commerce Valley Drive West, Thornhill and Communication C58, presentation material entitled, "City of Vaughan City City-wide Comprehensive Zoning By-law Review", on behalf of the City of Vaughan, be received;
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- C35. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited;
- C36. Mr. Ryan Mino-Lehan and Ms. Lucy Pronk, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of PEM Weston Road Limited;
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2. THAT Vaughan Council authorize the Deputy City Manager of Planning and Growth Management to make such stylistic and technical changes to the City-wide Comprehensive Zoning By-law as may be required;
3. THAT the City-wide Comprehensive Zoning By-law, dated XX 2021, delete and replace zoning By-law 1-88 as amended; and
4. THAT Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the City-wide Comprehensive Zoning By-law notwithstanding that changes were made to the by-law after the holding of the statutory public meeting.



## **Background**

### ***The City embarks on a review of By-law 1-88***

Vaughan Council ('Council') on September 7, 2010, adopted Vaughan Official Plan 2010 ('VOP 2010') as the policy document to guide municipal decision-making on a wide range of land use planning matters, including growth and development. In accordance with Section 24(1) of the *Planning Act* (the 'Act'), municipal decisions, by-laws and public works must conform to VOP 2010. A Zoning By-law is the most important statutory tool to aid in the implementation of an Official Plan.

After extensive public consultation, research, and direction from Council, the City-wide CZBL will regulate the use of land and establish modern development standards to implement the policy directives of VOP 2010 is complete.

The City's existing city-wide Zoning By-law, Zoning By-law 1-88, has not been comprehensively reviewed since 1988. Council on September 19, 1988, enacted City of Vaughan Zoning By-law 1-88 ('By-law 1-88') and the then Ontario Municipal Board (now the Local Planning Appeal Tribunal ('LPAT')) on July 17, 1989 approved the By-law. By-law 1-88 has been amended through numerous general amendments and site-specific exceptions resulting from development applications over the last 30 years, however, a comprehensive review of By-law 1-88 had not been undertaken until now. Many of the development standards in By-law 1-88 are outdated and do not reflect current Provincial legislative requirements or policy documents, the policy direction of VOP 2010, or today's best planning and development practices.

### ***The City issues a Request for Proposals to undertake the By-law Review***

Council on December 15, 2015, directed staff to issue a Request for Proposals ('RFP') to retain a qualified external consulting team to undertake a comprehensive review of By-law 1-88, and to prepare a City-wide comprehensive Zoning By-law to regulate the use of land throughout the City (as shown on Attachment 1). Council on January 24, 2017, awarded the RFP (being RFP 16-352) to WSP Canada (formerly MMM Group Limited).

### ***The By-law Review was undertaken using a 3-phase process and included substantial public engagement***

The CZBL was completed as part of a 3-phase process over the course of 4-years. The CZBL is the result of an extensive research and consultation process that was undertaken within three phases over the course of 4-years. These phases include:

#### **Phase 1: RFP, Strategy and Community Engagement**

Council in April 2018 endorsed the Zoning By-law Strategy Report (the 'Strategy') to inform the direction of the CZBL. The Strategy identified options with respect to the

structure, format, and strategic recommendations in drafting the future CZBL to implement the policy framework of VOP 2010.

With respect to consultation, one City-wide and ten Ward-based, non-statutory open house meetings were held to obtain input on the Strategy for the CZBL. Both formal and informal feedback was received including inquiries from existing residents; prospective residential; commercial and employment landowners; architectural, design and planning consultants; the Building Industry and Land Development Association - York Chapter ('BILD'), and various Registered Community Ratepayer Associations ('Ratepayer Associations').

### Phase 2: First and Second Drafts of the CZBL, and Statutory Public Meetings

Informed by the Strategy and the feedback received as part of Phase 1, the first draft of the CZBL was publicly released in April 2019 and was received by Council on June 4, 2019. After a review cycle of the first draft, the second draft of the CZBL was released on January 28, 2020. The second draft of the CZBL benefitted from continued engagement with stakeholders, including an additional five Ward-based open houses held between January and February of 2020.

The third draft of the CZBL was released on September 24, 2020 and was informed by the feedback received on the second draft. The third draft was presented to the public in a virtual Statutory Open House on October 14, 2020 and was considered at a virtual Council Public Meeting on October 29, 2020. The feedback received on the third draft during the statutory meetings has informed the final version of the CZBL.

As a result of comments and submissions made throughout the consultation process, a number of minor revisions are proposed to the final draft, which are intended to respond to comments received and in order to increase the clarity and useability of the new CZBL and make it user friendly.

### Phase 3: Approval of the Final CZBL

This report is seeking approval of the CZBL representing the third and final phase of the CZBL process. The CZBL, accessible as Attachments 2 to 9, being recommended for approval maintains the principles established in the Strategy and has benefited from three full drafts that have evolved through an extensive consultation process with the public and stakeholders.

Each phase of the CZBL has benefited from significant stakeholder and public engagement far exceeding the requirements of the *Planning Act*. In addition to in-person and virtual consultations, the public and stakeholders were invited to provide

written commentary through each phase of the process. A summary matrix of the written comments received is appended to this report as Attachment 10.

### Engagement and Consultation

Outreach for the Statutory Open House and Council Public Meeting included a notice that was distributed on September 24, 2020 to all individuals requesting notice; to all the applicable agencies identified by Ontario Regulation 545/06; all City of Vaughan Ratepayer Associations; and BILD. In addition, notice was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca); published in the September 24, 2020 and October 1, 2020 editions of the Vaughan Citizen and the Thornhill Liberal newspapers; distributed in the City Update eNewsletter; appeared on Vaughan's social media channels consistent with the City's campaign to promote all Council and Committee meetings; and appeared on the City's digital sign network.

Input received on the CZBL as part of the City-wide and ward-based open houses, the Statutory Open House, the Council Public Meeting and through written correspondence are represented by the following key topic areas:

### Transition of Approvals from By-law 1-88 to the CZBL

Feedback was received respecting the transition of previous and on-going site-specific approvals from By-law 1-88 to the CZBL, and the status of active and future development applications, in-progress approvals and building permits. Detailed transition provisions are included in the CZBL that focus on previously approved site-specific amendments, and in-progress development applications and/or building permit applications. The transition clauses recognize previous planning approvals lawfully obtained in accordance with statutory provisions of the *Planning Act*. The intent of the transition provisions of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal non-conformity to the greatest extent possible. Transition matters are discussed in greater detail later in this report.

### Parking Rates

Feedback was provided regarding the minimum and maximum parking rates of the CZBL specifically regarding how the rates were developed, what informed the development of the rates, and why they are appropriate in Vaughan.

The parking rates of the CZBL take a different approach from the traditional parking rates in By-law 1-88. The parking rates of the CZBL are context specific, responding to different areas of Vaughan's urban structure. Minimum and maximum parking rates have been established for different areas of the City based on land uses. On that basis, parking requirements in established residential and employment areas have not

changed significantly, whereas a more progressive approach to minimizing surface parking has been undertaken in main street and intensification areas. The parking rates have been informed by the City's Draft IBI Parking Study (2010), and best practices and standards in other municipalities. The parking rates of the CZBL help implement the sustainability policies of Provincial policy documents and the York Region and Vaughan Official Plans. Parking rates are discussed in greater detail later in this report.

Protection of Vaughan's Natural Heritage Network ('NHN') and Open Space Network  
Stakeholders identified the need to protect Vaughan's NHN, open space network and public and private trees throughout the City. The open space zones of the CZBL have been designed to match, to the extent possible, the open space designations in VOP 2010. The Environmental Protection ('EP') Zone of the CZBL will conform to the Natural Areas land use policies of VOP 2010. It should be noted that lands within the 'EP' zone have similar zoning requirements under the existing By-law 1-88 a.a, which include a range of open space, conservation, or agricultural zones. The EP zone permits existing agricultural uses and provides for the protection of Vaughan's open space systems, and Natural Heritage Network.

The CZBL also includes schedules and suffix zones to highlight additional minimum development standards and regulations that apply to certain lands. For example, Schedule B-3: Woodbridge Special Policy Area identifies the historic floodplain limits in Woodbridge; Schedule B-4: identifies the regulation area of the Toronto and Region Conservation Authority ('TRCA'); and the Oak Ridges Moraine ('-ORM') Suffix Zone includes additional provisions for lands within the Oak Ridges Moraine ('ORM').

#### Applicability of the TRCA Regulated Area (Schedule B-4)

Feedback was received respecting how Schedule B-4, TRCA Regulated Area, is to be interpreted, and whether the inclusion of Schedule B-4 imposes additional regulations on the public. Schedule B-4 is a mapping tool used to identify the lands located within regulation limit boundaries as confirmed by the TRCA, and identifies the lands subject to Ontario Regulation ('O. Reg.')

 166/06, and requires a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the TRCA prior to issuance of a building permit. This authority is enabled under Section 28 of the *Conservation Authorities Act, 1990*. Schedule B-4 is consistent with existing zoning practice in the City and is used for information purposes.

#### Amenity Area Requirements

Stakeholder input was received respecting the amenity area requirements, and whether these requirements are necessary and appropriate. The CZBL establishes amenity area requirements that are consistent with best practices in other local municipalities and with the amenity area currently being approved through development applications. The

amenity area requirements represent the minimum amenity area necessary to support more dense forms of development that the City is transitioning towards. This includes recognition of private balconies, rooftop spaces, and other amenities within common areas, as well as the balance of continuous outdoor amenity space.

#### Protecting Established Neighbourhoods

Stakeholder input was received regarding the need to protect the City's established, mature neighbourhoods. The CZBL includes a refined set of residential zones across the City to preserve the general character of different neighbourhoods and includes an Established Neighbourhood ('-EN') Suffix Zone in specific neighbourhoods to implement Official Plan Amendment 15 (regarding the compatibility of infill development in Community Areas with a Low-Rise Residential designation). The intent of the -EN Suffix Zone is to ensure the redevelopment of residential dwellings within existing communities occurs in a manner consistent with VOP 2010 and is sensitive to community character. The -EN Suffix Zone guides the appropriate scale of development and redevelopment in established neighbourhoods; and includes additional regulations respecting the minimum front yard setback and building heights based on the existing location and height of a dwelling(s). This is discussed in greater later in this report.

#### New Community Areas

Stakeholder input was received respecting the status of the New Community Areas of VOP 2010. The CZBL includes a Future Development ('FD') zone which anticipates future communities being planned for under VOP 2010. The FD Zone requires a future Zoning By-law Amendment application(s) to implement the land uses and policies of the respective secondary plans/block plans. This is discussed in greater later in this report.

#### Temporary Sales Offices

Stakeholder input was received respecting the existing temporary sales office provisions within the first and second drafts of the CZBL. The first two versions generally mirrored the existing provisions of By-law 1-88, which imposed a 100 m locational relationship from the lands which have received draft plan or site plan approval, and which prohibit temporary sales offices within the ORM.

In consideration of the temporary nature of sales offices, that they must meet the zone requirements – including use – on the lands where they are located, and that they are subject to an agreement with the City, the CZBL has removed the 100 m locational relationship to draft plan or site plan approved lands, and permits Temporary Sales Offices in all zones.

### Enforcement of CZBL Standards

Stakeholder input was also received respecting the enforceability of the CZBL, and whether the City will sufficiently monitor the established standards. Specific examples that were mentioned include on-lot parking, front yard paving, adequate parking minimums to support businesses, and the parking of commercial and recreational vehicles. The CZBL is deemed as applicable law, and enforcement of the CZBL regulations are undertaken by the City's By-law and Compliance, Licensing and Permit Services Department. The regulations of the CZBL have been written to be clear and enforceable.

### Site-specific Impacts on Individual Properties

Feedback was received with respect to existing or proposed zoning for individual parcels of land and the status of active development applications throughout the City. It is important to note that the CZBL is not a replacement for site-specific zoning by-law amendments. Site-specific questions and commentary have been addressed in Attachment 10 or have been referred to the appropriate City contact managing an active application.

On May 28, 2021, a non-statutory courtesy notice of this Committee of the Whole meeting was distributed to all individuals who made a deputation at the Public Meeting or requested notification regarding the CZBL.

### **Previous Reports/Authority**

The following are links to previous reports relating to the CZBL:

#### ***Award of CZBL RFP***

[Item 6, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017](#)

#### ***Comprehensive Zoning By-law Review Update***

[Item 6, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2017](#)

#### ***Comprehensive Zoning By-law Review - Strategy***

[Item 3, Report No.16, of the Committee of the Whole \(Working Session\), which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018](#)

#### ***Comprehensive Zoning By-law Review (Update on 1st Draft)***

[Item 19, Report No. 20, of the Committee of the Whole, which was adopted without amendment by Council of the City of Vaughan on June 12, 2019.](#)

#### ***Comprehensive Zoning By-law Review – Progress Update***

[Item 5, Report No.41, Comprehensive Zoning By-law Review Progress update, adopted without amendment by Vaughan Council on December 17, 2019.](#)

## ***Comprehensive Zoning By-law – Statutory Public Hearing***

[Item 1, Report No. 50, City-wide Comprehensive Zoning By-law Review, adopted without amendment by Vaughan Council on November 17, 2020.](#)

### **Analysis and Options**

#### ***The Planning Act requires municipalities to undertake a comprehensive review of their zoning by-law***

The *Planning Act* establishes the legislative framework for which land use planning can occur within the province and enables municipalities to utilize a variety of implementation tools to regulate the use of land and the built environment. Under Section 34 of the *Planning Act*, municipalities are able to pass zoning by-laws to regulate the use of land and establish development standards to guide the form of development. Zoning by-laws help to implement the objectives and policies of an official plan; Section 26(9) of the *Planning Act* requires a municipality to update their Zoning by-laws to conform with the Official Plan within three years of the Official Plan coming into effect Official Plan.

The City is seeking to update the existing regulatory framework established by By-law 1-88 with the new, City-wide CZBL, to achieve conformity with VOP 2010.

#### ***The 2-year moratorium on amendments to the CZBL does not apply as the CZBL was not passed within three years of the VOP 2010 coming into effect; further in order to take advantage of this moratorium, the City would also have to repeal every zoning by-law in effect in the municipality which is not recommended***

The *Planning Act*, under Section 34(10.0.0.1), prohibits applications to amend Zoning By-laws for a 2-year period where a municipality repeals and replaces all the zoning by-laws in effect in a municipality in compliance with subsection 26(9) of the *Planning Act* (i.e. passes a new comprehensive zoning by-law to conform to an Official Plan within three years of an Official Plan taking effect). Notwithstanding the prohibition in Section 34(10.0.0.1) of the *Planning Act*, Council can resolve to permit applications within the two year period (Section 34(10.0.0.2) of the *Planning Act*). Official Plan.

Vaughan Council adopted VOP 2010 on September 7, 2010 and referred it to York Region for approval. Prior to the Region's approval of the VOP 2010, the VOP 2010 was appealed for non-decision to the LPAT. Following the Appeal, York Region endorsed VOP 2010 with modifications on June 28, 2012. The LPAT has approved a majority of the VOP 2010 by Orders issued on August 8, 2013; December 24, 2013; February 21, 2014; October 17, 2014; and March 25, 2015. To date, the City continues to work with appellants to resolve the ongoing appeals to the VOP 2010.

Compliance with the prescribed three years in Section 26(9) of the *Planning Act* is one of two preconditions to engaging the moratorium, the other being the complete repeal of every zoning by-law in effect in the municipality. Section 26(9) of the *Planning Act* has not been met with respect to the timing of when most of VOP 2010 came into effect.

***The Provincial Policy Statement, 2020 ('PPS'), directs municipalities to keep Zoning By-laws up to date with the Official Plan***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the PPS. The PPS is a policy document that provides direction on matters of provincial interest related to land use planning and development. The policies of the PPS promote the goal of enhancing the quality of life for all Ontarians and are implemented through three major policy sections: building strong, healthy communities; the wise management of resources; and protecting public health and safety. Recognizing that local context and character is important, the policies of the PPS are outcome oriented and are flexible in their implementation provided that provincial interests are upheld.

The PPS recognizes that Zoning By-laws are an important implementation tool, and directs that municipalities keep their zoning by-laws up to date with their official plans, as well as the PPS. The CZBL is consistent with the policy direction of the PPS, whereby the city-wide regulatory framework guiding land use and development standards is being updated to conform with VOP 2010.

***The CZBL conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 ('Growth Plan')***

The Growth Plan is the province’s long-term plan to provide homes and jobs, promote investment and build communities in the Greater Golden Horseshoe ('GGH'). The Growth Plan provides policy direction for municipalities to address a range of issues including: infrastructure planning and investment, demographic changes, economic development, employment trends, land use planning, and population health.

The policies of the Growth Plan must be implemented through the Official Plan of upper and lower-tier municipalities and through municipal Zoning By-laws. The regulations imposed by the CZBL are consistent with the Growth Plan policies of VOP 2010.

***The CZBL conforms to the Oak Ridges Moraine Conservation Plan, 2017 ('ORMCP')***

The ORMCP is an ecologically based plan that provides land use and resource management direction for the 190,000 hectares of land and water within the GGH on the Oak Ridges Moraine ('ORM'). The purpose of the ORMCP is to provide land use and resource management planning direction to provincial ministers, ministries, and



agencies, municipalities, landowners, and other stakeholders on how to protect the ORM's ecological and hydrological features and functions.

The policies of the ORMCP have been incorporated in VOP 2010; additionally, ORMCP regulations are currently included in By-law 1-88. The zoning regulations related to the ORM are being carried forward in the CZBL through the use of an overlay. This overlay is consistent with amendments made to By-law 1-88, as amended, when the ORMCP came into effect.

***The CZBL conforms to the Greenbelt Plan, 2017***

The Greenbelt Plan, together with the Growth Plan and the ORMCP, builds on the PPS to establish a land use planning framework for the GGH that supports a thriving economy, a clean and healthy environment and social equity. The Greenbelt Plan identifies where urbanization should not occur within the GGH in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. The policies of the Greenbelt Plan are implemented through the Official Plans of upper and lower-tier municipalities and through municipal Zoning By-laws. The regulations proposed by the CZBL conform to the Greenbelt Plan.

The CZBL will implement the policies and vision of VOP 2010. It is recognized that the Official Plans of York Region and the City of Vaughan are currently undergoing their Municipal Comprehensive Review ('MCR') and will be updated where required. The CZBL will continue to be updated over time to maintain conformity with Provincial plans, and the York Region and Vaughan Official Plans.

***The CZBL conforms with the York Region Official Plan 2010 ('YROP 2010')***

The YROP 2010 guides economic, environmental, and community-building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses. Section 8.3.2 of the YROP 2010 requires lower-tier municipalities to adopt local Official Plan policies and Zoning By-law provisions that conform to the YROP 2010 in a timely manner. The CZBL would update the out-of-date provisions of By-law 1-88 to conform with YROP 2010. It is recognized that York Region is presently undertaking the MCR process to review the Region's population and employment forecasts, land budget and the York Region Official Plan policies. This process will establish the framework for the required MCR process for VOP 2010, and ultimately inform future CZBL updates.

***The CZBL will implement the long-term vision for the City's growth as set out in VOP 2010***

VOP 2010 establishes the planning framework for development throughout the City to the year 2031, and fulfills the City's obligations to conform to Provincial policies and

meet regionally imposed targets for residential and employment growth. VOP 2010 serves as the primary source of policy direction for the CZBL. VOP 2010 broadly identifies permitted uses and other expectations for development. Accordingly, the CZBL implements the land use vision of VOP 2010 by articulating permitted land uses through a broad range of zones and associated development standards including those for residential, mixed-use, open space, employment uses, etc. for individual properties throughout the City.

It is recognized that the City is undertaking the MCR process for VOP 2010 as required by Provincial legislation and will align with the Region's population and employment forecasts, land budget and Regional Official Plan policies. This process will ultimately inform future CZBL updates. The CZBL will continue to be updated, on a housekeeping and comprehensive basis, in response to the changes in Provincial legislation, as well as York Region and City official plan policy. Future policy changes could include but are not limited to: additional residential units (formerly referred to as secondary suites), source water protection, wellhead protection areas and Major Transit Station Area ('MTSA') policies.

***The CZBL is designed based on guiding principles established at the outset of the project***

The CZBL was developed based on a set of guiding principles outlined in the Strategy that was endorsed by Council on April 11, 2018. The CZBL has built on these guiding principles, and has achieved the following:

1. Official Plan Conformity

The CZBL conforms to and implements the vision of VOP 2010. The CZBL has created new zone categories and development standards that implement the land use implementing the land use vision of VOP 2010.

2. AODA Compliance

The CZBL conforms to Provincial and municipal accessibility standards and has been designed as an accessible and inclusive document that supports a barrier-free community. The CZBL is available in print and digital format, in a font and format that meets accessibility standards.

3. User Experience

The CZBL has been designed to be a user-friendly document that is easily applied and interpreted. For simplicity in the text, the CZBL utilizes commonly used wording in their ordinary meaning. Tables are used to quickly illustrate permitted uses and development standards. Notations and visuals in the margins

of the CZBL help support the interpretation of the text and provide clarity for standards.

4. Fulsome and Meaningful Consultation

As discussed in the “Background” section of this report, a fulsome, transparent, and extensive public engagement exercise. Each phase of the CZBL review has benefited from significant public engagement. Social media directed stakeholders to the project website ([www.zonevaughan.ca](http://www.zonevaughan.ca)) where interactive GIS-based mapping provides current and proposed zoning on every property in the City. Social Media and email e-blasts were used to advertise multiple Open Houses and engagement opportunities to anyone requesting notice, keeping stakeholders informed throughout the process.

One City-wide and 20 Ward based Open House meetings were held to gather input throughout the CZBL review process. Notice of these consultation opportunities and Open Houses was provided to residents by way of advertisements in the Vaughan Citizen and Thornhill Liberal newspapers. Feedback from the public and stakeholders has resulted in three successive draft versions of the By-law and has informed the final CZBL. The statutory open house was held on October 14 and the statutory Public Hearing was held on October 29, 2020. Input received has been considered in the preparation of the final draft CZBL.

5. Structure and Administration

The CZBL updates the standards of By-law 1-88 to reflect current development and building practices and eliminates outdated and redundant standards and provisions. The CZBL implements the regulatory framework of the City while protecting the site-specific amendments that were previously approved through a statutory public process. Moving forward, the CZBL will remain current through housekeeping amendments and will be updated to conform to future Official Plans and the evolving legislative context.

6. Design and context

The CZBL takes context into consideration and has specific standards and provisions for distinct uses and areas within the City. This includes use and design provisions for areas such as the Vaughan Metropolitan Centre (‘VMC’), and distinguishing standards for vehicular and bicycle parking by use within specific zones. All these provisions help to implement the policies of VOP 2010, and support context appropriate development.

## 7. Best practices and common principles

The CZBL reflects current development and building practices and responds to emerging planning issues and evolving economies. Progressive approaches to zoning are being executed in areas such as the VMC, through the use of Schedule B-1: Vaughan Metropolitan Centre – Special Provisions. While provisions such as the Established Neighbourhood ('-EN') Suffix Zone will help to protect established neighbourhoods in the City. The balance between promoting emerging planning trends while creating protections for context specific areas will help to protect the vision of VOP 2010 and responds to the needs of the City.

### ***The CZBL will repeal and replace By-law 1-88, while recognize exceptions to that repeal allowing for the effective transition of recent or on-going development approvals and permitting processes***

The CZBL will repeal By-law 1-88 but will not repeal By-law 1-88 in its entirety. The effect of not repealing By-law 1-88 in its entirety helps to protect previously approved site-specific exceptions that have gone through a public process (such as Council, the Committee of Adjustment or the LPAT), and helps to transition development applications which have achieved some level of approval or standing. As noted earlier in this report, protecting site-specific exceptions that have already gone through a public process has been a guiding principle of the CZBL, and is discussed in greater detail below.

### ***The CZBL maintains previously approved site-specific exceptions***

The CZBL will carry forward previously approved exceptions to By-law 1-88 to recognize existing site-specific amendments (accessible in this report as Attachment 3) obtained through a public process. Carrying forward site-specific zoning permissions helps to prevent legal non-conforming status on a property. However, exceptions have been deleted where they comply with as-of-right permissions in the CZBL.

The CZBL recognizes planning approvals (such as consents, minor variances, and site plans) that are in-progress or approved as of January 1, 2015, subject to the transition provisions of Chapter 1.6. The transition provisions protect planning applications that have been filed with the City, or approvals that have been granted through a public process, and do not prohibit the applicants from obtaining a building permit.

### ***The CZBL is organized into concise and distinct chapters that make it easy to navigate***

The CZBL is organized into 16 concise and distinct chapters, making the navigation of applicable zoning requirements simple to follow and easy to access for all users. The chapters of the CZBL are as follows:

1. Administration

The Administration chapter includes the interpretation, transition, and administrative provisions of the CZBL. It establishes how the CZBL is to be administered and interpreted.

2. Establishment of Zones and Schedules

The Establishment of Zones and Schedules chapter describes all the zones throughout the CZBL, the purpose of the zone, the schedules to the CZBL, and some interpretation matters.

3. Definitions

The Definitions chapter establishes the definitions to be used throughout the CZBL.

4. General Provisions

The General Provisions chapter lists the regulations for uses or requirements that apply to all zone categories. The General Provisions include regulations for amenity area requirements, height exceptions, swimming pools, etc.

5. Specific Use Provisions

The Specific Use Provisions chapters lists special uses that have additional requirements beyond what is included in the zone category chapters. The Specific Use Provisions include regulations for accessory office and retail, home occupations, secondary suites, etc.

6. Parking and Loading Requirements

The Parking and Loading Requirements chapter provides regulations for vehicular, bicycle and barrier-free parking standards by use, and related requirements.

7. Residential Zones

The Residential Zones chapter lists all the permitted uses within each of the residential zones and their associated regulations.

8. Mixed-Use Zones

The Mixed-use Zones chapter lists all the permitted uses within each of the mixed-use zones and their associated regulations.

9. Commercial Zones

The Commercial Zones chapter lists all the permitted uses within each of the commercial zones and their associated regulations.

10. Vaughan Metropolitan Centre Zones

The Vaughan Metropolitan Centre Zones chapter lists all the permitted uses within each of the VMC zones and their associated regulations.

11. Employment Zones

The Employment Zones chapter lists all the permitted uses within each of the employment zones and their associated regulations.

12. Environmental Protection, Open Space and Agriculture Zones

The Environmental Protection, Open Space and Agricultural Zones chapter lists all the permitted uses within each of these zone categories and their associated regulations.

13. Institutional and Other Zones

The Institutional and Other Zones chapter lists all the permitted uses within each of these zone categories and their associated regulations.

14. Exceptions Chapter

The Exceptions chapter (accessible in the report as Attachment 3) will house all the site-specific exceptions being carried forward from By-law 1-88 and any new site-specific exceptions on a go-forward basis.

15. Enactment

The Enactment chapter is the legal implementation of the CZBL.

16. Schedules

The B-Schedules are established in Part 2 of the CZBL and as identified below:

- B-1: Vaughan Metropolitan Centre – Special Provisions
- B-2: Wellhead Protection Areas
- B-3: Woodbridge Special Policy Area
- B-4: TRCA Regulated Area
- B-5: TransCanada Pipeline and Facilities

These schedules are easily accessible through the GIS zoning map. Additionally, paper copies of each schedule will be made available to the public.

***The CZBL utilizes different tools to provide greater clarity and assist with the interpretation of the text and mapping***

A variety of tools are utilized by the CZBL to help users easily navigate through the provisions, understand what minimum development standards apply to certain lands,

and to aid in the interpretation of the mapping. For example, margin notations and illustrations are found beside the text of the provisions to provide greater clarity and assist with interpretation. These margin notations and illustrations are provided for convenience purposes and do not form an operative part of the CZBL.

Height and density provisions are applied to the mapping on Schedule A (accessible in this report as Attachment 4) as a zone symbol where VOP 2010 has applied a height and density restriction to the property.

Suffix zones are applied as zone symbols to the mapping on Schedule A to apply additional criteria to certain lands in addition to the zone requirements. The suffix zone requirements must be applied in conjunction with the zone requirements.

Overlays are a mapping tool used in the CZBL, applied as Schedules B-1 to B-5 ('B-Schedules'), to identify additional criteria and requirements required within a specific geographic area, and must be interpreted in conjunction with all other requirements of the CZBL. The B-Schedules are used where there is a subtle difference in the zone requirements or permissions for an area and to provide additional land use permissions or development standards.

***The format of the CZBL makes it broadly accessible and easy to use***

The CZBL, including the text and mapping, will be accessible in print and as digital format, accessible from a computer or mobile device. The multi-platform access will make the CZBL accessible to a broad audience. Ease of use will be particularly realized through the mapping features. The CZBL includes GIS-based mapping to provide an interactive and intuitive user experience and allows users to navigate through the different zone boundaries and categories in an online format. Traditional paper-based mapping will still be available however, the GIS-based format improves the usability of the mapping, and quickly allows users to identify property boundaries, zone categories and symbols, and access the B-Schedules.

***Pre-zoning is not appropriate for the whole City but will be undertaken for the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') as a pilot***

VOP 2010 does not require pre-zoning for any areas in the City. There is no one-size-fits-all approach to pre-zoning lands to conform with Schedule 13-Land Use of VOP 2010, as the policy context and the range of existing uses and built-form varies considerably. In addition, the appropriateness of pre-zoning is dependent on the site and area-specific context, and can be constrained by technical issues, such as servicing capacity. Pre-zoning, apart from the VMCSP, is considered to be premature, and is dependent on the completion of the MCR, on-going Secondary Plan/Block Plan processes and other related plans and studies.

Detailed VMC Zones have been established to implement the development standards of the VMCSPP; these zones provide for as-of-right land use permissions and development standards consistent with the VMCSPP. Mixed-use land use permissions and design-based zoning tools (including angular planes, tower separation distances, minimum proportions of ground floor active use frontages, etc.) create a contemporary set of standards to shape the build-out of this Regional Centre.

The introduction of pre-zoning in the VMC is intended to remove barriers and facilitate development in Vaughan's new "downtown" consistent with the vision of the VMCSPP. The implementation of a Holding Symbol "(H)" has been applied on certain lands within the VMC where additional studies or conditions are required (for example, the completion of the Black Creek Environmental Assessment to the satisfaction of the TRCA and the City). The VMCSPP is under review, which will inform the eventual update of these zones, subject to the Secondary Plan update being approved.

**The Yonge Steeles Centre Secondary Plan ('YSCSP') area is identified as a "Primary Centre" by VOP 2010, and is an area of emerging importance to Vaughan's urban fabric, which is in part a result of the planned Yonge-North Subway Extension ('YNSE')**

In order to help protect the City's vision for the YSCSP area, pre-zoning the YSCSP area will be considered at a later date, following a decision of the LPAT respecting the Secondary Plan. In the interim, existing land use permissions and development standards will continue to be legally permitted within the proposed zones, which will continue to rely on the existing By-law 1-88, as amended, requirements.

It is acknowledged that there are presently 14 appellants with appeals to the entirety of the YSCSP. The nature of the appeals generally pertains to the maximum permitted heights and densities of the YSCSP, office policies, and the proposed parkland and road configurations. Should future modifications the YSCSP area be required as a result of the LPAT Hearing(s), the future pre-zoning of lands within the YSCSP will be brought forward for Council's consideration at a later date, to ensure conformity with the final in-effect YSCSP.

***The Employment Commercial Mixed-use Zone has been applied to the Intensification Corridors consistent with VOP 2010***

The Employment Commercial Mixed-use ('EMU') Zone is a zone category that has been specially designed to implement the Employment Commercial Mixed-Use land use designation of VOP 2010. In consideration of the unique land use permissions that are afforded through the EMU Zone, the CZBL has applied the EMU Zone consistent with VOP 2010.



***New Community Areas will be zoned using a Future Development ('FD') Zone***

The Secondary Plan and Block Plan processes for the New Community Areas, identified on Schedule 1-Urban Structure of VOP 2010 will establish land uses and built forms of these future communities. The CZBL includes an FD Zone designed to recognize existing legally permitted uses and will only permit new interim uses for passive recreation and conservation. The FD Zone will remain in-effect on Block 27 until such time as development proceeds through the development approval process. This approach will afford the public the benefit of public consultation throughout the development of these New Community Areas.

***The Established Neighbourhood ('-EN') Suffix Zone will protect established neighbourhoods***

Council on October 20, 2015, directed staff to undertake a review of VOP 2010's Low-Rise Residential designation within the Community Areas. The outcome of the review resulted in the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods and Official Plan Amendment 15 (respecting the compatibility of infill development in Community Areas with a Low-Rise Residential designation). New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area is permitted, as set out in the Chapter 9 policies of VOP 2010.

The CZBL utilizes a refined set of residential zones to preserve the general character of different neighbourhoods and includes an Established Neighbourhood ('-EN') Suffix Zone in specific neighbourhoods. The -EN Suffix Zone appended to particular zone categories ensures the redevelopment of residential dwellings within existing communities occurs in a manner consistent with the VOP 2010 and is sensitive to community character. The -EN Suffix Zone achieves this by including additional regulations respecting the minimum front yard setback and building height based on the existing location and height of a dwelling. This approach protects the character of established neighbourhoods but permits modest expansions that allow a property owner to build/re-build a dwelling based on today's construction and standards.

***A progressive approach to parking standards has been utilized***

A progressive approach to implementing parking standards, one that is jointly based on use in addition to geographic context, has been incorporated into the CZBL. The use and location relationship influence where moderate to progressive changes to parking rates are appropriate in the City. For example, areas characterised by lower-density development, such as residential areas, have similar parking standards which have applied under By-law 1-88. Whereas, areas planned for mixed-use development, main

street development and the VMC take on a more progressive approach to minimizing surface parking and include the establishment of minimum and maximum parking rates.

Updated parking rates are necessary to achieve the vision of VOP 2010. The parking rates together with other City and Regional initiatives, such as improved public transit and the construction of bike lanes, help to transform Vaughan into an urban municipality that has a hierarchy of transportation options.

The parking rates in the CZBL have been informed by the City's Draft IBI Parking Study (2010) and best practices and standards in other municipalities. These rates have been established in consultation with WSP Canada and the City's Transportation Engineering Department.

**Comments were received respecting the proposed Environmental Protection ('EP') zoning for lands designated Natural Areas by VOP 2010.**

Staff reviewed these concerns and note that an 'EP' zone is only proposed for lands which are currently zoned with an open space or agricultural zone. As well, existing Agricultural uses, are permitted in the 'EP' zone, mitigating the risk of creating a legally non-conforming agricultural use. As part of the conformity exercise, the EP zone was designed to conform to the 'Natural Areas' land use designation and policies of VOP 2010. The CZBL cannot be more permissive than VOP 2010. On this basis, consideration of additional uses should be considered on a site by site basis, subject to *Planning Act* approvals.

**The final Comprehensive Zoning By-law will be brought forward for enactment in September of 2021, including any minor modifications required as a result of input received.**

Given the technical complexity of this undertaking, it is recommended that the By-law be enacted by Council in September of 2021. This provides ample opportunity to ensure staff are appropriately trained, providing an effective administrative transition from the existing zoning By-law 1-88 to the new CZBL. Staff will continue to review any potential discrepancies noted, allowing for housekeeping to occur prior to the enactment of the new CZBL.

**Financial Impact**

Should Council approve the recommendations of this report and resolve to authorize adopt the enactment of the final CZBL at a Council meeting in September 2021, it is reasonable to expect the potential of appeals to be filed to the LPAT regarding the CZBL. These appeals will have a financial impact. The financial extent of the impact will depend on the nature and number of appeals and cannot be determined at this time. In the short term, it is expected that staff will be required to review both the existing By-law

1-88 and the new CZBL, due to the potential for LPAT appeals. As such, it is expected that additional contract staffing capacity may be required, in order to maintain existing service levels in the administration of building permits and development application review.

### **Broader Regional Impacts/Considerations**

The preparation of the CZBL relied on broad participation from the public and a Stakeholder Advisory Group ('SAG') comprised of internal staff, members of the public, and representatives from the development industry, York Region, and the TRCA. The SAG represents different perspectives, interests, and backgrounds, which provided for broad representation on the CZBL. Comments from industry members and members of the public have been instrumental in the review and development of the CZBL and have been discussed earlier in this report. Comments are included by the individual members in Attachment 10. Feedback from agencies, including York Region and the TRCA, includes the following:

#### **York Region**

York Region has reviewed the CZBL for conformity with the YROP, respecting the policy framework for community growth, development, and land use. York Region's comments can be generally characterized as follows:

- ensuring permitted uses by the YROP, such as urban agriculture and community gardens, and structures such as wind turbines and solar panels, have been considered by the CZBL
- promoting lower minimum parking rates to reduce auto dependency and to increase the use of alternative forms of transportation, and parking standards which promote Provincial, Regional and City sustainability policies
- ensuring the CZBL conforms to the Greenbelt Plan or ORMCP with respect to agricultural uses, mineral aggregate resources, or wayside pits
- refinements to definitions

#### **Toronto and Region Conservation Authority ('TRCA')**

The TRCA has reviewed the CZBL for conformity with the PPS, the ORMCP and Greenbelt Plan, in accordance with Section 28 of the *Conservation Authorities Act*, 1990. The TRCA's comments can be generally characterized as follows:

- the CZBL should identify the lands located within the TRCA regulation area
- pre-zoning, or using an additional schedule, to identify the lands located within the NHN of VOP 2010
- ensuring hazardous lands are appropriately zoned

- restricting expansions to legal non-conforming uses in TRCA regulated areas
- incorporating definitions, such as 'Hazardous Lands' and 'Hazardous Sites', that are consistent with the PPS and VOP 2010
- incorporating the source water protection and wellhead protection area requirements

Comments from York Region and TRCA have been reviewed and changes to the CZBL have been incorporated where appropriate. For example, the TRCA's feedback has resulted in improvements to the CZBL that include Schedule B-4, to help users identify the TRCA regulation area, and the lands subject to Ontario Regulation 166/06 which require a permit from the TRCA prior to issuance of a building permit.

Some of the commentary from the Region and the TRCA above are more appropriately applied on a site-specific basis through a zoning by-law amendment or minor variance applications, where property conditions can be reviewed and evaluated on a site-specific basis.

## **Conclusion**

Zoning By-laws are the most important statutory tool to implement the Official Plan. The minimum development standards and regulations of a Zoning By-law are the key statutory mechanism through which the policies of an Official Plan are implemented. The CZBL implements the vision for the City's growth set out in VOP 2010, as required by Provincial legislation.

The CZBL updates the zoning regime established by By-law 1-88, last reviewed on a consolidated basis in 1988, and introduces a modern approach to zoning regulation that is broadly accessible and easy to use. The CZBL provides for greater clarity and precision in the application of zoning; creates the regulatory framework to implement the vision of VOP 2010; protects existing site-specific zoning approvals obtained through a public process; and minimizes legal non-conformity to the greatest extent possible. The CZBL is instrumental in facilitating growth in Vaughan and provides the City with the regulatory capability to implement development in support of complete communities, a healthy natural environment, and a strong economy.

**For more information**, please contact Brandon Correia, Manager of Special Projects, Planning and Growth Management Portfolio, ext. 8227.

## **Attachments**

1. Comprehensive Zoning By-law (Final | XX-2021) Text  
Accessible at: [Comprehensive Zoning By-law Review \(Final XX-2021\) Text.pdf \(vaughan.ca\)](https://www.v Vaughan.ca/services/business/zoning_services/General%20Documents/Comprehensive%20Zoning%20By-law%20Review%20(Final%20XX-2021)%20Text.pdf)
2. Comprehensive Zoning By-law (Final | XX-2021) Section 14: Zone Exceptions  
Accessible at:
  - [Exceptions 1-100](#)
  - [Exceptions 101-200](#)
  - [Exceptions 201-300](#)
  - [Exceptions 301-400](#)
  - [Exceptions 401-500](#)
  - [Exceptions 501-600](#)
  - [Exceptions 601-700](#)
  - [Exceptions 701-800](#)
  - [Exceptions 801-900](#)
  - [Exceptions 901-1000](#)
  - [Exceptions 1001-1100](#)
  - [Exceptions 1101-1125](#)
3. Comprehensive Zoning By-law (Final | XX-2021) Schedule A – Accessible at:  
[https://www.v Vaughan.ca/services/business/zoning\\_services/General%20Documents/Schedule%20A%20-%20Mapping.pdf](https://www.v Vaughan.ca/services/business/zoning_services/General%20Documents/Schedule%20A%20-%20Mapping.pdf)
4. Comprehensive Zoning By-law (Final | XX-2021) Schedule B-1 - Accessible at:  
[https://www.v Vaughan.ca/services/business/zoning\\_services/General%20Documents/Schedule%20B-1%20Vaughan%20Metropolitan%20Centre%20Special%20Provisions.pdf](https://www.v Vaughan.ca/services/business/zoning_services/General%20Documents/Schedule%20B-1%20Vaughan%20Metropolitan%20Centre%20Special%20Provisions.pdf)
5. Comprehensive Zoning By-law (Final | XX-2021) Schedule B-2 – Accessible at:  
[https://www.v Vaughan.ca/services/business/zoning\\_services/General%20Documents/Schedule%20B-2%20Wellhead%20Protection%20Areas.pdf](https://www.v Vaughan.ca/services/business/zoning_services/General%20Documents/Schedule%20B-2%20Wellhead%20Protection%20Areas.pdf)
6. Comprehensive Zoning By-law (Final | XX-2021) Schedule B-3 - Accessible at:  
[https://www.v Vaughan.ca/services/business/zoning\\_services/General%20Documents/Schedule%20B-3%20Woodbridge%20Special%20Policy%20Area.pdf](https://www.v Vaughan.ca/services/business/zoning_services/General%20Documents/Schedule%20B-3%20Woodbridge%20Special%20Policy%20Area.pdf)
7. Comprehensive Zoning By-law (Final | XX-2021) Schedule B-4 - Accessible at:  
[https://www.v Vaughan.ca/services/business/zoning\\_services/General%20Documents/Schedule%20B-4%20TRCA%20Regulated%20Area.pdf](https://www.v Vaughan.ca/services/business/zoning_services/General%20Documents/Schedule%20B-4%20TRCA%20Regulated%20Area.pdf)

8. Comprehensive Zoning By-law (Final | XX-2021) Schedule B-5 - Accessible at:  
[https://www.vaughan.ca/services/business/zoning\\_services/General%20Documents/Schedule%20B-5%20TransCanada%20Pipeline%20and%20Facilities.pdf](https://www.vaughan.ca/services/business/zoning_services/General%20Documents/Schedule%20B-5%20TransCanada%20Pipeline%20and%20Facilities.pdf)
9. Comment Response Matrix – Accessible at:  
[https://www.vaughan.ca/services/business/zoning\\_services/General%20Documents/Comment%20Response%20Matrix%20-%20Final.pdf](https://www.vaughan.ca/services/business/zoning_services/General%20Documents/Comment%20Response%20Matrix%20-%20Final.pdf)
10. Communications Package from June 8, 2021 – Committee of the Whole
11. Communications Package from June 22, 2021 – Council

**Prepared by**

Diana DiGirolamo, Senior Planner, Development Planning Department, ext. 8320

Brandon Correia, Manager of Special Projects, ext. 8227

Christina Bruce, Director of Policy Planning & Environmental Sustainability, ext. 8231

Bill Kiru, Acting Director of Development Planning, ext. 8633

Ben Pucci, Director of Building Standards, ext. 8872

Gus Michaels, Acting Deputy City Manager of Community Services, ext. 8735

Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate Law, ext.8622

**COMMUNICATIONS  
COMMITTEE OF THE WHOLE (2) – JUNE 8, 2021  
WITH RESPECT TO ITEM #8**

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**Distributed June 4, 2021**

- |   | <b><u>Item</u></b> |
|---|--------------------|
| C6. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 4, 2021, on behalf of ZZEN Group of Companies Limited. | 8                  |

**Distributed June 7, 2021**

- |  |   |
|--|---|
| C19. Ms. Sandra Patano, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 4, 2021   | 8 |
| C20. T.J. Cieciora, President, Design Plan Services Inc., The East Mall, Toronto, dated June 4, 2021   | 8 |
| C21. Draga Barbir, Barbir and Associates, Melrose Street, Etobicoke, dated June 4, 2021.   | 8 |
| C22. Mr. John Zipay, John Zipay and Associates, Gilbert Court, Burlington, dated June 6, 2021  | 8 |
| C24. Mr. Mark Yarranton, President, KLM Planning Partners, Jardin Drive, Concord, dated June 7, 2021, on behalf of 647057 Ontario Limited  | 8 |
| C25. Ms. Jenna Thibault, Senior Planner, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021  | 8 |
| C26. Mr. Ryan Guetter, Senior Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2021   | 8 |
| C27. Ms. Sandra Patano, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 4, 2021   | 8 |
| C28. Mr. Kevin Bechard, Senior Associate, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021   | 8 |
| C31. Mr. Ryan Mino-Leahan, Partner, and Mr. Tim Schilling, Senior Planner, KLM Planning Partners, Jardin Drive, Concord, dated June 7, 2021, on behalf of 716051 Ontario Limited & 1214420 Ontario Limited | 8 |
| C32. Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Vaughan NW Residences Inc.   | 8 |
| C33. Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Betovan Construction Limited.  | 8 |

**Distributed June 7, 2021 (continued)**

- |  |   |
|--|---|
| C34. Mr. Mark Yarranton, President, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of 840999 Ontario Limited and Prima Vista Estates Inc. c/o Gold Park Group.  | 8 |
| C35. Mr. Mark Yarranton, President, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited. | 8 |

**COMMUNICATIONS  
COMMITTEE OF THE WHOLE (2) – JUNE 8, 2021  
WITH RESPECT TO ITEM #8**

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- C36. Mr. Ryan Mino-Lehan, Partner and Ms. Lucy Pronk, Intermediate Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of PEM Weston Road Limited 8

**Distributed June 8, 2021**

- C37. Rob Lavecchia, SENIOR PLANNER II, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Cal-Crown Homes (Three) Inc. 8
- C39. Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Betovan Construction Limited. 8
- C40. Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 2097500 Ontario Limited 8
- C41. Mr. Ryan Guetter, Executive Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 5859 Rutherford Road 8
- C42. Mr. Ryan Guetter, Executive Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 7553 Islington Avenue and 150 Bruce Street 8
- C43. Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of 1406979 Ontario Inc. 8
- C44. Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Country Wide Homes Ltd and Condor Properties Ltd. (Group of Companies) 8

**Distributed June 8, 2021 (continued)**

- C45. Mr. Ryan Virtanen, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Anatolia Block 59 Developments Limited 8
- C46. Ms. Laurie Nelson, Director, Policy Planning, Toronto and Region Conservation Authority (TRCA), Exchange Avenue, Vaughan, dated June 7, 2021 8
- C51. Mr. Stephen Albanese, IBI Group, St. Clair Avenue West, Toronto, dated June 7, 2021 8
- C52. Ms. Sandra K. Patano, Associate, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 2338 Major Mackenzie Drive West 8
- C56. Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited 8
- C58. Presentation material. 8





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**Communication : C 6  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

KLM File: P-3099

June 4, 2021

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

**Attention: Mayor Bevilacqua and Members of Council**

**Re: Committee of the Whole – June 8, 2021  
Agenda Item # 8 – City-wide Comprehensive Zoning By-law  
[1] Northeast Corner of Highway 50 & Langstaff Road  
[2] Northwest Corner Highway 27 & Highway 7  
ZZEN Group of Companies Limited  
City of Vaughan, Region of York**

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Dear Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. are the land use planners on behalf of, ZZEN Group of Companies, these comments relate only to the above noted lands.

We would like to thank Staff for working through the majority of our concerns regarding the City-wide Comprehensive Zoning By-law. Notwithstanding, there are two unresolved minor issues involving confirmation that an accessory eating establishment is permitted with a service station use for lands zoned 'EM1' Prestige Employment Zone (i.e., Highway 50 and Langstaff Road), and a revision to straighten the boundary line west of the Westin Element Hotel at the northwest corner of Highway 27 and 7 lands.

We trust that the recommendation of Staff would enable these minor amendments and any other minor changes to be made as necessary prior to adoption of the City-wide Comprehensive Zoning By-law. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,  
**KLM PLANNING PARTNERS INC.**

Mark Yarranton, BES, MCIP, RPP  
President

cc: Joseph Sgro, ZZEN Group of Companies Limited  
Sam Speranza, ZZEN Group of Companies Limited  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brandon Correia, Manager, Special Projects  
Grant Uyeyama, KLM Planning Partners Inc.  
Aidan Pereira, KLM Planning Partners Inc.


**WESTON  
CONSULTING**

planning + urban design

**Communication : C 19**  
**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 4, 2021  
 File 7310

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix**  
**Committee of the Whole (Public Meeting)**  
**39 Centre Street, Vaughan**  
**City File No. Z.17.021 and DA.17.046**

Weston Consulting is the planning consultant for Peter Edrey, the registered owner of the lands located at 39 Centre Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law (“CZBL”) and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on June 8, 2021 with a recommendation for enactment in September 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated October 28, 2020.

Further to our previous letter, City of Vaughan Committee of the Whole approved Zoning By-Law Amendment (“ZBA”) application Z.17.021 and Site Development application DA.17.046 on June 16, 2020 to rezone the subject lands from “R1V Old Village Residential Zone – Exception 9(662)” to “C1 Restricted Commercial Zone”, and permit the development of a business/professional office in the existing heritage dwelling with site-specific exceptions.

On January 26, 2021, the final ZBA was enacted by City Council (See By-Law 003-2021 attached). No appeals were received within the appeal period and the ZBA came into effect as of January 26, 2021. The ZBA outlined a number of site-specific exceptions related to parking and driveway dimensions, setbacks, and landscaping. As well, the ZBA replaced portions of Exception 9 (662) under Zoning By-Law 1-88.

Based on our review of the final draft of the CZBL, the subject lands are proposed to be zoned “R1E First Density Residential, Exception 403” per Map 60. Our review of the CZBL indicates that the site-specific exceptions on the subject lands, as enacted by By-Law 003-2021, have not yet been captured in Exception 403. Furthermore, our review of Figure E-741D indicates that the figure is outdated and does not reflect the approved version of the development.

**We request that the final draft of the CZBL be revised to appropriately reflect and capture the site-specific zoning exceptions and associated schedules as approved by By-Law 003-2021. We believe this to be the simplest, most opportune and appropriate method for consolidating the site-specific by-law into the CZBL.**

Our previous letter also expressed support for the proposed transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands. We note that through the PCRM, Planning Staff have reviewed and acknowledged our expression of support for this provision.

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, and decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Steven Pham at extension 312 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**



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

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
- Brandon Correia, Manager of Special Projects
- Peter Edrey, Client
- Ryan Guetter, Weston Consulting

Peter Edrey

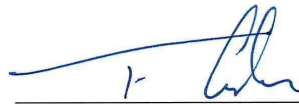
# THE CORPORATION OF THE CITY OF VAUGHAN

**IN THE MATTER OF Section 34,  
Subsections (18) and (19) of  
the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES**, of the Township of King City, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 003-2021 was passed by the Council of the Corporation of the City of Vaughan on the 26th day of January, 2021, and written notice was given on the 9th of February, 2021 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 003-2021 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 003-2021 is deemed to have come into effect on the 26th of January, 2021.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
2<sup>nd</sup> day of March, 2021 )

  
\_\_\_\_\_  
TODD COLES

  
\_\_\_\_\_  
A Commissioner, etc.

**Isabel Leung**  
**Deputy City Clerk, City of Vaughan**  
**A Commissioner, etc.**

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 003-2021**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 213-2005.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Subclause i) i) a) from Exception 9(662) in its entirety and replacing it with the word "Deleted".
  - b) Deleting Subclause i) ii) from Exception 9(662) and replacing it with the following:
    - i) ii) "Notwithstanding the provisions of Section 3.8, Schedule "A", the following provisions shall apply to the lands shown Part 1 of Schedule "E-741B" and shall be developed in accordance to Schedule "E-741D":
      - ai) the minimum required parking on site shall be 6 parking spaces. The maximum number of cars on site at any one time shall be 6;
      - aii) minimum parking space size shall be 2.6 m by 5.8 m (3 parking spots P1, P2 and P3), 2.4 m by 4.8 m (1 compact car spot P4), 2.4m by 6 m (1 car spot P5) and accessible parking space (AODA - P6), as shown on "E-741D";
      - aiii) minimum parking aisle width shall be 4.8 m;

- aiv) maximum driveway width of 6 m;
  - av) minimum lot depth shall be 27.9 m;
  - avi) minimum front yard setback (Centre Street) shall be:
    - 3.8 m to the structure
    - 2.5 m to the porch
    - 1.6 m to the stairs
  - avii) minimum rear yard setback shall be 7.1 m
  - aviii) minimum exterior yard setback shall be 7.4 m
  - aix) minimum setback from a 'R' Zone to any building structure shall be:
    - 2.4 m to the main structure and 1 m to the stairs and open deck (east);
    - 7.1 m (south);
  - ax) minimum landscape strip where a Commercial Zone abuts a residential zone shall be 0 m (east) and 0.46 m (south);
  - axi) minimum landscape strip abutting a street shall be 0.4m along Elizabeth Street and 1.6 m along Centre Street;
- c) Deleting Subclause i) iii) from Exception 9(662) and replacing it with the following:
- i) iii) "The lands identified as Subject Lands on "E-741D" shall be rezoned to C1 Restricted Commercial Zone. Notwithstanding the provisions of Section 5.2 respecting the C1 Restricted Commercial Zone, only a Business or Professional Office in the existing building to a maximum gross floor area of 242 m<sup>2</sup> (excluding the basement) is permitted on the Subject Lands and defined as follows:  
  
Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance

agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.”

- d) Deleting Schedule “E-741D” in Exception 9(662) and replacing therefor with Schedule “E-741D”, attached hereto, as Schedule “1”.
- e) Deleting Key Map 1A and substituting therefor the Key Map 1A attached hereto as Schedule “2”.

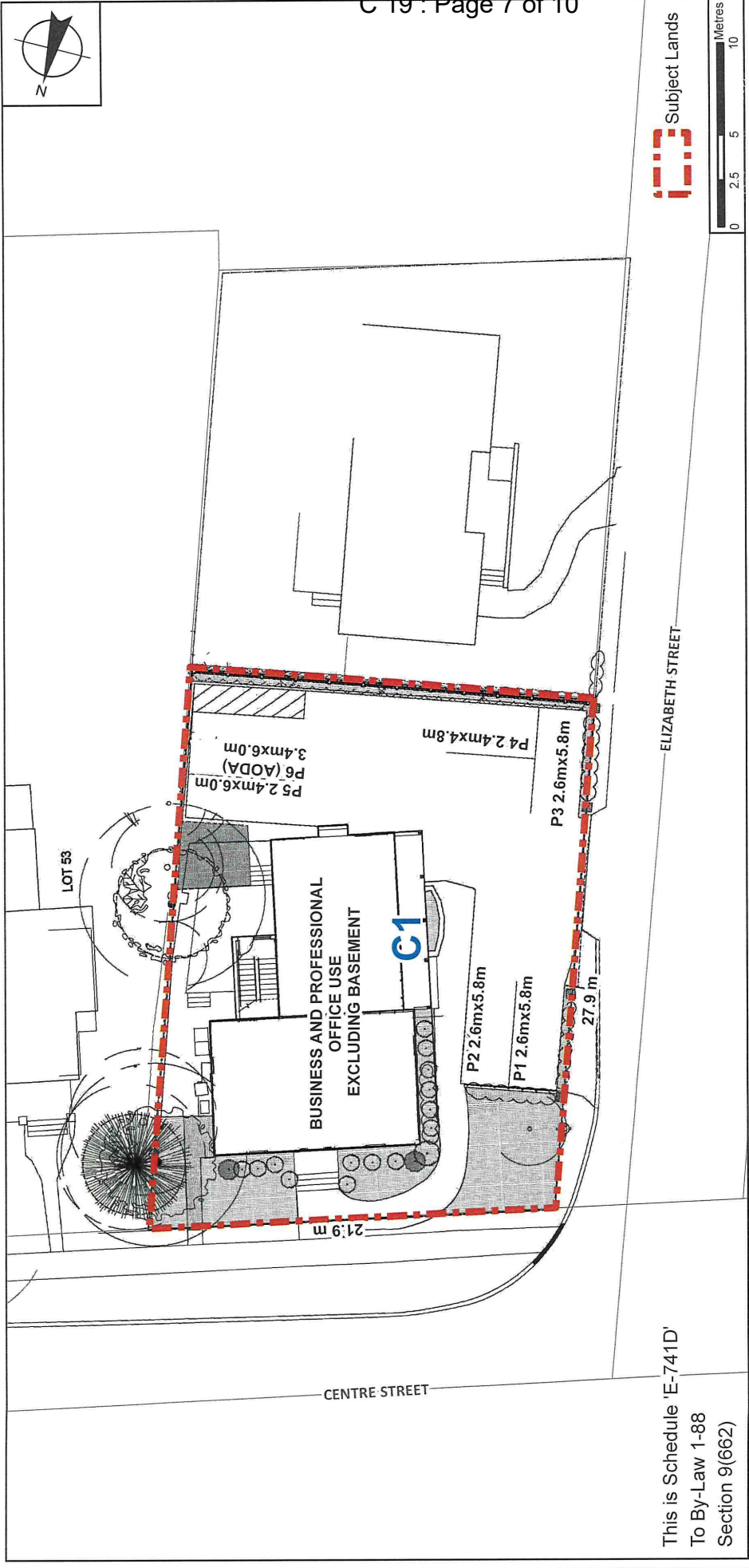
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 26<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk





Subject Lands



ELIZABETH STREET

CENTRE STREET

LOT 53

21.9 m

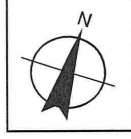
27.9 m

This is Schedule 'E-741D'  
To By-Law 1-88  
Section 9(662)

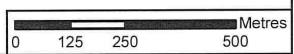
Signing Officers  
*[Signature]*  
Mayor  
*[Signature]*  
Clerk

This is Schedule '1'  
To By-Law 003-2021  
Passed the 26th Day of January, 2021

File: Z.17.021  
Related File: DA.17.046  
Location: Part of Lot 30, Concession 1  
Applicant: Peter Edrey  
City of Vaughan



Key Map 1A  
 By-Law No. 1-88



This is Schedule '2'  
 To By-Law 003-2021  
 Passed the 26th Day of January, 2021

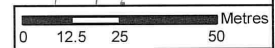
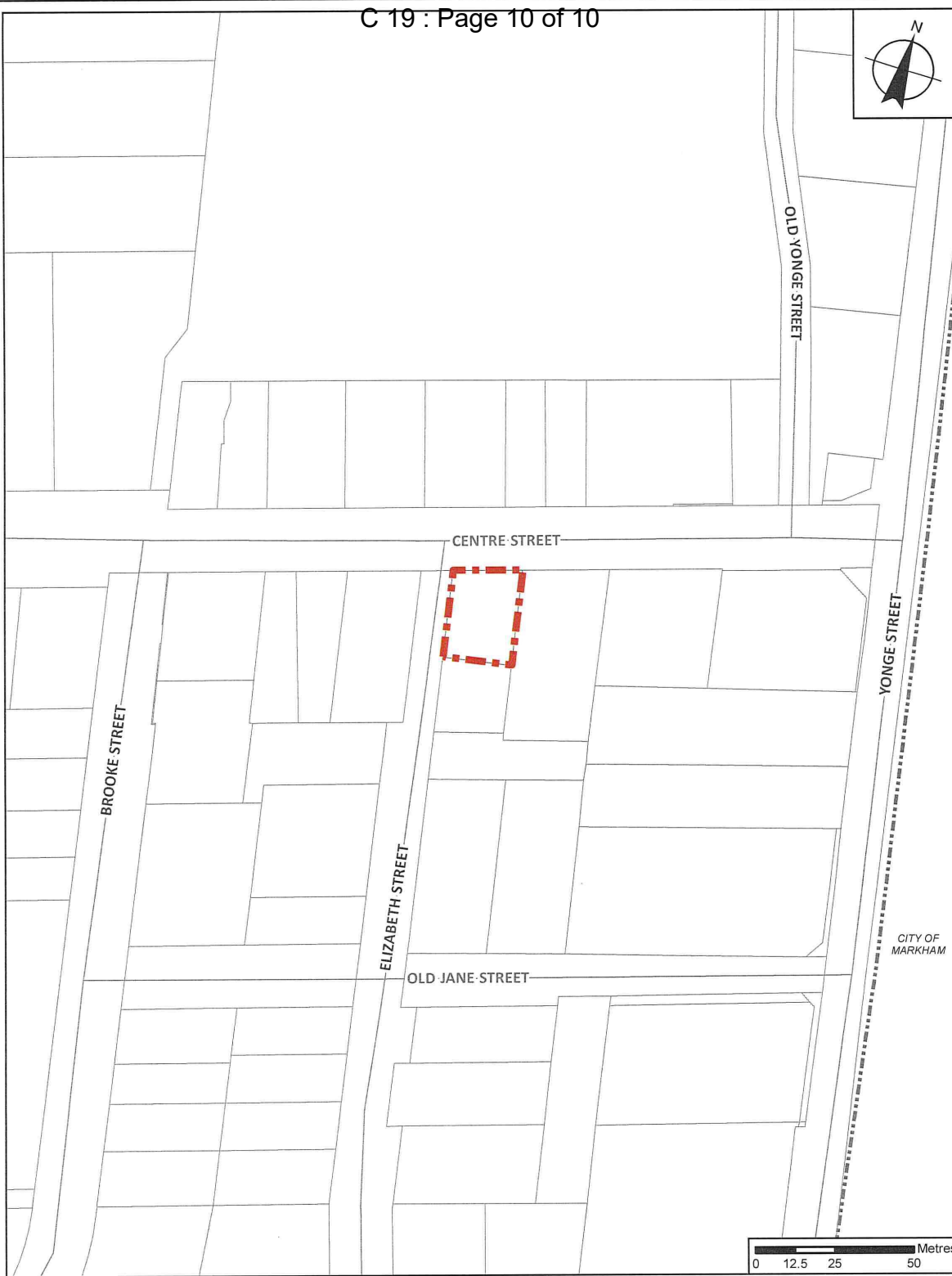
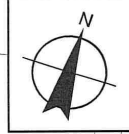
File: Z.17.021  
 Related File: DA.17.046  
 Location: Part of Lot 30, Concession 1  
 Applicant: Peter Edrey  
 City of Vaughan

Signing Officers  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ Clerk

**SUMMARY TO BY-LAW 003-2021**

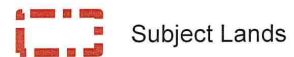
The lands subject to this By-law are located on the southeast corner of Centre Street and Elizabeth Street, municipally known as 39 Centre Street, City of Vaughan.

The purpose of this by-law is rezone the subject lands from "R1V Old Village Residential Zone", subject to site-specific Exception 9(662) to "C1 Restricted Commercial Zone", to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) to a maximum of 242 m<sup>2</sup> (not including the basement) together with site-specific exceptions to setbacks, minimum number of parking spaces required, maximum number of parking on site, size of parking spaces, aisle width, lot depth, setback to a residential zone and landscape strip.



### Location Map To By-Law 003-2021

**File:** Z.17.021  
**Related File:** DA.17.046  
**Location:** Part of Lot 30, Concession 1  
**Applicant:** Peter Edrey  
**City of Vaughan**



**Communication : C20  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**



**DESIGN  
PLAN  
SERVICES**  
TOWN  
PLANNING  
CONSULTANTS

Brandon Correia, BES PMP  
Manager, Special Projects  
City of Vaughan  
Office of the Deputy City Manager  
Planning and Growth Management Portfolio  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

By e-mail: [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)

Friday, June 4th, 2021

DPS File: 1984

**RE: Vaughan City-Wide Comprehensive Zoning By-Law Review  
10150 Keele Street and 9920 Keele Street  
Comments on Final Draft Zoning By-law**

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We are writing this letter on behalf of the owners of the above noted properties in the City of Vaughan. This letter constitutes our formal submission to the City on the comprehensive zoning by-law review, and comments on the final draft zoning by-law released through the City's website and specifically located at <http://www.zonevaughan.ca/> as found on June 4th, 2021.

The lot noted as 10150 Keele Street in the subject line above is located within the block between Keele Street and McQuarrie Lane, North of Killian Road and south of the Maple Library and Community Centre. More specifically, the subject lot at 10150 Keele Street is the most northern lot within the block, just south of the Maple Library and Community Centre. The subject lot at 10150 Keele Street currently does not contain any structures or buildings.

The lot noted as 9920 Keele Street in the subject line above is located south of Church Street and west of Keele Street. More specifically, 9920 Keele Street is located on Keele Street, in between Church Street and Naylor Street.

Regarding 10150 Keele Street and 9920 Keele Street, we note that the subject lots, and some of the immediately abutting land, are designated as "Low-Rise Mixed-Use H3 D1.25" (Maximum Height of 3 Storeys and Maximum Floor Space Index of 1.25 times the area of the site) as shown on Schedule 13 of the Vaughan Official Plan. The "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. This designation also permits residential units in townhouses,

*Page 1*

stacked townhouses, low-rise buildings (detached houses and semi-detached houses), and public and private institutional buildings, among the other permitted uses.

As per a phone conversation with the undersigned and City Planning Staff, Staff have noted that the methodology used for applying the proposed site-specific exception zones consisted of bringing forward existing site-specific exception zones from the current Zoning By-law 1-88 into the new draft by-law. Through consultation, City Planning Staff have agreed that exception zone 412 which is proposed to be applied to 10150 Keele Street is outdated and as such, Staff had verbally agreed to removing exception zone 412 from 10150 Keele Street. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 10150 Keele Street, the "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. Removing exception zone 412 entirely from the final draft by-law would bring the proposed new zoning by-law more into conformity with the current Official Plan. In addition, we are aware that 9929 Keele St., 9983 Keele St., 9994 Keele St., 10048 Keele St., 10059 Keele St., 10211 Keele St., 10037 Keele st., and more have had high turnover of tenants for well over 30 years. Today there is quite a lot of empty space that still exists within these and surrounding commercial buildings. It is our opinion, based on the history provided by the owner, that additional office space is not needed as there is plenty of empty space available in the immediate area. Additional residential space is needed as there is a lack of supply, and this land is designated to permit a wide variety of land uses. Furthermore, 10037 Keele Street and 10150 Keele Street are both zoned "C1" as per Zoning By-law 1-88. However, 10037 Keele Street is proposed to be zoned "MMS" with no exception while 10150 Keele Street is proposed to be zoned "MMS" exception zone 412.

In regards to 9920 Keele Street, it is our professional opinion that exception zone 534 which is proposed to be applied to 9920 Keele Street is also outdated. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 9920 Keele Street, the "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. The current exception zone applicable to 9920 Keele Street is very restrictive, as the only permitted uses are a daycare, office and residential. Furthermore, the exception zone restricts development on the subject property to a very specific building envelope. As per Figure E-925 of exception zone 534, the exception zone appears to be related to a previously approved Site Plan associated with the adjacent townhouse development to the south. The subject property is now a private property separate from the adjacent townhouse development to the south and is sufficient in size to accommodate a larger building envelope than what the proposed by-law permits. Through consultation, Staff have agreed to take a closer look at exception zone 534 and have agreed to making revisions to exception zone 534, as it applies to the subject property at 9920 Keele Street. Staff also noted that a redlined revision of exception zone 534 would be provided to Design Plan Services prior to the release of the final draft by-law however, a redlined revision of exception zone 534 was never received. We are of the opinion that exception zone 534 should be removed entirely as it is outdated and the subject property at 9920 Keele Street would be more in conformity with the Official Plan if exception 534 were to be removed. If exception zone 534 is not removed entirely, we would appreciate revisions to the exception zone as it applies to 9920 Keele Street, so as to not be so restrictive.

On October 14th, 2020 the City of Vaughan held a live-stream public open house to discuss the Comprehensive Zoning By-law Review and some key recent changes that are proposed with the Third Draft Zoning By-law. During the live-stream public open house, City Staff had reiterated that they would like to examine the Exception Zones brought forward from Zoning By-law 1-88 in more detail. As well, City Staff noted that they want the Zoning By-law to be as permissive as possible and they do not want to impose any unnecessary

restrictions. It is our opinion that both exception zone 412 and exception zone 534, as they apply to the subject properties, are unnecessarily restrictive.

In addition, we would note that the Province of Ontario has recently released "A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)". This plan reinforces that all municipalities in the Growth Plan area should be looking at encouraging intensification throughout the built up area and to achieve complete communities that can provide a variety of choices for living, working and playing throughout an entire lifetime.

The "Zoning Strategy Report" dated March 2018, prepared by WSP Group indicates that any revisions to the zoning by-law must be consistent and conform to the Official Plan for the City of Vaughan. We agree with this premise, and believe that the changes to the final draft zoning by-law being requested through this letter conforms to the Official Plan and would further the goal of the Comprehensive Zoning By-law Review in a more efficient and appropriate way. We believe the changes suggested in this correspondence could be done at this time while the opportunity presents itself through this Comprehensive Zoning By-Law Review. A stated goal of the Comprehensive Review of the Zoning By-Law is that:

*"due consideration must be given to developing a zoning regime that is intuitively structured, easily interpreted, and efficiently administered. With these principles in mind, regard for developing an effective zoning bylaw that communicates both complex technical standards and concepts clearly and efficiently must be a principal of this exercise."*

We agree that this is an important consideration in any by-law, and would encourage the City to allow a broader range of uses and to be less restrictive in regards to the subject lots, which will make the application of the by-law more efficient for the City.

We would be happy to discuss these comments further with the City at your convenience. Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

**DESIGN PLAN SERVICES INC.**



**T.J. Cieciora, MSc MCIP RPP  
PRESIDENT**

Encl.

TJC/DI

Cc. clerks@vaughan.ca  
R. Tomasone  
G. Moscillo





Schedule A - Location Map

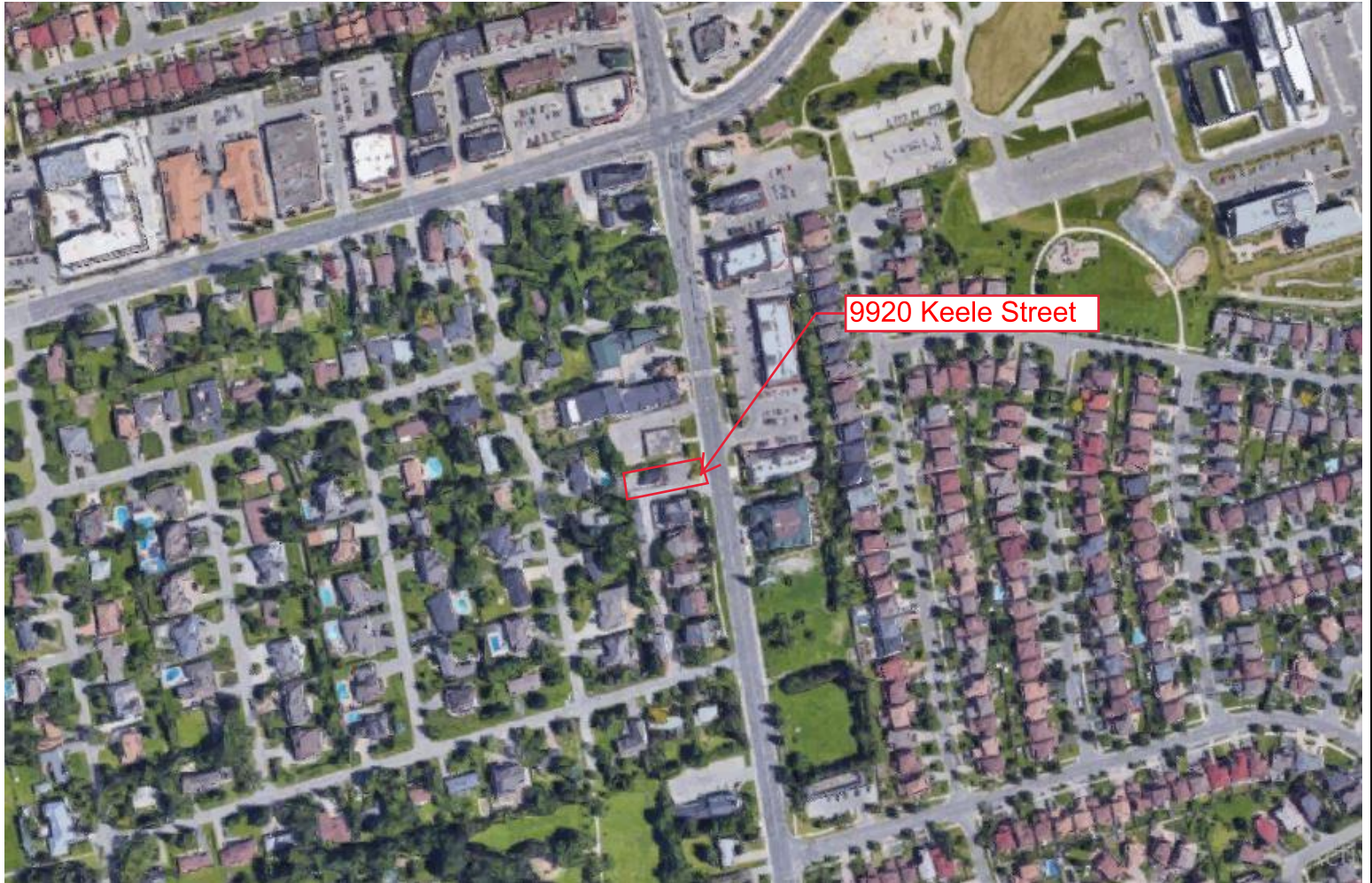
**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants



900 The East Mall, Suite 300  
Toronto, ON M9B 6K2  
Telephone: 416.626.5445  
www.designplan.ca

scale	NTS	06/04/2021	1984-SC1	Drawn	RW
	Date		Drawing No		Design





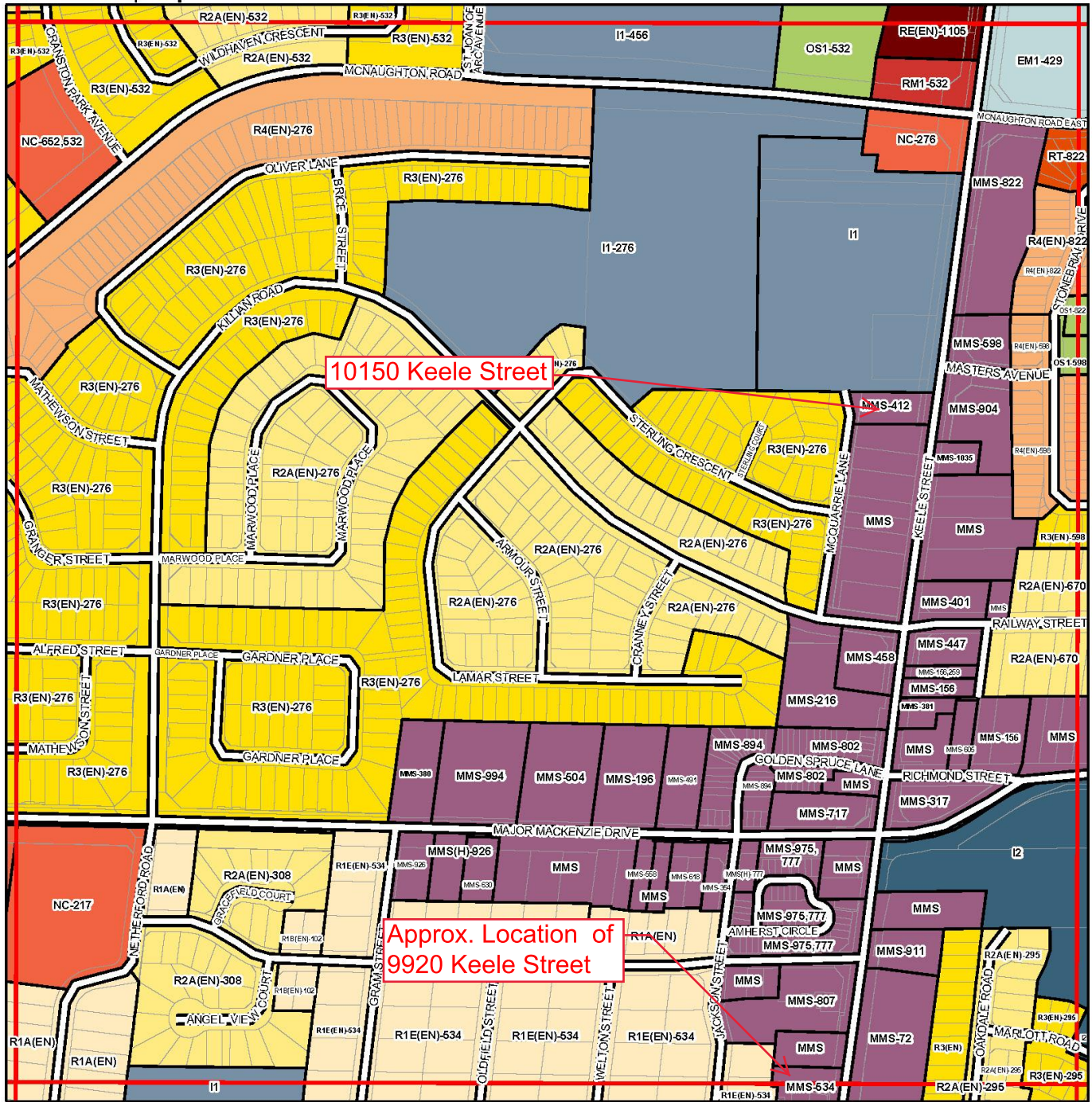
Schedule B - Location Map (9920 Keele Street)

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Town Planning Consultants



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Toronto, ON M9B 6K2  
Telephone: 416.626.5445  
www.designplan.ca

scale	NTS	06/04/2021	1984-SC2	Drawn	RW
	Date		Drawing No		Design

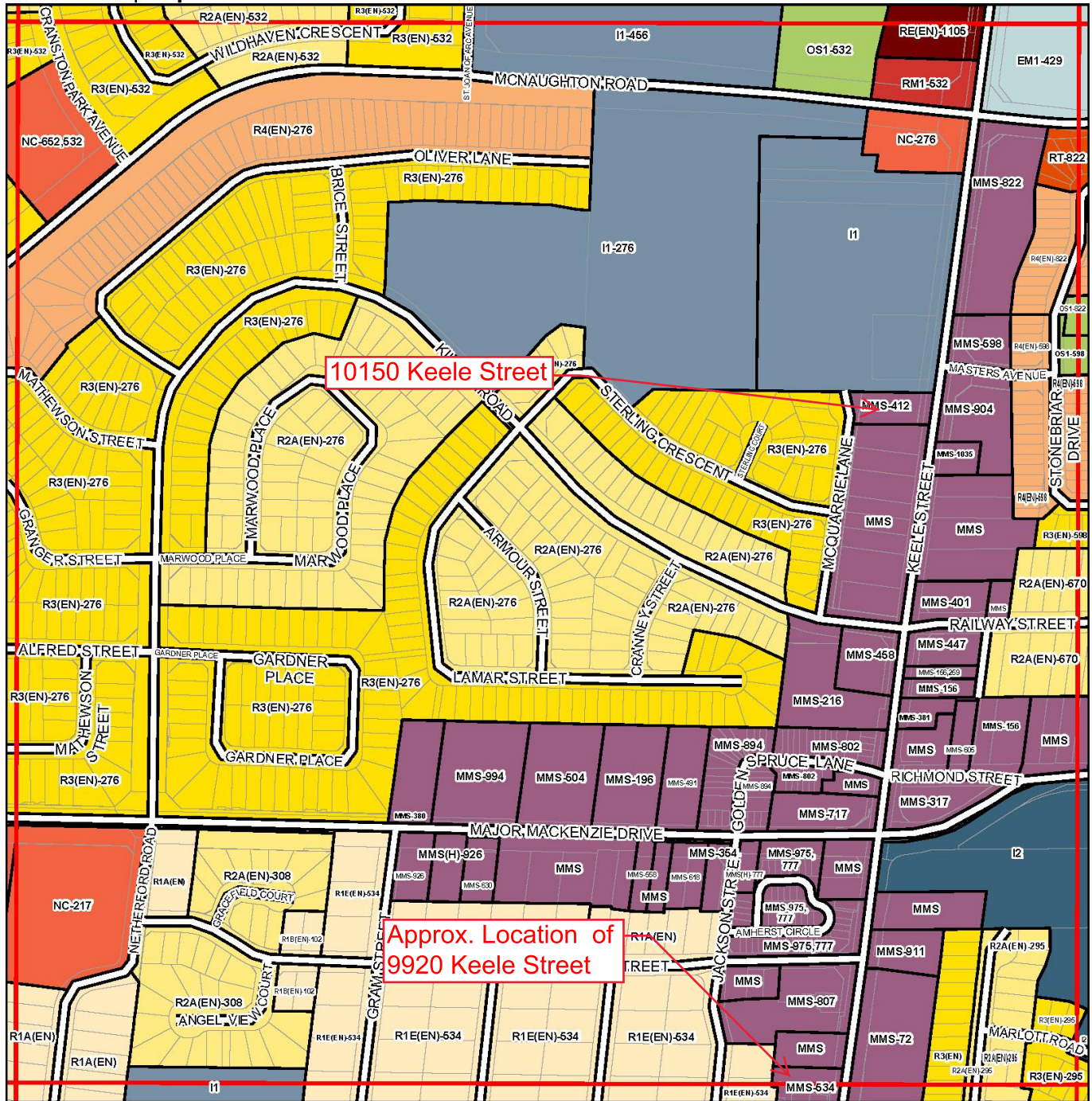


- |   |   |  |  |
|---|---|--|--|
| <p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> A (Agriculture Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> OS1 (Public Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> OS2 (Private Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #F080F0; border: 1px solid black; margin-right: 5px;"></span> V1 (Station Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> V2 (South Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> V3 (Neighbourhood Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> V4 (Employment Precinct Zone)</li> </ul> | <p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> R1 (First Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> R2 (Second Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> R3 (Third Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> R4 (Fourth Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> R5 (Fifth Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> RT (Townhouse Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> RM1 (Multiple Residential Zone 1)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> RM2 (Multiple Residential Zone 2)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> RE (Estate Residential Zone)</li> </ul> | <p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> GC (General Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> NC (Neighbourhood Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> CC (Convenience Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> LMMU (Low-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> MMU (Mid-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> HMMU (High-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> GMMU (General Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> CMMU (Community Commercial Mixed-Use Zone)</li> </ul> | <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> EM1 (Prestige Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> EM2 (General Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> I1 (General Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> I2 (Major Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> U (Utility Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> FD (Future Development Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> PB1 (Parkway Belt Public Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> PB2 (Parkway Belt Complementary Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> These lands shall not be subject to Zoning By-law 2021-01</p> |
|---|---|--|--|

**VAUGHAN WSP**

204	205	206	207	208
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132

1:5,000 Final: May, 2021



- 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 Precinct Zone)
  - V3 (Neighbourhood Precinct Zone)
  - V4 (Employment Precinct 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)
- Employment Zones**
  - EM1 (Prestige Employment Zone)
  - EM2 (General Employment Zone)
  - EM3 (Mineral Aggregate Operation Zone)
- 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 Use Zone)

**VAUGHAN WSP**

204	205	206	207	208
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132

1:5,000 Third Working Draft: September, 2020

Schedule D - Third Draft, Proposed Zoning By-law

**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants

900 The East Mall, Suite 300  
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Telephone: 416.626.5445  
www.designplan.ca



NTS	06/04/2021	1984-SC4	Drawn	RW
scale	Date	Drawing No	Drawn	Design



3-storey Townhouse Dwellings on the east side of Keele

Townhouse Dwellings directly south of 9920 Keele Street



Schedule E - Street Photographs from 9920 Keele Street

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Town Planning Consultants



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Toronto, ON M9B 6K2  
Telephone: 416.626.5445  
www.designplan.ca

scale	NTS	Date	06/04/2021	Drawing No	1984-SC5	Drawn	RW
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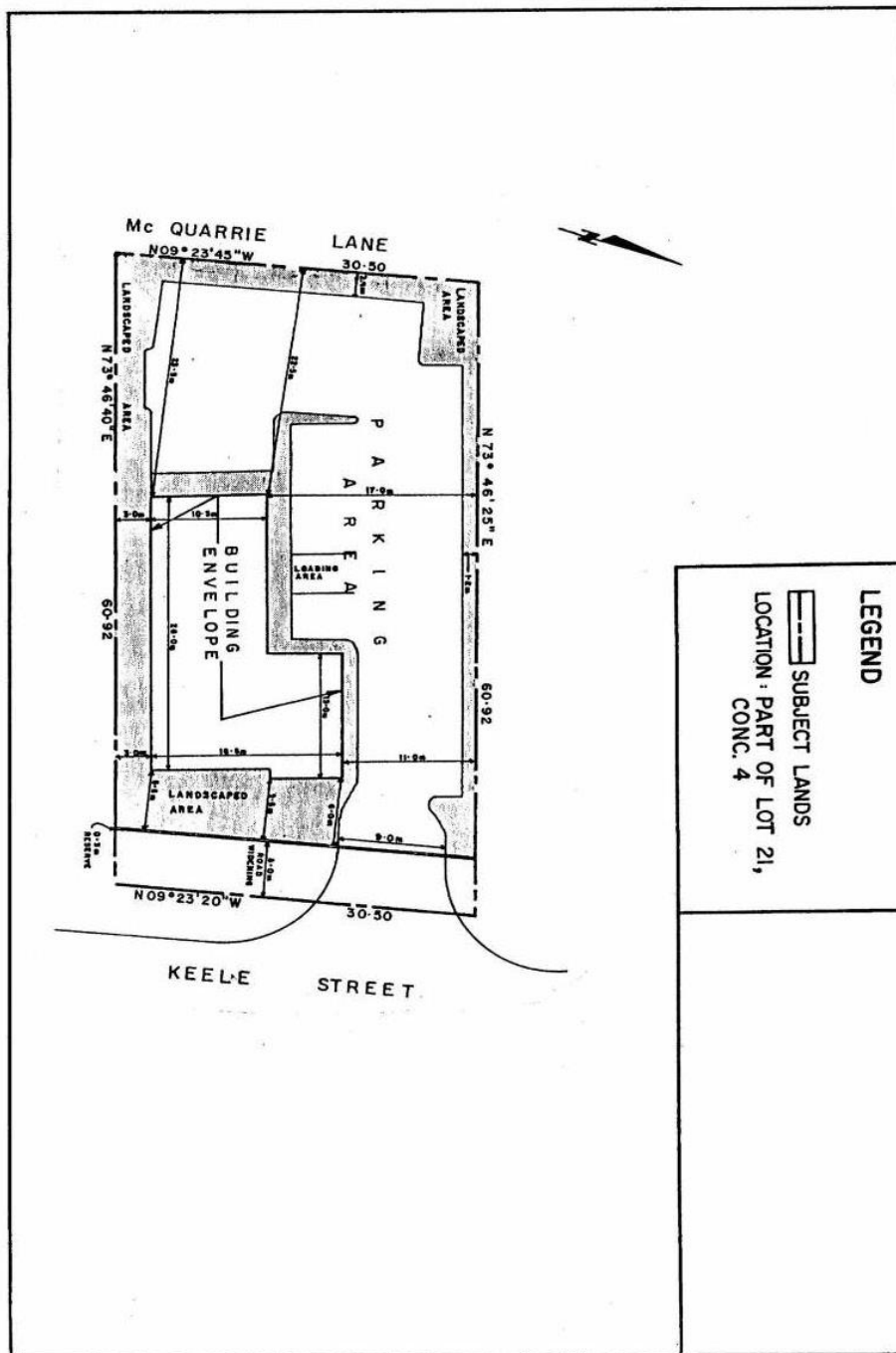
**14.412**

<b>Exception Number 412</b>	<b>Legal Description: 10150 Keele Street</b>
<b>Applicable Parent Zone: NC</b>	
<b>Schedule A Reference: 167</b>	<b>Figure E Link (if applicable)</b>
<b>By-law / Tribunal Decision Reference</b>	<b>Figure T Link (if applicable)</b>
14.412.1 Permitted Uses	
<p>1. The only permitted use shall be:</p> <p>a. Office.</p> <p>2. All basement or cellar floor area shall be used only for heating and mechanical equipment, washrooms and for storage and/or garbage storage purposes only.</p>	
14.412.2 Lot and Building Requirements	
<p>1. The areas designated as "Landscaped Area" on Figure E-756 shall be used for no other purpose than landscaping.</p> <p>2. All buildings or structures shall be located within the area shown as "Building Envelope" on Figure E-756 and shall have a maximum gross floor area of 650.0 m<sup>2</sup>, provided that a basement shall not be used for the purposes of calculating the gross floor area.</p>	
14.412.3 Parking	
<p>1. All parking shall be provided in the area shown as "Parking Area" on the said Figure E-756.</p> <p>2. A maximum width of a driveway access shall be 9.0 m.</p> <p>3. A minimum size of a loading space shall be 4.4 m x 5.5 m.</p> <p>4. The loading space shall be provided in the area designated as "Loading Space" on the said Figure E-756.</p>	
14.412.4 Other Provisions	
<p>1. All garbage storage shall be internal to the building.</p>	




14.412.5 Figures

Figure E-756



**LEGEND**

 SUBJECT LANDS

LOCATION : PART OF LOT 21,  
CONC. 4



**14.534**

<b>Exception Number 534</b>	<b>Legal Description: 9880-9920 Keele Street</b>
<b>Applicable Parent Zone: R1A, RM1, RM2</b>	
<b>Schedule A Reference: 148, 167</b>	<b>Figure E Link (if applicable)</b>
<b>By-law / Tribunal Decision Reference</b>	<b>Figure T Link (if applicable)</b>
14.534.1 Permitted Uses	
<p>1. The only permitted uses for the area shown as “R1” on Figure E-925, provided that the existing structure is maintained, shall be:</p> <ul style="list-style-type: none"> <li>a. Day care centre;</li> <li>b. Office; and,</li> <li>c. Residential.</li> </ul>	
14.534.2 Lot and Building Requirements	
<p>1. Notwithstanding any subsequent severance, part lot control exemption, condominium or land division approval affecting any unit on the subject lands, for the purposes of this by-law the area labelled “RM2” on Figure E-925 shall be deemed to be a lot.</p> <p>2. The lot frontage for each unit in the area labelled “RM2” on Figure E-925 shall consist of the common frontage indicated on the figure for the RM2 Zone.</p> <p>3. The minimum lot frontages for the twenty units in the area labelled “RM2” shall be as shown on Figure E-925.</p> <p>4. The minimum lot areas for the twenty units in the area labelled “RM2” shall be as shown on Figure E-925.</p> <p>5. All residential dwellings shall be located within the area shown as Building Envelope "A" on Figure E-925.</p> <p>6. A maximum of 5 residential buildings may be constructed within Building Envelope "A" provided that no building shall contain more than 4 residential dwelling units.</p> <p>7. The minimum setback between all residential buildings shall be 3.0 m.</p> <p>8. The maximum total area covered by accessory structures shall be the lesser of 570.0 m<sup>2</sup> or 10 % of the total lot area</p>	



9. Accessory structures shall be located within the area shown as Building Envelope "B" on Figure E-925.
10. The maximum height of the accessory structures shall be 4.3 m, measured to the peak of the structures' roofs.
11. The yard requirements for a structure located within a labelled "R1" shall be as shown on Schedule E-925 for Building Envelope "C."
12. A 1.5 m high solid fence shall be located a minimum of 1.0 m from the west lot line.

14.534.3 Parking

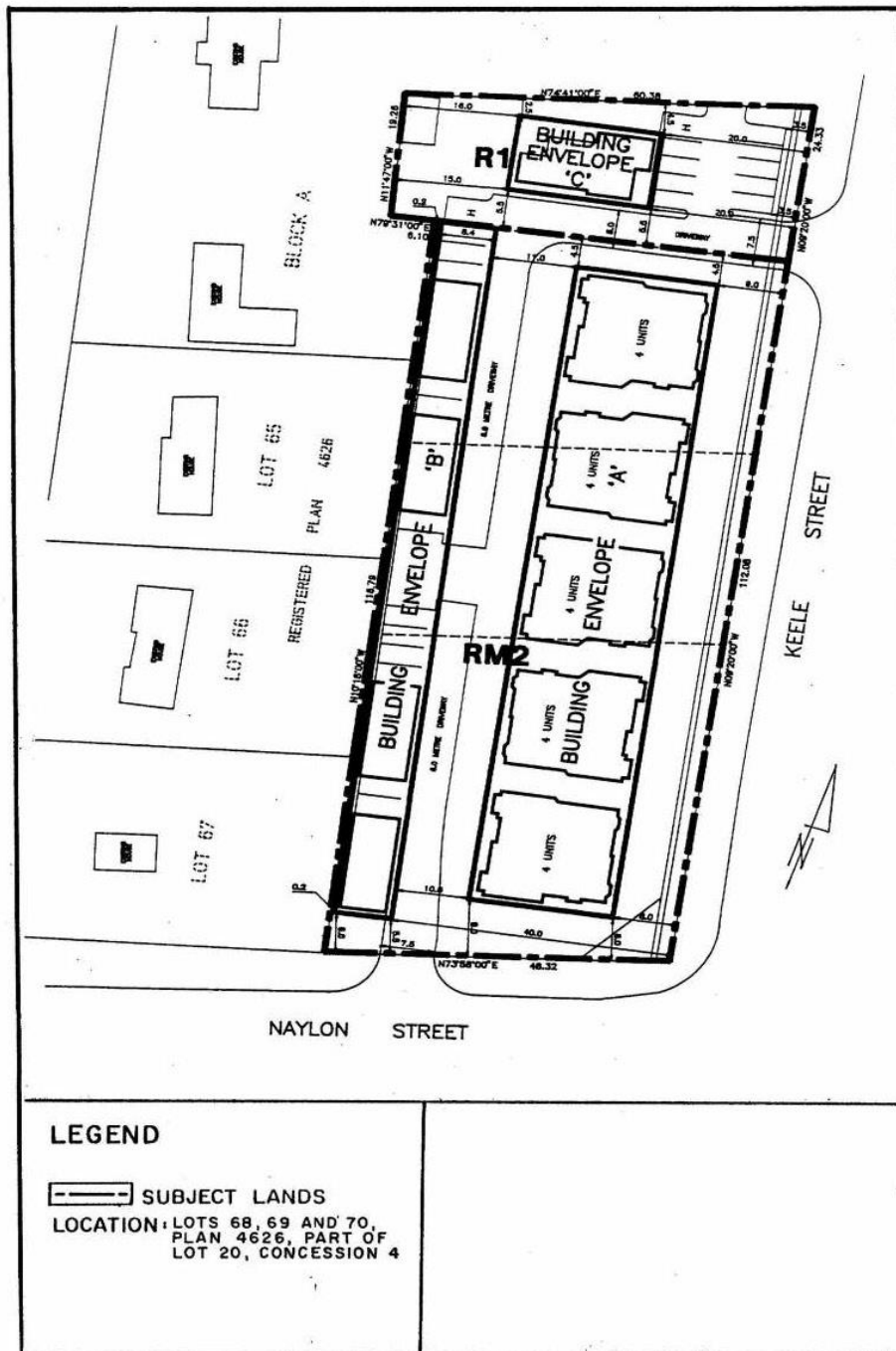
1. Parking areas shall be located within the area shown as Building Envelope "B" on Figure E-925.
2. The minimum number of required parking spaces shall be 31.
3. The parking spaces and parking garages for the area labelled "RM2" on Figure E-925 shall be contained within the garage structures or within the areas labelled as parking spaces, as shown within Building Envelope "B."
4. The typical parking space size shall be a minimum of 2.7 m x 5.5 m.

842.1.5 Figures





Figure E-925



June 4, 2021

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1  
clerks@vaughan.ca

**Communication : C 21  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

**RE: 9650 Highway 27, City of Vaughan Comprehensive Zoning By-law Review  
Third Written Submission/New Ownership**

I am the land use planning consultant retained by 270 8971 Ontario Inc., the new owner of the lands legally described as Part of Lot 18, Concession 8, in City of Vaughan (the “Subject Lands”) in the Regional Municipality of York, and known municipally as 9650 Highway 27. I am submitting these Written Comments with respect to the City-Wide Comprehensive Zoning By-Law Review regarding the downzoning of the Subject Lands from Open Space to Environmental Protection Zone. The lands should be re-zoned to allow high density residential and commercial development.

The Committee of the Whole Meeting is scheduled for Tuesday, June 8, 2021.

So far, we have reviewed some of the materials available on-line and dated June 2021. As a result of this brief review of the materials, specifically, **Map 138** and **Section 12.0 (Environmental Protection, Open Space, and Agriculture Zone)**, we conclude that the lands should be zoned as a site-specific exemption allowing high density residential and commercial development.

**Property description:**

The Subject Lands front the west side of Highway 27, between Major Mackenzie Drive West and Rutherford Road, and are mostly north of the Humber River. The Lands have an irregular shape and are approximately 7 acres in size. The Lands are developed with a large size single detached dwelling.

The Lands are located east of the CP rail tracks and the proposed Highway 427 Expansion. A commuter rail line is proposed and would use the existing CP rail tracks. Two future GO stations are to be located nearby: the first one, north of Rutherford Road and east of the CP rail tracks; and

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**Contact:**

Barbir & Associates Planning Consultants Ltd.  
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Etobicoke, ON M8Z 1G9

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the second, south of Major Mackenzie Drive and east of the CP rail tracks, just west of the Highway 27 intersection. Both future GO stations are within walking distance of the Subject Lands.

Highway 27 is part of the Regional Transit Priority Network. Sewer and water connections are existing or planned and are within reasonable distance.

**In the York Region Official Plan**, the Subject Lands are designated “Towns and Villages” and “Regional Greenlands System” on Map 1. Exact delineation of boundaries will be finalized during the application approval process.

The Lands are designated “Towns and Villages” on Maps 3, 4, 8 and 11. The “Towns and Villages” designation permits a wide range of uses including residential, commercial and institutional uses.

Policy 2.1.7 states that the boundaries and the extent of the Regional Greenlands System shown on Map 2 are approximate. Policy 2.1.7 further states that refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by *environmental impact studies*. These refinements will be incorporated into the Plan and will not require an amendment to the Plan.

**In the City of Vaughan Official Plan**, the Subject Lands are designated “Natural Areas” on Schedule 13. Exact delineation of boundaries will be finalized during the application approval process.

The Lands are shown as “Stable Areas” and “Natural Areas and Countryside” on Schedule 1.

On Schedule 2 the Subject Lands are shown as “Natural Heritage Network” (NHN). Policy 3.2.3.2 states that the policy text prevails over the mapping shown on Schedule 2 in determining the NHN. Refinements to the NHN may occur through the development approval process and shall be reflected on Schedule 2 without the need for an Official Plan Amendment. This may occur on a site-by-site basis.

**The lands are currently zoned “Open Space”. In the Final Draft of the Proposed Zoning By-law (June 2021)**, the property is re-zoned to Environmental Protection Zone (EP) on Map 138.

---

**Contact:**

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Etobicoke, ON M8Z 1G9

**Phone:**

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page 2 of 3

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From our preliminary research it seems that the proposed re-zoning is not based on any scientific evidence or studies. We submit that the proposed zoning should be a site-specific exemption allowing high density residential and commercial development.

Regards,  
Draga Barbir, B.Sc. B.Arch. MCIP RPP

**Communication : C 22  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

---

**From:** john zipay <jjzipay@hotmail.com>

**Sent:** Sunday, June 06, 2021 5:34 PM

**To:** Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>

**Cc:** Dino Giuliani <dino@approvedvaluations.com>; Jessica Damaren <jndamaren@westonconsulting.com>; Tony Carella <Tony.Carella@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>

**Subject:** [External] Fw: Kleinburg Inn. Proposed Comprehensive Zoning Bylaw

**Subject:** Fw: Kleinburg Inn. Proposed Comprehensive Zoning Bylaw

I am submitting these documents on behalf of Mr. Dino Giuliani who requests to make a presentation to Committee of the Whole on Item Number 8 on the June 8/21, afternoon Agenda. Please forward speaking instructions directly to Mr. Giuliani. Also please forward the 2 letters contained in the first PDF, one from Mr. Giuliani and the other from John Zipay and Associates to Committee and City Council for their review and consideration.

Both Mr. Giuliani and I request to be advised of any recommendations or decisions made by Committee and or Council on this matter and of any future meetings regarding the passage of the proposed Comprehensive Zoning bylaw.

Please confirm receipt of this email.

Thank you,

John Zipay

June 4, 2021

City of Vaughan  
Clerks Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Re: Proposed Zoning, under new draft By-Law  
9770 Highway #27, Vaughan, Kleinburg Inn**

Dear Mayor Bevilacqua and Members of Council,

I am writing to you with respect to my concerns with the City Staff proposed By-Law for our property. To give you some background, we are the owners of the Kleinburg Inn, located at 9770 Highway #27. Our property is located at the south west corner of Major Mackenzie Drive and Highway #27. The Inn has been in existence since the early 1950's and we purchased the property in 1974 and have continued the existing accommodation use since.

As you know, the area has changed dramatically over the years, most recently, with the elimination of the Major Mackenzie jog and 6 lane bridge over the Humber River. Thus, making our property a corner site to what is now a major intersection.

Our property has always operated as a commercial / accommodation use since it's original construction. As a result of Hurricane Hazel, our zoning was changed to OS1. Over the years, we have been permitted to expand our commercial use and have more than doubled in size and hotel rooms.



In 2010 the City of Vaughan approved OPA 2010 and our designation was change to Low Density Residential, see below.



In 2016, without any notification or public process, the mapping for OPA 2010 was changed to Natural Area.







Although I am the owner of the Kleinburg Inn, my main profession is a designated real estate appraiser and I own / operate a firm here in Vaughan.

Over the last 30 years as a professional appraiser, a good percentage of our work is mortgage financing assignments for the main Banks and other smaller financial institutions. They rely upon our commercial / land / residential valuation reports for their underwriting / investment decisions.

Appraisers are governed by the Appraisal Institute of Canada and under the Institute Standards, are required in every appraisal assignment, to report on a subject property's Zoning, its use and if the use is in conformity to the Municipal Zoning By-Law.

It has been my professional experience, if a property is Zoned under Environmental Protection (EP), this leads the financial institution to believe that, despite Exceptions to the By-Law and in this case is (139, 175), the subject property's zoning is unclear. This creates a level of uncertainty and financial institutions typically do not entertain properties with zonings that are not clear, which often leads to (Red Flagging) and eventual turn down. The terminology should reflect the existing commercial uses and EP simultaneously. The proposed Zoning By-Law, will continue to be unclear and financial institutions will view the EP designation as only a negative.

Although it is unfortunate that a property's Municipal zoning crosses over to a financial institutions decision on whether to lend or not, but the reality is, it does. In fact, other than Zoning, no other municipal function, impacts the financial institutions decision making process.

Under the current City of Vaughan, By-Law review process, through my Planner Mr. John Zipay, I have attempted to work with Vaughan staff to bring our issue forward and have suggested perhaps a hybrid terminology to reflect a zoning designation which recognizes the current commercial uses and an EP designation, by suggesting that the current EP (139, 175) zoning and include in the brackets include the words (Existing Commercial), so that the designation will be as follows, EP-139, 175 (Existing Commercial). This would address my concerns, as it would more clearly reflect the current commercial and EP uses, which is only fair. I have attached Mr. Zipay's letter for your review.

Lastly, our proposed change on wording will not take away the integrity of what Vaughan Staff wishes to maintain on our property and immediate area. Unfortunately, Vaughan Staff does not agree with our proposal.

Therefore, we respectfully request that Vaughan Council not approve the proposed Zoning By-Law for our property and direct staff to work with us on a Hybrid version of the Zoning By-Law.

Sincerely,



Dino Giuliani  
416 779 5575

c.c. John Zipay  
Attachments, John Zipay and Associates letter dated May 5, 2021

John Zipay and Associates  
2407 Gilbert Court  
Burlington, On  
L7P 4G4  
[jjzipay@hotmail.com](mailto:jjzipay@hotmail.com)  
(416) 305-7989

May 5, 2021

Mr. Brandon Correia  
Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Re: Kleinburg Inn  
9770 Hwy 7  
Proposed Zoning under new draft By-Law

Dear Mr. Correia:

I am writing to you as a follow-up to our April 30, 2021 meeting regarding a concern with the proposed zoning for the above noted property. Mr. Giuliani explained that he has a concern with the "EP" Environmental Protection zoning which is being proposed in the third draft of the proposed comprehensive zoning by-law. Given the land use history of the property, its long standing use as a motel or inn and location at a major intersection, it is our opinion that the proposed zoning does not properly reflect the true nature of the existing uses which in our view is a combination of environmental/open space and commercial use of the property. Consequently, it is our position that a different nomenclature should be used to identify a more appropriate zone designation or category. To this end, I will address land use and environmental protection in terms of zoning and the official plan designations and policies, and I will recommend a compromise solution which I believe could be supported and agreed to by everyone while maintaining conformity with the Official Plan. The comprehensive zoning by-law review is an exercise in implementing zoning which is in conformity with VOP 2010. With respect to the subject property, I believe this can be achieved to the satisfaction of Mr. Giuliani and the City.

Land Use and Zoning Background

The Kleinburg Inn property is a legal conforming use as supported by exceptions to By-Law 1-88, which have been carried forward to the Third draft of the proposed new zoning by-law.

- 1) By-Law 1-88 zones the property "OS-1" with exceptions, while the draft zoning by-law, zones the property 'EP-139, 175'. The exceptions (139, 175) have been carried over from By-Law 1-88. These exceptions stipulate the following:

Exception 139

"1. If buildings are damaged to the extent of 50% or more of their value, they may be restored or replaced provided that:

- a) The restored or replacement building shall be erected in the same location as the existing building and the "Replacement", and,
- b) No building permit shall be issued until a site plan has been approved by the Toronto and Region Conservation Authority and the City of Vaughan.

"2. The existing building shown as a "Motel" on Figure E-277 may be enlarged by the construction of an addition shown as a "Restaurant" on figure E-277."

Further there is a clause which stipulates that the gross floor area of the restored building or replacement building shall not exceed the GFA of the existing building and restaurant.

Exception 175

Exception 175 provides for the following:

"1. If the "Existing or Proposed Building shown on Figure E-377 are damaged then they may be restored and replaced provided that,

- a. The restored or replacement building shall be erected in the same location as the existing building and the additions;
  - b. The restored building and replacement building shall not exceed the height or size of the existing building plus the additions; and
  - c. The floor area of this portion of the restored building or replacement building which may be used for a restaurant or apartment shall not exceed the floor area of that part of the building being used for such purposes immediately prior to the restaurant or replacement.
2. The existing building shown as a "Motel" on Figure E-337 hereto may be enlarged by the construction of the additions shown as "Restaurant" and "Apartments Second Floor" and the additions may be used for a restaurant and apartment respectively."

Official Plan 2010

Official Plan 2010 designates the property as Open Space and under Schedule 2, Natural Heritage Network it is designated as "Built-Up-Valley Lands". The property "is not" designated as either an "Environmentally Sensitive Area" or as an "Area of Natural and Scientific Interest".

Having been designated as "Built-Up Valley Lands", there are specific policies within VOP2010 which address recognition for existing uses and development of these valley lands.

Policy 3.2.3.1

To protect and enhance the Natural Heritage Network as an interconnected system of natural features and the functions they perform, as identified on Schedule 2, by:

- ii) Built-Up Valley Lands recognize existing developed lands located below the physical top of bank, such that minor alterations and/or limited new development may be permitted with restrictions.

Policy 3.2.16

That Built-Up Valley Lands, as identified on Schedule 2, recognize existing developed lands located below the physical top of bank and within the area regulated in accordance with the Conservation Authorities Act. As per policy 3.2.3.2 and policy 10.2.1.4 minor alterations or additions to such lawfully existing developments may be permitted subject to the policies of the Plan and which may include consultation with the Toronto and Region Conservation Authority, York Region, or Province as required.

Policy 3.2.3.17

That new development and or site alteration are prohibited except ..... in accordance with an approved permit under the Conservation Authority Act. Permits may be used within a regulated area provided it is demonstrated that development and/or site alteration will not create unacceptable risks to public health or safety or property damage; or affect the control of flooding, erosion, pollution or the conservation of land. The proposed development and/or site alteration must minimize impacts on natural heritage features and identify enhancement and/or restoration opportunities.

Policy 10.2.1.4

To recognize legally existing land uses as they exist at the time the Plan is approved. The land use shall be deemed to conform to this Plan. Minor extensions, reductions or expansions of such uses shall be permitted without

amendment to this Plan provided that the intent of this Plan is not compromised and the tests below are met:

- a) the road pattern and transit routes envisioned by this Plan are not compromised or precluded in the long term;
- b) the proposed enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the zoning by-law.
- c) the characteristics of the existing use and the extension and enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odor, lighting, parking and traffic generation.
- d) not applicable.
- e) not applicable.
- f) within Natural Areas, it is demonstrated that there will be no negative impact on existing natural features and functions;
- g) there is no increased risk to public health and safety associated with natural hazards in accordance with the natural hazards policies of this Plan; and/or
- h) where applicable, permission is obtained in accordance with Section 28 of the Conservation Authorities Act.

#### Observation and Analysis

1. The EP zoning nomenclature does not represent a complete characterization of the existing land use lawfully permitted on the property.
2. The current zoning by-law and proposed new comprehensive zoning by-law both confirm that the existing uses are legal and conforming and comply with the VOP2010.
3. The existing uses have been established on the property as a commercial use for decades and the City and Conservation Authority have approved expansion plans in the past which were in compliance with Official Plan Policies and TRCA policies and regulations.
4. There is an established operating business which is a commercial venture, which is in compliance with the zoning by-law and the Official Plan. There is a significant monetary investment in the existing commercial facility which will continue into the foreseeable future. Changes and expansions are permitted in accordance with the policies of VOP2010 without the requirement of an Official Plan Amendment according to Policy 10.1.2.4.
5. The owner of the property is requesting a zoning category or nomenclature which reflects the actual commercial uses and permissions governed by the Official Plan policies. Conversely, Planning Staff want nomenclature which reflects the underlying environmental aspects of the lands being located in the Built-Up Valley Lands.

6. The owners of the property are of the opinion that the "EP" zoning undermines the value of their business asset and property as from their experience, such a zoning designation causes difficulty with financial institutions as the EP zoning lacks a full clarity of the permitted uses. Therefore, the owners desire a commercial zoning to reflect the commercial uses of the property. Conversely, the Planning staff are reluctant to assign a commercial zoning as they are of the opinion that such a zoning would not be in conformity with the VOP2010 and would not reflect the environmental aspects of the Official Plan.

#### Conclusion

I concur with the Planning Department that a pure Commercial Zoning designation may be contrary to the Official Plan. However, I also am of the opinion that the EP zoning, notwithstanding the exceptions, does not provide a clear or complete picture as to what the land use permissions are for the property.

The subject lands are not given a purely 'Natural Area' designation under VOP2010 but instead are designated "Built-Up Valley Lands", which as I have demonstrated, under the VO2010 policies are treated in a different manor in that while they are located in a natural valley area, they are entitled to the continuance of the existing commercial uses and the expansion of these uses both in respect of Official Plan policies and Zoning regulations.

#### Solution

In my opinion, the solution rests in a compromise which incorporates the dual intent of both the VOP2010 policies and the Zoning By-Law regarding Built-Up Valley Lands. Rather than simply zoning the property "EP-139, 175" the addition of the further descriptivism could bridge the two opposing positions and thereby provide a mutually acceptable outcome. I am asking you to consider a modification to the zoning nomenclature. Instead of zoning the property "EP-139, 175, use the following nomenclature, "EP-139-175 (Existing Commercial), which would recognize both the natural heritage designation of the Official Plan and concurrently recognize the commercial aspect of the actual uses as permitted by the policies for lands located within the Built-Up Valley Lands designation. The proposed modification simply and more actually reflects actual use of the property and is in conformity with the Official Plan 2010.

Thank you for your consideration and I look forward to your reply before the draft by-law is presented to Committee of Whole or City Council.

Sincerely

A handwritten signature in black ink, appearing to read 'John Zipay', with a long horizontal stroke extending to the right.

John Zipay MSc. U.R.P., RPP

cc: Mr. Dino Giuliani  
Councillor, Tony Carella  
Sandra Patano, Weston Consulting

**From:** Natalie Lam <nlam@mgp.ca>

**Sent:** Monday, June 07, 2021 8:50 AM

**To:** Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

**Cc:** Haiqing Xu <Haiqing.Xu@vaughan.ca>; Don Given <DGiven@mgp.ca>; Lauren Capilongo <lcapilongo@mgp.ca>

**Subject:** [External] June 8, 2021 Committee of the Whole - Block 41 Landowners Group Comments

Good Morning,

Malone Given Parsons Ltd are the Land Use Planners to the Block 41 Landowners Group. On behalf of the Block 41 Landowners Group, we are submitting the attached comments regarding Item 6.9 (Response to York Region's Request for Comments on Regional Official Plan Amendment 7) on tomorrow's Committee of the Whole agenda.

Mr. Don Given will attend the meeting to speak to these comments in greater detail.

Thank you,  
Natalie

Natalie Lam, MCIP, RPP  
Planner



*40 years of making great places.*

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada [www.mgp.ca](http://www.mgp.ca)  
T: 1.905.513.0170 x175 M: 1.647.830.1708

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Don Given  
905 513 0170 x109  
DGiven@mgp.ca

June 7, 2021

MGP Files: 11-2003  
20-2908

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

via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mayor Bevilacqua and Members of Council:

**RE: City of Vaughan Committee of the Whole – June 8, 2021  
Item 6.9: Response to York Region’s Request for Comments on Regional Official  
Plan Amendment 7  
Comments from Block 41 Landowners Group**

Malone Given Parsons Ltd. (“MGP”) are the land use planners to the Block 41 Landowners Group in the City of Vaughan. Collectively with landowners in the City of Markham, a Regional Official Plan Amendment application was submitted to re-designate the Greenbelt Plan Protected Countryside Areas within the New Community Areas from “Agricultural” to “Rural” (the “ROPA”).

We have reviewed the Response to York Region’s Request for Comments on Regional Official Plan Amendment 7 Staff Report, dated June 8, 2021, which recommends that Vaughan Council not support the proposed ROPA. The purpose of this letter is to respond to the June 8, 2021 staff report and provide further clarity for Vaughan Council.

**Proposed ROPA 7**

The purpose of the ROPA application was twofold: Firstly, to recognize that these areas should no longer be characterized as prime agricultural, as these lands will be surrounded by urban development and as such will be incapable of supporting viable farm operations. In addition, the proposed re-designation is intended to provide flexibility to allow portions of the Greenbelt Plan Areas that are outside of natural heritage features to be used for parkland, trails, and other recreational uses, which support the creation of complete communities in accordance with Greenbelt and Growth Plan policies. The permission for parkland and recreational uses within rural lands of the Protected Countryside within the Greenbelt Plan is confirmed by the Ministry of Municipal Affairs and Housing in their letter dated April 30, 2021, which is mentioned in the June 8, 2021 Staff Report.

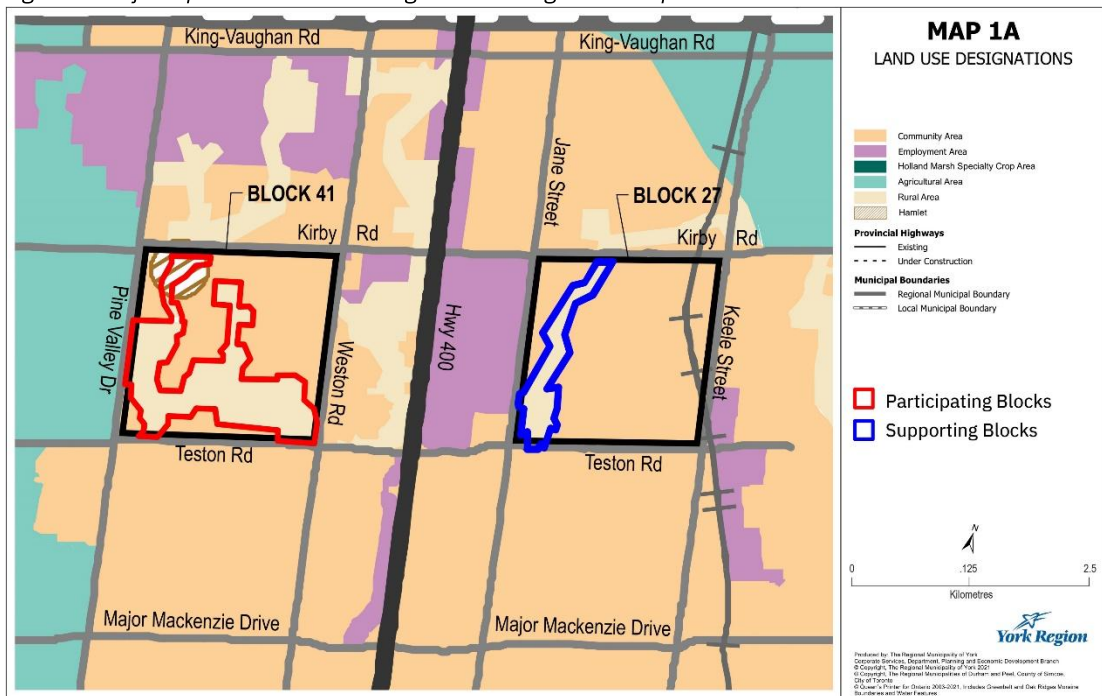
Staff note that “*the proposed Rural designation would permit a wide range of urban uses including schools, places of worship and fire halls...*”. It is not the landowners’ intention to locate such uses other than parkland within the Greenbelt Plan. Staff further note that “*... any use requiring substantial site alteration to the landscape in the Greenbelt protected lands, would not conform to Section 4.1.1.1 of the Greenbelt Plan (2017)*”. This statement is untrue. Section 4.1.1.1 of the Greenbelt Plan restricts non-agricultural uses within prime agricultural

areas of the Protected Countryside except for specific uses such as infrastructure. The Greenbelt Plan contains a series of policies that permit infrastructure, such as stormwater management ponds and roads, both uses which require substantial site alteration works that have been approved within the Greenbelt Plan in other municipalities and by the Toronto and Region Conservation Authority.

**York Region Municipal Comprehensive Review- Policy Directions Report**

We note that York Region has recently released a Policy Directions Update Report, dated June 10, 2021, which will be considered by Regional Council shortly. As part of the June 10, 2021 Staff Report, Attachment 2 includes a series of draft Regional Structure Maps for continued consultation as part of the Regional Official Plan Update. Within Attachment 2, Map 1A – Land Use Designations identifies lands for Community Area, Employment Area, Agricultural Area, Rural Area, etc. As shown in the excerpt below, the Greenbelt Fingers within Blocks 41 and 27 are proposed to be designated Rural Area.

*Figure 1 Draft Map 1A - Land Use Designations Vaughan Excerpt*



Source: York Region Policy Directions Report (June 10, 2021)

Based on this draft mapping, we understand that the Region intends to re-designate the Greenbelt Fingers to Rural Area as part of the municipal comprehensive review process. However, we are requesting approval of a ROPA to facilitate the re-designation ahead of the municipal comprehensive review timing. The ROPA is required to advance the planning framework for these existing New Community Areas in Vaughan and recognize the range of active planning approvals, including Secondary Plan and Block Plan.

We trust that the attached information is helpful for your reference. I will attend the June 8, 2021 meeting to address Committee to speak to this in greater detail.

Should you have any questions ahead of the June 8<sup>th</sup> meeting, please contact me at (905) 513-0170.

Yours very truly,  
Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**

cc: Block 41 Landowners Group  
Haiqing Xu, City of Vaughan



64 Jardin Drive, Unit 1B  
Concord, Ontario  
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KLM File: P-3271

June 7, 2021

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

**Communication : C 24  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

**Attention: Mayor Bevilacqua and Members of Council**

**Re: Committee of the Whole – June 8, 2021  
Agenda Item # 8 – City-wide Comprehensive Zoning By-law  
9970 & 9990 Weston Road  
647057 Ontario Limited  
City of Vaughan, Region of York**

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Dear Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. has recently been retained as the land use planner by 647057 Ontario Limited (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law. The lands are located southwest of Major Mackenzie Drive West and Weston Road and are known municipally as 9970 & 9990 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 39 and apart of a community known as Vellore Centre. The lands are currently occupied by four (4) temporary sales pavilions for associated housing developments within the area.

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. The intent of the new Zoning By-law is to develop, adopt and implement a new zoning regime that conforms to the vision of the City of Vaughan Official Plan 2010 (“**VOP**” or “**Plan**”). However, based on our review of Schedule A – Map 163 (**Figure 1**), the zoning designation for the Subject Lands remains unchanged and has maintained the “**A**” Agricultural Zone which currently exists in Zoning By-law 1-88. Whereas, the lands are designated as “**Mid-Rise Mixed-Use**” with a maximum height of 6 storeys and a floor space index (“**FSI**”) of 2.0 (**Figure 2**) within the VOP.

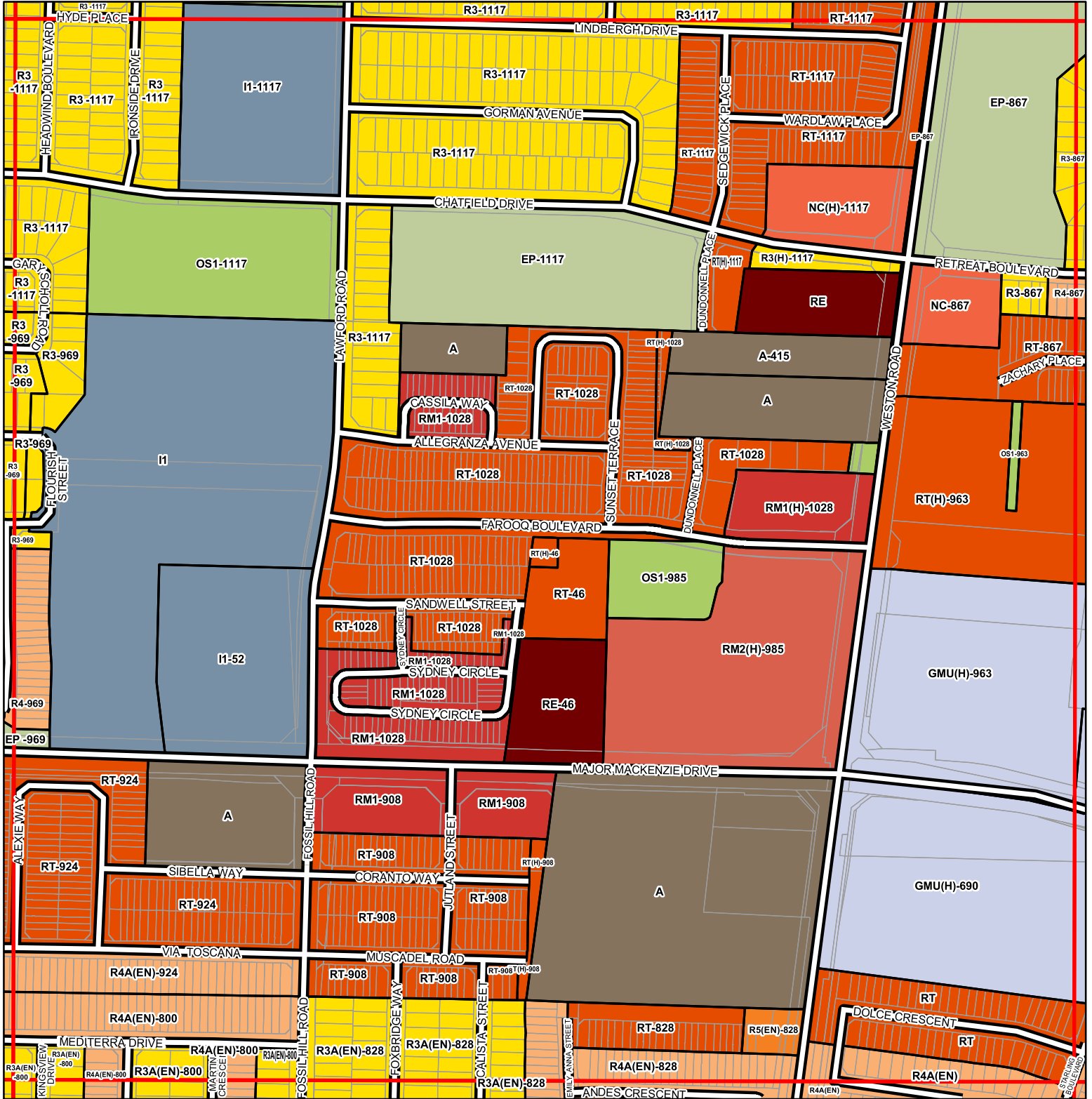
In light of the above, we request:

- The City update the new Zoning By-law to conform to the *Planning Act* (the “**Act**”) and the VOP;
- To rezone the Subject Lands from “**A**” Agricultural to “**MMU**” Mid-Rise Mixed-Use to be consistent with the Official Plan “**Mid-Rise Mixed-Use**” land use designation outlined in the VOP; and
- To rezone 3825 Major Mackenzie Drive West (i.e., Ministry of Transportation (“**MTO**”) Maintenance/Storage Yard), the lands abutting the Subject Lands to the west to “**MMU**” Mid-Rise Mixed-Use to enable the southwesterly corner of Vellore Centre to be comprehensively planned and to avoid inconsistent and fragmented zoning.

# Figure 1

## Zoning By-law 01- 2021

### Schedule A | Map 163



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> A (Agriculture Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> OS1 (Public Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> OS2 (Private Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> V1 (Station Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> V2 (South Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> V3 (Neighbourhood Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> V4 (Employment Precinct Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> R1 (First Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> R2 (Second Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> R3 (Third Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> R4 (Fourth Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> R5 (Fifth Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> RT (Townhouse Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> RM1 (Multiple Residential Zone 1)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> RM2 (Multiple Residential Zone 2)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> GC (General Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> NC (Neighbourhood Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> CC (Convenience Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> LMU (Low-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> MMU (Mid-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> HMU (High-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> GMU (General Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> CMU (Community Commercial Mixed-Use Zone)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> EMU (Employment Commercial Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> MMS (Main Street Mixed-Use - Maple Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> WMS (Main Street Mixed Use - Woodbridge Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> EM1 (Prestige Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> EM2 (General Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> I1 (General Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> I2 (Major Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> U (Utility Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> FD (Future Development Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> PB1 (Parkway Belt Public Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> PB2 (Parkway Belt Complementary Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> These lands shall not be subject to Zoning By-law 2021-01</p>
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200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146
124	125	126	127	128



The Official Plan serves as a long-term policy framework to guide decision-making on where and how current and future growth will occur within the City to the year 2031. In accordance with Section 26 (9) of the Act, the City is required to update its Zoning By-law to implement requisite provisions, policies and land use designations of the Official Plan no later than three (3) years of the date the new Plan. The current in-effect City Zoning By-law 1-88 (“By-law”) was adopted over thirty (30) years ago and has undergone over 1,500 individual amendments and a series of consolidations. Within that same time the City has experienced significant growth and is anticipated to continue to grow and prosper well beyond the 2031 horizon. In tandem, planning best practices, provincial and municipal planning policies and processes have evolved since the adoption of By-law 1-88. Zoning By-laws are the principal tool municipalities use to implement the policies of their Official Plan. The existing By-law has become outdated and the City is need of a new Zoning By-law that is responsive and anticipatory of the emerging planning policies and is conformity with and fully implements the vision and the intent of the VOP. It is imperative for the Comprehensive City-Wide Zoning By-law update to rezone the southwesterly quadrant of Weston Road and Major Mackenzie Drive West to the “MMU” Mid-Rise Mixed-Use Zone designation. The new zone category will introduce a more appropriate zoning designation on the Subject Lands and area to align with the goals and objectives for the Vellore Centre and VOP.

**Figure 2 – Schedule 13 – Land Use**



From the onset of the Zoning Strategy Report prepared by WSP in 2018, emphasis was placed on the foundational understanding that the municipality’s regulatory framework, principally the Official Plan and Zoning By-law, creates the basis to direct growth and intensification. The land use policies established in the VOP contains provisions and objectives for increased densities and a more compact urban form. Within the VOP, the Subject Lands are located in an Intensification Area and are designated as a “Local Centre” on ‘Schedule 1 – Urban Structure’. The VOP identifies that Intensification Areas will be the primary

locations for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in the Plan. The intent of Local Centres within the City structure is to provide a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Prior to the adoption of the 2010 VOP, OPA 600 and 650 had established provisions that contemplated a higher and denser uses for the southwesterly corner of Vellore Centre. The new by-law provides the opportunity to bring this vision to fruition for the Vellore Centre and to reinforce the emerging Local Centre with the appropriate zoning designations to implement the existing land use designations and to further promote growth and intensification within the area.

Guided by the VOP, the Vellore Centre has experienced tremendous growth and is a host to some of Vaughan's newest mixed-use and pedestrian friendly communities. 'Schedule 13 – Land Use' of the VOP illustrates the land use designations in Vellore Centre and throughout the City. The Subject Lands are designated as "Mid-Rise Mixed-Use" with a maximum height of 6 storeys and a floor space index ("FSI") of 2.0 (**Figure 2**). The other quadrants of the intersection of Weston Road and Major Mackenzie Drive West share similar land use designations and have prescribed heights and densities.

The continuation of the "A" Agricultural Zone on the lands directly conflicts and deviates from the vision, uses, densities and objectives comprehensively planned and established in the VOP. In addition, the lands directly west, which are currently utilized as storage and maintenance yard for the MTO are in a similar scenario; the MTO lands are proposed to retain their existing (A) Agricultural Zone designation. The new Draft Zoning By-law has made great strides towards producing a concise, direct and streamlined document that incorporates enhanced content to strengthen regulations within the City. However, there is an apparent lack of harmonization between the Official Plan and the new Zoning By-law. That is needed to bring the new Zoning By-law into conformity with and fully implement the vision and intent of the VOP.

Respectfully request that Council direct our requested changes to be implemented in the proposed City-wide Comprehensive Zoning By-law prior to adoption. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please do not hesitate to contact the undersigned.

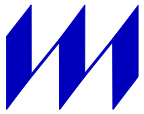
Yours truly,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
President

cc: Ernest Racco  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brandon Correia, Manager, Special Projects  
Aidan Pereira, KLM Planning Partners Inc.



**WESTON  
CONSULTING**

planning + urban design

Communication : C 25  
Committee of the Whole (2)  
June 8, 2021  
Item # 8

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

June 7, 2021  
File 7531

**Attn: Todd Coles, City Clerk**

**RE: City-Wide Comprehensive Zoning By-law  
Committee of the Whole (Public Meeting) – Item 8  
Property South of Clark Avenue West and West of Bathurst Street (839-911 Clark  
Avenue West and 1-279 Smallwood Circle)**

Weston Consulting is the planning consultant for Wycliffe Clark Limited, the owner of the property located on the south side of Clark Avenue West, west of Bathurst Street (839-911 Clark Avenue West and 1-279 Smallwood Circle) in the City of Vaughan (herein referred to as the 'subject property'). A letter commenting on the third draft of the City-wide Comprehensive Zoning By-law, in relation to the subject property, was previously submitted dated October 28, 2020 (Attachment 1). This previous letter accidentally noted the incorrect property address in the subject line. However, the text of that letter and the associated attachments correctly referenced the subject property.

We have reviewed the final draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and note that our comments provided in the previous submission are not reflected in the CZBL. The subject property's zoning is still incorrect. In addition, we reviewed Staff's Public Comment-Response Matrix and note that the City's response to our comments inaccurately describes applications Z.16.037, 19T-16V008, DA.16.079 and 19CDM-16V005 as on-going applications which is not accurate as these applications have all been approved and site-specific zoning is in place. We ask that Staff's comments be updated.

The final draft of the CZBL zones the subject property as A-1083 (Map 37) and the text of Exception 1083 does not conform to the property's approved site-specific Zoning By-law 081-2018 (Attachment 2). In addition, Exception 1083 indicates that the applicable parent zones for the subject property are A – Agriculture Zone, R4 – Fourth Density Residential Zone and RM2 – Multiple Unit Residential Zone, which does not correspond with the approved RT1 zone category for the property. The CZBL also doesn't recognize the property's Minor Variance approval (A185/19) which became final and binding on May 13, 2020 (Attachment 3).

The zoning needs to be corrected in order for the CZBL to have an accurate record of the approved site-specific zoning for the subject property. As requested in our previous letter, we ask that the



CZBL be amended to reflect the approved RT1 zone category for the subject property and include the approved site-specific Zoning By-law regulations, which are attached for reference.

We thank you for the opportunity to provide these comments and we request to be notified of any future reports and/or meetings regarding the CZBL and any decisions regarding this matter. Please contact the undersigned at ext. 309 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**

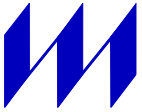


Jenna Thibault, B.Sc., MPL, MCIP, RPP  
Senior Planner

- c. Haiqing, Xu, Deputy City Manager, Planning and Growth Management
- Brandon Correia, Manager of Special Projects
- G. Bensky, Wycliffe Homes
- K. Franklin, Weston Consulting

Attachment 1 – Submission Letter dated October 28, 2020  
Attachment 2 – Zoning By-law 081-2018  
Attachment 3 – Notice of Decision (A185/19)

**Attachment 1 - Submission Letter dated October  
28, 2020**



**WESTON  
CONSULTING**

planning + urban design

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

October 28, 2020  
File 7531

**Attn: Todd Coles, City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review  
Committee of the Whole (Public Meeting) – Item 1  
11650 & 11700 Keele Street**

Weston Consulting is the planning consultant for Wycliffe Clark Limited, the owner of the property located on the south side of Clark Avenue West, west of Bathurst Street in the City of Vaughan (herein referred to as the 'subject property'). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and provide the following comments on behalf of the landowner.

Development Planning applications Z.16.037, 19T-16V008, DA.16.079, and 19CDM-16V005 have been approved to permit the development of the property for 79 townhouse units on a common element condominium road. The Zoning By-law Amendment application was approved by City of Vaughan Council in 2018 and Zoning By-law 081-2018 (Attachment 1) came into effect on May 23, 2018. This site-specific Zoning By-law rezoned the subject property from "A" Agricultural Zone to "RT1" Residential Townhouse Zone with site-specific provisions. In addition, a Minor Variance application (A185/19) was submitted in December of 2019 and approved by the Committee of Adjustment on February 27, 2020, becoming final and binding on May 13<sup>th</sup>. The Notice of Decision with the details of the approved variances is attached for your reference (Attachment 2).

The third draft of the CZBL zones the subject property as A-1083. We have reviewed the text of Exception 1083 and recognize that it does not conform to the approved Zoning By-law 081-2018 or the Minor Variance approval. In addition, the CZBL indicates that the applicable parent zones for the subject property are A – Agriculture Zone, R4 – Fourth Density Residential Zone and RM2 – Multiple Unit Residential Zone, which does not correspond with the approved RT1 zone category for the property. The third draft CZBL, does include an RT1 – Townhouse Residential Zone which complies with the base use being developed on this site.

Based on our review of the CZBL, the zoning proposed for the subject property is inaccurate. We request that the CZBL be amended to reflect the approved RT1 zone category for the subject property and include the approved site-specific Zoning By-law regulations approved in both the Zoning By-law approval and the Minor Variance application.

We thank you for the opportunity to provide these comments and will continue to monitor the City-wide Comprehensive Zoning By-law process. We request to be notified of any future reports and/or meetings regarding the CZBL and any decisions regarding this matter.

Please contact the undersigned at ext. 309 should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**



Jenna Thibault, B.Sc., MPL, MCIP, RPP  
Senior Planner

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
- Brandon Correia, Manager of Special Projects
- G. Bensky, Wycliffe Homes
- K. Franklin, Weston Consulting

Attachment 1 – Zoning By-law 081-2018  
Attachment 2 – Notice of Decision (A185/19)

WYCLIFFE CLARK LIMITED

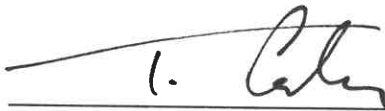
# THE CORPORATION OF THE CITY OF VAUGHAN

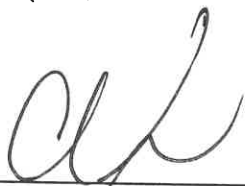
**IN THE MATTER OF Section 34,  
Subsections (18) and (19) of  
the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES**, of the Township of King, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 081-2018 was passed by the Council of the Corporation of the City of Vaughan on the 23<sup>rd</sup> day of May 2018, and written notice was given on the 28<sup>th</sup> day of May 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 081-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 081-2018 is deemed to have come into effect on the 23<sup>rd</sup> day of May 2018.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
19<sup>th</sup> day of June 2018. )

  
\_\_\_\_\_  
**TODD COLES**  
City Clerk

  
\_\_\_\_\_  
A Commissioner, etc.  
**Christine Marie Monique Vignessuit,**  
a Commissioner, etc.,  
Province of Ontario, for  
The Corporation of the City of Vaughan.  
Expires July 5, 2020.

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 081-2018

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on the said Schedule "1"
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1458) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the Definition of Gross Floor Area, Lot, and Street Line;
    - b) Subsection 3.8 respecting Parking Requirements;
    - c) Subsection 3.13 respecting Minimum Landscape Area;
    - d) Subsection 3.21 respecting Frontage on a Public Street;
    - e) Subsection 4.1.2 respecting Soft Landscaped Area;
    - f) Subsection 4.1.4 f) respecting Dimensions of Driveways;
    - g) Subsection 4.22.2 respecting Encroachments;
    - h) Subsection 4.22.3 and Schedule "A3" respecting the zone standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1588":

- ai) For the purposes of this By-law, the following definitions shall apply:
  - i) **GROSS FLOOR AREA** – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.
  - ii) **LOT** – Means a parcel of land fronting on a public or private street;
  - iii) **STREET LINE** – Means the dividing line between a front lot line and

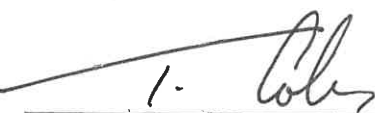
- a public or private street;
- bi) A minimum of 20 visitor parking spaces shall be provided, of which 2 shall be barrier-free parking spaces;
- ci) The minimum landscape strip width abutting a street line shall be 1.2 m;
- cii) Notwithstanding ci) above, and for further clarification, the minimum landscape strip on Clark Avenue West shall be 2.5 m;
- di) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- ei) A minimum of 58.4 % of the required minimum landscaped area shall be composed of soft landscaping;
- fi) Where a lot has a minimum frontage of 7.0 to 8.99 m, the maximum driveway width shall be 5.9 m;
- gi) Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- gii) Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- giii) A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- giv) The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- hi) The minimum lot frontage shall be:
  - i) Blocks H, I, J, K, L, M, N, O - 5.5 m;
  - ii) Blocks A, B, C, D, E, F, G, Z - 5.9 m;
- hii) The minimum lot area shall be 117 m<sup>2</sup>/unit;
- hiii) The minimum rear yard shall be:
  - i) Blocks H and L - 5.65 m;
  - ii) Blocks B, C, G, I, J, K, M, N, O - 6.0 m;
  - iii) Blocks A, D, E, F, Z - 6.6 m;
- hiv) The minimum exterior side yard shall be 0.85 m;
- hv) The minimum exterior side yard abutting a sight triangle shall be 0 m;
- hvi) The maximum building height shall be:
  - i) Blocks A, B, C, D, E, F, G, Z - 14.1 m;
  - ii) Blocks H, I, J, K, L, M, N, O - 12.8 m;
- hvii) The minimum interior side yard shall be:
  - i) Blocks D, E, F, G - 0.9 m;
  - ii) Blocks A, B, C, Z - 0.95 m;

- hviii) the minimum lot depth shall be:
  - i) Block G - 19 m;
  - ii) Block F - 20 m;
  - iii) Blocks A, B, C, D, E, Z - 21.0 m;
  - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
- hix) The minimum front yard shall be:
  - i) Block G - 2.5 m;
  - ii) Block F - 2.6 m;
  - iii) Blocks A, B, C, D, E, Z - 3.3 m;
- hx) The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G and Z shall be 0 m;
- hxi) A maximum of 7 townhouse units may be constructed in a row in Blocks H, I, J, L, M and N;
- hxii) The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m;
- c) Adding Schedule "E-1588" attached hereto as Schedule "1".
- d) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule "2".

2. Schedules "1", and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23<sup>rd</sup> day of May, 2018.

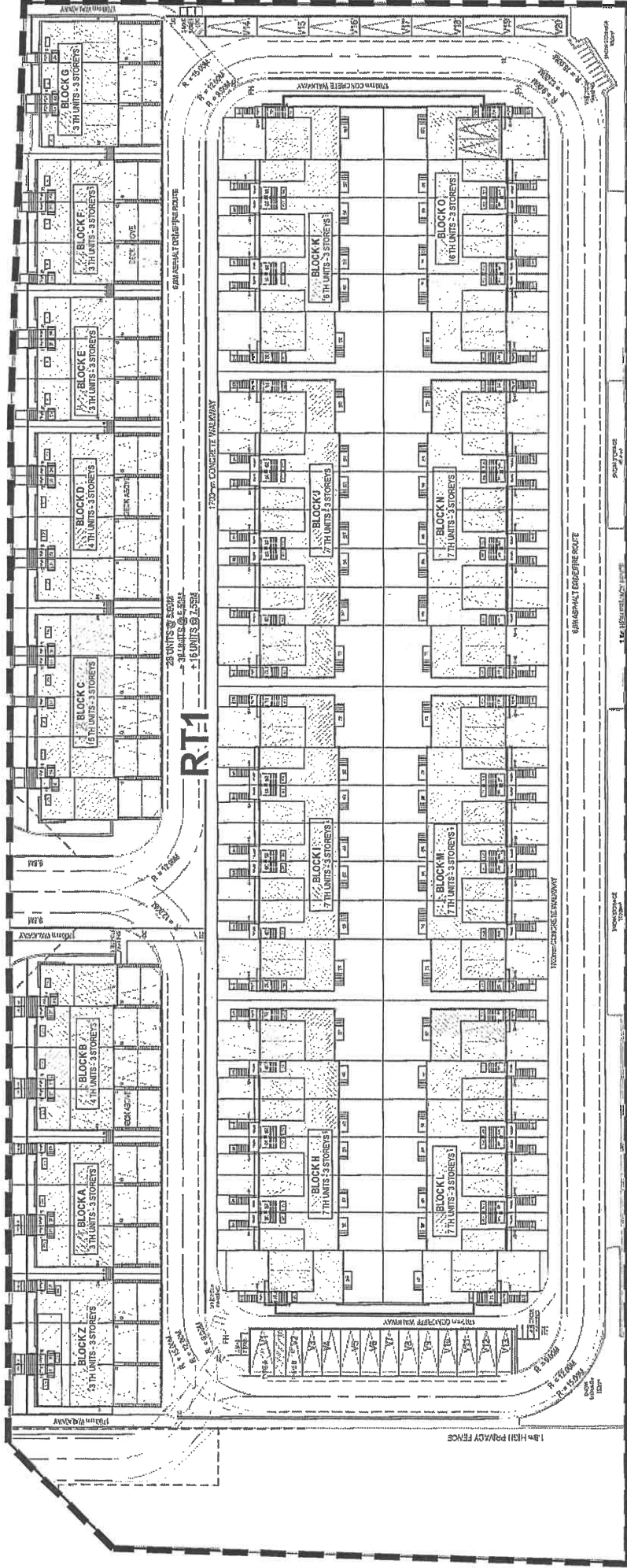
  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk





Clark Avenue West



THIS IS SCHEDULE 'E-1588'  
 TO BY-LAW 1-88  
 SECTION 9(1458)

SUBJECT LANDS



FILE: Z.16.037  
 RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005  
 LOCATION: PART OF LOT 3, CONCESSION 2  
 APPLICANT: WYCLIFF CLARK LIMITED  
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
 TO BY-LAW 081 -2018  
 PASSED THE 23<sup>rd</sup> DAY OF MAY, 2018

SIGNING OFFICERS

*[Signature]*  
*[Signature]*

MAYOR

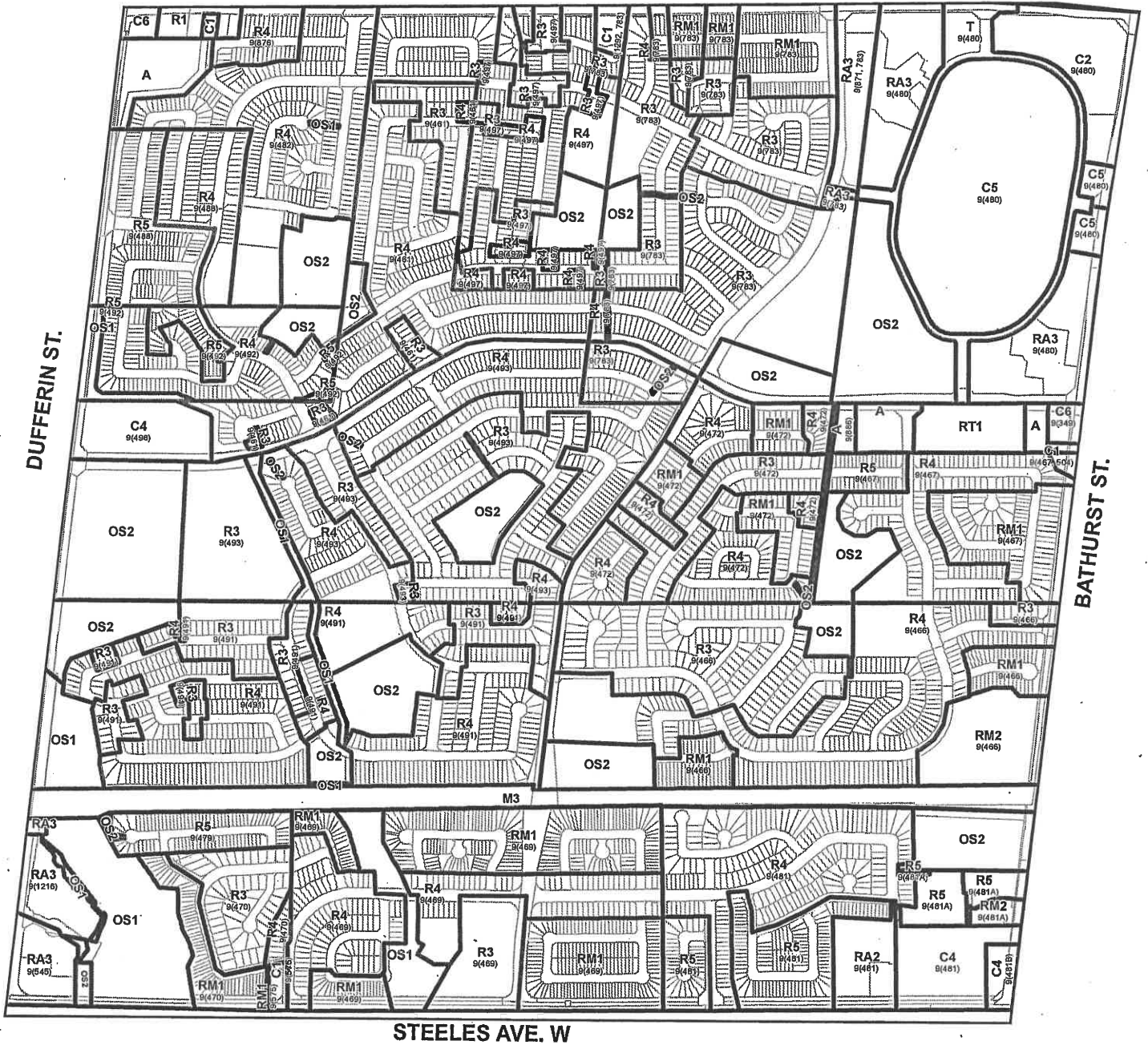
CLERK



CENTRE ST.

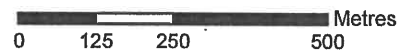
DUFFERIN ST.

BATHURST ST.



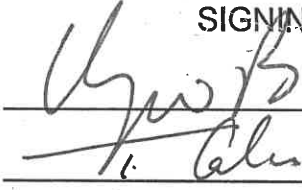

STEELES AVE. W

KEY MAP 2A  
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'  
 TO BY-LAW 081 -2018  
 PASSED THE 23<sup>rd</sup> DAY OF MAY, 2018

FILE: Z.16.037  
 RELATED FILES: DA.16.079, 19T-16V008  
 & 19CDM-16V005  
 LOCATION: PART OF LOT 3, CONCESSION 2  
 APPLICANT: WYCLIFF CLARK LIMITED  
 CITY OF VAUGHAN

SIGNING OFFICERS  
  
 MAYOR  
  
 CLERK

**SUMMARY TO BY-LAW 081-2018**

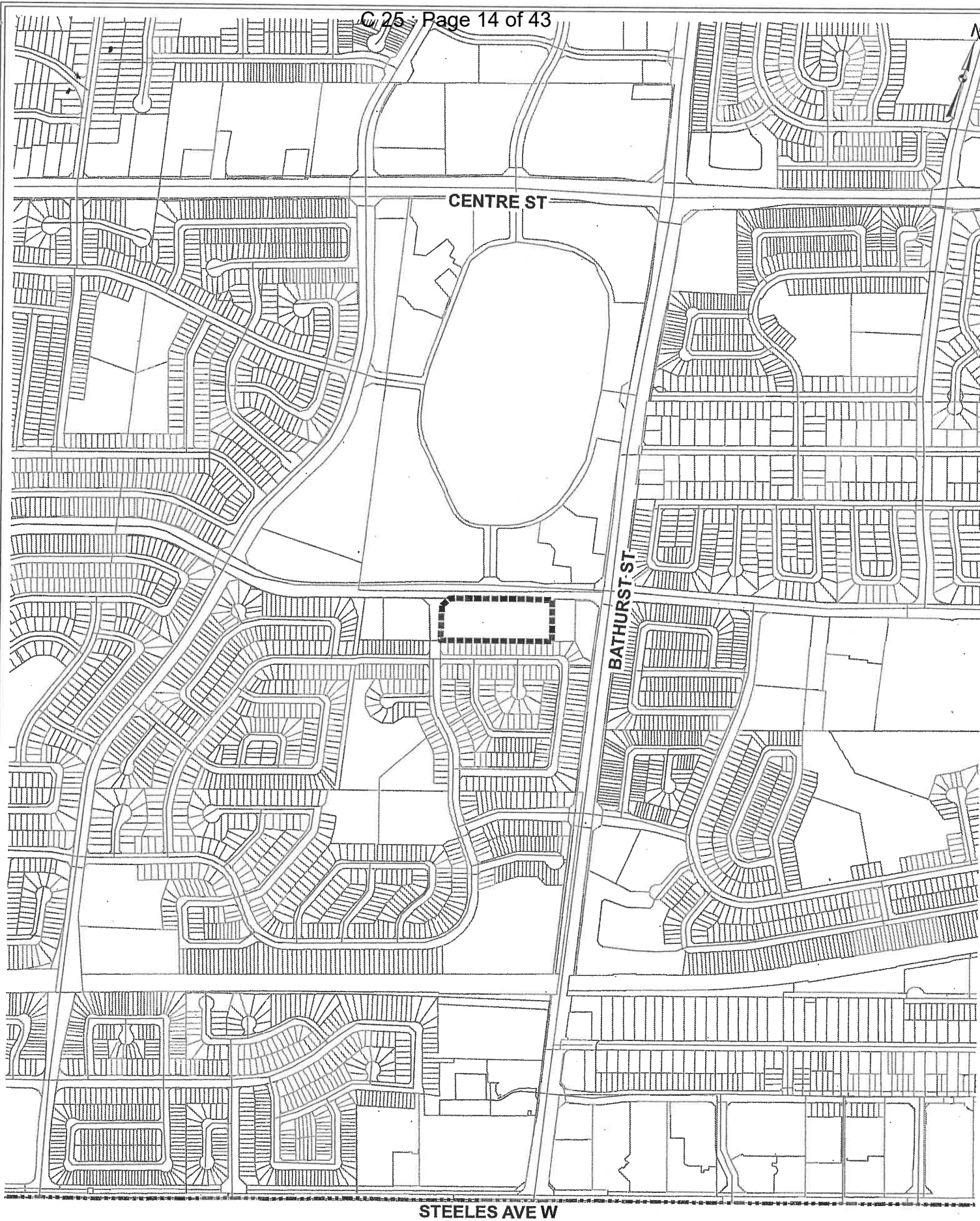
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 82 freehold townhouse units which are served by a private common element condominium road, and visitor parking spaces.

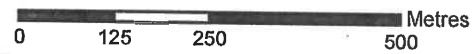
The exceptions to the RT1 Zone are as follows:

- A minimum of twenty (20) visitor parking spaces shall be provided, of which two (2) shall be barrier-free spaces;
- A minimum landscape strip width abutting a street line shall be 1.2 m;
- The minimum landscape strip along Clark Avenue West shall be 2.5 m;
- No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- A minimum of 58.4% of the required minimum landscaped area shall be composed of soft landscaping;
- Where a lot has a minimum frontage of 7.0 – 8.99 m, the maximum driveway width shall be 5.9 m;
- Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- The minimum lot frontage shall be 5.5 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum lot frontage shall be 5.9 m for Blocks A, B, C, D, E, F, G, and Z;
- The minimum lot area shall be 117 to m<sup>2</sup>/unit;
- The minimum rear yard shall be 5.65 m for Blocks H and L;
- The minimum rear yard shall be 6.0 m for Blocks B, C, G, I, J, K, M, N and O;
- The minimum rear yard shall be 6.6 m for Blocks A, D, E, F, and Z;
- The minimum exterior side yard shall be 0.85 m;
- The minimum exterior side yard abutting a sight triangle shall be 0 m;
- The maximum building height shall be 14.1 m for Blocks A, B, C, D, E, F, G and Z;
- The maximum building height shall be 12.8 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum interior side yard shall be 0.9 m for Blocks D, E, F, and G;
- The minimum interior side yard shall be 0.95 m for Blocks A, B, C, and Z;
- The minimum lot depth for Block G shall be 19 m;
- The minimum lot depth for Block F shall be 20.0 m;
- The minimum lot depth for Blocks A, B, C, D, E, and Z shall be 21.0 m;
- The minimum lot depth for Blocks H, I, J, K, L, M, N, and O shall be 23.0 m;
- The minimum front yard for Block G shall be 2.5 m;

- The minimum front yard for Block F shall be 2.6 m;
- The minimum front yard for Blocks A, B, C, D, E and Z shall be 3.3 m;
- The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G, and Z shall be 0 m;
- A maximum of seven (7) townhouse units may be constructed in a row in Blocks H, I, J, L, M, N; and
- The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m.



CITY OF  
TORONTO



LOCATION MAP  
TO BY-LAW 081 -2018

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN



Committee of Adjustment  
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
 T 905 832 8585  
 E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## NOTICE OF DECISION

### Minor Variance Application A185/19

Section 45 of the Planning Act, R.S.O. 1990, c.P.13  
 Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20

**Date of Hearing:** Thursday, February 27, 2020

**Applicant:** Wycliffe Clark Limited

**Agent:** Kurt Franklin - Weston Consulting Group Inc.

**Property:** **839 -911 Clark Avenue and 1 -279 Smallwood Circle, Thornhill**

**Zoning:** The subject lands are zoned RT1 Residential Townhouse Zone, and subject to the provisions of Exception No. 9(1458) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010: Low-Rise Residential

**Related Files:** None

**Purpose:** Relief of the by-law is being requested to permit a reduced number of townhouse units for Blocks N, O & P from an approved 82 units to 79 units to facilitate (draft) plan of subdivision application 19T-16V008.

The development as shown as Drawing No. A100 (as submitted with the application) is to replace the current Schedule E-1588 as part of Exception No. 9(1458).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum lot depth of 27.0 metres is required.	1. To permit a minimum lot depth of 23.0 metres for Block P.
2. A minimum rear yard setback of 7.5 metres is required.	2. To permit a minimum rear yard setback of 6.0 metres for Block P.
3. A minimum interior side yard setback of 1.2 metres shall be permitted for an end unit.	3. To permit a minimum interior side yard setback of 0.95 metres for the end unit in Block C.
4. A maximum building height of 12.8 metres is permitted for Blocks N and O and a maximum building height of 11.0 metres is permitted for Block P.	4. To permit a maximum building height of 14.0 metres for Blocks N, O and P.
5. A minimum lot frontage of 6.0 metres is required.	5. To permit a minimum lot frontage of 5.5 metres for Block P.
6. Schedule E-1588 as Part of Exception No. 9(1458) applies to this development.	6. To permit the development as shown as Drawing No. A100 attached to this application and to replace the current Schedule E-1588 as part of Exception No. 9(1458).

**Sketch:** A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A185/19 on behalf of Wycliffe Clark Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Michael Di Febo  905-832-8585 x 8990 <a href="mailto:michael.difebo@vaughan.ca">michael.difebo@vaughan.ca</a>	That Development Application File Number DA.19.064 be approved to the satisfaction of the Development Planning Department.

**For the following reasons:**

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Please Note:**

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

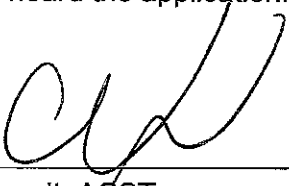
**Written & oral submissions considered in the making of this decision were received from the following:**

<b>Public Written Submissions</b>	<b>Public Oral Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday, February 27, 2020 meeting for submission details.
N/A	N/A

**Late Written Public Submissions:**

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS  
PRESENT WHO CONCURRED IN THIS DECISION**

<b>DATE OF HEARING:</b>	<b>Thursday, February 27, 2020</b>
<b>DATE OF ORIGINAL NOTICE:</b>	<b>March 6, 2020</b>
<b>DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20:</b>  <i>Pursuant to Section 4 of O.Reg 149/20, notices of decision issued pursuant to subsection 45 of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed, and notices shall be given again (no later than 10 days after the lifting of the provincial statutory COVID-19 emergency Order)</i>	<b>April 22, 2020</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.  <i>The last day of appeal is 20 days after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20.</i>	<b>May 12, 2020 4:30 p.m.</b>
<b>CERTIFICATION:</b> I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.   <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

**Appealing to The Local Planning Appeal Tribunal**  
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days *after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20* appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

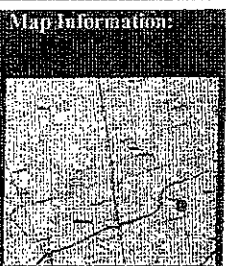
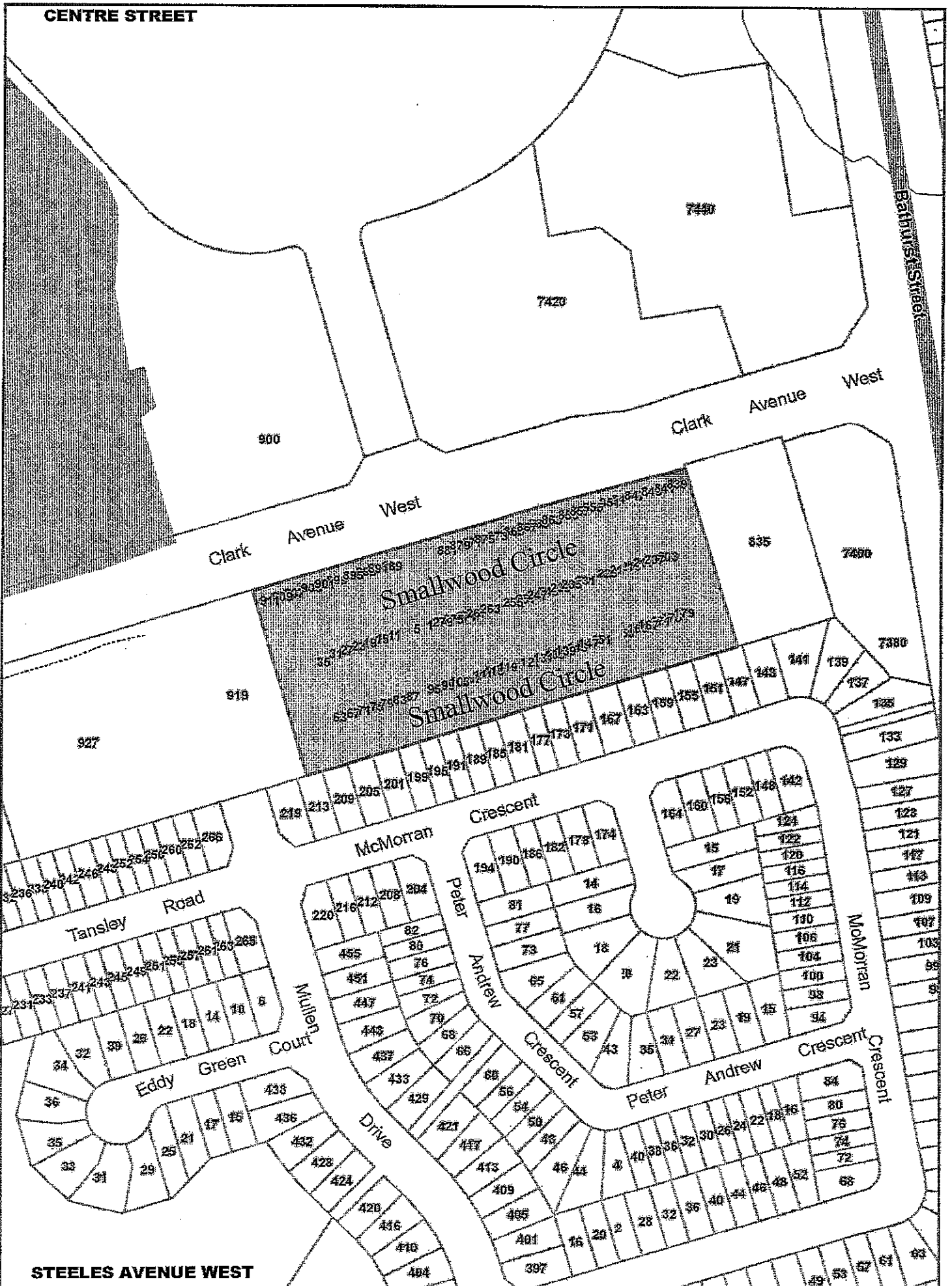
**Appeal Fees & Forms**

**Local Planning Appeal Tribunal:** The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at [www.elto.gov.on.ca](http://www.elto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$841.00 per application

\*Please note that all fees are subject to change.





Title:  
**LOCATION MAP - A185/19**

839 - 911 Clark Avenue and 1 - 279 Smallwood Circle, THORNHILL

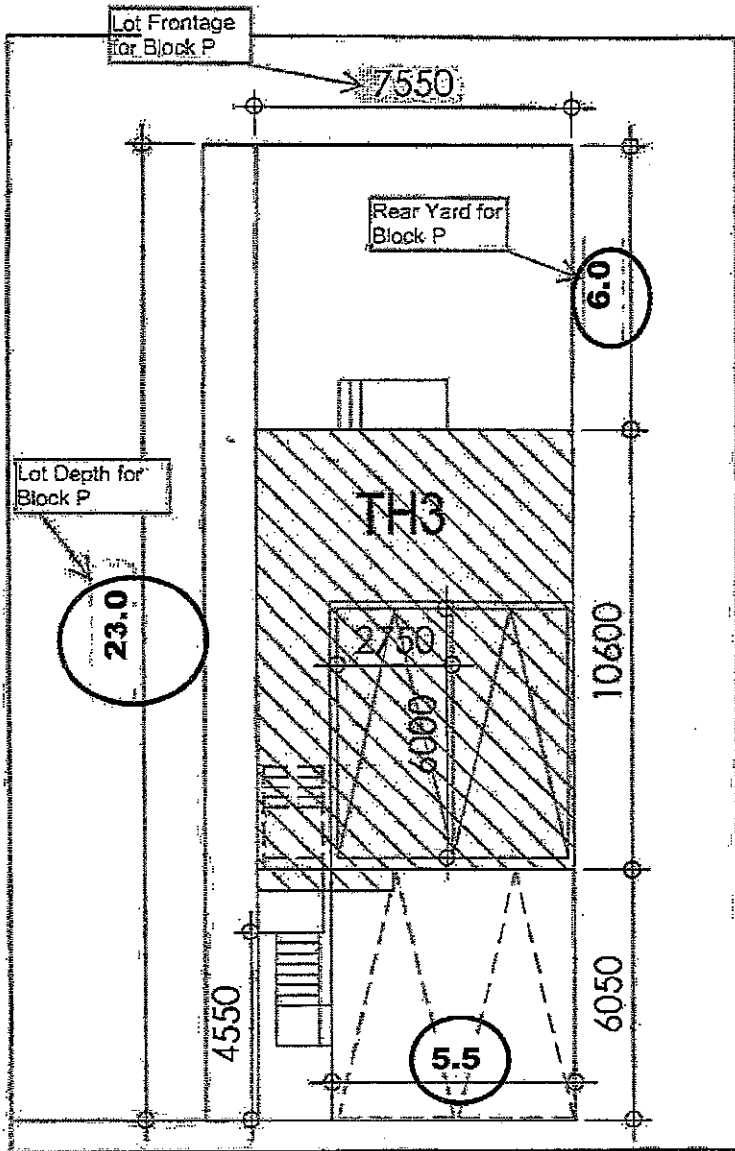
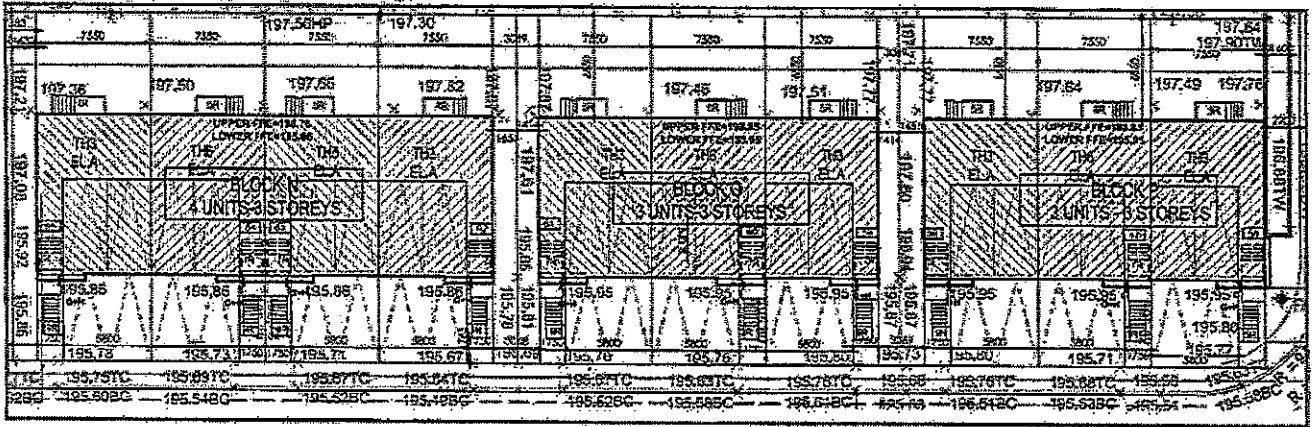
Scale: 1:2,257  
0 0.04 km

Disclaimer:  
The Corporation does not warrant, and is not responsible for, the accuracy or completeness of the information contained in this map. The Corporation is not liable for any errors or omissions in this map.

Created By:  
Infrastructure Delivery  
Department  
January 8, 2020 3:30 PM

Projection:  
NAD 83  
UTM Zone  
17N





The approved Zoning By-law did not contain Block P. Thus, a minor variance application is required to incorporate Block P into the Zoning By-law. A site plan revision application has also been submitted and is currently under review by City Planning Staff.

Blocks N, O, & P are comprised of units TH3 and TH6. These units have the same exterior and lot dimensions. They only differ in the interior which is not part of the minor variance application.

Since Block P was not part of the originally approved Zoning By-law, this Block needs to be added to the Zoning By-law through a minor variance application.

**A185/19**

APPROXIMATE CENTRELINE  
OF PAVEMENT

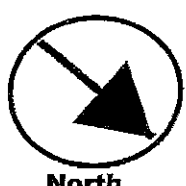
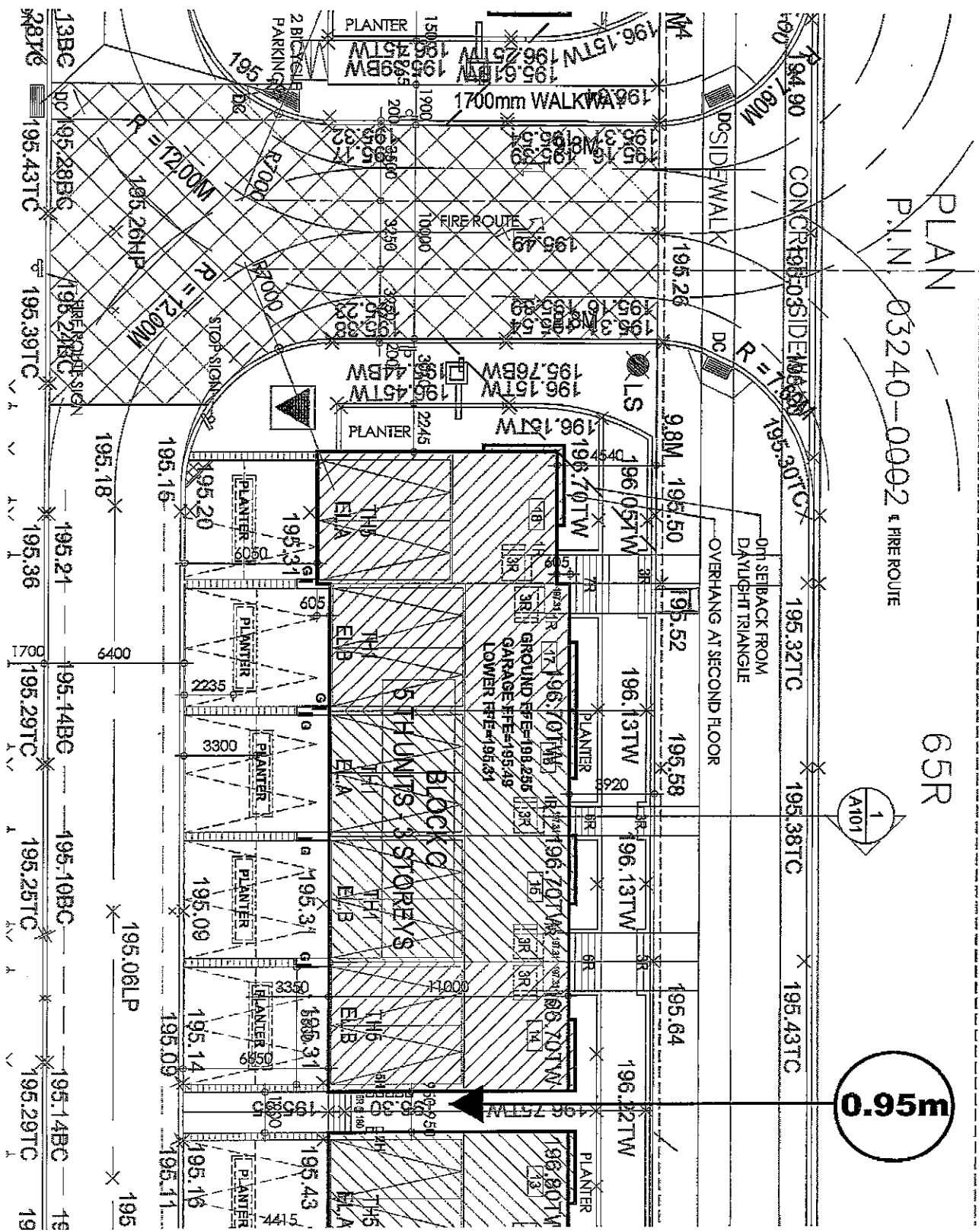
AVENUE

LT1020988)

PLAN

P.I.N. 03240-0002 & FIRE ROUTE

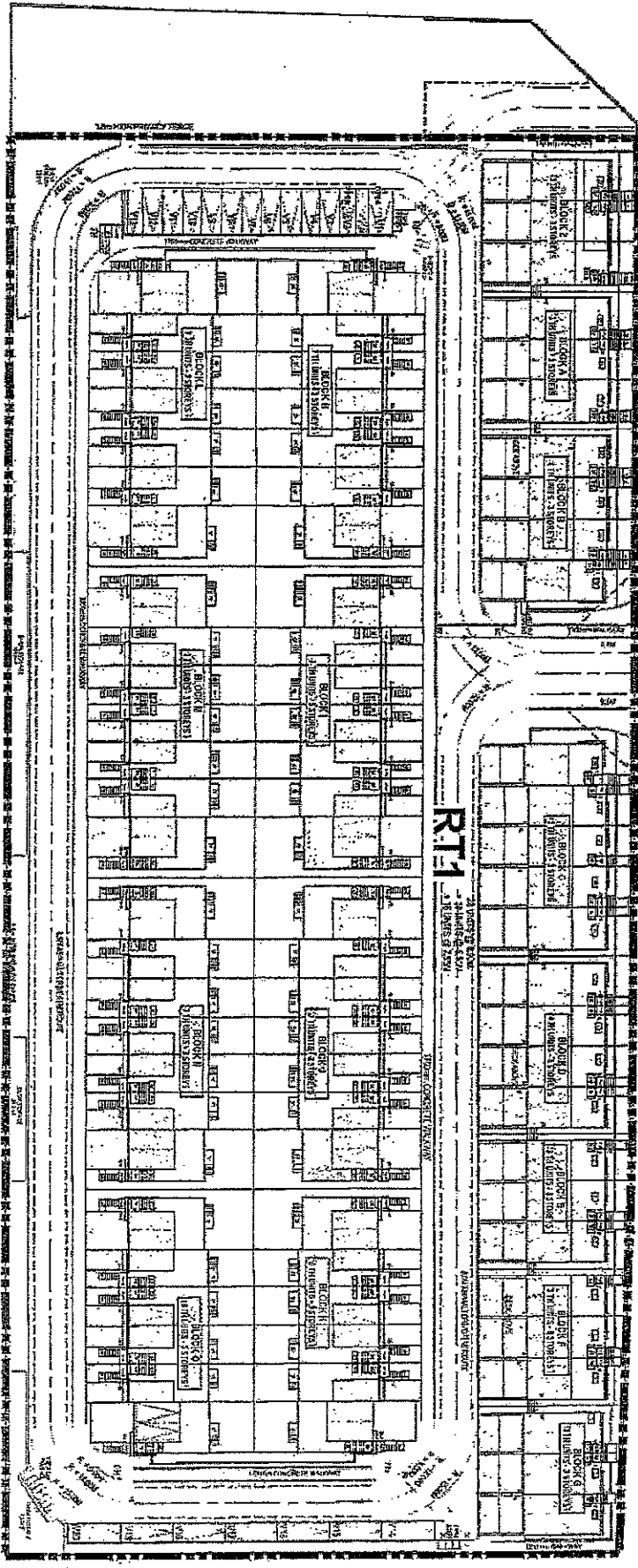
65R



North



Clark Avenue West




THIS IS SCHEDULE E-1588  
 TO BY-LAW 1-88  
 SECTION 9(1458)

FILE: Z.16.037  
 RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005  
 LOCATION: PART OF LOT 3, CONCESSION 2  
 APPLICANT: WYCLIFFE CLARK LIMITED  
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
 TO BY-LAW 193-2018  
 PASSED THE 12th DAY OF DECEMBER, 2018



 SUBJECT LANDS

SIGNING OFFICERS

  
 MAYOR

  
 CLERK

## **Attachment 2 – Zoning By-law 081-2018**

# THE CORPORATION OF THE CITY OF VAUGHAN


**IN THE MATTER OF Section 34,  
Subsections (18) and (19) of  
the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES**, of the Township of King, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 081-2018 was passed by the Council of the Corporation of the City of Vaughan on the 23<sup>rd</sup> day of May 2018, and written notice was given on the 28<sup>th</sup> day of May 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 081-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 081-2018 is deemed to have come into effect on the 23<sup>rd</sup> day of May 2018.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
19<sup>th</sup> day of June 2018. )  
)

  
\_\_\_\_\_  
**TODD COLES**  
City Clerk

  
\_\_\_\_\_  
A Commissioner, etc.  
**Christine Marie Monique Vignessuit,**  
a Commissioner, etc.,  
Province of Ontario, for  
The Corporation of the City of Vaughan.  
Expires July 5, 2020.



# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 081-2018

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on the said Schedule "1"
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1458) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the Definition of Gross Floor Area, Lot, and Street Line;
    - b) Subsection 3.8 respecting Parking Requirements;
    - c) Subsection 3.13 respecting Minimum Landscape Area;
    - d) Subsection 3.21 respecting Frontage on a Public Street;
    - e) Subsection 4.1.2 respecting Soft Landscaped Area;
    - f) Subsection 4.1.4 f) respecting Dimensions of Driveways;
    - g) Subsection 4.22.2 respecting Encroachments;
    - h) Subsection 4.22.3 and Schedule "A3" respecting the zone standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1588":

- ai) For the purposes of this By-law, the following definitions shall apply:
  - i) **GROSS FLOOR AREA** – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.
  - ii) **LOT** – Means a parcel of land fronting on a public or private street;
  - iii) **STREET LINE** – Means the dividing line between a front lot line and

- a public or private street;
- bi) A minimum of 20 visitor parking spaces shall be provided, of which 2 shall be barrier-free parking spaces;
- ci) The minimum landscape strip width abutting a street line shall be 1.2 m;
- cii) Notwithstanding ci) above, and for further clarification, the minimum landscape strip on Clark Avenue West shall be 2.5 m;
- di) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- ei) A minimum of 58.4 % of the required minimum landscaped area shall be composed of soft landscaping;
- fi) Where a lot has a minimum frontage of 7.0 to 8.99 m, the maximum driveway width shall be 5.9 m;
- gi) Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- gii) Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- giii) A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- giv) The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- hi) The minimum lot frontage shall be:
  - i) Blocks H, I, J, K, L, M, N, O - 5.5 m;
  - ii) Blocks A, B, C, D, E, F, G, Z - 5.9 m;
- hii) The minimum lot area shall be 117 m<sup>2</sup>/unit;
- hiii) The minimum rear yard shall be:
  - i) Blocks H and L - 5.65 m;
  - ii) Blocks B, C, G, I, J, K, M, N, O - 6.0 m;
  - iii) Blocks A, D, E, F, Z - 6.6 m;
- hiv) The minimum exterior side yard shall be 0.85 m;
- hv) The minimum exterior side yard abutting a sight triangle shall be 0 m;
- hvi) The maximum building height shall be:
  - i) Blocks A, B, C, D, E, F, G, Z - 14.1 m;
  - ii) Blocks H, I, J, K, L, M, N, O - 12.8 m;
- hvii) The minimum interior side yard shall be:
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  - ii) Blocks A, B, C, Z - 0.95 m;

- hviii) the minimum lot depth shall be:
    - i) Block G - 19 m;
    - ii) Block F - 20 m;
    - iii) Blocks A, B, C, D, E, Z - 21.0 m;
    - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
  - hix) The minimum front yard shall be:
    - i) Block G - 2.5 m;
    - ii) Block F - 2.6 m;
    - iii) Blocks A, B, C, D, E, Z - 3.3 m;
  - hx) The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G and Z shall be 0 m;
  - hxi) A maximum of 7 townhouse units may be constructed in a row in Blocks H, I, J, L, M and N;
  - hxii) The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m;
- c) Adding Schedule "E-1588" attached hereto as Schedule "1".
  - d) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule "2".

2. Schedules "1", and "2" shall be and hereby form part of this By-law.

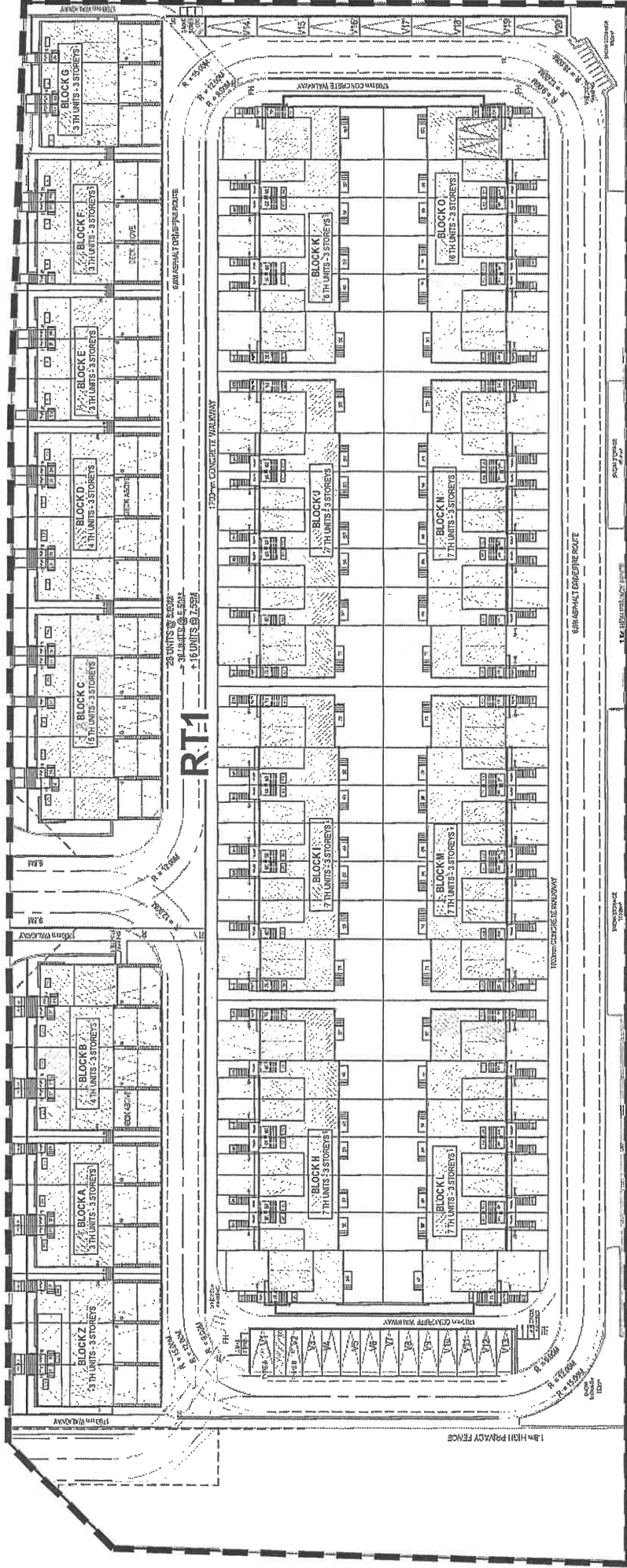
Enacted by City of Vaughan Council this 23<sup>rd</sup> day of May, 2018.

  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk



Clark Avenue West



THIS IS SCHEDULE 'E-1588'  
 TO BY-LAW 1-88  
 SECTION 9(158)

█ SUBJECT LANDS



FILE: Z.16.037  
 RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005  
 LOCATION: PART OF LOT 3, CONCESSION 2  
 APPLICANT: WYCLIFF CLARK LIMITED  
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
 TO BY-LAW 081 -2018  
 PASSED THE 23<sup>rd</sup> DAY OF MAY, 2018

SIGNING OFFICERS

*[Signature]*  
*[Signature]*

MAYOR

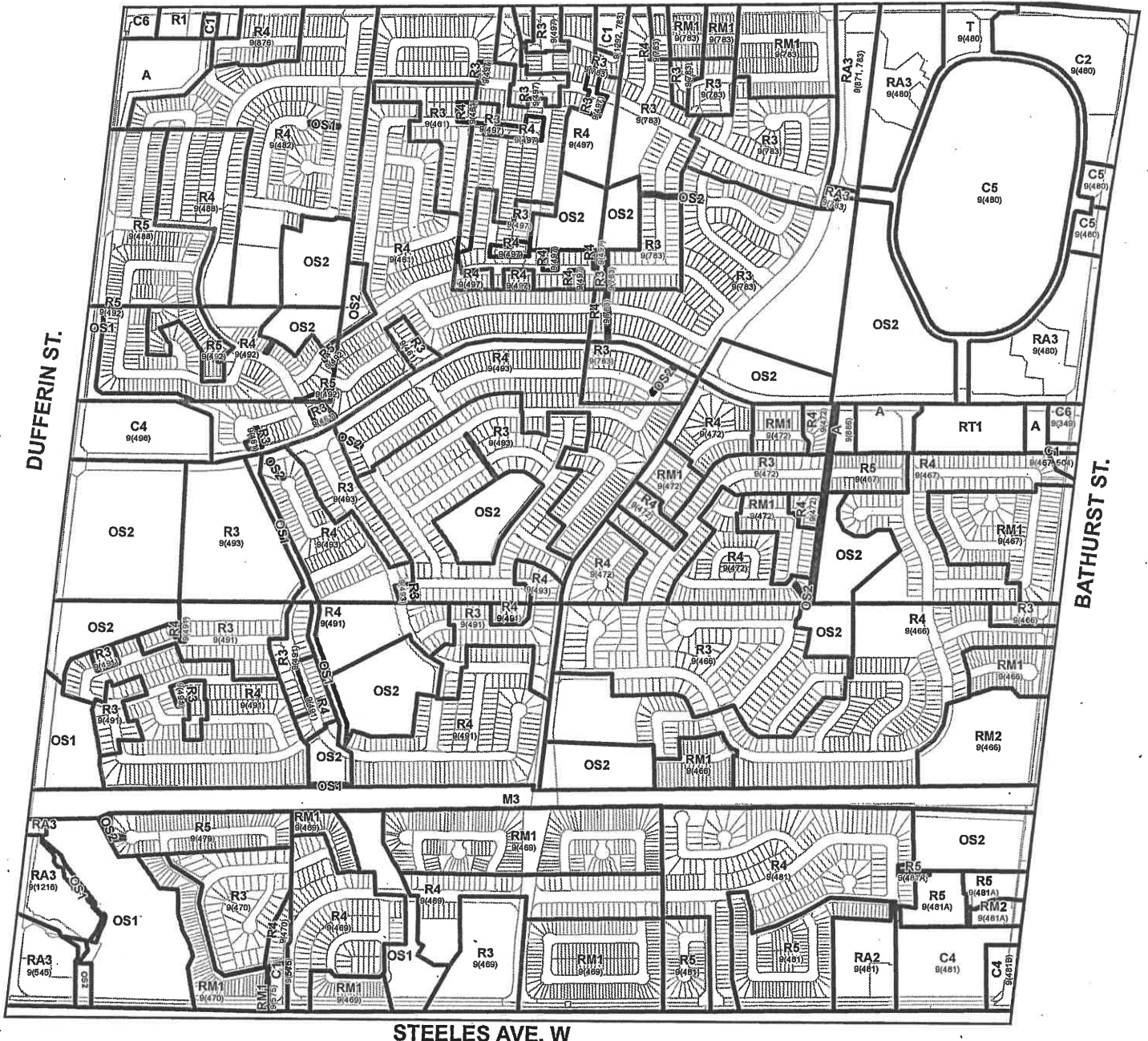
CLERK



CENTRE ST.

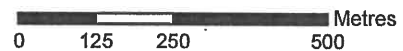
DUFFERIN ST.

BATHURST ST.



STEELES AVE. W

KEY MAP 2A  
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 081 -2018  
PASSED THE 23<sup>rd</sup> DAY OF MAY, 2018

FILE: Z.16.037  
RELATED FILES: DA.16.079, 19T-16V008  
& 19CDM-16V005  
LOCATION: PART OF LOT 3, CONCESSION 2  
APPLICANT: WYCLIFF CLARK LIMITED  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

**SUMMARY TO BY-LAW 081-2018**

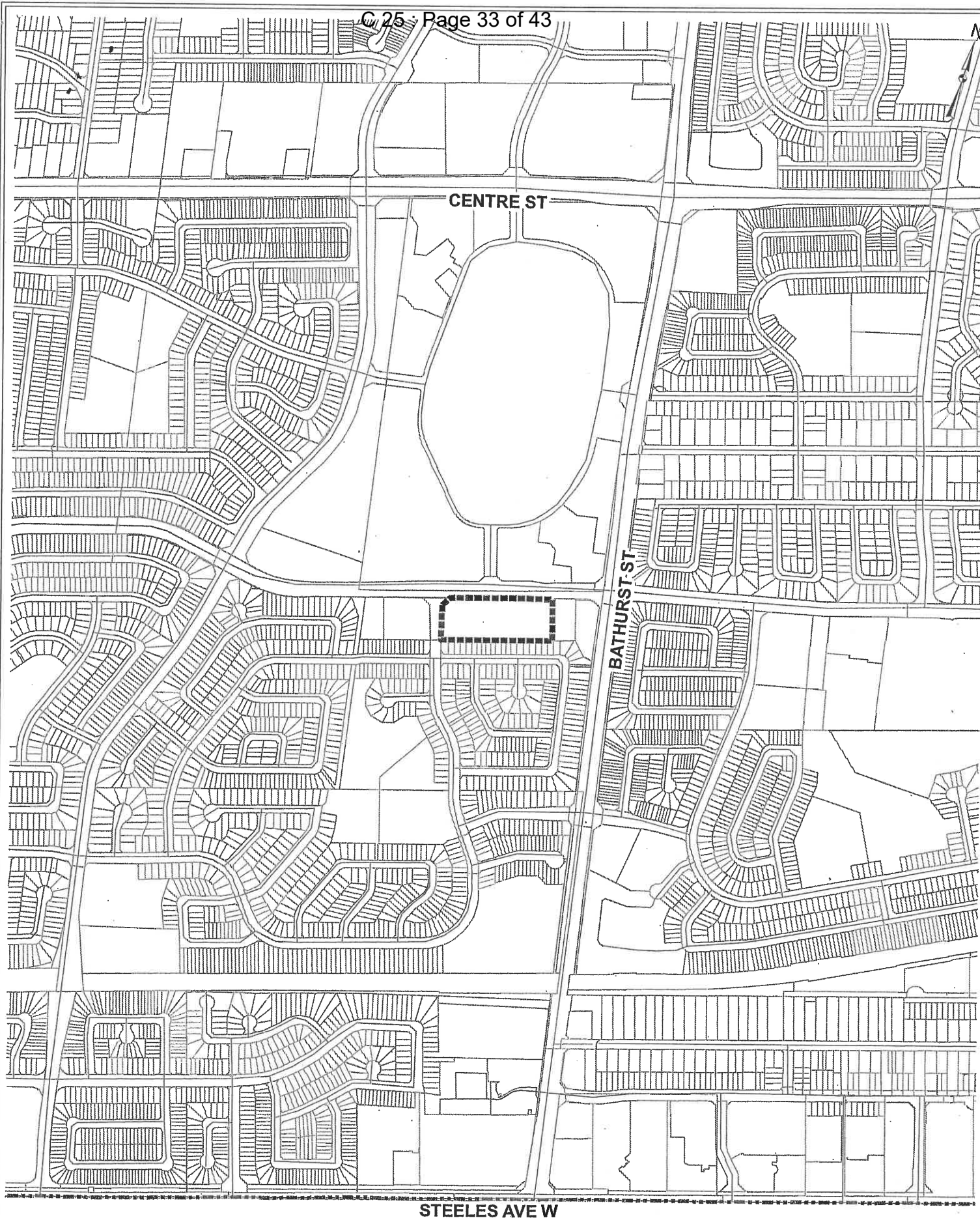
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 82 freehold townhouse units which are served by a private common element condominium road, and visitor parking spaces.

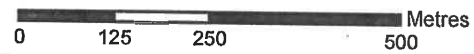
The exceptions to the RT1 Zone are as follows:

- A minimum of twenty (20) visitor parking spaces shall be provided, of which two (2) shall be barrier-free spaces;
- A minimum landscape strip width abutting a street line shall be 1.2 m;
- The minimum landscape strip along Clark Avenue West shall be 2.5 m;
- No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- A minimum of 58.4% of the required minimum landscaped area shall be composed of soft landscaping;
- Where a lot has a minimum frontage of 7.0 – 8.99 m, the maximum driveway width shall be 5.9 m;
- Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- The minimum lot frontage shall be 5.5 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum lot frontage shall be 5.9 m for Blocks A, B, C, D, E, F, G, and Z;
- The minimum lot area shall be 117 to m<sup>2</sup>/unit;
- The minimum rear yard shall be 5.65 m for Blocks H and L;
- The minimum rear yard shall be 6.0 m for Blocks B, C, G, I, J, K, M, N and O;
- The minimum rear yard shall be 6.6 m for Blocks A, D, E, F, and Z;
- The minimum exterior side yard shall be 0.85 m;
- The minimum exterior side yard abutting a sight triangle shall be 0 m;
- The maximum building height shall be 14.1 m for Blocks A, B, C, D, E, F, G and Z;
- The maximum building height shall be 12.8 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum interior side yard shall be 0.9 m for Blocks D, E, F, and G;
- The minimum interior side yard shall be 0.95 m for Blocks A, B, C, and Z;
- The minimum lot depth for Block G shall be 19 m;
- The minimum lot depth for Block F shall be 20.0 m;
- The minimum lot depth for Blocks A, B, C, D, E, and Z shall be 21.0 m;
- The minimum lot depth for Blocks H, I, J, K, L, M, N, and O shall be 23.0 m;
- The minimum front yard for Block G shall be 2.5 m;

- The minimum front yard for Block F shall be 2.6 m;
- The minimum front yard for Blocks A, B, C, D, E and Z shall be 3.3 m;
- The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G, and Z shall be 0 m;
- A maximum of seven (7) townhouse units may be constructed in a row in Blocks H, I, J, L, M, N; and
- The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m.



CITY OF  
TORONTO



LOCATION MAP  
TO BY-LAW 081 -2018

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN



## **Attachment 3 – Notice of Decision (A185/19)**



## NOTICE OF DECISION

### Minor Variance Application A185/19

Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20

- Date of Hearing:** Thursday, February 27, 2020
- Applicant:** Wycliffe Clark Limited
- Agent:** Kurt Franklin - Weston Consulting Group Inc.
- Property:** **839 -911 Clark Avenue and 1 -279 Smallwood Circle, Thornhill**
- Zoning:** The subject lands are zoned RT1 Residential Townhouse Zone, and subject to the provisions of Exception No. 9(1458) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010: Low-Rise Residential
- Related Files:** None
- Purpose:** Relief of the by-law is being requested to permit a reduced number of townhouse units for Blocks N, O & P from an approved 82 units to 79 units to facilitate (draft) plan of subdivision application 19T-16V008.

The development as shown as Drawing No. A100 (as submitted with the application) is to replace the current Schedule E-1588 as part of Exception No. 9(1458).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum lot depth of 27.0 metres is required.	1. To permit a minimum lot depth of 23.0 metres for Block P.
2. A minimum rear yard setback of 7.5 metres is required.	2. To permit a minimum rear yard setback of 6.0 metres for Block P.
3. A minimum interior side yard setback of 1.2 metres shall be permitted for an end unit.	3. To permit a minimum interior side yard setback of 0.95 metres for the end unit in Block C.
4. A maximum building height of 12.8 metres is permitted for Blocks N and O and a maximum building height of 11.0 metres is permitted for Block P.	4. To permit a maximum building height of 14.0 metres for Blocks N, O and P.
5. A minimum lot frontage of 6.0 metres is required.	5. To permit a minimum lot frontage of 5.5 metres for Block P.
6. Schedule E-1588 as Part of Exception No. 9(1458) applies to this development.	6. To permit the development as shown as Drawing No. A100 attached to this application and to replace the current Schedule E-1588 as part of Exception No. 9(1458).

**Sketch:** A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A185/19 on behalf of Wycliffe Clark Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Michael Di Febo  905-832-8585 x 8990 <a href="mailto:michael.difebo@vaughan.ca">michael.difebo@vaughan.ca</a>	That Development Application File Number DA.19.064 be approved to the satisfaction of the Development Planning Department.

**For the following reasons:**

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Please Note:**

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

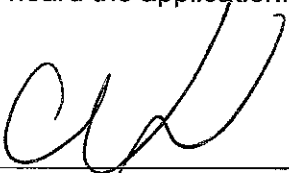
**Written & oral submissions considered in the making of this decision were received from the following:**

<b>Public Written Submissions</b>	<b>Public Oral Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday, February 27, 2020 meeting for submission details.
N/A	N/A

**Late Written Public Submissions:**

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS  
PRESENT WHO CONCURRED IN THIS DECISION**

<b>DATE OF HEARING:</b>	<b>Thursday, February 27, 2020</b>
<b>DATE OF ORIGINAL NOTICE:</b>	<b>March 6, 2020</b>
<b>DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20:</b>  <i>Pursuant to Section 4 of O.Reg 149/20, notices of decision issued pursuant to subsection 45 of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed, and notices shall be given again (no later than 10 days after the lifting of the provincial statutory COVID-19 emergency Order)</i>	<b>April 22, 2020</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.  <i>The last day of appeal is 20 days after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20.</i>	<b>May 12, 2020 4:30 p.m.</b>
<b>CERTIFICATION:</b> I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.   <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

**Appealing to The Local Planning Appeal Tribunal**  
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days *after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20* appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Appeal Fees & Forms**

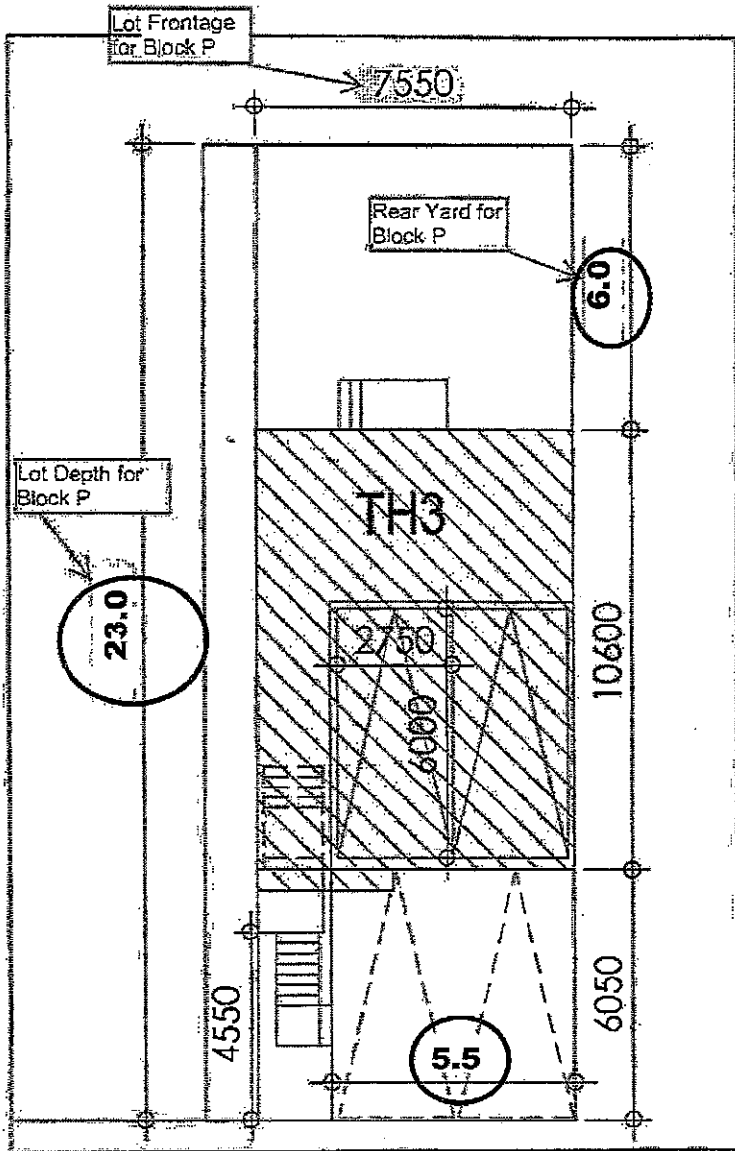
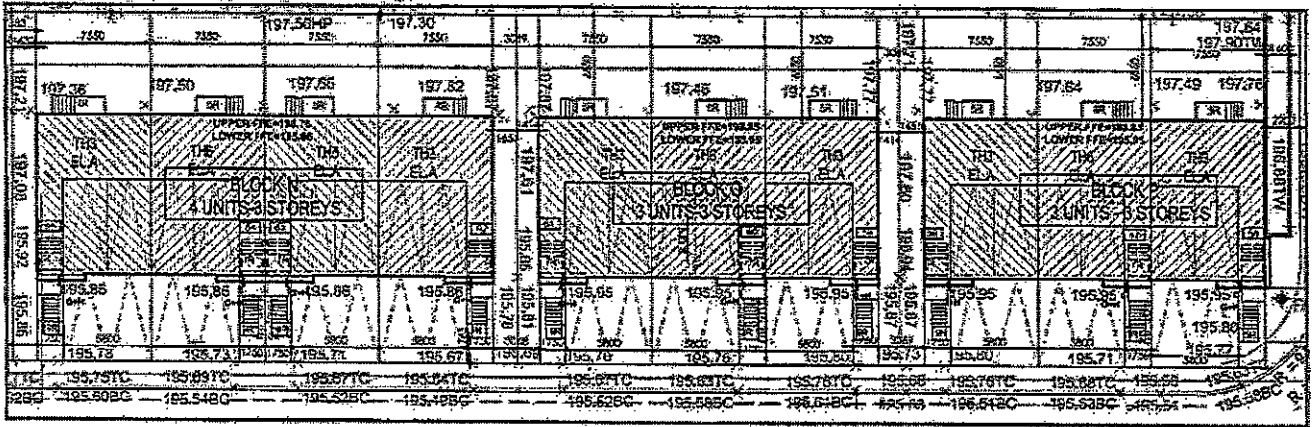
**Local Planning Appeal Tribunal:** The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at [www.elto.gov.on.ca](http://www.elto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$841.00 per application

\*Please note that all fees are subject to change.







The approved Zoning By-law did not contain Block P. Thus, a minor variance application is required to incorporate Block P into the Zoning By-law. A site plan revision application has also been submitted and is currently under review by City Planning Staff.

Blocks N, O, & P are comprised of units TH3 and TH6. These units have the same exterior and lot dimensions. They only differ in the interior which is not part of the minor variance application.

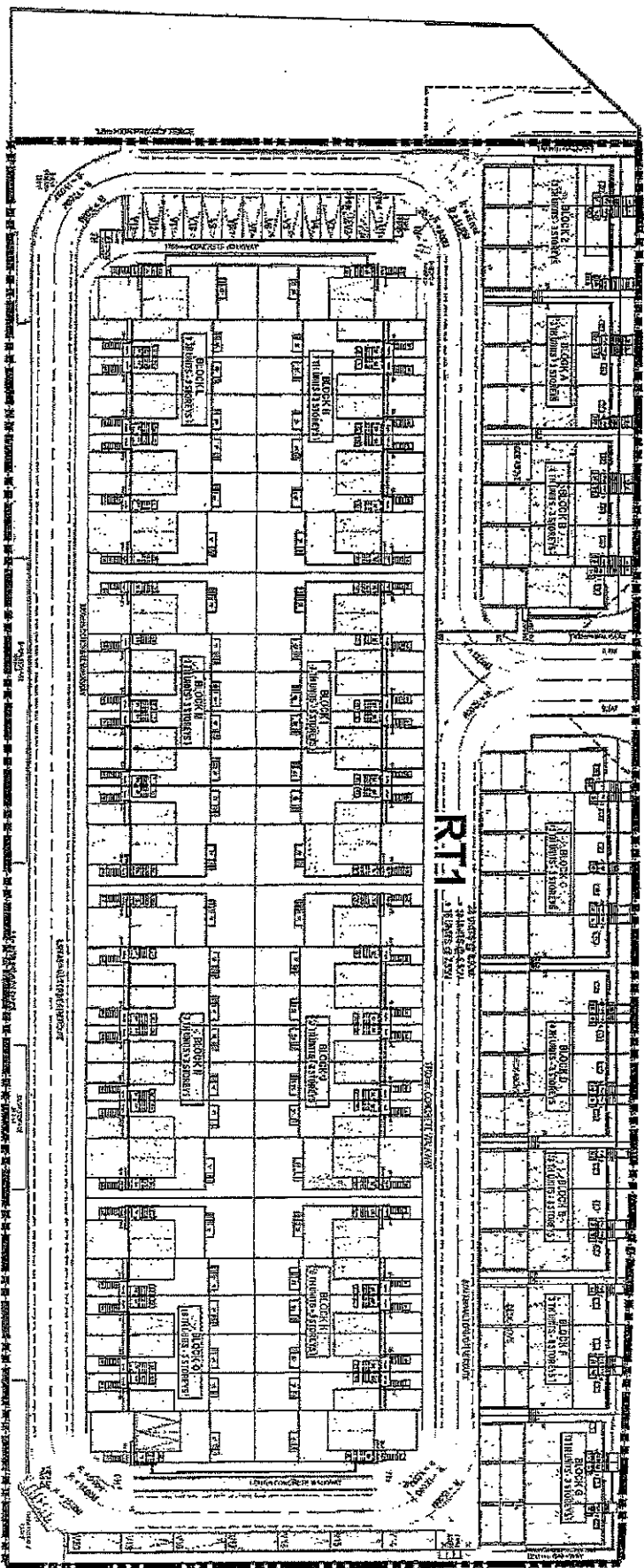
Since Block P was not part of the originally approved Zoning By-law, this Block needs to be added to the Zoning By-law through a minor variance application.







Clark Avenue West



THIS IS SCHEDULE E-1588  
 TO BY-LAW 1-88  
 SECTION 9(1458)

FILE: Z.16.037  
 RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005  
 LOCATION: PART OF LOT 3, CONCESSION 2  
 APPLICANT: WYCLIFFE CLARK LIMITED  
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
 TO BY-LAW 193-2018  
 PASSED THE 12th DAY OF DECEMBER, 2018

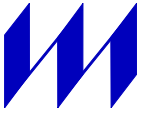
 SUBJECT LANDS

0 12.5 25 60 Metres

SIGNING OFFICERS

  
 MAYOR

  
 CLERK



**WESTON  
CONSULTING**

planning + urban design

**Communication : C 26  
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 3, 2021  
File 6729-1

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix  
Committee of the Whole (Public Meeting)  
9560 & 9570 Keele Street, Vaughan  
City File No. DA.16.116, 19T-15V014, OP.15.008, Z.15.034**

Weston Consulting is the planning consultant for Laurier Harbour (Keele) Inc., the registered owner of the lands at 9560 and 9570 Keele Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole for enactment on June 8, 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated October 27, 2020.

Further to our previous letter, we noted that the LPAT issued its Order (Case No. PL170640), dated October 10, 2019 approving a Zoning By-law Amendment for the subject lands in its final form. This site-specific Zoning By-law rezoned the lands to “*RT1 – Townhouse Residential Zone*” to facilitate the development of 19 three-storey freehold townhouse units to be served by a private common element condominium road.

Based on our review of the final draft of the Comprehensive Zoning By-Law (“CZBL”) and the PCRM, the subject lands continue to be proposed to be zoned “*R1A (EN)-1103 – First Density Residential Zone (Established Neighbourhood)*” subject to Exception 1103. As noted in our previous letter, Exception 1103 is missing the reference to the minimum lot depth of 22.4 m for Block 6 as approved in the site-specific Zoning By-law Amendment. We had requested that this site-specific permission be included in the Exception. Furthermore, we had requested that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety as a Figure T to Exception 1103.

Per Communication Number C41 in the PCRM, Planning Staff provided the following response to our previous request and letter:

*“1. The subject land is located at 9560 & 9570 Keele Street.*

2. *The submission is requesting review of site specific permissions.*
3. *Staff have reviewed this request. At this time, staff are supportive of the Draft By-law and do not propose revisions.”*

We continue to maintain that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety and that Exception 1103 of the CZBL be updated to include the minimum lot depth provision for Block 6 in accordance with the approved Zoning By-law Amendment. 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.

Our previous letter also expressed support for the proposed transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands. Through the PCRM, Planning Staff reviewed and acknowledged our expression of support, which we are appreciative of.

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. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Steven Pham at extension 312 should you have any questions regarding this submission.

Yours truly,

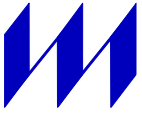
**Weston Consulting**

**Per:**



Ryan Guetter, BES, MCIP, RPP  
Senior Vice President

- c. Brandon Correia, Manager of Special Projects  
Laurier Harbour (Keele) Inc., Client  
Aaron Platt, Davies Howe LLP



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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,

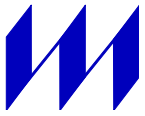
**Weston Consulting**

**Per:**



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

- c. Client  
Ryan Guetter  
Nick Spensieri, Deputy City Manager, Infrastructure Development  
Brandon Correia, Manager of Special Projects



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CONSULTING**

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**Communication : C 28  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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

June 7, 2021  
File 8359

**Attn: Todd Coles, City Clerk**

Dear Sir,

**Re: City Wide Comprehensive Zoning By-law  
Committee of the Whole (Public Meeting)  
8500 Huntington Road**

Weston Consulting is the authorized planning consultant for the Labourers' Union Non-Profit Building Society, the owner of the lands municipally addressed as 8500 Huntington Road (herein referred to as the "subject lands"). On October 27, 2020, we submitted written correspondence regarding the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") indicating that the proposed zoning of the subject lands was incorrect (Attachment 1).

We have reviewed the final draft of the CZBL and note the proposed zoning remains incorrect. We also note that the response to our October 27, 2020, letter in the City's Comment Response Matrix states the following:

*Staff have reviewed this request, agree, and confirm the change to EM1. Chapter 14 has been updated. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.*

Site-specific Zoning By-law 168-2018 was approved by City of Vaughan Council on September 27, 2018, to rezone the subject lands to *EM1(H) Prestige Employment Area Zone* (Attachment 3). By-law 062-2021 was approved on May 26, 2021, to remove the "H" Holding Symbol from the subject lands (Attachment 3). As such, the Transition policies in Section 1.6 of the CZBL are not applicable as the zoning for the subject lands has been approved. We respectfully request that the record be updated to reflect the approved and in-force zoning.

Finally, we note that the proposed exception in Chapter 14 (1092) still indicates the parent Zone as EM2. This remains incorrect and does not reflect the approved EM1 - Prestige Employment Zone category.

We respectfully request that the zoning for the subject lands within the CZBL be amended to EM1(H) to reflect the approved and in-force site-specific Zoning By-law.

Please contact the undersigned at extension 236 or Jenna Thibault at extension 309 should you have any questions or wish to discuss further.

Yours truly,  
**Weston Consulting**  
Per:



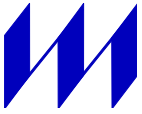
Kevin Bechard, BES, M.Sc., RPP  
Senior Associate

c. Client

Attachments:

1. Written correspondence dated October 27, 2020
2. Site Specific Zoning By-law 168-2018
3. By-law 062-2021





**WESTON  
CONSULTING**

planning + urban design

City of Vaughan Clerk's Office  
2141 Major Mackenzie Dr  
Vaughan, ON  
L6A 1T1

October 28, 2020  
File 8359

**Attn: Todd Coles, City Clerk**

Dear Sir,

**Re: City Wide Comprehensive Zoning By-law  
Committee of the Whole (Public Meeting)  
8500 Huntington Road**

Weston Consulting is the authorized planning consultant for the Labourers' Union Non-Profit Building Society, the owner of the lands municipally addressed as 8500 Huntington Road (herein referred to as the "subject lands"). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the following comments on behalf of the landowner.

The subject lands are located north of Langstaff Road and west of Huntington Road in the City of Vaughan. The lands are located in Block 64 South and the landowner is a participating landowner in the Block 64 South Landowners Group. Site-specific Zoning By-law 168-2018 was approved by City of Vaughan Council on September 27, 2018, to rezone the subject lands to *EM1(H) Prestige Employment Area Zone* (Attachment 1).

We note that the CZBL proposes to zone the subject lands *EM2(H) – 1092, General Employment Zone* subject to Exception 1092 according to Map 81. The proposed EM2 Zone category is incorrect and does not reflect the approved EM1 - Prestige Employment Zone category. Based on our review, the provisions and permitted uses within the site-specific Zoning By-law have been carried over into Exception 1092, as it relates to permitted uses (section 14.1092.1), lot and building requirements (section 14.1092.2), and the 'H' holding provisions (section 12.1092.4). In addition, Figure E-1598 indicates the proposed zoning for the subject lands as EM1(H), which is the correct zoning.

We respectfully request that the zoning for the subject lands within the CZBL be amended to EM1(H) to reflect the approved and in-force site-specific Zoning By-law. We thank you for the opportunity to provide these comments.

Please contact the undersigned at extension 236 or Jenna Thibault at extension 309 should you have any questions or wish to discuss further.

Yours truly,  
**Weston Consulting**  
Per:

A handwritten signature in black ink, appearing to read 'K. Bechard', written over a horizontal line.

Kevin Bechard, BES, M.Sc., RPP  
Senior Associate

c. Client

Attachment: Site Specific Zoning By-law 168-2018

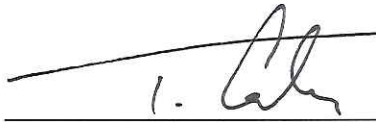
# THE CORPORATION OF THE CITY OF VAUGHAN


## IN THE MATTER OF Section 34, Subsections (18) and (19) of the Planning Act, R.S.O. 1990, c.P.13

I, **TODD COLES**, of the Township of King, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 168-2018 was passed by the Council of the Corporation of the City of Vaughan on the 27<sup>TH</sup> day of September 2018, and written notice was given on the 11<sup>th</sup> day of October 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 168-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 168-2018 is deemed to have come into effect on the 27<sup>th</sup> day of September 2018.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
14<sup>th</sup> day of November 2018. )

  
\_\_\_\_\_  
TODD COLES  
City Clerk

  
\_\_\_\_\_  
A Commissioner, etc.

Christine Marie Monique Vigneault,  
a Commissioner, etc.,  
Province of Ontario, for  
The Corporation of the City of Vaughan.  
Expires July 5, 2020.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 168-2018**

### **A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from "A Agricultural Zone" to "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", in the manner shown on Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":
    - "9(1468) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1598", until the Holding Symbol "(H)" is removed pursuant to Section 36(3) or (4) of the *Planning Act*:
      - i) Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.
    - B. Removal of the Holding Symbol "(H)" from the Subject Lands shall be contingent on the following:
      - i) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of Hunter's Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
      - ii) The Owner shall submit a letter from the Block Trustee for Block

64 South Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;

- iii) The Owner through the Block 64 South Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- iv) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

C. Notwithstanding the provisions of:

- a) Subsection 3.8 a) and g) respecting Minimum Parking Requirements and Driveway Widths;
- b) Subsection 6.1.6 a) respecting Landscaping Requirements;
- c) Subsection 2.0 respecting the definition for an Office Building, 6.2.1 and Schedule 'A' respecting the Uses Permitted and zone standards in the EM1 Prestige Employment Area Zone

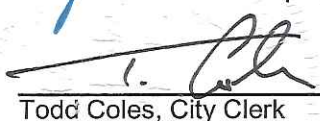
the following provisions shall apply to the lands shown as Subject Lands on Schedule "E-1598":

- ai) A minimum of 1,010 parking spaces is permitted on the lands based on the following parking rates:
    - 3.27 parking spaces per 100 m<sup>2</sup> of GFA for an Office Building
    - 7 parking spaces per 100 m<sup>2</sup> of GFA for an Assembly Hall
  - aii) A maximum driveway width for ingress and egress driveway of 7.2 m is permitted;
  - bi) The minimum required landscape strip widths on the Subject Lands shall be:
    - 5 m abutting Huntington Road
    - 3 m abutting Hunter's Valley Road (north-south) and future public road (east-west)
  - ci) The following additional uses shall be permitted on the Subject Lands:
    - An Office Building with a total maximum GFA of 27,000 m<sup>2</sup>, and may include the following uses up to a maximum GFA of 5,700 m<sup>2</sup> on any floor:
      - Office, Business or Professional (including a Regulated Health Professional)
      - Pharmacy
      - Print Shop
      - Health Centre
      - Bank or Financial Institution
    - Assembly Hall (maximum GFA of 4,535 m<sup>2</sup>);
  - cii) A maximum building height of 28 m is permitted;
  - ciii) A minimum front yard setback of 7 m is permitted."
- c) Adding Schedule "E-1598" attached hereto as Schedule "1".
- d) Deleting Key Map 10C and substituting therefor the Key Map 10C attached hereto as Schedule "2".

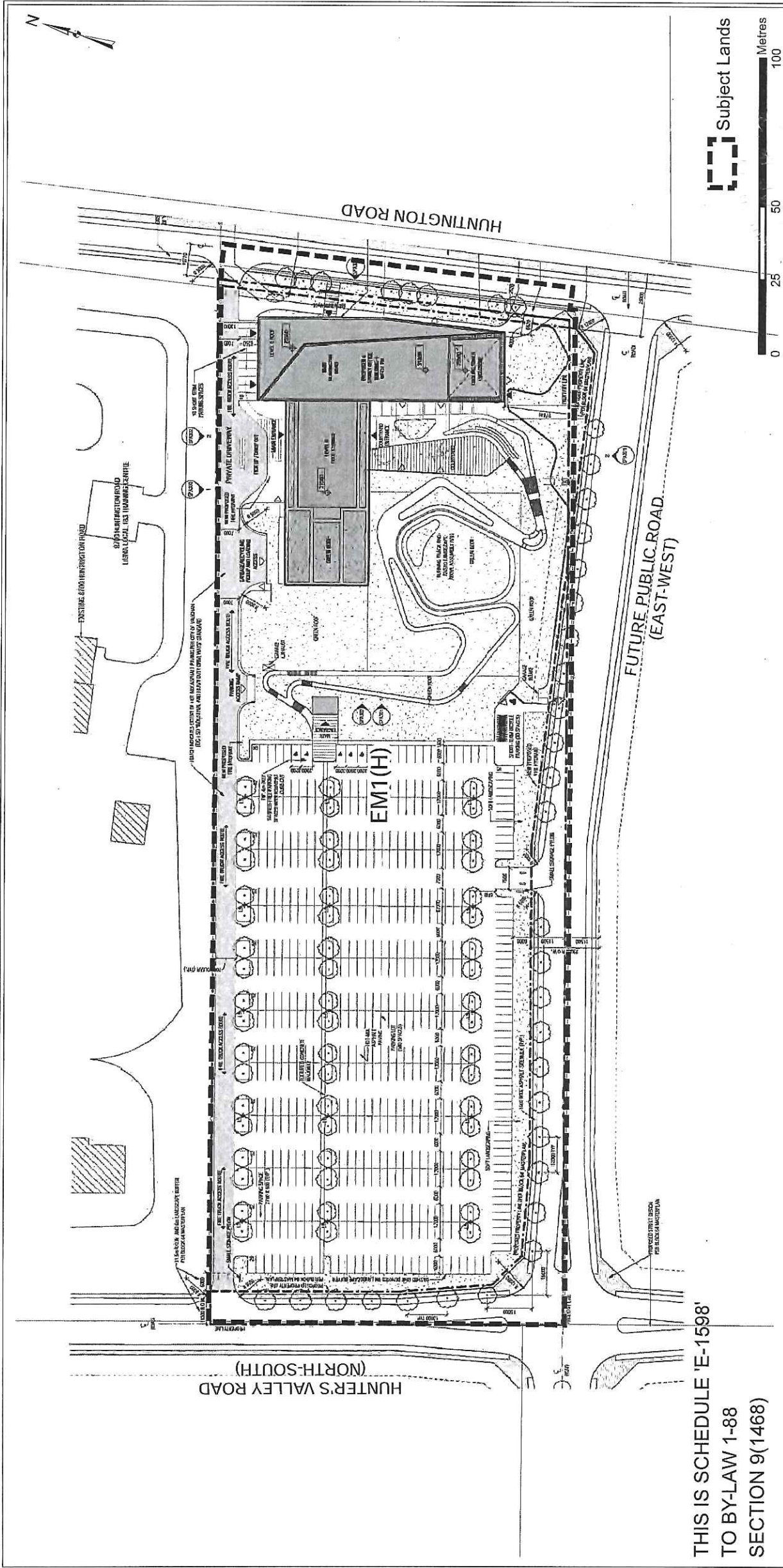
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 27<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 27  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
September 27, 2018.





THIS IS SCHEDULE 'E-1598'  
 TO BY-LAW 1-88  
 SECTION 9(1468)

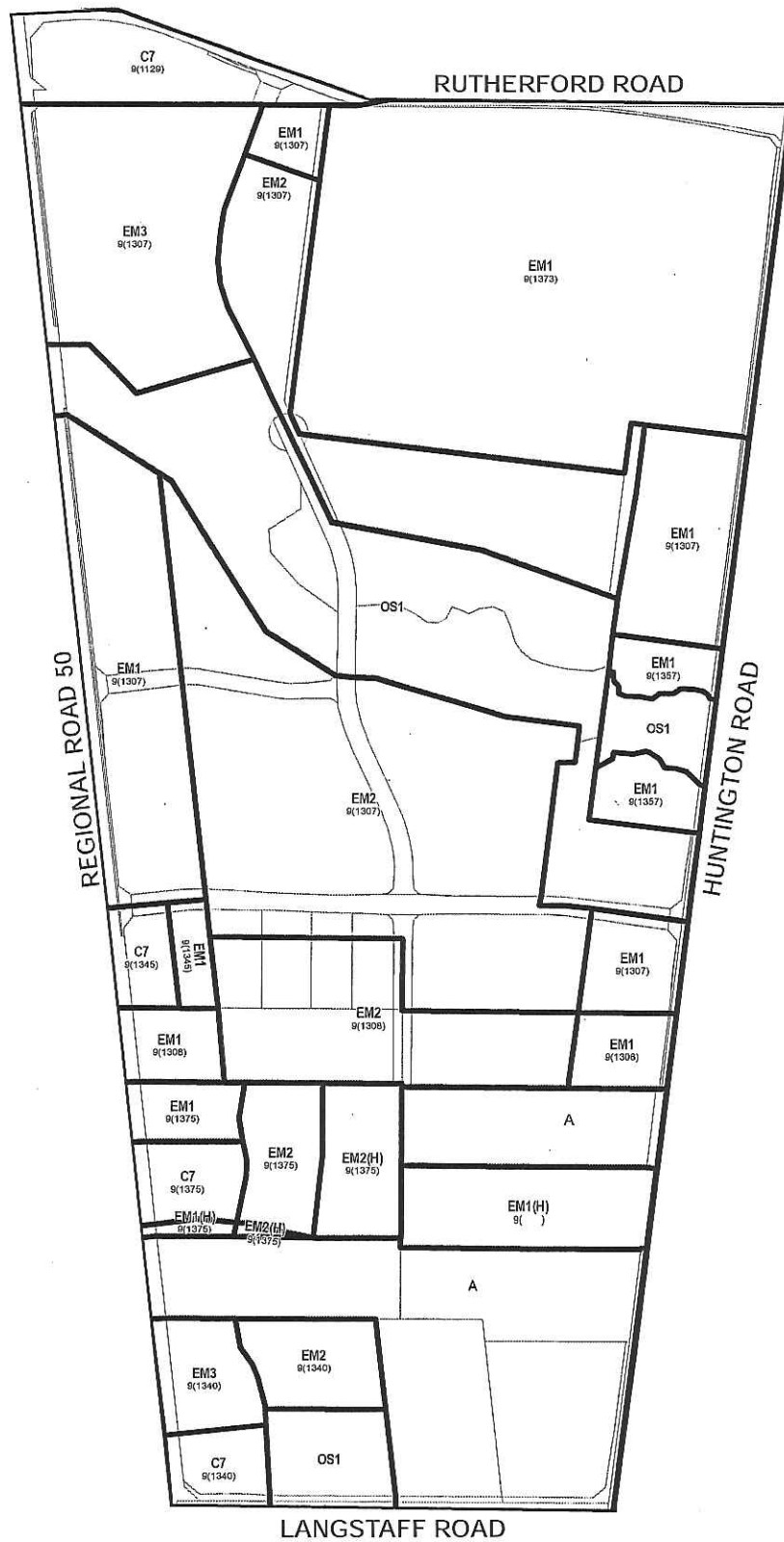
Subject Lands



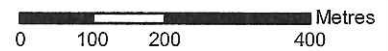
FILE: Z.18.003  
 RELATED FILES: OP.18.002  
 LOCATION: PART OF LOTS 11 & 12, CONCESSION 10  
 APPLICANT: LABOURERS' INTERNATIONAL UNION OF  
 NORTH AMERICA - LIUNA LOCAL 183  
 CITY OF VAUGHAN

SIGNING OFFICERS  
  
 MAYOR  
 \_\_\_\_\_ CLERK

THIS IS SCHEDULE '1'  
 TO BY-LAW 168-2018  
 PASSED THE 27TH DAY OF SEPTEMBER, 2018



KEY MAP 10C  
 BY-LAW NO. 1-88



**THIS IS SCHEDULE '2'  
 TO BY-LAW 168-2018  
 PASSED THE 27TH DAY OF SEPTEMBER, 2018**

FILE: Z.18.003  
 RELATED FILES: OP.18.002  
 LOCATION: PART OF LOTS 11 & 12, CONCESSION 10  
 APPLICANT: LABOURERS' INTERNATIONAL UNION OF  
 NORTH AMERICA - LIUNA LOCAL 183  
 CITY OF VAUGHAN

SIGNING OFFICERS  
  
 MAYOR  
  
 CLERK



**SUMMARY TO BY-LAW 168-2018**

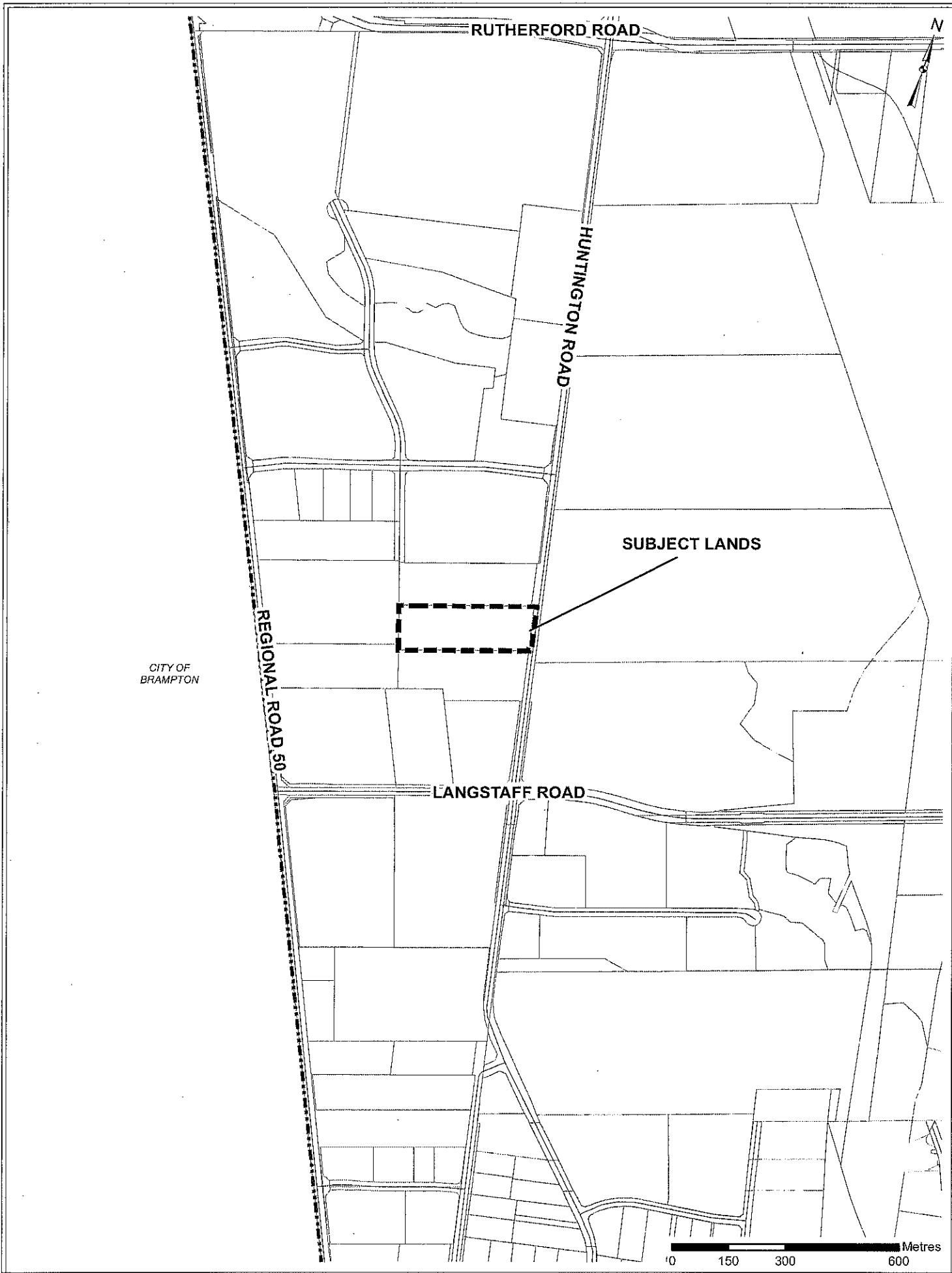
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and accessory uses.

The purpose of this by-law is to rezone the Subject Lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of Hunter's Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
- b) The Owner shall submit a letter from the Block Trustee for Block 64 South Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- c) The Owner through the Block 64 South Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- d) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

The by-law includes site-specific exceptions to facilitate the development of the 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and accessory uses:

- The maximum width for an ingress and egress driveway shall be 7.2 m;
- The minimum landscape strip widths abutting Huntington Road and the future roads at Hunter's Valley Road (north-south), and future public road (east-west), shall be 5 m and 3 m respectively;
- To permit a maximum building height of 28 m;
- To permit a reduced front yard building setback of 7 m;
- To permit a total of 1,010 parking spaces at a rate of 3.27 parking spaces per 100 m<sup>2</sup> for an Office Building and Accessory Uses, and 7 parking spaces per 100 m<sup>2</sup> for an Assembly Hall;
- To permit the following additional uses to the EM1 Prestige Employment Area Zone:
  - Office, Business or Professional (including a Regulated Health Professional)
  - Pharmacy
  - Print Shop
  - Health Centre
  - Bank or Financial Institution



### LOCATION MAP TO BY-LAW 168-2018

FILE: Z.18.003  
RELATED FILES: OP.18.002  
LOCATION: PART OF LOTS 11 & 12, CONCESSION 10  
APPLICANT: LABOURERS' INTERNATIONAL UNION OF  
NORTH AMERICA - LIUNA LOCAL 183  
CITY OF VAUGHAN

**THE CORPORATION OF THE CITY OF VAUGHAN**

**IN THE MATTER OF Section 36(1)  
of the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES** of the Township of King, MAKE OATH AND SAY:

- 1. THAT I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. THAT By-law Number 062-2021 was passed by the Council of the Corporation of the City of Vaughan on the 18<sup>th</sup> day of May 2021.
- 3. THAT the purpose of By-law 062-2021 is to remove the Holding Symbol "(H)" from the Subject Lands, which are zoned "EM1 Prestige Employment", subject to site-specific Exception 9(1468) with the Holding Symbol "(H)", to facilitate the development of a 6-storey, 27,000 m2 office building including an assembly hall and accessory uses.
- 4. THAT By-law Number 062-2021 is therefore deemed to have come into effect on the 18<sup>th</sup> day of May 2021.

**SWORN BEFORE ME** in the City )  
 of Vaughan, in the Regional )  
 Municipality of York, this )  
 26 day of May 2021 )  
 )

  
 \_\_\_\_\_  
 TODD COLES

\_\_\_\_\_  
 A Commissioner, etc.

Christine Marie Monique Vigneault  
 a Commissioner, etc.,  
 Province of Ontario, for  
 The Corporation of the City of Vaughan.  
 Expires July 5, 2023.

***THE CITY OF VAUGHAN***  
***BY-LAW***

**BY-LAW NUMBER 062-2021**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 168-2018 and by By-law 158-2020.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;


**AND WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

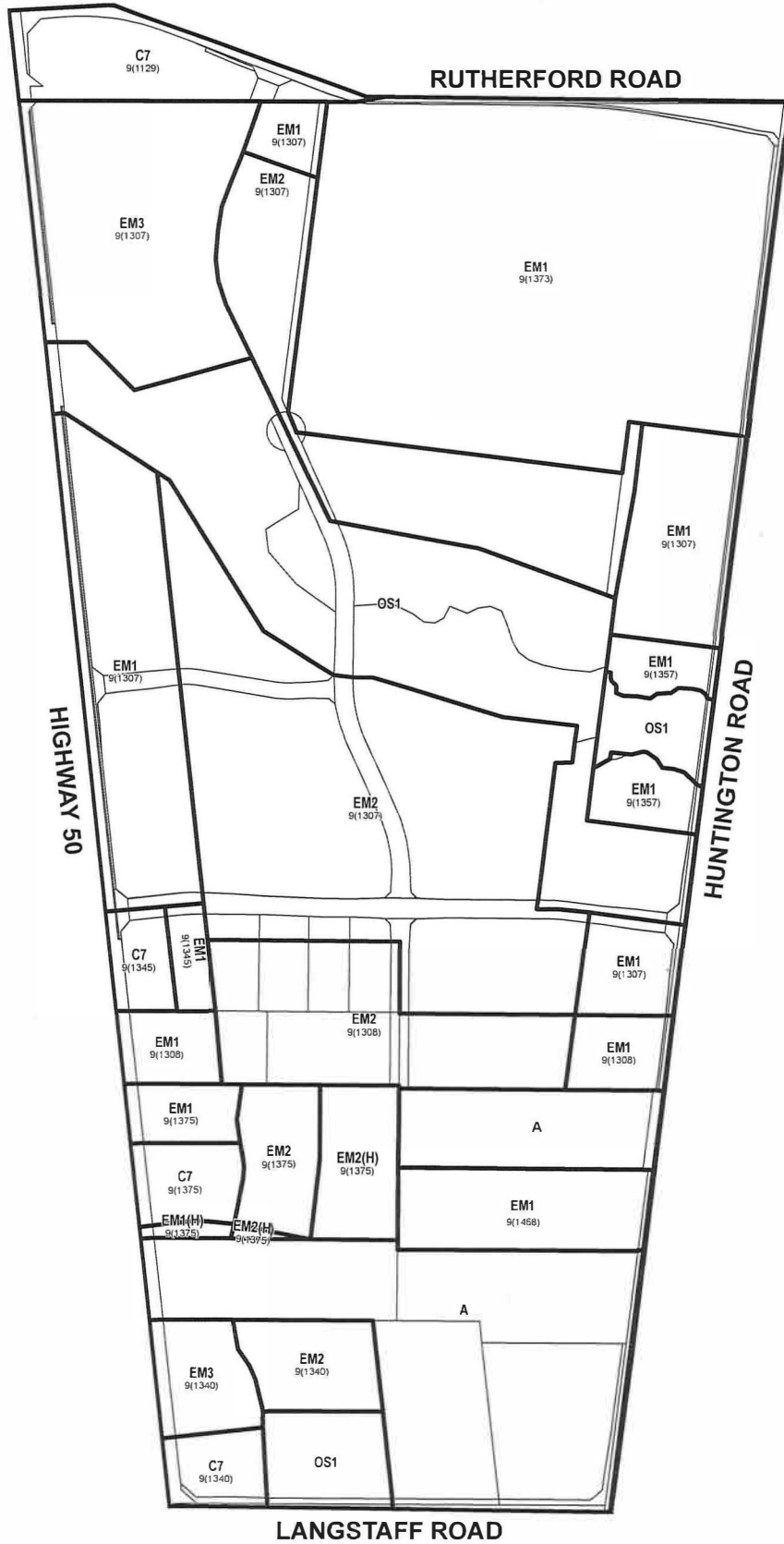
**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Key Map 10C and substituting therefore the Key Map 10C attached hereto as Schedule "1", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "2" and effectively zoning the Subject Lands "EM1 Prestige Employment Zone".
  - b) Deleting Paragraph A of Exception 9(1468) and substituting therefor the word "Deleted".
  - c) Deleting Paragraph B Exception 9(1468) and substituting therefor the word "Deleted".
  - d) Deleting Schedule "E-1598" and substituting therefor the Schedule "E-1598" attached hereto as Schedule "2", thereby deleting the Holding Symbol "(H)".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 18<sup>th</sup> day of May, 2021.

  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk



KEY MAP 10C  
BY-LAW No. 1-88



**THIS IS SCHEDULE '1'  
TO BY-LAW 062-2021  
PASSED THE 18TH DAY OF MAY, 2021**

**FILE:** Z.21.017  
**RELATED FILES:** OP.18.002, Z.18.003, DA.18.025  
**LOCATION:** PART OF LOTS 11 AND 12, CONCESSION 10;  
 8500 HUNTINGTON ROAD  
**APPLICANT:** LABOURERS' UNION NON-PROFIT  
 BUILDING SOCIETY  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**  
  
 \_\_\_\_\_  
**MAYOR**  
 \_\_\_\_\_  
**CLERK**



HUNTER'S VALLEY ROAD EXTENSION

HUNTINGTON ROAD

FUTURE PUBLIC ROAD

FUTURE PUBLIC ROAD

EM19(1468)

PARKING (553 SPACES)

TERRACE

TERRACE

PROPOSED 6-STORY OFFICE BUILDING

COURTYARD

LANDSCAPED ROOF ABOVE ASSEMBLY HALL

SUBJECT LANDS

0 20 40 80 Metres

THIS IS SCHEDULE 'E- 1598'  
TO BY-LAW 1-88  
SECTION 9(1468)

FILE: Z.21.017  
RELATED FILES: OP.18.002, Z.18.003, DA.18.025  
LOCATION: PART OF LOTS 11 AND 12, CONCESSION 10;  
8500 HUNTINGTON ROAD  
APPLICANT: LABOURERS' UNION NON-PROFIT  
BUILDING SOCIETY  
CITY OF VAUGHAN

THIS IS SCHEDULE '2'  
TO BY-LAW 062-2021  
PASSED THE 18TH DAY OF MAY, 2021

SIGNING OFFICERS

*[Signature]*  
MAYOR  
*[Signature]*  
CLERK

**SUMMARY TO BY-LAW 062-2021**

The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “EM1 Prestige Employment”, subject to site-specific Exception 9(1468) with the Holding Symbol “(H)”, to facilitate the development of a 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and accessory uses.

The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 168-2018, until such time that:

- a) The Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of Hunter’s Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
- b) The Owner shall submit a letter from the Block Trustee for Block 64 South Developers’ Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- c) The Owner through the Block 64 South Developers’ Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter’s Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter’s Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- d) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

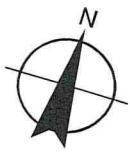
On September 27, 2018, Vaughan Council approved Official Plan Amendment File OP.18.002, Zoning By-law Amendment Z.18.003 and Site Development Application DA.18.025 to facilitate the development of a 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and accessory uses on the Subject Lands.

The Owner has satisfied the holding removal conditions in the following ways:

- A letter from Block 64 South Landowners Group Inc., herein after called the “Trustee” was provided to certify that a Developers’ Group Agreement/Cost Sharing Agreement has been entered into with the participating landowners within Block 64 South;

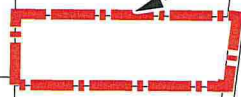


- A letter from the Trustee was provided to certify that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Developers' Group Agreement/Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- A Spine Services Agreement has been executed and will be registered against the lands for the construction of the municipal services for the Block to the satisfaction of the Development Engineering Department; and
- Updated downstream sanitary design sheets and related drawings have been provided to demonstrate that the Subject Lands can be adequately serviced, to the satisfaction of the Development Engineering Department.



HUNTINGTON ROAD

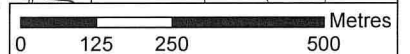
SUBJECT LANDS



CITY OF BRAMPTON

HIGHWAY 50

LANGSTAFF ROAD



# LOCATION MAP TO BY-LAW 062-2021

**FILE:** Z.21.017  
**RELATED FILES:** OP.18.002, Z.18.003, DA.18.025  
**LOCATION:** PART OF LOTS 11 AND 12, CONCESSION 10;  
8500 HUNTINGTON ROAD  
**APPLICANT:** LABOURERS' UNION NON-PROFIT  
BUILDING SOCIETY  
**CITY OF VAUGHAN**



**SUBJECT  
LANDS**



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

SENT VIA EMAIL

File: P-2632

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Hon. Mayor Bevilacqua and Members of Council**

**Re: City-wide Comprehensive Zoning By-law Review – Final Draft  
Committee of the Whole  
Tuesday June 8, 2021  
Agenda Item 6.8  
716051 Ontario Limited & 1214420 Ontario Limited  
5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road  
and 211 Woodstream Boulevard  
City of Vaughan**

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KLM Planning Partners Inc. are the land use planners for 716051 Ontario Limited & 1214420 Ontario Limited (“**Client**”). Our Client owns a series of landholdings at the south east corner of the intersection of Martin Grove Road and Highway 7 in the City of Vaughan known municipally as 5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road, and 211 Woodstream Boulevard (the “**Subject Lands**”). The Subject Lands are bounded in the east by an existing mid-rise residential building and employment uses, Vaughan Grove sports park to the south, Martin Grove Road to the west and Highway 7 to the north. All of the lands are identified in the attached location plan and in total have an area of approximately 5.61 hectares (13.87 acres). A context map is included herein as Attachment No. 1.

The Subject Lands are currently comprised of various automotive retail uses and associated uses, colloquially known as the ‘Number 7 Auto Mall’.

The portion of the Subject Lands along the south side of Highway 7 are designated ‘Mid-Rise Mixed-Use’ in the City of Vaughan Official Plan, 2010 (“**VOP**”), permitting a range of residential,

commercial, office and institutional uses at heights between 8-10 storeys and a density of 3.0 FSI. The two parcels at the north east and south east corners of Martin Grove Road and Woodstream Boulevard are designated 'General Employment' in the VOP, however will be redesignated to permit residential uses as the Region has approved the conversion of these employment lands to permit non-employment uses through their Municipal Comprehensive Review process in 2020.

We have now had an opportunity to review the recommendation report from Planning staff in relation to the City-wide Comprehensive Zoning By-law ("CZBL") being considered by Vaughan Committee of the Whole on June 8, 2021 and have begun our review of the draft documents attached to this report. Within the Final draft of the proposed updated CZBL, the Subject Lands are proposed within a series of zones as follows:

- General Mixed Use – Exception (GMU-265);
- General Mixed Use – Exception (GMU-211);
- General Mixed Use (GMU);
- General Mixed Use – Exception (GMU-405);
- Prestige Employment – Exception (EM1-544); and,
- Prestige Employment – Exception (EM1-265).

Neither the General Mixed Use Zone, Prestige Employment Zone or any of the identified exceptions thereto and identified above permit residential uses.

It is noted that a Mid-rise Mixed-use (MMU) Zone has been introduced within the proposed Zoning By-law, permitting a variety of residential uses in conformity with the VOP. Pursuant to the above, we request that you introduce permissions for residential uses on the Subject Lands to conform to the VOP by zoning the lands Mid-rise Mixed-use (MMU) Zone.

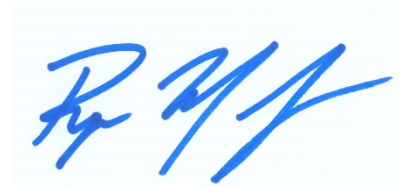
We note that staff are recommending that Vaughan Council ADOPT the new CZBL at its Council meeting on September 27, 2021 and that the Deputy City Manager of Planning and Growth Management make stylistic and technical changes to the proposed by-law as required prior to final adoption. We will continue to review the materials and provide any additional comments to staff in the coming weeks so that they may be considered prior to final adoption.

We would appreciate the opportunity to participate in discussions related to the CZBL Review and may wish to make further detailed submissions in relation to subsequent reports related to this process. We trust that these comments are helpful and would appreciate the opportunity to meet with staff to discuss them in greater detail.

Further, we respectfully request notice of any future reports and/or public meetings and consultations regarding the CZBL Review, and further that we receive notice of any decision of City Council.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



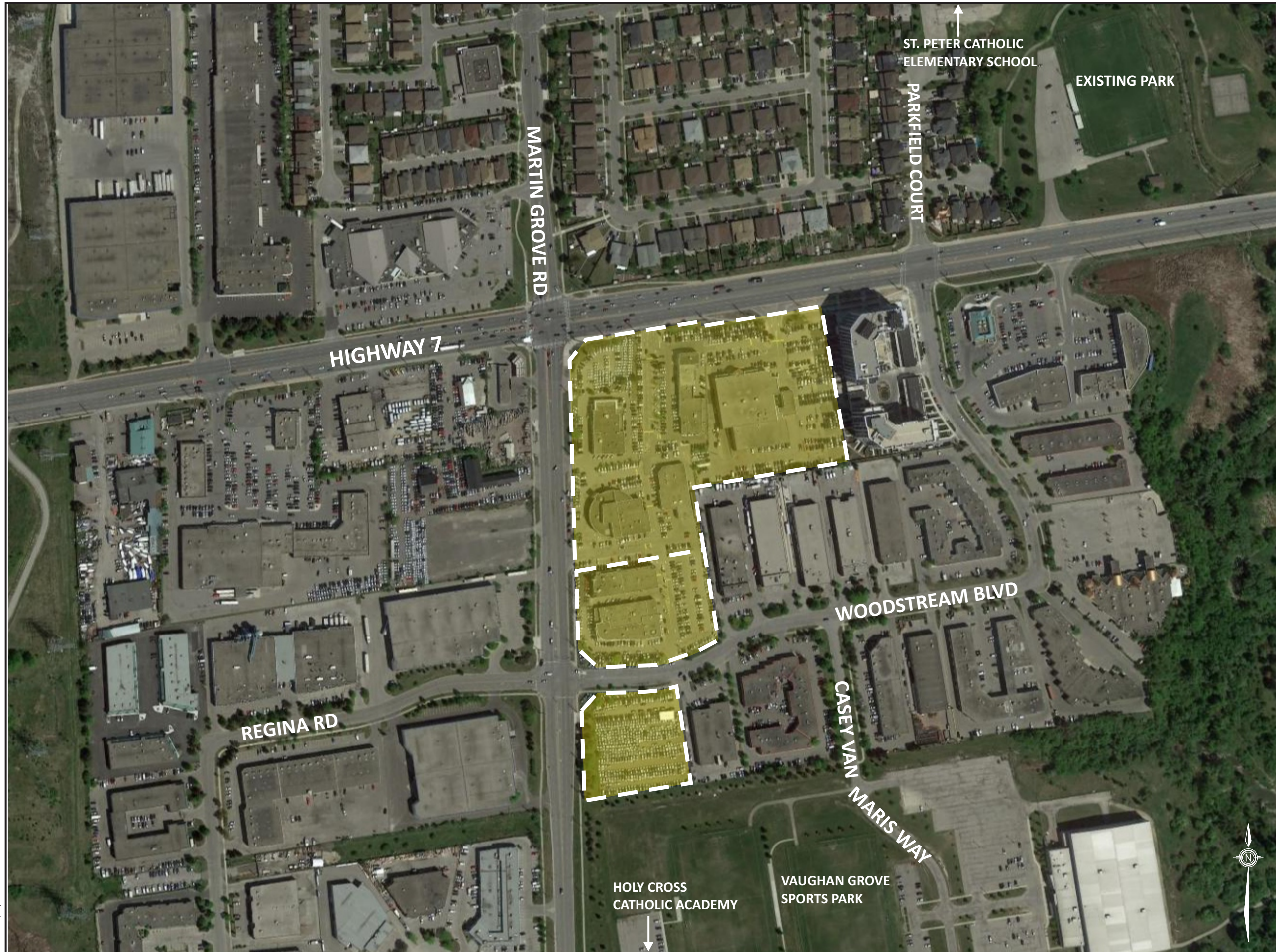
Ryan Mino-Leahan, MCIP, RPP  
PARTNER




Tim Schilling, MCIP, RPP  
SENIOR PLANNER

Copy: Client  
Brandon Correia, City of Vaughan

# Location Map



## LEGEND

 Subject Lands



64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3  
PHONE (905) 669-4055 FAX (905) 669-0097 design@kimplanning.com

APRIL 20, 2021



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KLM File: P-2662

June 7, 2021

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

**Communication : C 32**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

**Attention: Mayor Bevilacqua and Members of Council**

**Re: Committee of the Whole – June 8, 2021**  
**Agenda Item # 8 – City-wide Comprehensive Zoning By-law**  
**Vaughan NW Residences Inc.**  
**Municipal Address: 10083 & 10101 Weston Road, City of Vaughan**  
**Legal Description: Part of the West Half of Lot 21, Concession 5**  
**City File No's. 19T-19V005 & No. Z.19.029**  
**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 by Vaughan NW Residences Inc.. (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 Major Mackenzie Drive West and east of Weston Road and are known municipally as 10083 & 10101 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 33 West and apart of a community known as Vellore Centre. Approvals for draft of plan of subdivision and Zoning By-law Amendment received approval by the City of Vaughan Council on February 17, 2021. The lands are currently vacant.

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. Based on our review of Schedule A – Map 163 and Map 164, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the RT(H)-963 Zone. However, Section 14 – Exceptions, Exception 963 of the CZBL does not reflect the site-specific Zoning By-law No. 034-2021 that was approved by Council on February 17, 2021 and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-

88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

We look forward to the opportunity to engage in a collaborative discussion with Council and City staff to appropriately amend the zoning for the Subject Lands to maintain our clients current zoning permissions.

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

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.

*SENIOR PLANNER II*

cc: Vaughan NW Residences Inc.  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects





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KLM File: P-2813

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Communication : C 33**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

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

**Re: Comments on Draft City-wide Comprehensive Zoning By-law  
Betovan Construction Limited  
City File No's. DA.19.052 & Z.19.009  
Municipal Address: 520 Worth Boulevard, City of Vaughan,  
Legal Description: Block 114 Plan 65M-2884  
City of Vaughan, Region of York**

---

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner for Betovan Construction Limited. (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 west of Bathurst Street and south of Highway 407 on lands municipally known as 520 Worth Boulevard (the "Subject Lands"). The above noted applications for Zoning By-law Amendment and Site Plan Approval were approved by the City of Vaughan Council on May 18, 2021. The lands are currently vacant.

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. Based on our review of Schedule A – Map 78, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the R2A without the exceptions approved by Council and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

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 to facilitate the development as approved by Vaughan Council.

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

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.

*SENIOR PLANNER II*

cc: Betovan Construction Limited  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects



P-2172

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

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

**Re: Committee of the Whole (2) Report  
Tuesday, June 8, 2021  
Agenda Item 6.8  
City-Wide Comprehensive Zoning By-law ("CZBL")  
The Corporation of the City of Vaughan  
840999 Ontario Limited and Prima Vista Estates Inc.,  
City Files: 19T-03V05, Z03.024, DA.18.029 & DA.19.001  
Part of Lots 24 and 25, Concession 6, City of Vaughan  
City Wide Comprehensive Zoning By-law Review**

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**Communication : C 34  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 840999 Ontario Limited and Prima Vista Estates Inc. c/o Gold Park Gorup 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 that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and my email dated October 23, 2020 (copies attached) we note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18<sup>th</sup> 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision and associated site plans together with an approved implementing zoning by-law amendment where all phases are not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing

and the sale of dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
*PRESIDENT*

Cc: Graziano Stefani, Gold Park Homes Inc.  
Brandon Correia, City of Vaughan



PLANNING PARTNERS INC.

P-2174

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June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

**Communication : C 35**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

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

**Re: Committee of the Whole (2) Report**  
**Tuesday, June 8, 2021**  
**Agenda Item 6.8**  
**City-Wide Comprehensive Zoning By-law ("CZBL")**  
**The Corporation of the City of Vaughan**  
**Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited,**  
**1387700 Ontario Limited, and Roybridge Holdings Limited**  
**City Files: 19T-03V25 & Z07.002**  
**Part of Lots 24 and 25, Concession 7, City of Vaughan**  
**City Wide Comprehensive Zoning By-law Review**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited c/o Zen Group 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 that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and my email dated October 26, 2020 (copies attached) we note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18<sup>th</sup> 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision and associated site plans together with an approved implementing zoning by-law amendment where all phases are not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of

dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
*PRESIDENT*

Cc: Sam Speranza, Zzen Group  
Joseph Sgro, Zzen Group  
Frank Palombi, Lindvest  
Brandon Correia, City of Vaughan



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P-3275

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, ON  
L6A 1T1

**Communication : C36**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

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

**RE: City-wide Comprehensive Zoning By-law Review**  
**Committee of the Whole**  
**Tuesday June 8, 2021**  
**Agenda Item 6.8**  
**PEM Weston Road Limited**  
**3790 Highway 7, Vaughan**

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Hon. Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant retained by 'PEM Weston Road Limited' ("**Client**"), owner of the lands known municipally as 3790 Highway 7 in the City of Vaughan in the Region of York and generally located north-west of the Highway 7 and Weston Road intersection ("**Subject Lands**").

Our Client is proposing the redevelopment of the Subject Lands as a high-rise mixed-use development consisting of both retail and residential uses. As proposed, the redevelopment will require applications for Official Plan Amendment ("**OPA**"), Zoning By-law Amendment ("**ZBA**") and Site Development ("**SD**").

On Friday May 14, 2021, we attended a Pre-application Consultation ("**PAC**") Meeting on behalf of our Client and were notified that the City-wide Comprehensive Zoning By-law ("**CZBL**") will be proceeding to Committee of the Whole on Tuesday June 8, 2021. At the PAC meeting, City Staff explained that forthcoming applications will be reviewed under both By-law 1-88 and the new CZBL, however the proposed ZBA will only amend the by-law that is in full force and effect at the time. Staff also noted that the current zoning is "C2 – General Commercial Zone" in By-law 1-88 and the proposed zoning is "General Mixed Use" in the draft Comprehensive Zoning By-law, both of which do not permit residential uses and will require amendment to facilitate the proposed development.

The purpose of this letter is to express our intention to submit a ZBA application in advance of the new CZBL being in full force and effect and to seek clarification with respect to the transition policies for the CZBL.

We have now had an opportunity to review the recommendation report from Planning staff in relation to the CZBL being considered by Vaughan Committee of the Whole on June 8, 2021 and have begun our review of the draft documents attached to this report. However, given the significant length of the attachments, we will require additional time to review and provide any additional comments to staff as required. Based on Staff's direction at the PAC Meeting and the transition policies provided in the draft of the CZBL, it is unclear how applications which are in the early proposal stages will be reviewed and considered from a Zoning By-law perspective.

We note that staff are recommending that Vaughan Council ADOPT the new City-wide Comprehensive Zoning By-law at its Council meeting on September 27, 2021 and that the Deputy City Manager of Planning and Growth Management make stylistic and technical changes to the proposed by-law as required prior to final adoption. We will continue to review the materials and provide any additional comments to staff in the coming weeks so that they may be considered prior to final adoption.

Thank you for the opportunity to comment and we look forward to working with the City throughout the remainder of the City-wide CZBL process. We request further notice of future Committee or Council meetings and future notice of adoption of the CZBL. If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, BURPI, MCIP, RPP  
PARTNER



Lucy Pronk, M.Sc.  
INTERMEDIATE PLANNER

Copy: Client  
Brandon Correia, City of Vaughan





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P-2953

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

**Communication : C 37**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

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

**Re: Committee of the Whole (2) Report**  
**Tuesday, June 8, 2021**  
**Agenda Item 6.8**  
**City-Wide Comprehensive Zoning By-law ("CZBL")**  
**The Corporation of the City of Vaughan**  
**Cal-Crown Homes (Three) Inc.**  
**City Files: 19T-18V007 & Z.18.016**  
**Block 203, Plan 65M-4361**  
**City Wide Comprehensive Zoning By-law Review**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, Cal-Crown Homes (Three) Inc. c/o Caliber Homes 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 has an approved draft plan of subdivision with an approved implementing zoning by-law amendment which is not fully registered and not all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by Vaughan Council. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.  
*SENIOR PLANNER II*

Cc: Danny DiMeo, Caliber Homes  
Andrew Wong, Caliber Homes  
Brandon Correia, City of Vaughan



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KLM File: P-2813

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Communication : C 39  
Committee of the Whole (2)  
June 8, 2021  
Item # 8

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

**Re: Comments on Draft City-wide Comprehensive Zoning By-law  
Betovan Construction Limited  
City File No's. DA.19.052 & Z.19.009  
Municipal Address: 520 Worth Boulevard, City of Vaughan,  
Legal Description: Block 114 Plan 65M-2884  
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 Betovan Construction Limited. (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 west of Bathurst Street and south of Highway 407 on lands municipally known as 520 Worth Boulevard (the "Subject Lands"). The above noted applications for Zoning By-law Amendment and Site Plan Approval were approved by the City of Vaughan Council on May 18, 2021. The lands are currently vacant.

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. Based on our review of Schedule A – Map 78, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the R2A without the exceptions approved by Council and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure approved site plans where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

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 to facilitate the development as approved by Vaughan Council.

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

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.  
*SENIOR PLANNER II*

cc: Betovan Construction Limited  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects



P-2171

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

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

**Re: Committee of the Whole (2) Report  
Tuesday, June 8, 2021  
Agenda Item 6.8  
City-Wide Comprehensive Zoning By-law ("CZBL")  
The Corporation of the City of Vaughan  
2097500 Ontario Limited  
City Files: 19T-07V01 & Z07.002  
Part of Lot 25, Concession 6, City of Vaughan  
City Wide Comprehensive Zoning By-law Review**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

**Communication : C 40  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 2097500 Ontario Limited c/o Lormel Homes 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 that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and an email dated October 22, 2020 (copies attached). We note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, the concerns we have raised have not been satisfactorily resolved and therefore it is inappropriate that the CZBL be approved in its current form. City staff have received our written submissions, we have had a subsequent meeting with staff to reiterate our concerns on February 18<sup>th</sup> 2021 and we had understood that provisions would be made to address our concerns regarding transition which is not the case.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision together with an approved implementing zoning by-law amendment which is not registered and building permits have not been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing the dwelling units. The zoning By-law amendment

application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of the CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

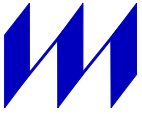
Sincerely,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
*PRESIDENT*

Cc: Julian De Meneghi, Lormel Homes  
Brandon Correia, City of Vaughan



# WESTON CONSULTING

planning + urban design

**Communication : C 41  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

City of Vaughan  
Planning and Growth Management  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

June 7<sup>th</sup>, 2021  
File 5264-1

**Attn: Chair and Members of the Committee of the Whole**

**RE: City-Wide Comprehensive Zoning By-law, The Corporation of the City of Vaughan  
Committee of the Whole of the City of Vaughan, June 8<sup>th</sup> 2021  
5859 Rutherford Road, City of Vaughan  
Tien De Religion Canada**

Weston Consulting is the planning consultant for Tien De Religion, the owner of the property municipally known as 5859 Rutherford Road, (herein called the “subject property”) in the City of Vaughan. The subject property is located on the south side of Rutherford Road, east of Highway 27 and is an irregular shape. The subject property also maintains direct access and frontage on Rutherford Road and currently contains residential uses consisting of a one-storey building with a two-storey addition, several wooden decks, a swimming pool, retaining wall and accessory structures. These uses have been continuous. Through discussions with the property owner, it is our understanding that uses relating to agricultural operations, including a storage barn, have also continuously existed on the site for many years.

The property is subject to an appeal of the City of Vaughan Official Plan to the Ontario Municipal Board file PL111184. The appeal is with regard to the Vaughan Official Plan 2010 which has policies that prohibit most forms of land use development at the subject site. As such, an appeal was filed in December of 2012 and is still outstanding and pending resolution, with a hearing scheduled for fall 2021.

## **City of Vaughan Comprehensive Zoning By-law Review**

Within the proposed final draft mapping of the City of Vaughan comprehensive review, the subject property is proposed to be zoned *Environmental Protection Zone (EP)*. It remains our opinion that that the proposed zoning category should be revised to reflect the existing uses on the property, which are residential and agricultural in nature. It is our opinion that the subject property should be zoned *First Density Residential Zone Exception “X” (R1X)* or a similar residential exception zone that recognizes both the existing residential and agricultural uses on the property. A Draft Zone Exception as been provided as Attachment 1 to this letter.

Further, the current By-law allows for an existing Legal Non-Conforming building to be *“Enlarged or extended provided the building or structure is used for the purpose permitted by this By-law in*

*the zone in which it is located and further provided that such extension or enlargement complies with all such zone requirements".* It is our opinion that the proposed exception zone should contain a clause regarding Legal Non-Conforming uses that recognizes the wording of Zoning By-law 1-88, which our client supports.


In conclusion, we wish to make this submission on behalf of the owners as it relates to the subject property and the proposed regulatory and schedule changes proposed through the third draft of the City-wide comprehensive review of its Zoning By-law being considered. It is our opinion that that the proposed zoning category is not consistent with the existing uses and we request the proposed zone be modified. We reserve the right to provide further comments in relation to the by-law, prior to passing by Council. Please provide written notice of any Zoning By-law passed pursuant to this process to the undersigned.

If you have any questions or require further information in the meantime, please contact the undersigned below or Liam O'Toole at ext. 316.

Yours truly,

**Weston Consulting**

**Per:**



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

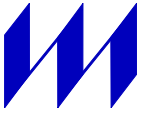
c: Tien De Religion  
Alan Heisey, Papazian, Heisey, Myers  
Peter Chee



## Attachment 1 – Draft Zoning By-law Exception

### 14.X

<b>Exception Number: X</b>	<b>Legal Description: 5859 Rutherford Road</b>
<b>Applicable Parent Zone: EP</b>	
<b>Schedule A Reference: 120</b>	<b>Figure X Link (if applicable)</b>
<b>By-law – Tribunal Decision Reference</b>	
14.X.1 Permitted Uses	
<ol style="list-style-type: none"> <li>1. Detached Residential Dwelling</li> <li>2. Agricultural Uses</li> </ol>	
14.X.2 Other Provisions	
<ol style="list-style-type: none"> <li>1. Notwithstanding the policies of Section 1.9 “Legal Non-Conformity”, an existing building or structure which has been lawfully erected but which does not conform to the zoning standards set out in Schedule "A" may be enlarged or extended provided the building or structure is used for the purpose permitted by this By-law in the zone in which it is located and further provided that such extension or enlargement complies with all such zone requirements.</li> </ol>	



**WESTON  
CONSULTING**

planning + urban design

**Communication : C 42  
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 6715

**Attn: City Clerk**

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix  
Committee of the Whole (Public Meeting)  
7553 Islington Avenue and 150 Bruce Street  
City File No. OP.08.017 & Z.16.022**

Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the lands located at 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law (“CZBL”) and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on June 8, 2021 with a recommendation for enactment in September 2021. This letter serves as a response to these documents and as a follow-up to our previously submitted letter dated October 28, 2020.

Based on our review of the final Draft of the CZBL, the 7553 Islington Avenue portion of the subject lands continue to be proposed to be zoned as “EP – Environmental Protection Zone” per Schedule A - Map 26.

As outlined in our previous letter, we disagree with the proposed zoning for 7553 Islington Avenue under the CZBL. Our previous letter had outlined that given the active Official Plan Amendment and Zoning By-Law Amendment applications, and the ongoing technical discussions regarding the on-site areas, which have since been carried forward to a Phase 1 LPAT hearing scheduled in July 2021 (Case Nos. PL170151, PL111184), the status and entitlement of these lands is yet to be determined. Therefore, it is premature to zone the subject lands as EP – Environmental Protection under the CZBL.

Per Communication Number C69 in the PCRM, Planning Staff provided the following response to our previous request and letter:

- “1. The subject lands are located at 7553 Islington Avenue and 150 Bruce Street.
2. The submission requests reconsideration of the proposed zoning for the subject lands.

3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.”

- “1. The subject lands are located at 7663 Islington Avenue & 150 Bruce Street.  
 2. The submission seeks confirmation respecting transition.  
 3. The Project Team acknowledge this comment. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.”

We maintain that the proposed “EP – Environmental Protection Zone” infers that the necessary site-specific environmental studies have been completed to conclusively determine that there are significant environmental features and on-site hazards to be protected on the subject lands. As evidenced by the impending LPAT hearing, these matters are currently contested by the Applicant. In light of the contested nature of these matters, it is our opinion that the subject lands should maintain their existing zoning designations under ZBL 1-88 until such time that more appropriate, site-specific designations can be determined through the conclusion of the phased LPAT hearings.

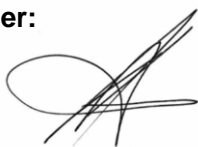
We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to 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. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Alfiya Kakal at extension 308 should you have any questions regarding this submission letter.

Yours truly,

**Weston Consulting**

**Per:**



Ryan Guetter, BES, MCIP, RPP  
 Executive Vice President

- c. Raymond Nicolini, 7553 Islington Holding Inc.  
 Patrick Harrington, Aird & Berlis LLP  
 Alfiya Kakal, Weston Consulting



PLANNING PARTNERS INC.

P-2197

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

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

**Re: Committee of the Whole (2) Report  
Tuesday, June 8, 2021  
Agenda Item 6.8  
City-Wide Comprehensive Zoning By-law ("CZBL")  
The Corporation of the City of Vaughan  
1406979 Ontario Inc.  
City Files: Z.16.028  
Part of Lots 4 and 5, Concession 9, City of Vaughan  
City Wide Comprehensive Zoning By-law Review**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
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T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

**Communication : C 43  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 1406979 Ontario Inc. c/o Zzen Group 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 has an approved implementing zoning by-law amendment and not all building permits have been obtained. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by Vaughan Council. We are not satisfied that the new provisions will allow the issuance of building permits as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, it may not be appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we are not certain that the provisions will ensure that building permits can be obtained by allowing the existing approved implementing zoning by-law to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as a detailed review of the CZBL can be conducted and it can be confirmed that building permits can be successfully obtained as originally intended. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.  
*SENIOR PLANNER II*

Cc: Sam Speranza, Zzen Group  
Joseph Sgro, Zzen Group  
Frank Palombi, Lindvest  
Brandon Correia, City of Vaughan



PLANNING PARTNERS INC.

P-2585

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

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

**Re: Committee of the Whole (2) Report  
Tuesday, June 8, 2021  
Agenda Item 6.8  
City-Wide Comprehensive Zoning By-law ("CZBL")  
The Corporation of the City of Vaughan  
Country Wide Homes Ltd and Condor Properties Ltd. (Group of Companies)**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
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T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

**Communication : C 44  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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Hon. Mayor Bevilacqua & Members of Council,

This letter is on behalf of the above noted companies and relates to all properties within the City of Vaughan within their control.

We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address the properly address transition allowing complete Planning Act application or approved development applications to be completed entirely under the provision of By-law 1-88, as amended.

Our client has circumstances where they have complete applications or approved applications such as subdivisions, site plans and re-zonings that our client has made major investment in planning approvals and in some cases have gone to market in terms of the design and sale of houses and leasing of commercial and industrial space.

The concerns we have are driven by our client's position that existing planning act applications commenced under 1-88 and applications with approved draft plans of subdivision or site plans which are not registered or for which building permits have not been obtained should be transitioned and continue to ensure they allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that our lands where we have approved applications for an amendment to the Zoning By-law, Subdivision approval and/or Site Plan approval be left out of CZBL and be governed by Zoning By-law 1-88. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

The following transition provision would address the concern: “ The CZBL shall not apply and By-law 1-88, as amended shall continue to apply for any lands where prior to the adoption of the CZBL a notice of approval has been issued by the City or decision or order has been issued by the OMB or LPAT for a zoning by-law amendment, draft plan of subdivision and/or Site Plan Approval has been granted.”

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
*PRESIDENT*

Cc: Sam Balsamo, Countrywide Homes  
Sam Morra, Countrywide Homes  
Brandon Correia, City of Vaughan



PLANNING PARTNERS INC.

P-3010, 3011, 3012

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

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

**Re: Committee of the Whole (2) Report**

**Tuesday, June 8, 2021**

**Agenda Item 6.8**

**City-Wide Comprehensive Zoning By-law ("CZBL")**

**The Corporation of the City of Vaughan**

**Anatolia Block 59 Developments Limited**

**Application File No's: 19T-18V009 & DA.18.065, 19T-18V011 & DA.18.067 and 19T-18V010 & DA.18.066**

**Related Files No: BL.59.2018, Z.18.025, Z.18.027 & Z.18.026**

**8811 Huntington Road, 9151 Huntington Road and 6560 & 6880 Langstaff Road and 8555 Huntington Road**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

**Communication : C 45**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

**Sent by Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, **Anatolia Block 59 Developments Limited** 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 has Council approved Site Development Applications and approved site-specific zoning by-law amendments. However, not all building permits have yet been obtained nor have their draft plans been approved. Furthermore, our client has relied on By-law 1-88, as amended in designing and marketing their proposed buildings. The site-specific zoning by-law amendments for the Subject Lands amend the provisions of By-law 1-88, conforms to the Vaughan Official Plan 2010, represents good planning and were approved by Vaughan Council. We are not satisfied that the new provisions will allow the registration of our clients' Site Plans, and Plans of Subdivision and issuance of building permits for the Subject Lands as permitted by By-law 1-88, as amended.



With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88. Furthermore, based on our review of Schedule A – Maps 82, 100 and 118 and Section 14 – Exceptions of the CZBL – it appears that the CZBL does not reflect the site-specific Zoning By-law's that were approved by Council on January 26th, 2021.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. 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: Anatolia Block 59 Developments Limited  
Jim Harnum, City Manager  
Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects

June 7, 2021

CFN 59720

**Communication : C 46**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

Office of the City Clerk ([clerks@vaughan.ca](mailto:clerks@vaughan.ca))  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

**Re: City of Vaughan Committee of the Whole Report - City-Wide Comprehensive Zoning By-Law Review (Item 6.8)**

Toronto and Region Conservation Authority (TRCA) understand that, through the above noted report (the “Report”), City staff are seeking approval from the Committee of the Whole (the “Committee”) at the upcoming June 8, 2021 meeting to enact the final phase of Vaughan’s new City-Wide Comprehensive Zoning By-law (the “CZBL”), in order to update By-law 1-88 and implement the policy directives of the Vaughan Official Plan 2010, as amended. We recognize that this review has taken course over four years and is the result of extensive research and consultation and appreciate TRCA staff being engaged throughout this important undertaking.

TRCA has provided comments to City staff throughout the development of the draft CZBL, which are based on our role as: a resource management agency, a public commenting body under the *Planning Act* (delegated to represent the provincial interest for natural hazards as per Section 3.1 of the Provincial Policy Statement), service provider in accordance with our Memorandum of Understanding with York Region, a regulator under section 28 of the *Conservation Authorities Act*; as a Source Protection Authority under the *Clean Water Act*, and, as a landowner.

We note that the Report provides a high-level overview of TRCA’s comments, which are described as having been reviewed and incorporated, where appropriate. For example, TRCA’s Regulated Area is to be included for information purposes as Schedule (B-4) to help identify lands affected by TRCA’s regulation. TRCA appreciates this inclusion, however, the Report also notes that some of TRCA’s commentary would be more appropriately applied on a site-specific basis through a zoning by-law amendment or minor variance application, where property conditions can be reviewed in greater detail.

TRCA provided our most recent comments on this CZBL through our May 5, 2021 letter to City staff regarding the 3<sup>rd</sup> draft CZBL. These comments generally reflect consistent feedback expressed through correspondence with City staff regarding the 1<sup>st</sup> and 2<sup>nd</sup> iterations of the draft CZBL. Throughout this collaborative process, TRCA and City staff detailed our respective recommendations and subsequent responses through written letters (provided in October 2019 and May 2020) and meetings (held in November 2020, and April and June of 2021). Based on our review of the current CZBL, we agree with City staff’s assertion that not all TRCA’s comments have been addressed. However, we continue to maintain that some of our comments should be addressed prior to the enactment of the CZBL, including the following:

- **Woodbridge Special Policy Area (SPA):** The City’s ZBL and Schedules should specify that the zoning permissions within the SPA are contingent on first satisfying the SPA zoning provisions, which must be consistent with the SPA policies and designations in the Woodbridge Secondary Plan. The provincially approved Woodbridge SPA policies are prescriptive, and as such need to be appropriately reflected within the zoning provisions in the City’s ZBL.
- **TRCA-owned lands:** Certain properties in TRCA ownership do not appear to reflect the appropriate zoning.
- **Zoning Schedules and Natural Hazards and Natural Features:** Reconciling some mapping discrepancies related to natural hazards (flooding and erosion) and consistency with zoning permissions.

TRCA met with City staff on June 3, 2021 to discuss how TRCA comments are being addressed, particularly for TRCA owned lands. The Report recommends that the final CZBL be brought forward for adoption by Council on September 27, 2021, including “any minor modifications required as a result of input received.” The Report maintains that staff will continue to review any potential discrepancies noted, allowing for “housekeeping to occur prior to the enactment of the new CZBL.” TRCA staff look forward to working collaboratively with City staff to reach mutually acceptable resolution of our outstanding comments prior to the September meeting of Council. However, we note that these comments may not fall into scope of “technical changes” as per the staff Recommendation 2 in the Report.

Please contact the undersigned at 416.661.6600, ext. 5281 or at [laurie.nelson@trca.ca](mailto:laurie.nelson@trca.ca), if you have any questions regarding the above comments.

Sincerely,



Laurie Nelson, MCIP, RPP

Director, Policy Planning

cc: (by email)

- Augustine Ko, Senior Planner, York Region
- Brandon Correia, Manager, Special Project, City of Vaughan
- Tony Iacobelli, Manager of Environmental Sustainability, City of Vaughan
- Natalie Wong, Senior Planner, City of Vaughan
- Mary-Ann Burns, Senior Manager, Regional and Provincial Policy, TRCA
- Quentin Hanchard, Associate Director, Development Planning and Permits
- Trina Seguin, Senior Property Agent, Property Management, TRCA
- Jeff Thompson, Senior Planner, Policy Planning, TRCA



**IBI GROUP**  
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**Communication : C 51**  
**Committee of the Whole (2)**  
**June 8, 2021**  
**Item # 8**

June 7, 2021

Mr. Todd Coles  
City Clerk  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan ON  
L6A 1T1

Dear Mayor and Members of Committee:

**VAUGHAN COMPREHENSIVE ZONING BY-LAW- 2748355 CANADA INC., MOBILIO DEVELOPMENTS LTD., RP B3N HOLDINGS INC., AND RP B3S HOLDINGS INC. COMMENTS**

IBI Group are the planning consultants for 2748355 Canada Inc., Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc. (herein referred to as ‘our clients’) who collectively own roughly 84 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, our clients were actively involved in the policy development stages of the VMC Secondary Plan (VMC SP), as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our clients, IBI Group wishes to provide the following comments on the proposed Comprehensive Zoning By-law (CZBL). The intent of this letter is to highlight our main concerns and comments on the proposed CZBL.

At the outset, IBI Group believes that the lack of consistency between the proposed CZBL and the VMC SP significantly impedes the achievement of the City’s vision for the VMC. The absence of flexibility in the proposed regulations largely deviates from the collaborative efforts which were undertaken during the lengthy VMC SP mediation processes at the Ontario Municipal Board. The overarching theme of the negotiations were to ensure that VMC SP policies did not impose upon the VMC lands with largely prescriptive standards that reflected a suburban context and would ultimately create challenges with urban development and marketability given the long development timeframe. Given that market and design may change over time, the provisions presented within the proposed CZBL revert to many of the fundamental concerns our clients had in prescribing the VMC lands with an overly rigid planning and development framework. Specifically, we would like to raise concerns over the built form and landscape requirements, the proposed parking rates, the minimum amenity area requirements as well as the general lack of consistency in considering recently approved development applications which represent an ideal, real-world example of where the market stands in association with VMC related developments. The proposed CZBL largely does not take these amendments into account.

This letter is intended to provide additional feedback to the Zoning update process, adding onto our comments on the First Draft, which were submitted on August 13, 2019, Second Draft, which were submitted on February 19, 2020, and Third Draft, which were submitted on October 28, 2020, attached hereto in Appendices A, B and C, respectively. The comments found in each of these Appendices shall be considered as part of this letter.

Mayor and Members of Committee – June 7, 2021

## Vaughan Metropolitan Centre Secondary Plan

The City of Vaughan has an ambitious and commendable vision for the VMC to become a new downtown. The VMC SP was created following the City of Vaughan adoption of a new Official Plan in 2010 which designated our client's lands as being within the VMC Intensification Area. Design and development guidance in the VMC SP is provided in conjunction with the VMC Urban Design Guidelines (VMC UDG) and the VMC Streetscape and Open Space Plan (VMC SOSP). A mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with respect to a number of development-related considerations such as built-form, height, density and land use. IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our clients and are supportive of its policies, collectively working alongside City Staff throughout this process. As such, we are adamant that the flexibility present in the VMC SP policies is reflected in the provisions in the CZBL.

To date, developments in the VMC demonstrate built-form excellence and a high quality of design. They utilize existing and planned investments in rapid transit and establish a hierarchical, fine-grain grid network of streets and pathways, creating a downtown that is walkable, accessible, vibrant, and beautiful. This success is largely a result of the collective approach to policy development that incorporated flexibility into the VMC SP policies. This flexibility encourages a creative and collaborative approach to design and city-building with the public, agencies, and the property owners/developers, and is beneficial to all parties involved.

As it stands, the provisions in the proposed CZBL do not reflect the collaborative efforts between City Staff and stakeholders including our clients, throughout the development of the VMC SP policies, and the current policies in the VMC SP. IBI Group and our clients are concerned that the rigidity of the proposed CZBL provisions will constrain the collaborative processes to urbanism that made the VMC successful in the first place. It is essential that the policies and intent of the VMC SP are accurately reflected in the regulations of the proposed CZBL.

In addition, IBI Group would like to note that there are several policies from the VMC SP that are not reflected in the provisions of the proposed CZBL. A complete list of our comments on the proposed CZBL is provided in the Appendix. In particular, IBI Group takes specific issues with the following items, further summarized in the Appendices, attached hereto:

- Lot and building requirements;
- Podium and tower requirements;
- Active use frontage requirements;
- Landscape requirements;
- Minimum amenity requirements;
- Parking provisions, including a reduction in the visitor parking rate; and,
- Certain definitions, including Amenity Area and Gross Floor Area.

## Rights to Appeal

It is IBI Group's understanding that the two-year moratorium on amendments to the CZBL does not apply. Given the complexities and site-specific provisions of urban development projects in the VMC, our clients are supportive of this inclusion.

## Consistency with Development Applications

While the inclusion of *Section 1.6.3 Planning Applications in Process* brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the proposed CZBL, IBI Group would like to ensure our clients site-specific policies are accurately integrated and implemented into the proposed CZBL, as well as recently proposed amendments to By-law 1-88.

Mayor and Members of Committee – June 7, 2021

## **Parking Rates**

The VMC is well served by higher-order transit, with the recently opened Vaughan Metropolitan Centre station on the TTC's Yonge-University-Spadina Subway Line and the VIVA Orange Bus Rapid Transit (BRT) line. To support these transit investments and encourage their use, it is important that the City of Vaughan implement lower parking rates. By providing less parking, the City, developers and residents alike will be supported and encouraged to use non-automobile forms of transportation, such as transit and active forms of transportation such as cycling or walking.

It was noted in the Public Open House on October 14, 2020 that the parking rates were based off an IBI Group study that was completed in 2010. These rates were then confirmed through a benchmarking exercise that compared the parking rates across municipalities in the Greater Toronto Area. IBI Group is concerned that these rates reflect ten-year-old realities, are outdated and not location specific. If an update was completed to this Study, or alternatively a more current parking study was completed to establish and support the proposed CZBL proposed rates, IBI Group requests that this study be made public.

IBI Group supports removing the minimum parking rates altogether, which is consistent with the provisions of the First Draft of the CZBL. Removing minimum parking rates allows for development applications to reflect the market realities at the time of the applications and support transit initiatives as well as walkability. If not removed all together, IBI Group requests a reduction to the visitor parking rate. For instance, there are specific developments in the VMC that have a visitor parking rate of 0.15 space/residential unit and residential parking at rates as low as 0.3 space/residential unit. In these developments, the City is essentially mandating that the visitor parking rate accounts for at least half of the required parking in these specific developments.

## **Landmark Locations**

IBI Group would also like to highlight that the notable Landmark Location provision from Schedule A2 of Zoning By-law 1-88 is missing from the proposed CZBL. This provision permits unlimited height in key locations along Highway 7 to encourage the development of "landmark buildings", serving as gateways into the VMC. The exclusion of these historic provisions from the proposed CZBL essentially downzones the parcels which is inconsistent with provincial policy related to urban growth centres and MTSAs. IBI Group requests these provisions be included.

## **Conclusion**

On behalf of our clients, we continue to contend that the proposed CZBL accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing and ultimately successfully and collaboratively settled upon. IBI Group and our clients are appreciative and commendatory of the collaborative approach to city-building the City of Vaughan has undertaken thus far in the VMC and hopes that these processes can continue moving forward.

In addition, we request the proposed CZBL be tabled for discussion and that additional refinements be made prior to proceeding to Council for approval. These include refinements to the minimum parking ratios including visitor parking, the minimum amenity area provisions, and inclusion of the missing landmark locations, amongst a variety of other comments provided in the Appendix, attached hereto.

IBI Group kindly requests to be included in all further consultations regarding the proposed CZBL and be notified of any future updates and decisions. Please do not hesitate to contact the undersigned should you have any questions.

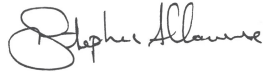
**IBI GROUP**

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Mayor and Members of Committee – June 7, 2021

Sincerely,

**IBI Group**

A handwritten signature in black ink, appearing to read "Stephen Albanese". The signature is fluid and cursive, with the first name "Stephen" being more prominent than the last name "Albanese".

**Stephen Albanese** MCIP RPP

CC:

Jay Claggett, 2748355 Canada Inc., Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.

Jude Tersigni, Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.

Mark Karam, Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.

Patrick Duffy, Stikeman Elliot

Mayor and Members of Committee – June 7, 2021

# **APPENDIX A**

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Comments on the First Draft of the CZBL





**IBI GROUP**  
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Toronto ON M4V 2Y7 Canada  
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August 13, 2019

Mr. Brandon Correia  
Manager, Special Projects  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**COMPREHENSIVE ZONING BY-LAW REVIEW - 2748355 CANADA INC. COMMENTS**

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On behalf of our client, IBI Group wishes to provide the following comments on the First Draft of the Comprehensive Zoning By-law, which was released in Spring 2019. This letter is intended to provide preliminary feedback to the Zoning update process. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft.

**Consistency with the Vaughan Metropolitan Centre Secondary Plan**

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our client and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to ensure that the flexibility currently existing in the VMC SP policies are carried forward in the Draft Zoning By-law.

In the current Draft, many of the provisions proposed accurately match the policies from the VMC SP. For example, the locations of the land use precincts and areas of prescribed height and density from the Schedules of the Draft Comprehensive Zoning By-law accurately match the locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP. The road pattern depicted in the Draft Comprehensive Zoning By-law also accurately matches that within the VMC SP. While the lot and building requirements are reflective of the policies from the VMC SP, the flexibility that was integrated into the VMC SP policies was not carried forward in the Draft. Please ensure this flexibility is carried forward in the next Draft.

Mr. Brandon Correia – August 13, 2019

There are also several policies from the VMC SP that are not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

- Policy 8.1.1, which states that “...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”;
- Policy 8.1.15, which states that “No development, except a public school, a stand-alone above grade structured parking facility or other institutional use, shall have a density lower than the minimum FSI identified in Schedule I or a density higher than the maximum FSI identified in Schedule I...”
- Policy 8.1.17, which states that “The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure.”
- Policy 8.1.18, which states that “Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation.”
- Policy 8.1.21, which states that “...Office developments with a lower density than the minimums set out in Schedule I may be permitted in the South Precinct and portions of the East and West Employment Precincts outside the Urban Growth Centre, as defined in Schedule A, provided it has been demonstrated in a Development Concept Report, to the satisfaction of the City, that the minimum density can be achieved on the block with future phases of development.”
- Policy 8.1.24, which states that “Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)...” (subject to certain conditions);
- Policy 8.7.11, which states that “...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...”;
- Policy 8.7.12, which states that “... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements.”

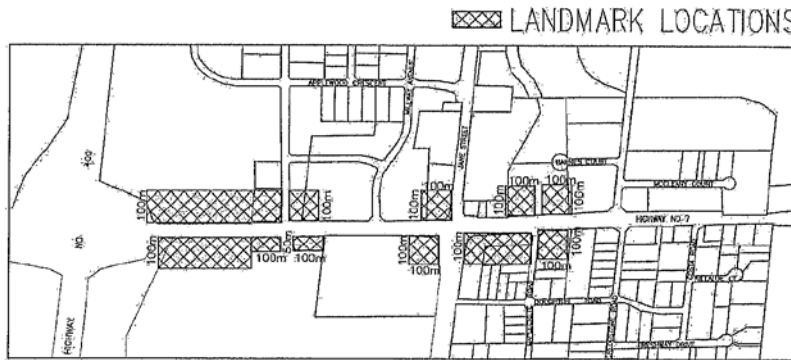
Mr. Brandon Correia – August 13, 2019

IBI Group would like to ensure that these policies are included in the next version of the Draft Comprehensive Zoning By-law as well as ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.

**Consistency with Current Zoning Provisions**

IBI Group would also like to highlight that notable provisions from Zoning By-law 1-88 are missing from the current Draft Comprehensive Zoning By-law, including the Landmark Location provision from Schedule A2 of Zoning By-law 1-88 (**Figure 1**). This provision permits unlimited height in certain locations along Highway 7 to serve as a gateway to the Highway 7 corridor. IBI Group is not supportive of the exclusion of these provisions from the Comprehensive Zoning By-law and wish to see them included in the Second Draft. Several towers have already been approved and/or constructed along Highway 7 within the Landmark Locations, setting a precedent for the built-form along this corridor. The removal of these provisions will create a disconnect between the built-form, conflicting with several of the City’s Urban Design objectives and creating great variations in height and density.

**Figure 1. Landmark Locations from Schedule A2 of Zoning By-law 1-88**



IBI Group is generally supportive of the revisions to the parking requirements including the removal of minimum parking requirements for the majority of commercial uses, including general office, retail, and restaurants, and the slight decrease in rates for residential uses to 0.6 per dwelling unit plus 0.15 visitor parking spaces per dwelling unit. These will have positive impacts in promoting walkability and the use of active and public transportation in the VMC, as well as better responds to current market conditions and car ownership. We would like to ensure that the parking requirements proposed are consistent with what is currently being approved in the VMC. If lower rates are currently being approved, an adjustment to the rates is needed.

**Definitions**

IBI Group also wishes to note the differences that currently exist between the definitions of Gross Floor Area within Zoning By-law 1-88, the Draft Comprehensive Zoning By-law and the VMC SP. The following table provides the definitions listed in each document:

ZONING BY-LAW 1-88	DRAFT COMPREHENSIVE ZONING BY-LAW	VMC SP
<b>Gross Floor Area:</b> Means the aggregate of	<b>Gross Floor Area:</b> In reference to a building,	<b>Gross Floor Area:</b> The calculation of gross floor area shall not include the

Mr. Brandon Correia – August 13, 2019

<p>the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.</p>	<p>the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical room, mechanical penthouse, but excluding any portion of a garage or parking structure.</p>	<p>floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)</p>
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The definition listed in Zoning By-law 1-88 includes the floor areas of a building for mechanical rooms and mechanical penthouses, whereas the definition listed in Draft Comprehensive Zoning By-law excludes these floor areas. Furthermore, the definitions listed in Zoning By-law 1-88 and the Draft Comprehensive Zoning By-law exclude any floor area of a cellar, whereas the VMC SP includes floor area of a cellar. Another notable difference is that the VMC SP states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. The Draft Comprehensive Zoning By-law does not make reference to this policy in any of its provisions. All definitions between the three documents are consistent in that they exclude any floor area devoted to parking structures.

The calculation of gross floor area has significant implications on the calculation of several municipal fees, including but not limited to Development Charges, Section 37, and Parkland dedication. It is imperative that there is consistency between the definitions moving forward, and IBI Group recommends a revisit of these definitions.

**Concluding Remarks**

IBI Group wishes to reiterate our support for the proposed provisions within the Draft Comprehensive Zoning By-law that accurately reflect the policies within the VMC SP. However, as it stands there are still several policies from the VMC SP that are not reflected in the current Draft and many of the provisions do not include the flexibility that is included in the VMC SP policies. Efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, IBI Group would like to ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law and that there is consistency between the VMC SP and the Comprehensive Zoning By-law in regards to the definition of Gross Floor Area.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft. Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

**IBI Group**



**Stephen Albanese** MCIP RPP

cc: Michael Reel, 2748355 Canada Inc.



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Toronto ON M4V 2Y7 Canada  
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August 13, 2019

Mr. Brandon Correia  
Manager, Special Projects  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

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There are also several policies from the VMC SP that are not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

Mr. Brandon Correia – August 13, 2019

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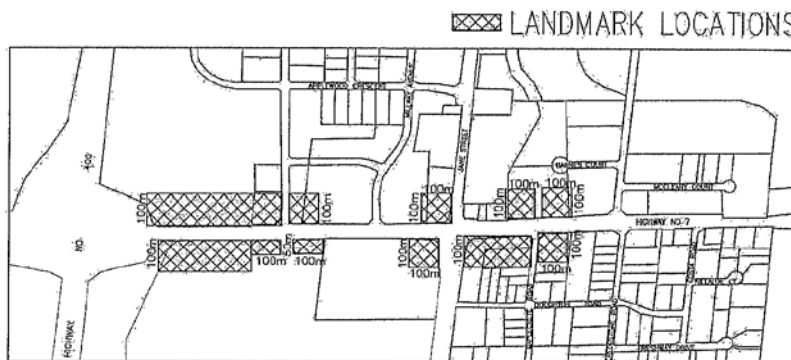
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Mr. Brandon Correia – August 13, 2019

<p>any cellar, or car parking area above or below grade within the building or within a separate structure.</p>	<p>room, mechanical penthouse, but excluding any portion of a garage or parking structure.</p>	<p>square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)</p>
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The calculation of gross floor area has significant implications on the calculation of several municipal fees, including but not limited to Development Charges, Section 37, and Parkland dedication. It is imperative that there is consistency between the definitions moving forward, and IBI Group recommends a revisit of these definitions.

**Concluding Remarks**

IBI Group wishes to reiterate our support for the proposed provisions within the Draft Comprehensive Zoning By-law that accurately reflect the policies within the VMC SP. However, as it stands there are still several policies from the VMC SP that are not reflected in the current Draft and many of the provisions do not include the flexibility that is included in the VMC SP policies. Efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, IBI Group would like to ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law and that there is consistency between the VMC SP and the Comprehensive Zoning By-law in regards to the definition of Gross Floor Area.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft. Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

**IBI Group**



**Stephen Albanese** MCIP RPP

cc: Jude Tersigni, Mobilio Developments Ltd.



Mayor and Members of Committee – June 7, 2021

## **APPENDIX B**

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Comments on the Second Draft of the CZBL



**IBI GROUP**  
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February 19, 2020

Mr. Brandon Correia  
Manager, Special Projects  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan ON L6A 1T1

Dear Mr. Correia:

**COMPREHENSIVE ZONING BY-LAW - SECOND DRAFT - 2748355 CANADA INC.  
COMMENTS**

IBI Group are the planning consultants for 2748355 Canada Inc., who own roughly 68 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, 2748355 Canada Inc. were actively involved in the policy development stages of the VMC Secondary Plan (SP), as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our client, IBI Group wishes to provide the following comments on the Second Draft of the Comprehensive Zoning By-law, which was released on January 28, 2020. This letter is intended to provide additional feedback to the Zoning update process, in addition to our comments on the First Draft, which were submitted on August 13, 2019. We respectfully request a working session with City staff and key VMC landowners to review and discuss the Draft Comprehensive Zoning By-law.

**Consistency with the Vaughan Metropolitan Centre Secondary Plan**

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our client and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to reiterate that the flexibility currently existing in the VMC SP policies are carried forward in the Comprehensive Zoning By-law.

Further, IBI Group understands that the City of Vaughan will begin to undertake a comprehensive review of the VMC SP this year. We would like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. If the Comprehensive Zoning By-law is updated to reflect the existing VMC SP policies, the zoning will need to be updated again to be consistent with the new VMC SP policies. IBI Group requests that updating the Zoning within the VMC be postponed until the VMC SP review process is complete to avoid unnecessary amendments to the Comprehensive Zoning By-law.

Mr. Brandon Correia – February 19, 2020

In the second Draft, many of the provisions proposed still accurately match the policies from the VMC SP. For example, the locations of the land use precincts and areas of prescribed height and density from the Schedules of the Draft Comprehensive Zoning By-law accurately match the locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP.

IBI Group supports the inclusion of *Office Use Permitted Zones* outside the Urban Growth Centre in Schedule B1 in the Second Draft. Additionally, the inclusion of *Section 1.5.3 Planning Approvals in Process*, brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the Draft Comprehensive By-law. IBI Group would like the opportunity to meet with City Staff to discuss 2748355 Canada Inc.'s site-specific policies and their integration and implementation within the Draft Comprehensive Zoning By-law.

There are, however, several policies from the VMC SP that are still not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

- Policy 8.1.1, which states that “...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”;
- Policy 8.1.17, which states that “The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure.”
- Policy 8.1.18, which states that “Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation.”
- Policy 8.1.24, which states that “Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)...” (subject to certain conditions);
- Policy 8.7.11, which states that “...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...”;
- Policy 8.7.12, which states that “... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements.”



Mr. Brandon Correia – February 19, 2020

Document	Gross Floor Area Definition
<b>Zoning By-Law 1-88</b>	Means the aggregate floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.
<b>VMC SP</b>	The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)
<b>1st Draft Comprehensive Zoning By-Law</b>	In reference to a building, the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical room, mechanical penthouse, but excluding any portion of a garage or parking structure.
<b>2<sup>nd</sup> Draft Comprehensive Zoning By-Law</b>	In reference to a building or structure, means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, mechanical penthouse, elevator, elevator shaft, escalators, bicycle parking space, loading space, a dedicated waste storage area, or any portion of a garage or parking structure located above or below grade.

### Permitted Uses and Building and Lot Requirements

A working session with City Staff would be beneficial to discuss detailed matters such as the permitted uses and lot and building requirements within the VMC Zones. Some elements of concern that IBI Group would like to highlight, include, but are not limited to:

#### *Permitted Uses*

- Permitted uses within V3 Zone (Vaughan Metropolitan Centre Neighbourhood Zone) are more prescriptive than the permitted uses listed within the VMC SP for Neighbourhood Precincts (Policy 8.4.1). For example, while the VMC SP permits retail and service commercial uses within the Neighbourhood Precincts in accordance with Section 8.6 (Retail), these uses are not permitted based on the Draft Comprehensive Zoning By-law.
- Public parking is not permitted in V3, which is inconsistent with future driving trends and does not allow for shared parking opportunities.
- Note #3: Why are commercial uses restricted to the ground floor? What is the rationale behind the proposed 10% restriction? ;
- Note #4: Restricting office uses to the V3 zone subject to areas shown on Schedule B-1 is overly restrictive, resulting in an intent not consistent with VMC SP;

Mr. Brandon Correia – February 19, 2020

- Note #5: This condition exists/is proposed within several applications within the VMC. Instead of restricting apartment dwellings within the ground floor frontage, can they be limited to a certain percentage?
- Note #6: It is too restrictive to limit these uses to corner lots only. What is the rationale for this?

*Lot and Building Requirements*

IBI Group wishes to understand the rationale behind the following changes to the lot and building requirements for the VMC zones between the First and Second Draft Comprehensive By-law:

- An increase to the minimum front yard from 2.0m to 3.0m for V1, V2 and V4;
- An increase to the minimum exterior side yard from 2.0m to 3.0m for V1, V2 and V4; and
- An increase to the required build-to-zone from 3.0m to 5.0m for V1, V2 and V3.

IBI Group is supportive of the removal of the 30.0m height minimum for podium and tower.

Overall it appears there are several inconsistencies between the VMC SP and the current Draft Comprehensive Zoning By-law in terms of permitted uses and the lot and building requirements. IBI Group wishes that more flexibility be integrated within the lot and building requirements so that the provisions are not too restrictive. There is currently an innovative and collaborative approach to city building occurring in the VMC between the landowners and City staff, and the restrictive nature of the zoning provisions within the current Draft Comprehensive By-law could remove some of this creativity and collaboration.

**Conclusion**

On behalf of our client, we continue to contend the advancement of a Comprehensive Zoning By-law in advance of a new policy review of the VMC SP appears premature. Notwithstanding, should the City wish to continue, we submit that the Comprehensive Zoning By-law accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing. Additional efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, our clients would like to ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law so as to not downzone the existing permissions enjoyed by these select blocks.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss the draft Comprehensive By-law. We would also like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. Please do not hesitate to contact the undersigned should you have any questions.

Thank you,

**IBI GROUP**



**Stephen Albanese** MCIP RPP

cc: Michael Reel, 2748355 Canada Inc.



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Toronto ON M4V 2Y7 Canada  
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February 19, 2020

Mr. Brandon Correia  
Manager, Special Projects  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan ON L6A 1T1

Dear Mr. Correia:

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IBI Group are the planning consultants for Mobilio Developments Ltd., who own roughly 15.6 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan.

On behalf of our client, IBI Group wishes to provide the following comments on the Second Draft of the Comprehensive Zoning By-law, which was released on January 28, 2020. This letter is intended to provide additional feedback to the Zoning update process, in addition to our comments on the First Draft, which were submitted on August 13, 2019. We respectfully request a working session with City staff and key VMC landowners to review and discuss the Draft Comprehensive Zoning By-law.

**Consistency with the Vaughan Metropolitan Centre Secondary Plan**

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to reiterate that the flexibility currently existing in the VMC SP policies are carried forward in the Comprehensive Zoning By-law.

Further, IBI Group understands that the City of Vaughan will begin to undertake a comprehensive review of the VMC SP this year. We would like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. If the Comprehensive Zoning By-law is updated to reflect the existing VMC SP policies, the zoning will need to be updated again to be consistent with the new VMC SP policies. IBI Group requests that updating the Zoning within the VMC be postponed until the VMC SP review process is complete to avoid unnecessary amendments to the Comprehensive Zoning By-law.

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Mr. Brandon Correia – February 19, 2020

locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP.

IBI Group supports the inclusion of *Office Use Permitted Zones* outside the Urban Growth Centre in Schedule B1 in the Second Draft. Additionally, the inclusion of *Section 1.5.3 Planning Approvals in Process*, brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the Draft Comprehensive By-law. IBI Group would like the opportunity to meet with City Staff to discuss Mobilio Developments Ltd.'s site-specific policies and their integration and implementation within the Draft Comprehensive Zoning By-law.

There are, however, several policies from the VMC SP that are still not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

- Policy 8.1.1, which states that “...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”;
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IBI Group would like to ensure that these policies are included in the final draft of the Comprehensive Zoning By-law and ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.



Mr. Brandon Correia – February 19, 2020

### Definitions

IBI Group is pleased with the updates to the Gross Floor Area (GFA) definition in the Second Draft, which provides additional clarity into the calculation of GFA. However, there is still a significant difference with the definition within the VMC SP, which states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. The Draft Comprehensive Zoning By-law does not make reference to this policy in any of its provisions. It is imperative that there is consistency between the definitions moving forward.

Document	Gross Floor Area Definition
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Mr. Brandon Correia – February 19, 2020

### **Permitted Uses and Building and Lot Requirements**

A working session with City Staff would be beneficial to discuss detailed matters such as the permitted uses and lot and building requirements within the VMC Zones. Some elements of concern that IBI Group would like to highlight, include, but are not limited to:

#### *Permitted Uses*

- Permitted uses within V3 Zone (Vaughan Metropolitan Centre Neighbourhood Zone) are more prescriptive than the permitted uses listed within the VMC SP for Neighbourhood Precincts (Policy 8.4.1). For example, while the VMC SP permits retail and service commercial uses within the Neighbourhood Precincts in accordance with Section 8.6 (Retail), these uses are not permitted based on the Draft Comprehensive Zoning By-law.
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- Note #5: This condition exists/is proposed within several applications within the VMC. Instead of restricting apartment dwellings within the ground floor frontage, can they be limited to a certain percentage?
- Note #6: It is too restrictive to limit these uses to corner lots only. What is the rationale for this?

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IBI Group wishes to understand the rationale behind the following changes to the lot and building requirements for the VMC zones between the First and Second Draft Comprehensive By-law:

- An increase to the minimum front yard from 2.0m to 3.0m for V1, V2 and V4;
- An increase to the minimum exterior side yard from 2.0m to 3.0m for V1, V2 and V4; and
- An increase to the required build-to-zone from 3.0m to 5.0m for V1, V2 and V3.

IBI Group is supportive of the removal of the 30.0m height minimum for podium and tower.

Overall it appears there are several inconsistencies between the VMC SP and the current Draft Comprehensive Zoning By-law in terms of permitted uses and the lot and building requirements. IBI Group wishes that more flexibility be integrated within the lot and building requirements so that the provisions are not too restrictive. There is currently an innovative and collaborative approach to city building occurring in the VMC between the landowners and City staff, and the restrictive nature of the zoning provisions within the current Draft Comprehensive By-law could remove some of this creativity and collaboration.

### **Conclusion**

On behalf of our client, we continue to contend the advancement of a Comprehensive Zoning By-law in advance of a new policy review of the VMC SP appears premature. Notwithstanding, should the City wish to continue, we submit that the Comprehensive Zoning By-law accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing. Additional efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, our clients would like to

**IBI GROUP**

5


Mr. Brandon Correia – February 19, 2020

ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law so as to not downzone the existing permissions enjoyed by these select blocks.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss the draft Comprehensive By-law. We would also like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. Please do not hesitate to contact the undersigned should you have any questions.

Thank you,

**IBI GROUP**

A handwritten signature in black ink, appearing to read "Stephen Albanese". The signature is written in a cursive style with a large initial 'S'.

**Stephen Albanese** MCIP RPP

cc: Jude Tersigni, Mobilio Developments Ltd.

Mayor and Members of Committee – June 7, 2021

## **APPENDIX C**

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Comments on the Third Draft of the CZBL



**IBI GROUP**  
7th Floor – 55 St. Clair Avenue West  
Toronto ON M4V 2Y7 Canada  
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October 28, 2020

Mr. Brandon Correia  
Manager, Special Projects  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan ON  
L6A 1T1

Dear Mr. Correia:

**VAUGHAN COMPREHENSIVE ZONING BY-LAW - THIRD DRAFT - 2748355 CANADA INC., MOBILIO DEVELOPMENTS LTD., AND RP B3N HOLDINGS INC. COMMENTS**

IBI Group are the planning consultants for 2748355 Canada Inc., Mobilio Developments Ltd., and RP B3N Holdings Inc. (herein referred to as '**our clients**') who collectively own roughly 84 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, our clients were actively involved in the policy development stages of the VMC Secondary Plan (VMC SP), as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our clients, IBI Group wishes to provide the following comments on the Third Draft of the proposed Comprehensive Zoning By-law (CZBL). The intent of this letter is to highlight our main concerns and comments on the Third Draft of the CZBL.

At the outset, IBI Group believes that the lack of consistency between the Third Draft CZBL and the VMC SP significantly impedes the achievement of the City's vision for the VMC. The absence of flexibility in the proposed regulations largely deviates from the collaborative efforts which were undertaken during the lengthy VMC SP mediation processes at the Ontario Municipal Board. The overarching theme of the negotiations were to ensure that VMC SP policies did not impose upon the VMC lands with largely prescriptive standards that reflected a suburban context and would ultimately create challenges with urban development and marketability given the long development timeframe. Given that market and design may change over time, the provisions presented within the draft CZBL revert back to many of the fundamental concerns our clients had in prescribing the VMC lands with an overly rigid planning and development framework. Specifically, we would like to raise concerns over the built form and landscape requirements, the proposed parking rates, the minimum amenity area requirements as well as the general lack of consistency in considering recently approved development applications which represent an ideal, real-world example of where the market stands in association with VMC related developments. The draft CZBL largely does not take these amendments into account.

This letter is intended to provide additional feedback to the Zoning update process, adding onto our comments on the First Draft, which were submitted on August 13, 2019 and Second Draft, which were submitted on February 19, 2020, attached hereto in Appendices A and B. Appendix C provides a complete list of IBI Group's comments on the Third Draft of the CZBL. The comments found in each of these Appendices shall be considered as part of this letter.

Mr. Brandon Correia – October 28, 2020

Notwithstanding repeated requests to meet and discuss the Draft CZBL with City of Vaughan Staff, we have yet had the opportunity to do so, and continue to respectfully request this in advance of the CZBL proceeding to Committee and Council.

### **Vaughan Metropolitan Centre Secondary Plan**

The City of Vaughan has an ambitious and commendable vision for the VMC to become a new downtown. The VMC SP was created following the City of Vaughan adoption of a new Official Plan in 2010 which designated the subject lands as being within the VMC Intensification Area. Design and development guidance in the VMC SP is provided in conjunction with the VMC Urban Design Guidelines (VMC UDG) and the VMC Streetscape and Open Space Plan (VMC SOSP). A mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with respect to a number of development-related considerations such as built-form, height, density and land use. IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our clients and are supportive of its policies, collectively working alongside City Staff throughout this process. As such, we are adamant that the flexibility present in the VMC SP policies is reflected in the provisions in the CZBL.

To date, developments in the VMC demonstrate built-form excellence and a high quality of design. They utilize existing and planned investments in rapid transit and establish a hierarchical, fine-grain grid network of streets and pathways, creating a downtown that is walkable, accessible, vibrant, and beautiful. This success is largely a result of the collective approach to policy development that incorporated flexibility into the VMC SP policies. This flexibility encourages a creative and collaborative approach to design and city-building with the public, agencies, and the property owners/developers, and is beneficial to all parties involved.

As it stands, the provisions in the Draft CZBL do not reflect the collaborative efforts between City Staff and stakeholders including our clients, throughout the development of the VMC SP policies, and the current policies in the VMC SP. IBI Group and our clients are concerned that the rigidity of the Draft CZBL provisions will constrain the collaborative processes to urbanism that made the VMC successful in the first place. It is essential that the policies and intent of the VMC SP are accurately reflected in the regulations of the Draft CZBL.

In addition, IBI Group would like to note that there are several policies from the VMC SP that are not reflected in the provisions of the Draft CZBL. A complete list of our comments on the Draft CZBL, including the policies of the VMC SP that are not contemplated in the Draft CZBL, is provided in Appendix C. Appendix C also provides notes on where this flexibility has been lost due to stringent regulations. In particular, IBI Group takes specific issues with the following items, further summarized in the Appendices, attached hereto:

- Lot and building requirements;
- Podium and tower requirements;
- Active use frontage requirements;
- Landscape requirements;
- Minimum amenity requirements;
- Parking provisions; and,
- Certain definitions, including Amenity Area and Gross Floor Area.

### **Rights to Appeal**

In order to allow for the collaborative approach to urban development in the VMC to continue, IBI Group requests that Vaughan Council pass a resolution to permit all current and future VMC landowners to apply for future Zoning By-law Amendment(s), if required, within two years of the Zoning By-law coming into full force and effect for all applications. This exception would be

Mr. Brandon Correia – October 28, 2020

consistent with Section 34.10.0.0.2 of the *Planning Act*, repealing Section 34.10.0.0.1 of the *Planning Act* which prescribes a two-year moratorium on Zoning By-law Applications once a new Zoning-By-law has been introduced and is in-effect.

IBI Group understands that the City of Vaughan has begun to undertake a comprehensive review of the VMC SP. A resolution allowing landowners to apply for future Zoning By-law Amendment(s), if required, within two years of the Zoning By-law coming into full force and effect, would ensure that new developments are able to meet the intent of all the latest policy documents at the municipal, regional, and provincial levels. The resolution would also allow for the collaborative and creative design processes with City staff, agencies, and the public to continue.

### **Consistency with Recently Approved Development Applications**

While the inclusion of *Section 1.6.3 Planning Applications in Process* brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the Draft Comprehensive By-law, IBI Group would like to ensure our clients site-specific policies are integrated and implemented into the Draft CZBL.

As it stands, not all the site-specific exceptions for recently approved development applications are accurately reflected in the Third Draft of the CZBL, including By-laws 092-2020 and 052-2019. It is essential that the site-specific exceptions for these two developments are reflected in CZBL. Please ensure this is updated before the CZBL goes before Council.

### **Parking Rates**

The VMC is well served by higher-order transit, with the recently opened Vaughan Metropolitan Centre station on the TTC's Yonge-University-Spadina Subway Line and the VIVA Orange Bus Rapid Transit (BRT) line. To support these transit investments and encourage their use, it is important that the City of Vaughan implement lower parking rates. By providing less parking, the City, developers and residents alike will be supported and encouraged to use non-automobile forms of transportation, such as transit and active forms of transportation such as cycling or walking.

It was noted in the Public Open House on October 14, 2020 that the parking rates were based off an IBI Group study that was completed in 2010. These rates were then confirmed through a benchmarking exercise that compared the parking rates across municipalities in the Greater Toronto Area. IBI Group is concerned that these rates reflect ten-year-old realities, are outdated and not location specific. If an update was completed to this Study, or alternatively a more current parking study was completed to establish and support the draft CZBL proposed rates, IBI Group requests that this study be made public.

IBI Group supports removing the minimum parking rates altogether, which is consistent with the provisions of the First Draft of the CZBL. Removing minimum parking rates allows for development applications to reflect the market realities at the time of the applications and support transit initiatives as well as walkability.

### **Landmark Locations**

IBI Group would also like to highlight that the notable Landmark Location provision from Schedule A2 of Zoning By-law 1-88 is missing from the Third Draft CZBL. This provision permits unlimited height in key locations along Highway 7 to encourage the development of "landmark buildings", serving as gateways into the VMC. The exclusion of these historic provisions from the CZBL essentially downzones the parcels which is inconsistent with provincial policy related to urban growth centres and MTSAs. We wish to see them included in the Final Draft.

Mr. Brandon Correia – October 28, 2020

## Conclusion

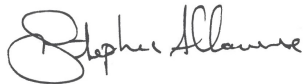
On behalf of our clients, we continue to contend that the CZBL accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing and ultimately successfully and collaboratively settled upon. IBI Group and our clients are appreciative and commendatory of the collaborative approach to city-building the City of Vaughan has undertaken thus far in the VMC and hopes that these processes can continue moving forward.

We would also like to ensure that Vaughan Council pass a resolution permitting all current and future VMC landowners to apply for future Zoning By-law Amendment(s), if required, within two years of the CZBL coming into full force and effect. In addition, we request the Draft CZBL that goes before Council be consistent with site-specific exceptions associated with recently approved development applications, remove the minimum parking ratios, revisit the minimum amenity areas, and include the missing landmark locations, amongst a variety of other comments provided in Appendix C, attached hereto.

IBI Group kindly requests to be included in all further consultations regarding the CZBL and be notified of any future updates and decisions. Please do not hesitate to contact the undersigned should you have any questions.

Sincerely,

**IBI Group**



Stephen Albanese MCIP RPP

CC:

Jay Claggett, 2748355 Canada Inc., Mobilio Developments Ltd., and RP B3N Holdings Inc.

Jude Tersigni, Mobilio Developments Ltd. and RP B3N Holdings Inc.

Mark Karam, Mobilio Developments Ltd. and RP B3N Holdings Inc.

Brandon Simon, Mobilio Developments Ltd. and RP B3N Holdings Inc.

Patrick Duffy, Stikeman Elliot



Mr. Brandon Correia – October 28, 2020

**IBI Group Comments on Table 10-3: Lot and Building Requirements for the VMC Zones**

Table 10-3: Lot and Building Requirements for the VMC Zones						
	V1	V2	V3	V4	OS1	Comments
<b>Lot and Building Requirements</b>						
Minimum lot frontage (m)	50	50	30	30	12.0 (5)	IBI Group would like to ensure that this minimum lot area does not apply to individual freehold townhouse units.
Minimum lot area (m <sup>2</sup> )	4000	4000	1800	1800	-	IBI Group would like to ensure that this minimum lot area does not apply to individual freehold townhouse units.
Minimum front yard (m)	3	3	3	3	9.0	<p>The proposed front yard provisions seem to be reflective of a suburban context, not a downtown setting. Applications in the VMC consistently have a lower front yard setback than 3 m.</p> <p>The minimum front yard in the OS1 zone is 9.0 m., Policy 8.7.4 in the VMC SP states that <i>"Small-scale park supporting uses (cafes, vendors, kiosks, etc.) in parks and Public Squares are exempt from setback requirements."</i> IBI Group would like to see this Policy reflected accurately within the Draft CZBL.</p>
Minimum rear yard (m)	1	1	1	1	15.0	<p>The proposed rear yard provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC, which consistently have/seek lower minimum rear yard setbacks than 1m.</p> <p>The minimum rear yard in the OS1 zone should consider Policy 8.7.4 of the VMC SP.</p>
Minimum interior side yard (m)	1	1	1	1	4.5	<p>The proposed interior side yard provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC, which consistently have/seek lower minimum rear yard setbacks than 1m.</p> <p>The minimum interior yard in the OS1 zone should consider Policy 8.7.4 of the VMC SP.</p>
Minimum exterior side yard (m)	3 (2)	3 (2)	3 (2)	3 (2)	4.5	<p>The proposed exterior side yard provisions seem to be reflective of a suburban context, not a downtown setting. Applications in the VMC consistently have a lower exterior side yard than 3 m.</p> <p>The minimum exterior side yard in the OS1 zone should consider Policy 8.7.4 of the VMC SP.</p>

Mr. Brandon Correia – October 28, 2020

Required build-to-zone (m)	3.0-5.0	3.0-5.0	3.0-7.5	3.0-5.0	<p>The required build-to-zone provisions should be consistent with the minimum yard setbacks.</p> <p>Where Policy 8.7.3 of the VMC SP states that buildings generally shall be built to a consistent build-to line defined in the Zoning By-law, generally 2-5 m from edge of the ROW, the draft CZBL is more stringent, eliminating the flexibility introduced through the word “generally” and increasing setbacks for south, station and employment precincts.</p>
Minimum build-to-line for corner lots (%)	80 (3)	80 (3)	60 (3)	60 (3)	<p>The proposed minimum build-to-line for corner lot provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC. This provision should be amended to add additional flexibility.</p>
Minimum build-to-line for all other lot types (%)	75 (3)	75 (3)	75 (3)	60 (3)	<p>The proposed minimum build-to-line for all other lot types provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC. This provision should be amended to add additional flexibility.</p>
Minimum height (m)	As shown on Schedule A (1)				<p>The minimum height provisions do not allow for temporary retail pop-up style spaces. Provisions to allow for pop-up placemaking initiatives that do not meet the minimum height requirements should be included.</p> <p>In addition, please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
Maximum height (m)	As shown on Schedule A (1)				<p>The Landmark Location provision from Schedule A2 of Zoning By-law 1-88 has not been carried forward into this Draft. This provision permits unlimited height in certain locations along Highway 7 to permit the development of “landmark” sites to serve as gateways to the VMC. IBI Group is not supportive of the exclusion of these provisions from the CZBL that essentially downzones the parcels. Please ensure these provisions are included.</p> <p>Exception 635 states that the height limit for places of entertainment and office buildings located on lands labelled C10, shall be 35.0 m and 25.0m. This regulation should be updated to reflect the maximum height permissions</p>

Mr. Brandon Correia – October 28, 2020

						<p>consistent with the VMC SP schedules or removed.</p> <p>In addition, please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
Minimum ground floor height (m)	3.5 (4)	3.5 (4)	3.5 (4)	3.5 (4)		<p>The Draft CZBL prescribes minimum height requirements to all Zones, whereas the VMC SP only appears to apply a minimum ground-floor height to areas that are required or recommended for retail uses.</p> <p>IBI Group recommends that a range of 3.3m to 5.0m be provided here to allow for flexibility depending on the use.</p>
Minimum street wall (m)	9	9	8	8		<p>Policy 8.7.5 of the VMC states that generally, mid-rise and high-rise buildings shall contribute to a consistent street wall that is at least 2 to 3 storeys high at the build-to line.</p> <p>The minimum street wall provisions of the CZBL imply that a minimum street wall shall be at least 3 storeys.</p>
Minimum FSI	As shown on Schedule A					<p>Please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
Maximum FSI	As shown on Schedule A					<p>Please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
Podium and Tower Requirements	The podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 20.0 m in the V1 Zone and 14.0 m in the V2, V3 and V4 Zones.					<p>Please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
<b>Podium and Tower</b>						
Minimum podium height (m)	10.5	10.5	10.5	10.5		<p>The minimum podium height in the Draft CZBL of 10.5m assumes a higher ground floor height than the Minimum ground floor height of 3.5m identified above.</p> <p>At minimum, this provision should be reduced, and a range should be introduced. Prescribing minimum podium heights through Zoning inherently mandates the inclusion of a podium, limiting architectural variability and creativity across the VMC. To facilitate variety in built form, this minimum requirement should be eliminated.</p>

Mr. Brandon Correia – October 28, 2020

Maximum podium height (m)	20	14	14	14	At minimum, a range should be introduced. Like above, prescribing maximum podium heights in a Zoning By-law inherently mandates the inclusion of a podium, limiting architectural variability and creativity across the VMC. To facilitate variety in built form, this requirement should be eliminated.
Minimum tower step back (m)	3	3	3	-	<p>Policy 8.7.17 of the VMC SP states that towers shall be set back from the edges of podiums. This policy does not prescribe minimum step backs.</p> <p>The CZBL provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design, all while mandating the podium/tower design relationship.</p> <p>Ranges should be introduced, or these zoning provisions should be eliminated altogether.</p>
Minimum residential tower separation (m)	25	25	25	-	<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>Where the VMC SP includes the word 'generally', this flexibility has been removed. While 25.0m is understood as a best practice, this minimum tower separation distance is better served as a guideline present in the VMC Urban Design Guidelines.</p>
Minimum residential tower setback from any rear lot line and interior side lot line (m)	12.5	12.5	12.5	-	<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>A policy pertaining to this is non-existent in the VMC SP. A prescription such as this is better served as a guideline present in the VMC Urban Design Guidelines.</p>
Minimum office tower separation (m)	20	20	20	20	<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>This Zoning provisions contradicts Policy 8.7.18 of the VMC SP which states that the distance between the facing walls of a residential tower and an office tower may be</p>

Mr. Brandon Correia – October 28, 2020

					reduced to a minimum of 20 metres, subject to appropriate site and building design. Lesser separation distances between office towers may be permitted. By applying a minimum separation distance between office towers, this CZBL provision appears to contradict this VMC SP policy.
Minimum office tower setback from a rear lot line or interior side lot line (m)	10	10	10	10	<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>A policy pertaining to this is non-existent in the VMC SP. A prescription such as this is better served as a guideline present in the VMC Urban Design Guidelines.</p>
Maximum residential tower floor plate (m <sup>2</sup> )	750	750	750	-	<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>Further, by prescribing podium and tower relationships, as well as mandating minimum stepback and separation distance requirements, as well as floor plate maximums, City of Vaughan is inherently requesting uniformity in VMC built form, limiting the ability to creatively and organically develop a downtown which responds to market conditions at any given time.</p> <p>Approvals have been granted for larger tower floor plate sizes in the VMC to date. The provisions in the Draft CZBL should reflect this approved built-form.</p>
<b>Active Use Frontage Requirements</b>					
Active Use Frontage (Required) and Active Use Frontage (Convertible)	Applicable where shown on Schedule B-1 and in accordance with Section 4.2.				IBI Group recommends that these provisions be removed as they are already implemented through the VMC SP. If they should be kept in the Draft CZBL, please include a range to offer some flexibility.
<b>Landscape Requirements</b>					
Minimum landscape strip on any interior side lot line or rear lot line abutting the V3 Zone (width in m)	3	-	-	3	Please ensure that the minimum landscape strip requirements are consistent with the minimum yard requirements. As it stands, the landscape requirements are greater than the minimum yard requirements.

Mr. Brandon Correia – October 28, 2020

						According to Section 4.2.3 of the VMC UDG, "At minimum, the landscape area should generally be 2m wide; however, a minimum of 3m wide is highly encouraged in order to allow for sufficient space for large trees." This CZBL deviates from the range afforded through this guideline and seeks to mandate a recommended guideline in a prescriptive zoning by-law.
Minimum landscape strip along an interior side lot line or rear lot line abutting an Open Space Zone (width in m)	3	3	3	3		Please refer to above.
Minimum landscape strip abutting a street line (width in m)	3	3	3	3		Please refer to above.
<b>Additional requirements to Table 10-3:</b>						
(1) This requirement shall not apply to an above grade parking structure						
(2) The minimum exterior side yard shall be 3.5 m where the exterior side yard abuts a walkway, greenway, or stormwater management facility.						Please provide clarification on why the 3.5 m side yard deviates from the exterior yard provisions above. Please provide clarification on what is considered a walkway/greenway, as no side yard should be required for urban mews/pedestrian walkways, urban squares, POPS, etc. as required by the VMC SP.
(3) Urban squares, driveways, and walkways shall be permitted within the build-to-line, provided the cumulative total does not exceed 25% of the total build-to line requirement.						Urban Square areas, driveways, and walkways are largely prescribed by the VMC SP, and or negotiated through the detail design process. Placement of Urban Squares, especially on corners, would largely conflict the build-to-lines requirements listed above.
(4) Where lands are subject to the active use frontage (convertible) or active use frontage (required) as shown on Schedule B-1, the minimum ground floor height requirement shall be in accordance with Section 4.2.						IBI Group recommends that these provisions be removed as they are already implemented through the VMC SP.  If maintained, IBI Group recommends that a range of 3.3m to 5.0m be provided here to allow for flexibility depending on the use.
(5) No minimum lot frontage shall be required in an OS Zone where the principal use is a passive recreation use or any other use operated by a public authority						

Mr. Brandon Correia – October 28, 2020

**Other Draft CZBL Provisions**

#	Regulation	Comments
4.2	<p>Active Use Frontages in the Vaughan Metropolitan Centre</p> <p>7. A minimum of 70% of the ground floor frontage that is shown on Schedule B-1 as being subject to the active use frontage (required) shall consist of one or more of the following uses:</p> <ul style="list-style-type: none"> <li>a. Business service;</li> <li>b. Clinic;</li> <li>c. Community facility;</li> <li>d. Personal service;</li> <li>e. Restaurant; and,</li> <li>f. Retail.</li> </ul>	<p>CZBL removes flexibility.</p> <p>Elimination of "unless it can be demonstrated that there are functional or operational constraints that warrant relief from this requirement as determined through the development approval process", which is stated in Policy 8.6.1 of the VMC SP.</p> <p>Please ensure this is reflected in the provision, as it lacks the same flexibility afforded by the policy document guiding land use and development in the VMC.</p>
	<p>8. The minimum number of building entrances shall be 1 per 30.0 m of a main wall facing a street line that is shown on Schedule B-1 as being subject to the active use frontage (required).</p>	<p>This provision does not provide for any flexibility and as above, seeks to prescribe design parameters associated with the ground floor. Should a large format retail store or grocery store in the podium of a building be presented, this provision mandates that several entrances will be required spanning the frontage, prescribing design criteria and limiting flexibility.</p>
	<p>9. Notwithstanding the minimum ground floor height of the applicable zone, the minimum ground floor height shall be 5.0 m for any portion of a main wall facing a street line that is shown on Schedule B-1 as being subject to the active use frontage (required) or active use frontage (convertible).</p>	<p>Policy 8.6.3 of the VMC SP states that "For frontages identified on Schedule H where retail, service commercial or public uses are required or recommended on the ground floor of buildings, ground floor heights generally shall be a minimum of 5 metres floor to floor, and windows shall correspond appropriately to the height of ground floors".</p> <p>Please ensure this is reflected in the provision, as it lacks the same flexibility afforded by the policy document guiding land use and development in the VMC. It is recommended that a range be</p>

Mr. Brandon Correia – October 28, 2020

		provided for a minimum ground floor height, if not eliminated, depending on the use.
Table 4-1	Permitted Encroachments into Required Yards	These are several features that are excluded from this list and should be added. These include: Public art, signage, fencing, sills, belt courses, cornices, canopies, stairs, architectural features, and decks.
5.15.2	Below-grade Parking Structures 1. A below-grade parking structure shall be permitted to encroach into any required yard.	
	2. The minimum setback of a below-grade parking structure shall be subject to the following requirements: a. The minimum setback from a street line shall be 1.8 m; and, b. The minimum setback from an interior side lot line or rear lot line shall be 0.0 m.	Given the high ground water levels in certain areas of the VMC, it is recommended that the minimum setback be 0.0 m from a street line in order to maximize the buildable areas of underground garages, and assist with depth issues.
	3. Notwithstanding any other requirement of this By-law, an accessory building or structure that is incidental to a below-grade parking structure, such as air ventilation or an access staircase, shall be permitted anywhere on the same lot as the parking structure is located, subject to the following requirements: a. The accessory building or structure shall not be located in a minimum required front yard or exterior side yard. b. The accessory building or structure shall have a minimum setback of 3.0 m from any lot line.	Ventilation grates associated with the underground parking garage are derived from mechanical infrastructure locations, and should not be prescribed through the Zoning By-law. These should be able to encroach into the minimum setback up to 0.0 m from the lot line.
Definition	Gross Floor Area: Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, mechanical penthouse, elevator, elevator shaft, refuse chute, escalators, bicycle parking space, loading space, a dedicated waste storage area, any portion of a garage or parking structure located above or below grade, or any minimum amenity area required by this By-law.	Policy 8.1.1 of the VMC SP states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot.  There is no mention of this 10,000 square metres exclusion. Please ensure this is included.
5.15.1	Above-grade Parking Structures Any portion of a parking structure located above established grade shall be subject to the minimum lot and building requirements of the zone in which the lot is located.	There is no mention of a deduction of height in this CZBL provision. The VMC SP states that “Where two or more levels of underground parking are provided for a residential, office or mixed-use building, two levels of above-grade



Mr. Brandon Correia – October 28, 2020

		<p>parking integrated within the podium of the building may be excluded from the calculation of the total height of the building, and the GFA of the parking area may be excluded from the calculation of the total density of the building”.</p> <p>Please ensure this is reflected in the CZBL.</p>
4.8	<p>Notwithstanding any other provision of this By-law, the following uses shall be located a minimum distance of 14.0 m from any lot line abutting a highway corridor:</p> <ol style="list-style-type: none"> <li>1. Any building or structure;</li> <li>2. Any part of a minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway;</li> <li>3. A minimum required amenity area; and,</li> <li>4. A stormwater management facility.</li> </ol>	<p>The corresponding policy in the VMC SP (i.e. Policy 8.1.13) is currently under appeal. This CZBL provision is therefore more stringent than the VMC SP.</p>
4.3.1	<ol style="list-style-type: none"> <li>1. A minimum amenity area shall be required for the following dwelling types: <ol style="list-style-type: none"> <li>a. Apartment dwelling;</li> <li>b. Block townhouse dwelling;</li> <li>c. Multiple-unit townhouse dwelling; and,</li> <li>d. Podium townhouse dwelling.</li> </ol> </li> <li>2. Any required amenity area shall be located on the same lot as the dwelling to which the amenity area is required by this section.</li> </ol>	
4.3.2	<p><b>Minimum Required Amenity Area</b></p> <ol style="list-style-type: none"> <li>1. For a block townhouse dwelling, the minimum amenity area requirement shall be 10.0 m<sup>2</sup> per dwelling unit.</li> <li>2. For a multiple-unit townhouse dwelling and podium townhouse dwelling, the minimum amenity area requirement shall be 10.0 m<sup>2</sup> for the first eight dwelling units, and an additional 8.0 m<sup>2</sup> of amenity area shall be required for each additional dwelling unit.</li> <li>3. For an apartment dwelling, the minimum amenity area requirement shall be 8.0 m<sup>2</sup> per dwelling unit for the first eight dwelling units, and an additional 5.0 m<sup>2</sup> of amenity area per dwelling unit shall be required for each additional dwelling unit.</li> </ol>	<p>This provision is too stringent and too far removed from market conditions, as well as requirements in other proximate municipalities such as Toronto and Mississauga. In the current by-law amenity area can be an exclusive area that is accessible by an individual dwelling unit, such as a rooftop terrace or balcony. The CZBL states that an amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit, thereby limiting the amount of land available for development, and limiting the density in order to appropriately respond to amenity area requirements.</p>

Mr. Brandon Correia – October 28, 2020

<p>4.3.3</p>	<p>1. Where a minimum amenity area is required in accordance with this section, a portion of the amenity area shall be located outdoors, and not within any enclosed building or structure, in accordance with the following:</p> <p>a. For a block townhouse dwelling or multiple-unit townhouse dwelling, the minimum outdoor amenity area requirement shall be 50% of the total required amenity area.</p> <p>b. For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m2 located at grade.</p> <p>c. A maximum of 20% of the required minimum outdoor amenity area shall consist of amenity area located on a rooftop or terrace.</p> <p>2. Where any outdoor amenity area is required in accordance with this section, at least 50% of the minimum required outdoor amenity area shall be aggregated into contiguous areas of at least 55.0 m2.</p> <p>3. Where any outdoor amenity area is provided at grade, it shall be included in satisfying any applicable minimum landscaped open space requirements of this By-law.</p>	<p>As it stands, the CZBL does not provide any caps for outdoor amenity area for a block townhouse dwelling or multiple-unit townhouse dwelling. The provision states that the minimum outdoor amenity area requirement shall be 50% of the total required amenity area for these uses. The way this provision is written at the moment, large block townhouse or multiple-unit townhouse dwelling developments would need to provide a significant amount of outdoor amenity area. This could be a significant deterrent to building this typology of housing, which is critical for the provision of missing middle housing, as this would significantly limit the amount of land area available. It is recommended that the CZBL only provide a minimum amenity area to be provided outside for these uses. As it stands, these provisions create obstacles to providing this form of housing, which ultimately is permitted through the VMC SP, and required to ensure variability and choice in housing stock.</p>
<p>Definition</p>	<p>Amenity Area: Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building with residential uses, and shall include a breezeway. An amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit.</p>	<p>In By-law 1-88, amenity area can be an exclusive area that is accessible by an individual dwelling unit. The CZBL states that an amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit.</p> <p>This definition is too stringent and too far removed from market conditions, as well as requirements in other proximate municipalities such as Toronto and Mississauga. It is strongly recommended that this definition be revised to allow for amenity areas to include exclusive use areas, that are only accessible to individual dwelling</p>

Mr. Brandon Correia – October 28, 2020

		units, such as balconies and rooftop terraces.
5.12	<p>Outdoor Patio</p> <p>1. An outdoor patio shall only be permitted as an accessory use to a restaurant use and only where an outdoor patio is expressly permitted by this By-law.</p> <p>2. An outdoor patio shall be provided in accordance with the required setbacks for the principal building as indicated in the zone, except in accordance with the permitted encroachments of this By-law.</p> <p>3. The total area of the outdoor patio shall not exceed 40% of the gross floor area of the principal use to which the outdoor patio is accessory.</p> <p>4. An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 30.0 m from any lot line abutting a Residential Zone, Open Space Zone or Institutional Zone.</p> <p>5. An outdoor patio located above the first storey of a building shall be located a minimum distance of 40.0 m from any lot line abutting a Residential Zone, Open Space Zone or Institutional Zone. For the purpose of this provision, the minimum distance shall be measured horizontally from the nearest part of the outdoor patio to the nearest lot line abutting a Residential Zone, Open Space Zone, or Institutional Zone.</p>	<p>With the COVID-19 Pandemic shedding light on the importance and need for flexible patio provisions and use, the outdoor patio provisions of 5.12 are too stringent.</p> <p>To help promote the feasibility of restaurant uses, it is recommended that the total area of the outdoor patio can be greater than 40% of the gross floor area of the principal use to which the outdoor patio is accessory, as well as allow for the patios to encroach into the setback of 0.0m.</p>
Table 10-2: Permitted Uses	<p>Multiple townhouse dwelling units</p> <p>Schools</p>	<p>Multiple townhouse dwelling units should be permitted within all VMC zones. Under the Draft CZBL they are only permitted in the V3 zone.</p> <p>Schools should be permitted within all VMC Zones, including the V4 Zone, in order for the Draft CZBL to be consistent with Schedule E and Policy 3.4.</p>
Additional requirements to Table 10-2	<p>4. Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.</p>	<p>Developments in the VMC have been approved which permit at-grade apartment dwellings. This provision should be removed.</p>
Additional requirements to Table 10-2	<p>5. This use shall only be permitted in the ground floor frontage and the total gross floor area shall not exceed 10% of the gross floor area of all uses on the lot.</p>	<p>This provision is too restrictive and limits the potential tenants who may want to operate businesses on the ground floor of these buildings.</p>

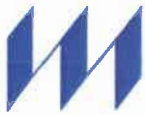
Mr. Brandon Correia – October 28, 2020

Notable policies within the VMC SP that are missing from the Draft CZBL include but are not limited to:

VMC SP Policy	Comments
<p>Policy 8.1.1, which states that “... 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”;</p>	<p>There is no mention of the exclusion of 10,000 square metres of office uses being allowed from the density calculation if the development contains a minimum of 10,000 square metres of office uses in the by-law.</p>
<p>Policy 8.1.17, which states that “The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure.”</p>	<p>There should be consistency between the CZBL and the VMC SP for how the land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density is calculated.</p>
<p>Policy 8.1.18, which states that “Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation.”</p>	<p>There should be consistency between the CZBL and the VMC SP for how density is calculated.</p>
<p>Policy 8.1.19, which states that “The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot.”</p>	<p>There is no mention of the exclusion of 10,000 square metres of office uses being allowed from the density calculation if the development contains a minimum of 10,000 square metres of office uses in the by-law.</p>
<p>Policy 8.1.21, which states that “Notwithstanding Policy 8.1.15, office developments with a lower density than the minimums set out in Schedule I may be permitted in the South Precinct and portions of the East and West Employment Precincts outside the Urban Growth Centre, as defined in Schedule A, provided it has been demonstrated in a Development Concept Report, to the satisfaction of the City, that the minimum density can be achieved on the block with future phases of development.”</p>	<p>There are no provisions in the CZBL that would allow for the office developments with a lower density to be permitted. There should be consistency.</p>
<p>Policy 8.1.24, which states that “Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)...” (subject to certain conditions);</p>	<p>There are no provisions in the CZBL that would allow for the additional height and/or density permitted through this policy.</p>
<p>Policy 8.7.11, which states that “...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys</p>	<p>There are no provisions in the CZBL which allow for this additional height on properties that front arterial streets. A</p>

Mr. Brandon Correia – October 28, 2020

<p><i>may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...";</i></p>	<p>Zoning By-law Amendment should not be required for developments that meet the criteria for additional height listed in Policy 8.7.11.</p>
<p><i>Policy 8.7.12, which states that "... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements."</i></p>	<p>There are no provisions in the CZBL which allow for this additional height on properties that front arterial streets. A Zoning By-law Amendment should not be required for developments that meet the criteria for additional height listed in Policy 8.7.12.</p>



**WESTON  
CONSULTING**

planning + urban design

Communication : C 52  
Committee of the Whole (2)  
June 8, 2021  
Item # 8

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

October 29, 2020  
File 8502

**Attn: City Clerk**

**Re: City-Wide Comprehensive Zoning By-law  
Committee of the Whole (Public Meeting)  
2338 Major Mackenzie Drive West, Vaughan**

Weston Consulting is the planning consultant representing 2338 Major Mackenzie Inc., the owner of the property municipally known as 2338 Major Mackenzie Drive West (herein referred to as the "subject property") in the City of Vaughan, within the community of Maple. We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned "*Restricted Commercial Zone (C1)*" under the in-force City of Vaughan Zoning By-law 1-88 and is subject to site-specific Exception 9(356) and Schedule E-370. Site-specific Exception 9(356) permits various site-specific uses and the following site-specific standards:

- Minimum Landscape Strip abutting a public street (Major Mackenzie Drive) shall be 1.1 m;
- 1.8 m high maintenance privacy fence shall be provided along the northerly property line;
- Minimum interior side yard setback (west) to institutional use – 6.4 m;
- Minimum front yard setback (Major Mackenzie Drive) – 3.8 m;
- Minimum of 83 parking spaces for all uses;
- An outdoor patio may be permitted to be located between a building and residential zone (on the south side of Major Mackenzie Drive); and,
- The calculation of gross floor area shall include the existing 269 m<sup>2</sup> mezzanine.

The purpose of this letter is to confirm that, through the implementation of the CZBL, the site-specific exceptions, as they relate to the current Commercial zoning of the property, do not preclude any future applications on the subject property.

Upon review of the third draft of the CZBL, the subject property is proposed to be zoned as "*Main Street Mixed-Use – Maple Zone (MMS-196)*" and is subject to Site-Specific Exception 196. It is recognized that most permitted uses and all site-specific provisions have been captured under Exception 196 of the draft CZBL, recognizing that a Photography Studio has been incorporated under Personal Service Shops and that Video Store appears to have been phased out as these

establishments are now mostly obsolete. Furthermore, we acknowledge that the proposed CZBL introduces residential uses as permitted uses on the subject property in order to achieve a mixed-use corridor along this portion of Major Mackenzie Drive West.

Notwithstanding the draft CZBL, applications for an Official Plan Amendment and Zoning By-law Amendment were made to permit 83 stacked townhouse units and 321 m<sup>2</sup> of commercial space. It is noted that this proposed mixed-use redevelopment of the site is generally consistent with the proposed new zoning for the site under the draft CZBL. However, we are also aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject property given the intention to file site-specific development applications.

We understand that the intent of the transition provisions of Section 1.6.3 is to allow for various active planning applications to proceed without having to comply with the CZBL. Upon the submission and approval of the forthcoming Zoning By-law Amendment application, it is our request that the site-specific zoning be implemented for the site through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

In summary, we support the proposed zoning category of MMS-196 for the subject property as set forth by the current draft of 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 Statutory Public Meeting received on October 29, 2020.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis, and request to be notified of any future reports, meetings and decisions regarding the CZBL.

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

Yours Truly,

**Weston Consulting**

Per:



Sandra K. Patano, BES, MES, MCIP, RPP  
Associate

c. Nick Spensieri, Deputy City Manager, Infrastructure Development  
Brandon Correia, Manager of Special Projects  
2338 Major Mackenzie Drive Inc., Client

**City of Vaughan City-wide Comprehensive Zoning By-law Review  
Public Comment-Response Matrix**

Communication Number	Date	Subject Property Address (If Applicable)	Name of Organization, Agency, Consultant or Landowner	First Name	Last Name	Description of Comment	City Response to Comment
C1	10/28/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is located at 6701 Highway 7.</li> <li>2. The submission is requesting reconsideration of the proposed zoning for the subject land that would impact interior and exterior yard setbacks.</li> <li>3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.16.028 and DA.18.089, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.</li> </ol>
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject lands are located at 1118 and 1136 Centre Street.</li> <li>2. The submission requests consideration of the VOP 2010 designation including the range of permitted uses, heights and densities.</li> <li>3. The Project Team acknowledge this comment. As these lands have not been considered for pre-zoning, the implementation policies of the VOP 2010 allow for a zoning by-law to be more restrictive than the Official Plan. Staff would expect the benefit of a site specific development application, detailed design and public consultation process for the full range of uses provided within various VOP 2010 land use designations.</li> </ol>
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject lands are located at 1118 and 1136 Centre Street.</li> <li>2. The submission notes current LPAT appeals.</li> <li>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 3812 Major Mackenzie Drive.</li> <li>2. The submission is requesting reconsideration of the subject land proposed zoning.</li> <li>3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.08.039 and 19T-14V001, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.</li> </ol>



C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Site-specific Exception	<p>1. The subject land is located at 3812 Major Mackenzie Drive.</p> <p>2. The submission is requesting that high density development not be permitted.</p> <p>3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.08.039 and 19T-14V001, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.</p>
C12	10/26/2020	2966 and 2986 Highway 7 West	Malone Given Parsons	Jack	Wong	Proposed Zoning	<p>1. The subject lands are located at 2966 and 2986 Highway 7 West.</p> <p>2. The submission requests review of the applicable zones and zone lines as a result of the approved Black Creek EA.</p> <p>3. The Project Team acknowledges this comment. Mapping will first be updated and reflected through the Secondary Plan Update, prior to updating the zoning by-law further. The proposed zone aligns with VOP 2010.</p>
C13	10/26/2020	2938 Highway 7 West	Malone Given Parsons	Jack	Wong	Mapping	<p>1. The subject lands are located at 2938 Highway 7 West</p> <p>2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA.</p> <p>3. The Project Team acknowledges this comment. Mapping will first be updated and reflected through the Secondary Plan Update, prior to updating the zoning by-law further.</p>
C14	10/23/2020	7575 & 7577 Keele Street	EMC Group Limited	Kevin	Ayala Diaz	Official Plan Conformity	<p>1. The subject lands are located at 7575 and 7577 Keele Street</p> <p>2. The submission is requesting Official Plan conformity to permit low-rise mixed use on the subject lands.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the General Commercial (GC) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the property Low-rise Mixed Use (LMU) Zone as requested.</p>
C14	10/23/2020	7575 & 7577 Keele Street	EMC Group Limited	Kevin	Ayala Diaz	Transition	<p>1. The subject lands are located at 7577 Keele Street.</p> <p>2. The submission shares concerns regarding the 2-year moratorium.</p> <p>3. The Project Team acknowledge this comment. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.</p>
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Editorial or Clerical Correction	<p>1. The subject land is located between 10 - 20 Gatineau Drive</p> <p>2. The submission is requesting data be updated to reflect accurate addressing.</p> <p>3. Site-specific Exception (1068) has been updated with the correct municipal address in accordance with the submission.</p>
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Transition	<p>1. The subject lands are located at 10-20 Gatineau Drive.</p> <p>2. The submission requests clarity on the proposed transition provisions.</p> <p>3. Staff have reviewed this request. At this time, staff note that the proposed transition provisions have been developed to establish a clear, effective transition framework for developments that are at various stages of the planning process. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Site-specific Exception	<p>1. The subject land is located between 10 - 20 Gatineau Drive</p> <p>2. The submission notes that the permissions and performance standards of Exception 1068 have been carried forward appropriately, but, in the opinion of the submission, is carrying forward an outdated policy framework.</p> <p>3. The Project Team acknowledge this comment. As noted through the submission, the proposed permissions and performance standards of the subject lands are reflective of the of the OMB/LPAT approved zoning. No further changes proposed.</p>

C16	10/23/2020	240 Fenyrose	EMC Group Limited	Kevin	Ayala Diaz	Proposed Zoning	<p>1. The subject lands are located at 240 Fenyrose.</p> <p>2. Submission requests consideration of the Open Space zone for the portion of lands zoned OS1 under by-law 1-88.</p> <p>3. The Project Team acknowledge this comment. As a result, the rear portion of 240 Fenyrose is to be zoned Public Open Space (OS1), consistent with the OS1 referenced in chapter 14.</p>
C17	10/26/2020	4900 King Vaughan Road	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located at 4900 King Vaughan Road.</p> <p>2. The submission is requesting reconsideration of the proposed zoning and exemption for potential of additional lot creation for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the Agricultural (A) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend applying an exception zone to the subject lands as requested.</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Editorial or Clerical Correction	<p>1. The subject lands are located on the south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.</p> <p>2. The submission requests additional clarity respecting the municipal address (database generated)</p> <p>3. The Project Team acknowledge this comment. As noted through the submission, the municipal addresses applicable to the subject lands has been revised on the Site-specific Exception (1068).</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Land Use Permissions	<p>1. The subject lands are located on the south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.</p> <p>2. The submission requests consideration for additional permissions for the balance of undeveloped lands (other than parcel A).</p> <p>3. The Project Team acknowledge this comment. As noted through the submission, the uses permitted under the site-specific exception have been clarified. Additional permissions are anticipated to be considered following the outcome of detailed Secondary Planning process outcomes.</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Zone Standards	<p>1. The subject land is located at the south side of Gatineau Drive, east of New Westminster Drive and north of 784 Centre Street.</p> <p>2. The submission is requesting reconsideration of the zone standards for the proposed subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zone standards proposed for the subject land and as established by the site-specific exception.</p>
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Transition	<p>1. The subject land is located at the south side of Gatineau Drive, east of New Westminster Drive and north of 784 Centre Street.</p> <p>2. The submission is regarding proposed transition provisions.</p> <p>3. Staff have reviewed this request. At this time, staff note that the proposed transition provisions have been developed to establish a clear, effective transition framework for developments that are at various stages of the planning process. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated.</p>

C19	10/26/2020	12355 Mill Road	Barbir and Associates	Draga	Barbir	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 12355 Mill Road.</li> <li>2. The submission is requesting a site specific exception.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the Agricultural (A) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend applying a site-specific exception to the subject lands as requested, as a site-specific exception does not currently apply to the subject lands.</li> </ol>
C2	10/13/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located 9600 Highway 7.</li> <li>2. The submission is requesting reconsideration of proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the Natural Area land use designation of the 2010 VOP.</li> </ol>
C20	10/26/2020	9650 Highway 27	Barbir and Associates	Draga		Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 9650 Highway 27.</li> <li>2. The submission is requesting reconsideration of proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the Natural Area land use designation of the 2010 VOP.</li> </ol>
C21	10/26/2020	3660 Rutherford Rd	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located at 3660 Rutherford Road.</li> <li>2. Submission requests deferral on a zoning decision until the outcome of PL130754 has been determined.</li> <li>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion.</li> </ol>
C22	10/26/2020	south-east corner of Weston Rd. and Retreat Blvd.	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located on the south-east corner of Weston Rd. and Retreat Boulevard.</li> <li>2. The submission requests deferral of any zoning by-law until the conclusion of the LPAT process.</li> <li>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>

C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Transition	1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street. 2. Request to exclude lands from City-wide ZBL due to active applications OP.19.014, Z.19.038, 19T-19V007. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Proposed Zoning	1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue and 737 & 757 Clarence Street. 2. The submission is requesting the OS2 zone be changed to reflect the existing residential zoning (R2 within 1-88) 3. The Project Team acknowledge this comment. The proposed zoning as applicable to the southeast portion of the subject lands has been revised upon further review and evaluation by the Project Team.
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Site-specific Exception	1. Subject lands are located at 140 Northview Boulevard. 2. The submission seeks clarity on permitted uses (1-88 versus the new zoning by-law respecting the home depot, or retail warehouse use existing on the lands). 3. City acknowledges that intent of EM3 zone informing the existing exception to 1-88, and which is referenced in Figure E-1095 should permit the Home-Dept without causing legal non-conformity. Text edited to reflect on site specific basis (14.674).
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Land Use Permissions	1. Subject lands are located at 140 Northview Boulevard. 2. The submission seeks clarity on permitted uses (1-88 versus the new zoning by-law respecting the home depot, or retail warehouse use existing on the lands). 3. City acknowledges that intent of EM3 zone informing the existing exception to 1-88, and which is referenced in Figure E-1095 should permit the Home-Dept without causing legal non-conformity. Text edited to reflect on site specific basis (14.674).
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Zone Standards	1. The subject lands are located at 140 Northview Blvd. 2. The submission requests specific relief for a minimum setback of outside storage abutting a road (20m), 3. The Project Team acknowledge this comment. This provision was not included in the final draft as this setback was not addressed in the amending by-law to 1-88.
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Official Plan Conformity	1. The subject land is located at 140 Northview Boulevard 2. The submission is requesting reconsideration of Official Plan conformity to reflect the mid-rise mixed use designation. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands.
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Site-specific Exception	1. The subject lands are located at 55 Cityview Blvd. 2. The submission requests review of previous approvals to ensure special provisions accurately reflect existing approvals. 3. The Project Team acknowledge this comment. Edits made to 14.865 to ensure previous approvals were accurately carried forward with appropriate schedule references. Minor variances approved prior to January 1, 2015 are not included in the transition provisions.

C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Editorial or Clerical Correction	<ol style="list-style-type: none"> <li>1. The subject land is located at 55 Cityview Boulevard.</li> <li>2. The submission is requesting clarity on how exceptions to 1-88 are carried forward in chapter 14 of the new zoning by-law.</li> <li>3. The Project Team acknowledge this comment. The E-figure has been updated to reflect accurate permissions for 55 Cityview Blvd.</li> </ol>
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is located at 55 Cityview Boulevard.</li> <li>2. The submission is requesting review of the site specific exception to ensure clarity and accuracy, including figure references and road references. The submission requests the addition of "notwithstanding" clauses.</li> <li>3. The Project Team acknowledge this comment and have reviewed the site specific exception in accordance with the submission.</li> </ol>
C26	10/27/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 9600 Highway 27.</li> <li>2. The submission is requesting reconsideration of the proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the 2010 VOP.</li> </ol>
C27	10/27/2020	8849 Regional Road 27	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 8849 Regional Road 27.</li> <li>2. The submission is requesting updated permissions to reflect LPAT approval.</li> <li>3. The Project Team acknowledge this comment and have revised chapter 14 - special provisions as a result</li> </ol>
C28	10/27/2020	9867 Highway 27	EMC Group Limited	Nadia	Zuccaro	Mapping	<ol style="list-style-type: none"> <li>1. The subject land is located at 9867 Highway 27.</li> <li>2. The submission is requesting that the land remain in the 'A' zone.</li> <li>3. Staff have reviewed this request and support the existing agricultural zoning for these lands, which have an existing agricultural use.</li> </ol>
C29	10/29/2020	Land within Blocks 11 and 18	Nine-Ten West Limited	Luch	Ognibene	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located within Blocks 11 and 18.</li> <li>2. The submission is requesting revisions to the Carville area Special Provisions to reflect the by-law amendments to 1-88.</li> <li>3. Staff have reviewed this request. Revisions have been made to chapter 14 as a result to implement schedule A4.1, carrying forward appropriate development standards applicable to the subject lands</li> </ol>
C29	10/29/2020	Land within Blocks 11 and 18	Nine-Ten West Limited	Luch	Ognibene	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. Lands are located within Blocks 11 and 18.</li> <li>2. The submission requests that a portion of lands be re-zoned to match the abutting properties.</li> <li>3. A zoning by-law amendment application is required to re-zone any portion of property obtained through part-lot or other related processes. The revised zone lines merit site specific review and consideration and are not captured within the scope of the comprehensive zoning by-law review.</li> </ol>

<b>C3</b>	10/13/2020	9650 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 9650 Highway 27.</li> <li>2. The submission is requesting reconsideration of the proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands to Agricultural (A), as requested, as this does not conform to the 2010 VOP.</li> </ol>
<b>C30, C31</b>	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> <li>1. The submission applies to various properties across the City.</li> <li>2. The submission seeks clarity among permitted uses in the residential zones.</li> <li>3. The Project Team acknowledge this comment. Definitions have been revised to further align with VOP 2010 and reflect the range of assisted and supportive based housing needs for residents of Vaughan</li> </ol>
<b>C30, C31</b>	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The comments respect a variety of properties, speaking to the diversity of housing needs across the City.</li> <li>2. The submission seeks further recognition of various forms of supportive housing programs offered across the City.</li> <li>3. The Project Team acknowledge this comment. A wide range of supportive housing uses are defined by zoning by-law. While you cannot 'people zone', the zoning by-law is permissive to a range of services offered by not for profits and similar organizations. Further alignment with the Vaughan Official Plan Review will provide an opportunity to further standardize language and land use permissions.</li> </ol>
<b>C32</b>	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The Subject lands are within the VMC Secondary Plan area.</li> <li>2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA.</li> <li>3. The Project Team acknowledges this comment. Mapping will be first updated and reflected through an update to the VMC Secondary Plan, prior to updating the zoning lines through a comprehensive zoning by-law.</li> </ol>
<b>C32</b>	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject property is located at 99 Peelar Road.</li> <li>2. The submission requests review of applicable zone standards for the property</li> <li>3. The Project Team acknowledges this comment. Further updates to zone standards are not supported at this time.</li> </ol>
<b>C33</b>	10/27/2020	7551 & 7601 Jane Street	KLM Planning Partners	Maurizio	Rogato	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject lands are located at 7551 and 7601 Jane Street.</li> <li>2. The submission is requesting the proposed zoning align with the Official Plan designation.</li> <li>3. Staff have reviewed this comment. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands and in regards to the VMC Secondary Plan.</li> </ol>
<b>C33</b>	10/27/2020	7551 & 7601 Jane Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 7551 and 7601 Jane Street.</li> <li>2. The submission is requesting reconsideration of the land use permissions, including height and density, for the proposed subject lands.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands and in regards to the VMC Secondary Plan.</li> </ol>

<b>C34</b>	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 3812 Major Mackenzie Drive.</li> <li>2. The submission is requesting that proposed requirements applicable to the Multiple Residential (RM2) zone requirements for a 45-degree angular plane be removed. The submission also notes additional requirements for podiums, towers relating to height, tower step-back, tower floor plate, tower separation and tower setbacks. In conclusion, the submission notes that these requirements are more appropriately addressed through site plan.</li> <li>3. Staff have reviewed this request and acknowledge this comment. At this time, staff remain supportive of the proposed lot and building requirements.</li> </ol>
<b>C34</b>	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is located at 3812 Major Mackenzie Drive.</li> <li>2. The submission is requesting reconsideration of the zone standards for the proposed subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning standards that establish certain requirements for lot and building configurations, including angular planes, podium and tower requirements, and minimum and maximum podium heights, among other zoning standards as applicable to the subject lands.</li> </ol>
<b>C35</b>	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject land is located at 7141 Highway 50.</li> <li>2. The submission is requesting reconsideration of the proposed zoning to ensure Official Plan conformity.</li> <li>3. Staff have reviewed this request. At this time, staff note that per amendment No(s). 153 and 186, the lands have been removed from the Provincial Parkway Belt Plan. However, staff note that Policy 2.2.15 of the 2010 VOP requires an Official Plan Amendment to redesignate lands within the Parkway Belt Plan. On this basis, the staff do not recommend rezoning the subject lands as it would not conform to the 2010 VOP.</li> </ol>
<b>C35</b>	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 7141 Highway 50.</li> <li>2. The submission is requesting reconsideration of the zone standards for the proposed subject land.</li> <li>3. Staff have reviewed this request. At this time, staff note that per amendment No(s). 153 and 186, the lands have been removed from the Provincial Parkway Belt Plan. However, the Project Team note that Policy 2.2.15 of the 2010 VOP requires an Official Plan Amendment to redesignate lands within the Parkway Belt Plan. On this basis, the Project Team do not recommend rezoning the subject lands as it would not conform to the 2010 VOP.</li> </ol>
<b>C36</b>	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 10037 Keele Street.</li> <li>2. The submission notes general support for the Draft Zoning By-law.</li> <li>3. Staff have reviewed and acknowledge this comment.</li> </ol>

C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 10037 Keele Street.</li> <li>2. The submission notes general support for the Draft Zoning By-law.</li> <li>3. Staff have reviewed and acknowledge this comment.</li> </ol>
C38	10/27/2020	1 and 180 Promenade Circle	Liberty Development	Jim	Baird	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 1 and 180 Promenade Circle.</li> <li>2. The submission requests an update to chapter 14 to reflect phase I development approvals</li> <li>3. Staff have reviewed and acknowledge this comment. New exceptions have been added to chapter 14 as a result. Pre-zoning of the balance of Promenade Mall is not within the scope of the Comprehensive Zoning By-law Review.</li> </ol>
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located at 9785 and 9797 Keele Street.</li> <li>2. The submission notes general understanding for the proposed transition provisions.</li> <li>3. Staff have reviewed and acknowledge this comment.</li> </ol>
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject lands are located at 9785 and 9797 Keele Street.</li> <li>2. The submission notes general understanding for the exception zone.</li> <li>3. Staff have reviewed and acknowledge this comment.</li> </ol>
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 7600 Weston Road.</li> <li>2. The submission is requesting a review of permitted uses.</li> <li>3. The Project Team acknowledge this comment. Chapter 14 has been amended respecting retail warehouse and hotel uses.</li> </ol>
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 7600 Weston Road.</li> <li>2. The submission is requesting consideration of uses contemplated by VOP 2010 to be included as of right in the GMU zone.</li> <li>3. The Project Team acknowledge this comment. Staff remain supportive of GMU zone as proposed.</li> </ol>
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. The subject land is located at 7600 Weston Road.</li> <li>2. The submission is requesting "shopping centre" to be recognized in the new zoning by-law.</li> <li>3. The Project Team acknowledge this comment. Chapter 14 has been amended to reflect permissions of 9(720) of by law 1-88 a.a. Shopping centre as described in letter is permitted in the new GMU mixed use zone. Maximum GFA limits have been proposed in order to conform to VOP 2010.</li> </ol>
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is located at 7600 Weston Road.</li> <li>2. The submission is requesting a review of the new landscape requirements proposed for the subject property.</li> <li>3. The Project Team acknowledge this comment. Staff remain supportive of the updated zone requirements. Staff also note that the subject exception zone established through Part 14 of the By-law makes specific reference to the previous landscape related provisions.</li> </ol>
C40	10/28/2020	7080 Yonge Street	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 7080 Yonge Street.</li> <li>2. The submission notes specific considerations for 7080 Yonge Street prior to the consideration of pre-zoning.</li> <li>3. The Project Team acknowledges this comment. Note that the YSCSP area is not being brought forward for pre-zoning until such time as the LPAT is in effect by mean of an LPAT decision.</li> </ol>
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 9560 &amp; 9570 Keele Street.</li> <li>2. The submission is requesting review of site specific permissions.</li> <li>3. Staff have reviewed this request. At this time, staff are supportive of the Draft By-law and do not propose revisions.</li> </ol>
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located at 9785 and 9797 Keele Street.</li> <li>2. The submission notes general understanding for the proposed transition provisions.</li> <li>3. Staff have reviewed and acknowledge this comment.</li> </ol>



C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 8885 &amp; 9001 Jane Street.</li> <li>2. The submission notes concerns with the proposed zoning.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands. The Project Team notes that an expansion of uses in the proposed Prestige Employment (EM1) Zone as noted in the submission would not conform to the 2010 VOP.</li> </ol>
C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 8885 &amp; 9001 Jane Street.</li> <li>2. The submission is requesting increased permissions with the proposed zoning to the subject land to include a motor vehicle shop.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands. The Project Team notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</li> </ol>
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 9000 Bathurst Street</li> <li>2. The submission is requesting that the new by-law reflect the LPAT decision respecting the zoning of these lands.</li> <li>3. The City agrees that the zoning by-law should reflect the LPAT's in effect Order. Chapter 14 has been amended to reflect the most recent approval of lands.</li> </ol>
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Transition	<ol style="list-style-type: none"> <li>1. The subject land is located at 9000 Bathurst Street</li> <li>2. The submission is requesting confirmation respecting transition provisions of the new zoning by-law.</li> <li>3. Staff acknowledge this comment and confirms that transition would apply to the development approvals referred to for 9000 Bathurst. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
C44	10/28/2020	Vaughan Mills Secondary Plan Landowners Group	Weston Consulting	Mark	Emery	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The submission represents the Vaughan Mills Secondary Plan Landowners Group. Subject lands are located within areas subject to the Vaughan Mill Centre Secondary Plan.</li> <li>2. The submission notes that the proposed zoning is Future Development (FD), which permits legally existing uses. The submission requests that site-specific zoning for the subject lands should be established through the Zoning By-law recognizing that there are active LPAT proceedings for the VMCSPP.</li> <li>3. Staff acknowledge this comment and remain supportive of the proposed Future Development (FD) zoning.</li> </ol>
C45	10/28/2020	31 Chicory Gate	Weston Consulting	Tara	Connor	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. The subject land is located at 31 Chicory Gate.</li> <li>2. The submission is requesting clarity respecting a home based catering of baked goods</li> <li>3. Staff have reviewed this request and updated the home occupation section to add home based catering. For clarity, a restaurant and, or retail component is not permitted.</li> </ol>

C46	10/28/2020	105 & 131 Four Valley Drive	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject lands are located at 105 &amp; 131 Four Valley Drive.</p> <p>2. The submission is requesting confirmation respecting minor variance approvals.</p> <p>3. The Project Team acknowledge this comment. Minor variances are included in the final drafts transition provisions found in section 1.6. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C46	10/28/2020	105 & 131 Four Valley Drive	KLM Planning Partners	Roy	Mason	Zone Standards	<p>1. The subject lands are located at 105 &amp; 131 Four Valley Drive.</p> <p>2. The submission is requesting further consideration of minor variance approvals and permissions in the employment zones.</p> <p>3. The Project Team acknowledge this comment. Minor variances are subject to transition, found in section 1.6. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Transition	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes support for the transition provisions of section 1.6 and exception zones 139 and 175.</p> <p>3. Staff have reviewed the submission and acknowledge support for the proposed transition provisions and exception zones 139 and 175. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Proposed Zoning	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes concerns with land use permissions included with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Land Use Permissions	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes concerns with land use permissions included with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</p>

C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 260, 1272, 1282, 1294, 1304 &amp; 1314 Centre Street .</li> <li>2. The submission is requesting a review of the applicable zoning for the Centre Street Corridor.</li> <li>3. The Project Team acknowledge this comment. However, the by-law does not pre-zone volume two policies, which would require zoning by-law amendment applications for the full range of uses and built form described.</li> </ol>
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject lands are located at 260, 1272, 1282, 1294, 1304 &amp; 1314 Centre Street .</li> <li>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</li> <li>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</li> </ol>
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject lands are located at 260, 1272, 1282, 1294, 1304 &amp; 1314 Centre Street .</li> <li>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</li> <li>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</li> </ol>
C49	10/29/2020	241 Crestwood Road	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> <li>1. The subject land is located at 241 Crestwood Road.</li> <li>2. The submission is requesting clarity respecting permissions for a range of supportive housing and respite care uses.</li> <li>3. Staff have reviewed this request. At this time, staff have amended related definitions and have advised that further refinement will require an update to the Vaughan Official Plan. New definition of "Assisted Living Facility" has been added to final draft.</li> </ol>
C5	10/9/2020	Clarence Avenue		Sonia	Zorzi	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located on Clarence Avenue</li> <li>2. The submission notes concerns with the proposed zoning.</li> <li>3. Staff have reviewed this request. At this time, staff notes that the focus of the City-wide Comprehensive Zoning By-law Review is to develop a new zoning framework that will implement the 2010 Vaughan Official Plan. However, the Project Team do note the submissions made in opposition to a site-specific development application, and therefore it will be directed to the appropriate City staff.</li> </ol>
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 1500 Centre Street.</li> <li>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</li> <li>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</li> </ol>
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject lands are located at 1500 Centre Street.</li> <li>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</li> <li>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</li> </ol>
C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 300 Atkinson Avenue.</li> <li>2. The submission notes general support for the proposed zoning.</li> <li>3. Staff have reviewed this submission and acknowledge this comment.</li> </ol>

C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Land Use Permissions	<p>1. The subject land is located at 300 Atkinson Avenue.</p> <p>2. The submission requests further information regarding transition provisions related to action ZBLA applications development applications OP.19.001, Z.19.002, Z.19.028, DA.19.083 and DA.19.081.</p> <p>3. Staff have reviewed this submission. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C51	10/28/2020	3000 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Transition	<p>1. The subject land is located at 3000 Atkinson Avenue.</p> <p>2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.</p>
C53	10/27/2020	7851 Dufferin Street	Humphries Planning Group Inc.	Mark	McConville	Proposed Zoning	<p>1. The subject lands are located at 7851 Dufferin Street.</p> <p>2. The submission requests consideration of rezoning a portion of land on the basis that split zoning is undesired.</p> <p>3. The Project Team acknowledge this comment. The proposed zone lines are reflective of the underlying zoning previously in effect. The consent (B036/15) was subject to a condition of approval requiring that site specific development applications be filed respecting the conveyed lands which cause the split zoning scenario. On this basis, staff support the third draft respecting these lands.</p>
C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guatter	Site-specific Exception	<p>1. The subject land is located at 9929 Keele Street, described as part of block 3, Concession 3.</p> <p>2. The submission notes support for the proposed exception zone Main Street Mixed-Use - Maple Zone (MMS) - 72.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>

C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guatter	Transition	<p>1. The subject land is located at 9929 Keele Street, described as part of block 3, Concession 3.</p> <p>2. The submission notes a general understanding of the transition provisions.</p> <p>3. Staff have reviewed this submission and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guetter	General or Specific Use Provisions	<p>1. The subject lands are described as part of block 3, Concession 3, described as part of block 3, Concession 3.</p> <p>2. The submission requests clarity respecting section 1.6 of the draft by-law and the intent of the provisions to treat active planning applications.</p> <p>3. The Project Team acknowledge this comment and can confirm that Minor variances are subject to section 1.6 respecting transition. Minor variances approved in 2017 would be subject to the transition provisions of this by-law.</p>
C55	10/28/2020	Part of Block 3, Concession 3	Weston Consulting	Kurt Franklin	BMath	Zone Standards	<p>1. The subject lands are described as part of block 3, Concession 3, described as part of block 3, Concession 3.</p> <p>2. The submission requests clarity respecting section 1.6 of the draft by-law and the intent of the provisions to treat active planning applications.</p> <p>3. The Project Team acknowledge this comment and can confirm that Minor variances are subject to section 1.6 respecting transition. Minor variances approved in 2017 would be subject to the transition provisions of this by-law.</p>
C56	10/28/2020	8440 Highway 7	Weston Consulting	Kurt Franklin	BMath	Zone Standards	<p>1. The subject lands are located at 8440 Hwy #7.</p> <p>2. The submission requests consideration for site specific land use permissions for approved minor variances.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning special provisions to capture minor variance approvals.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 7	IBI Group	Stephen	Albanese	Official Plan Conformity	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for conformity with the Vaughan Mills Centre Secondary Plan.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 7	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject lands are located in the VMC Secondary Plan area.</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</p>

C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 101	IBI Group	Stephen	Albanese	Other	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 101	IBI Group	Stephen	Albanese	Official Plan Conformity	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 101	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</p>
C59	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Jenna	Thibault	Proposed Zoning	<p>1. The subject lands are located at 11650 &amp; 11700 Keele Street.</p> <p>2. The submission is requesting further consideration of the proposed zone to reflect City applications Z.16.037, 19T-16V008, DA.16.079 and 19CDM-16V005. The submission notes that zoning is incorrect per approved MV (A185/19).</p> <p>3. The Project Team acknowledge these comments. Special provisions were not drafted to incorporate minor variance approvals. The on-going applications are subject to transition provisions of this by-law.</p>
C6	10/7/2020	2901 Highway 7	Liberty Development Corporation	Lezlie	Phillips	Site-specific Exception	<p>1. The subject land is located at 2901 Highway 7.</p> <p>2. The submission is requesting that the zoning by-law be updated to reflect recent approvals.</p> <p>3. The Project Team acknowledge this comment. A new special provision has been drafted as per by-law 039-2019.</p>
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Land Use Permissions	<p>1. The subject land is located at 23 Clarence Street.</p> <p>2. The submission requests consideration for site specific land use permissions.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</p>

C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject land is located at 23 Clarence Street.</li> <li>2. The submission requests that the proposed zoning ensure Official Plan conformity.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</li> </ol>
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 23 Clarence Street.</li> <li>2. The submission requests reconsideration of the proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</li> </ol>
C61	10/28/2020	78 Trowers Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 78 Trowers Road.</li> <li>2. The submission requests consideration for site specific land use permissions.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend modifying uses permitted in the Prestige Employment (EM1) Zone, as this would not conform to the 2010 VOP.</li> </ol>
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 11650 &amp; 11700 Keele Street.</li> <li>2. The submission is requesting the final zoning by-law to reflect recent development approvals, in principle.</li> <li>3. The Project Team acknowledge this comment, however the updating of the detailed special provisions will be considered at a later date, on a site specific manner in order to implement the final orders respecting PL180330. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located at 11650 &amp; 1170 Keele Street.</li> <li>2. The submission is requesting clarity for an LPAT decision which was issued prior to 2015.</li> <li>3. An LPAT decision will remain legally in effect. LPAT is mentioned in 1.6 for clarity purposes, however, an LPAT decision is not impacted by the passing of the comprehensive zoning by-law review.</li> </ol>

C63	10/28/2020	10489 Islington Avenue	Weston Consulting	Michael	Vani	Transition	<p>1. The subject lands are located at 10489 Islington Avenue. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C64	10/28/2020	8500 Huntington Road	Weston Consulting	Kevin	Berchard	Proposed Zoning	<p>1. The subject land is located at 8500 Huntington Road.</p> <p>2. The submission is requesting that the final by-law reflect recent by-law approval (168-2018). As well, the submission requests confirmation of the parent EM2 zoning.</p> <p>3. Staff have reviewed this request, agree, and confirm the change to EM1. Chapter 14 has been updated. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C65	10/28/2020	10356 Huntington Road	Weston Consulting	John	Zipay	Transition	<p>1. The subject lands are located at 10356 Huntington Road. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Berchard	Proposed Zoning	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C67	10/29/2020	N/A	N/A	Elisa	Testa	Official Plan Conformity	<p>1. The comments do not apply to any specific lands.</p> <p>2. The submission requests consideration for ensuring that the new zoning by-law conforms to the Official Plan.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>



C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 7553 Islington Avenue and 150 Bruce Street.</li> <li>2. The submission requests reconsideration of the proposed zoning for the subject lands.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</li> </ol>
C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located at 7663 Islington Avenue &amp; 150 Bruce Street.</li> <li>2. The submission seeks confirmation respecting transition</li> <li>3. The Project Team acknowledge this comment. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.</li> </ol>
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 7451 Regional Road 50.</li> <li>2. The submission is requesting consideration of Funeral Establishment uses, which were previously permitted as of right under the 1-88 by-law.</li> <li>3. The Project Team acknowledge this comment. Funeral Establishment has been added to the permitted use within the exception zone. The use was not permitted to the EM1 zone, as it was not listed in the VOP 2010.</li> </ol>
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 7451 Regional Road 50.</li> <li>2. The submission is requesting clear language respecting permissions for the Glenview Memorial Gardens.</li> <li>3. Staff have reviewed this request and acknowledge this comment. The final draft Zoning By-law has been updated to include site specific approvals (054-2019)</li> </ol>
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Mapping	<ol style="list-style-type: none"> <li>1. The subject land is located at 7451 Regional Road 50.</li> <li>2. The submission is requesting the by-law reflect previous approvals, changing the parent zone from A to EM1.</li> <li>3. Staff have reviewed this request and agree. Easterly portion of lands updated to EM1(H) is per By-law 054-2019</li> </ol>
C70	10/28/2020	17 Millwood Parkway	Weston Consulting	Ryan	Guatter	Mapping	<ol style="list-style-type: none"> <li>1. The subject land is located at 17 Millwood Parkway.</li> <li>2. The submission is requesting the parent zone be updated to residential and open space to reflect recent approval.</li> <li>3. The Project Team acknowledge this comment and have updated the parent zones, as well as included a new chapter 14 special provision reflecting new permissions.</li> </ol>
C71	10/28/2020	2975, 2985, 2993 Teston Road	Weston Consulting	Martin	Quarcoopome	Transition	<ol style="list-style-type: none"> <li>1. The subject lands are located at 2975, 2985, 2993 Teston Road</li> <li>2. The submission requests confirmation respecting transition, referencing an active LPAT (PL171151).</li> <li>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>

C72	10/28/2020	7700 Bathurst Street	Weston Consulting	Sabrina	Sgotto	Official Plan Conformity	<p>1. The subject lands are located at 7700 Bathurst Street.</p> <p>2. The submission requests consideration for ensuring that the new zoning by-law conforms to the Official Plan.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C73	10/28/2020	3300 Highway 7	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The subject land is located at 3300 Highway 7.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</p>
C74	10/28/2020	39 Centre Street	Weston Consulting	Sandra	Patano	Transition	<p>1. The subject lands are located at 39 Centre Street.</p> <p>2. The submission requests consideration of active applications for zoning amendments.</p> <p>3. The project team acknowledges this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.</p>
C75	10/28/2020	180 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Transition	<p>1. The subject lands are located at 180 Steeles Avenue West.</p> <p>2. The submission seeks clarity respecting transition.</p> <p>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C76	10/28/2020	5859 Rutherford Road	Papazian, Heisey, Myers	A. Milliken	Heisey	General or Specific Use Provisions	<p>1. The subject land is located at 5859 Rutherford Road.</p> <p>2. The submission is requesting that site specific permissions be reviewed.</p> <p>3. The Project Team acknowledge this comment. Chapter 14 has been updated to reflect recent approvals.</p>

<b>C77</b>	10/28/2020	4850 Highway 7 & 79 Arrowhead Drive	Weston Consulting	Tara	Connor	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 4850 Highway 7 and 79 Arrowhead Drive.</li> <li>2. The submission requests reconsideration of the land use permissions associated with the proposed zoning</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</li> </ol>
<b>C78</b>	10/28/2020	4190 & 4220 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 4190 and 4220 Steeles Avenue West.</li> <li>2. The submission requests reconsideration of the proposed zoning for the subject lands.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</li> </ol>
<b>C79</b>	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 7290 Major Mackenzie Drive West.</li> <li>2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020).</li> <li>3. Staff have reviewed this request and agree. Parent zoning supported until such time as a decision is made by the approval authority (i.e. LPAT). The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time.</li> </ol>
<b>C79</b>	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 5859 Rutherford.</li> <li>2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020).</li> <li>3. Staff have reviewed this request and support the 3rd draft. The proposed zone is reflective of the permissions within the 1-88 site. It is expected that a detailed by-law amendment be considered with the on-going development applications subject to the LPAT (PL 111184). However, section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
<b>C8</b>	10/8/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is located at 6701 Highway 7.</li> <li>2. The submission is requesting that the property zoning be updated with the most up to date approval.</li> <li>3. Staff have reviewed this request and have made minor modifications to chapter 14 based on by-law 054-2019.</li> </ol>
<b>C80</b>	10/28/2020	7290 Major Mackenzie Drive West	Weston Consulting	Michael	Vani	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 5859 Rutherford.</li> <li>2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020).</li> <li>3. Staff have reviewed this request and agree. Chapter 14 has been amended to comply.</li> </ol>

C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Mapping	<ol style="list-style-type: none"> <li>1. The subject lands are located at 7290 Major Mackenzie Drive West.</li> <li>2. The submission notes that site specific by-law was forwarded to Vaughan Council on October 21, 2020 for approval and was passed as By-law 141-2020. The submission further notes that By-law 141-2020 was adopted on consent and that the landowner is current awaiting final notice.</li> <li>3. The Project Team acknowledge this comment.</li> </ol>
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 71 &amp; 91 Royal Group Court.</li> <li>2. The submission is requesting that historical minor variances be recognized in final draft.</li> <li>3. Staff have reviewed this request. At this time, staff support section 1.6 which provides transition for all minor variances approved after 2015. However, minor variance approvals prior to 2015, which do not comply to the in effect by-law may require relief.</li> </ol>
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Defined Terms or Definitions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 71 &amp; 91 Royal Group Court.</li> <li>2. The submission notes that the subject lands are designated both Prestige Employment (lands fronting onto Highway 427) and General Employment (lands fronting onto Royal Group Crescent). The lands are also subject to exception zone 686. The submission seeks clarity on permitting outside storage on the subject lands that are proposed to be zoned Prestige Employment (EM1). As proposed, outside storage is not recognized as a permitted use in the Prestige Employment (EM1) zone by the Draft Zoning By-law.</li> <li>3. The Project Team acknowledge this comment. The definition of Outside storage has been amended as proposed in the final draft, however, do not support permitting outside storage on lands zoned EM1 as identified in the submission.</li> </ol>
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 10335 Hwy 50.</li> <li>2. The submission requests consideration of the recent LPAT decision.</li> <li>3. The Project Team acknowledge this comment, but remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Development Planning will bring forward an implementing by-law as part of the development approval process.</li> </ol>
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> <li>1. The subject land is located at 10335 Hwy 50.</li> <li>2. The submission requests consideration of the recent LPAT decision.</li> <li>3. The Project Team acknowledge this comment. Section 1.6 (transition) is intended to include the transition of active zoning amendment applications. An amendment will require an administrative process led by City staff.</li> </ol>

<b>C83</b>	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Editorial or Clerical Correction	<ol style="list-style-type: none"> <li>1. The subject land is located at 8940 Jane Street.</li> <li>2. The submission notes general support for transition provisions.</li> <li>3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), LPAT Order is acknowledged and remains in effect. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
<b>C83</b>	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> <li>1. The subject land is located at 8940 Jane Street.</li> <li>2. The submission notes general support for transition provisions.</li> <li>3. Staff have reviewed this submission and acknowledge the comment.</li> </ol>
<b>C84</b>	10/28/2020	, 10 & 12 Hartman Avenue and 8307 & 8311 Islington Ave	Weston Consulting	Kevin	Bechard	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 4, 6, 10 and 12 Hardman Avenue and 8307 and 8311 Islington Avenue.</li> <li>2. The submission requests reconsideration of the proposed zoning for the subject lands.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
<b>C85</b>	10/28/2020	hwy 7, 180 and 190 Maplecrete Road, 1890 Highway 7, 1	BA Group	Timothy	Arnott	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject lands are located at 2901 Highway 7, 2951 Highway 7, 180 and 190 Maplecrete Road, 1890 Highway 7, 1 and 180 Promenade Circle.</li> <li>2. The submission is requesting that the draft zoning by-law further reflect modern parking provisions and consideration for shared parking.</li> <li>3. The Project Team acknowledge this comment but remain supportive of the third draft parking rates brought forward. The City will continue to monitor and review parking through the update of master planning documents and relevant by-laws, including zoning.</li> </ol>
<b>C86</b>	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject lands are located at 131 &amp; 155 Regalcrest Court.</li> <li>2. The submission is requesting all recent LPAT related approvals be added to the final draft ZBL.</li> <li>3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates, are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), the LPAT Order is acknowledged and remains in effect.</li> </ol>
<b>C86</b>	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 131 &amp; 155 Regalcrest Court.</li> <li>2. The submission is requesting updated special provisions to reflect LPAT approval.</li> <li>3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates, are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), the LPAT Order is acknowledged and remains in effect.</li> </ol>

C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject lands are located at 131 &amp; 155 Regalcrest Court.</li> <li>2. The submission is requesting increased clarity respecting outside storage uses, staging, and language.</li> <li>3. Staff have reviewed this request and have updated outside storage requirements as a result. The final by-law distinguishes between the minimum setback to a building and storage uses.</li> </ol>
C87	10/28/2020	0 Keele Street	Blackthorn Development Corp.	Maurizio	Ragato	Other	<ol style="list-style-type: none"> <li>1. The subject land is located at 0 Keele Street.</li> <li>2. The submission notes no specific requests are required.</li> <li>3. Staff have reviewed this submission and acknowledge the comment.</li> </ol>
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 10150 Pine Valley Drive.</li> <li>2. The submission requests clarity respecting funeral related uses. Specifically, confirming the interpretation of cemetery to include "coordination and provision of rites and ceremonies with respect to dead human bodies and provision of such other services".</li> <li>3. Staff have reviewed this request. Definition respecting 'Funeral Services' amended for clarity. 10150 Pinevalley parent zone 'OS2' proposed</li> </ol>
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 10180 &amp; 10200 Pine Valley Drive.</li> <li>2. The submission is requesting that the OS1 zone boundary be adjusted to reflect 10150 Pine Valley, in order to avoid a split zoning situation.</li> <li>3. Staff have reviewed this request. At this time, staff are supportive of the third draft zones, which reflect the underlying zoning previously in effect.</li> </ol>
C9	10/23/2020	Hamilton Subdivision	CP Proximity - Ontario	Frank	Gulas	Other	<ol style="list-style-type: none"> <li>1. The subject lands noted by the submission is the Hamilton Subdivision.</li> <li>2. The submission notes concerns with the CP proximity and the proposed development.</li> <li>3. Staff have reviewed this request. At this time, staff notes that it is in reference to Block Plan Application File BL60E2018. The Project Team will therefore direct the submission to the appropriate City staff.</li> </ol>
Email received October 29, 2020	10/29/2020	165 Cityview Boulevard, Vaughan	Weston Consulting	Kurt	Franklin	Transition	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting confirmation respecting transition measures regarding active development applications.</li> <li>3. Staff have reviewed this request. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting changes to the range of land-uses applicable to the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff are of the opinion that the range of land uses proposed through the Zoning By-law are appropriate on this basis. Minor revisions proposed to definitions and general provisions for the VMC.</li> </ol>

Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject lands are within the VMC Secondary Plan.</li> <li>2. The submission is requesting a review of permitted uses respecting the VMC zones.</li> <li>3. Staff have reviewed this request. The land use permissions have been reviewed for conformity with the VMC Secondary Plan. The Project Team are of the opinion that the range of land uses proposed through the Zoning By-law are appropriate on this basis. Ground unit townhouses are permitted in the V1,V2,V3 zones. Additionally, schools are permitted in the V4 zone.</li> </ol>
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting consideration of Secondary Plan policies in the built-to-zone requirements of the VMC zones.</li> <li>3. Staff have reviewed this request and have made minor modifications to the general provisions applicable to the VMC zones.</li> </ol>
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Mapping	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting clarity respecting the mapping of site specific development approvals.</li> <li>3. Final draft includes updates to Chapter 14 provisions including the updating of applicable text and E-figures based on recent by-laws approved by Council.</li> </ol>
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting a detailed discussion respecting zone standards, including tower floor plate, minimum amenity area, parking and built to zone requirements.</li> <li>3. Staff have reviewed this request and propose minor modifications as a result. Several meetings with Smart Centres were held to incorporate feedback. As a result, various amendments to definitions and VMC provisions are included in the final draft.</li> </ol>
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting modifications to reflect recent development approvals.</li> <li>3. The Project Team acknowledges this comment. Chapter 14 amended as a result of recent by-laws approved by Council</li> </ol>
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting an update to recent site specific approvals.</li> <li>3. The Project Team acknowledges this comment and propose minor updates to chapter 14 as a result</li> </ol>
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Defined Terms or Definitions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting consideration of minor refinements to various defined terms.</li> <li>3. The Project Team acknowledges this comment. Minor revisions to Chapter 3 were made to the final draft.</li> </ol>
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting further consideration of applicable building and setback provisions, to encourage a range of unique urban design outcomes.</li> <li>3. The Project Team acknowledges this comment and has made minor modification to the built-to-zone requirements to ensure appropriate interpretation of provisions</li> </ol>

<b>Email received October 28, 2020</b>	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting consideration of various policies of the VMC Secondary Plan.</li> <li>3. The Project Team acknowledges this comment. Permission for multiple townhouse dwellings permitted V1-V3. Permitting schools in 'V4'. Mapping edits to exception 14.1070 to ensure figures are as per 096-2018 (9(1445) of by-law 1-88). Clarity that a private balcony can be recognized as a portion of the a sites overall amenity space calculation. New definition for Supportive Living Facility use included in final draft (to be permitted V1-V3).</li> </ol>
<b>Email received October 28, 2020</b>	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting revisions to the VMC zone standards.</li> <li>3. The Project Team acknowledges this comment and propose minor revisions to various definitions and VMC general provisions. Final draft replaces the "built to line" requirement (which improves use / functionality of built-to-zone setback requirements) with appropriate general notes applied to the Built-to-zone. Final draft deletes the restriction of ground floor residential units. Gross floor area definition amended in response.</li> </ol>
<b>Letter submitted March 10, 2020</b>	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting that the zones consider additional permitted uses.</li> <li>3. The Project Team acknowledges this comment. Final draft includes additional permitted uses including a new definition for "Supportive Living Facility" use included in final draft (to be permitted V1-V3).</li> </ol>
<b>Letter submitted March 10, 2020</b>	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Defined Terms or Definitions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting various definitions be considered. Issue of Active use frontage requirements to be reviewed.</li> <li>3. The Project Team acknowledges this comment. Revisions made to definitions and general provisions respecting amenity space requirements. Active frontage requirements are based on the in effect Secondary Plan. Minor language revisions to the VMC zone general provisions have been made for improved clarity.</li> </ol>
<b>Letter submitted March 10, 2020</b>	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Transition	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting various site specific considerations which may be subject to transition.</li> <li>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
<b>C37</b>	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Site-specific Exception	<ol style="list-style-type: none"> <li>1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7.</li> <li>2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14).</li> <li>3. The Project Team acknowledges this comment. Several revisions to Chapter 14 were made to reflect the in effect amendments to By-law 1-88.</li> </ol>



<b>C37</b>	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Proposed Zoning	<ol style="list-style-type: none"> <li>1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7.</li> <li>2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14).</li> <li>3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.</li> </ol>
<b>Email received November 23, 2020</b>	11/23/2020	7973 & 7983 Islington Avenue	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 7973 and 7983 Islington Avenue.</li> <li>2. The submission is requesting the lots in question be removed from the EN overlay.</li> <li>3. Staff have reviewed this request. Staff have confirmed that the EN overlay has been correctly applied.</li> </ol>
<b>Letter submitted March 10, 2020</b>	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Zone Standards	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting consideration of revised provisions for the VMC zones respecting, GFA, amenity space requirements, as well as continued landmark locations.</li> <li>3. Staff have reviewed this request. Staff have proposed minor modifications to the VMC zones and general provisions in response. However, landmark locations are not proposed. The pre-zoning is based on the land use precincts of the VMC Secondary Plan. Landmark locations are not identified in the VMC Secondary Plan.</li> </ol>
<b>Letter submitted March 10, 2020</b>	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Mapping	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting a mapping review within the pre-zoned VMC lands.</li> <li>3. The Project Team acknowledges this comment. Mapping is as per the approved VMC Secondary Plan. Site specific approvals impacting zone boundaries will be considered on a site by site basis. Update to the upcoming VMC Secondary Plan provides an opportunity to align land use and other applicable schedules, informing the zoning for these lands. As well, existing roads are zoned rather than future or anticipated roads, which will be updated over time accordingly.</li> </ol>
<b>Letter submitted March 10, 2020</b>	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. The subject land is within the VMC Secondary Plan.</li> <li>2. The submission is requesting revisions be considered to the building requirements of the VMC zones (tower floor plate, tower separation, etc.)</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. Minor revisions have been made to definitions of amenity space and gross floor area.</li> </ol>
<b>C60</b>	10/28/2020	56 Woodbridge Ave, 15 Clarence St, 23 Clarence St	EMC Group Limited	Nadia	Zucarro	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 56 Woodbridge Ave, 15 Clarence St and 23 Clarence St.</li> <li>2. The submission is requesting that lands with municipal addresses of 56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street be rezoned to the Woodbridge Main Street (WMS). More specifically, the submission is requesting that 23 Clarence Street be rezoned from First Density Residential Zone (R1) and subject to the "-EN" suffix provision to the Woodbridge Main Street (WMS) through a site specific exception.</li> <li>3. Staff have reviewed this request. It is noted that lands with the municipal addresses of 56 Woodbridge Avenue and 15 Clarence Street are proposed to be zoned Woodbridge Main Street (WMS) through the Draft Zoning By-law. Lands with the municipal address of 23 Clarence Street are proposed to be zoned First Density Residential Zone (R1) and subject to the "-EN" suffix provision. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review.</li> </ol>

C73	10/28/2020	3300 Highway 7	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The subject land is located at 3300 Highway 7.</p> <p>2. The submission is requesting changes to the zoning framework applicable to the subject land</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject land through the Comprehensive Zoning By-law Review.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Bechard	Transition	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission is requesting confirmation respecting transition provisions.</p> <p>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Bechard	Site-specific Exception	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission is requesting confirmation respecting site specific amendments.</p> <p>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	Fossil Hill & Major Mackenzie	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The submission is requesting clarity respecting transition.</p> <p>2. The submission requests confirmation of the interpretation of transition measures of the new by-law.</p> <p>3. The Project Team acknowledge this comment. . Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	2180 Langstaff Road	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located at 2180 Langstaff Road.</p> <p>2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>7476 Kipling Ave</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The subject lands are located at 7476 Kipling Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>10568 Islington Ave</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The subject lands are located at 10568 Islington Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>8337-8359 Islington Ave</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The subject lands are located at 8337-8359 Islington Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>2109179 Ontario Inc.</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Other</p>	<p>1. The submission is in regards to representing the interests of 2109179 Ontario Inc. A specific property or lands are not indicated. 2. The submission is requesting continued notice regarding the status of the proposed Zoning By-law and any further public meetings and future Council meetings. 2. Staff have reviewed this request. The contact will be added to the mailing list and will be sent notice regarding the status of the proposed Zoning By-law.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>400 Bradwick Dr.</p>	<p>Humphries Planning Group Inc.</p>	<p>Rosemarie</p>	<p>Humphries</p>	<p>Transition</p>	<p>1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received October 28, 2020	10/28/2020	2141 Major Mackenzie Drive	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<ol style="list-style-type: none"> <li>1. The submission is requesting clarity respecting transition.</li> <li>2. The Project Team acknowledges this comment.</li> <li>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	General or Specific Use Provisions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27.</li> <li>2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial use.</li> <li>3. Staff have reviewed the request. At this time, staff remain supportive of requirements as proposed through the Third Draft Zoning By-law.</li> </ol>
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Transition	<ol style="list-style-type: none"> <li>1. The submission is requesting clarity respecting transition.</li> <li>2. The Project Team acknowledges this comment.</li> <li>3. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.</li> </ol>
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Proposed Zoning	<ol style="list-style-type: none"> <li>"1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27.</li> <li>2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial uses and uses previously defined and permitted under by-law 1-88 a.a.</li> <li>3. Staff have reviewed the request. Minor revisions made to the definitions and permitted uses to assure further consistency with existing C4 Zone uses.</li> </ol>
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 &amp; 8585 Highway 27.</li> <li>2. The submission is requesting site specific uses currently permitted be reviewed.</li> <li>3. The Project Team acknowledges this comment. Revisions made to NC zone and definitions which ensure many existing uses in commercial neighbourhood zones are captured in chapter 3.</li> </ol>
C63	10/28/2020	10489 Islington Ave	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located at 10489 Islington Avenue.</li> <li>2. The submission is requesting clarity among permissions respecting 10489 Islington.</li> <li>3. The Project Team acknowledges this comment. The final KMS zone intend to address the comments received.</li> </ol>
Email received October 29, 2020	10/29/2020	170 Doughton Road	KLM Planning Partners	Mark	Yarranton	Other	<ol style="list-style-type: none"> <li>1. The subject lands are municipally known as 170 Doughton Road.</li> <li>2. The submission requests review of chapter 14 respecting these lands.</li> <li>3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.</li> </ol>

<p><b>Email received October 28, 2020</b></p>	<p>10/29/2020</p>	<p>7933 Huntington Road &amp; 475,549,379,401 Bowes Road</p>	<p>G&amp;L Group</p>	<p>Pat</p>	<p>Lamanna</p>	<p>Proposed Zoning</p>	<p>1. The subject lands are located at 7933 Huntington Rd and 475, 549, 379 and 401 Bowed Rd. 2. The submission is to confirm the applicable proposed zoning for the applicable lands. 3. Staff have reviewed this request. At this time, staff are able to confirm that the identified properties are proposed to be zoned Employment (EM).</p>
<p><b>C87</b></p>	<p>10/28/2020</p>	<p>0 Keele Street</p>	<p>Blackthorn Development Corp.</p>	<p>Maurizio</p>	<p>Rogato</p>	<p>Other</p>	<p>1. The subject lands are located at 0 Keele Street 2. The submission confirms that the proposed zoning of the subject lands is Parkway Belt Public Use Zone (PB1) and subject to exception zone 662. The submission notes that no specific comments regarding the proposed zoning of the subject lands are offered at this time. The submission requests notice of any updates or matters related to the Zoning By-law Review, including Notice of Decision. 3. Staff acknowledge this comment.</p>
<p><b>C88</b></p>	<p>10/28/2020</p>	<p>10150, 10180 &amp; 10220 Pine Valley Drive</p>	<p>Blackthorn Development Corp.</p>	<p>Maurizio</p>	<p>Rogato</p>	<p>Proposed Zoning</p>	<p>1. The subject lands are located on 10150, 10180 &amp; 10220 Pine Valley Drive. 2. The submission requests that privately owned land be zoned OS2. 3. The Project Team acknowledges this comment. Zone map changed to OS2 for 10150 Pine Valley Drive.</p>
<p><b>C88</b></p>	<p>10/28/2020</p>	<p>10150, 10180 &amp; 10220 Pine Valley Drive</p>	<p>Blackthorn Development Corp.</p>	<p>Maurizio</p>	<p>Rogato</p>	<p>Other</p>	<p>1. The subject lands are located at 10150, 10180 and 10220 Pine Valley Drive. 2. The submission is requesting clarity if "the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services", which is contemplated under the proposed definition of "Funeral Services", would be permitted on lands with municipal address 10150 Pine Valley Drive. Staff note that this property is proposed to be zoned Public Open Space (OS1). As proposed, Funeral Services is not a permitted use in the Public Open Space (OS1) zone and therefore the requested uses as detailed in the submission would not be permitted as-of-right on the subject lands. The submission further requests that 10180 and 10220 Pine Valley Drive be rezoned to Public Open Space (OS1) zone. The zoning of these lands as proposed through the Draft Zoning By-law is carried forward from Zoning By-law 1-88 as Estate Residential (RE). 3. Staff have reviewed these requests. At this time, staff do not support permitting "Funeral Services" in the Public Open Space (OS1) zone. Further, staff do not support rezoning 10180 and 10220 Pine Valley Drive to the Public Open Space (OS1) zone through the Zoning By-law Review.</p>
<p><b>C61</b></p>	<p>10/28/2020</p>	<p>78 Trowers Road</p>	<p>KLM Planning Partners</p>	<p>Roy</p>	<p>Mason</p>	<p>Land Use Permissions</p>	<p>1. The subject lands are located at 78 Trowers Road. 2. The submission requests confirmation of the applicability of transition provisions (section 1.6). 3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

C52	10/27/2020	8810 and 8820 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject lands are located at 8810 and 8820 Jane Street.</li> <li>2. The submission is requesting changes to requirements for the Prestige Employment (EM1) zone.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the Prestige Employment (EM1) requirements as proposed through the Third Draft Zoning By-law.</li> </ol>
C52	10/27/2020	8520 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 8520 Jane Street.</li> <li>2. The submission is requesting reconsideration of the proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of zoning the subject lands Prestige Employment (EM1) in conformity with the 2010 Vaughan Official Plan.</li> </ol>
C52	10/27/2020	East side of Jane Street, east to Kayla Crescent	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at the east side of Jane Street, east to Kayla Crescent.</li> <li>2. The submission is requesting changes to the proposed zoning for the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning of the Third Draft Zoning By-law and do not support a rezoning of the subject lands.</li> </ol>
C52	10/27/2020	3603 Langstaff Road	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 3602 Langstaff Road.</li> <li>2. The submission is requesting clarification if a supermarket is a permitted use for the General Commercial (GC) Zone.</li> <li>3. Staff have reviewed this request and confirmed that a Supermarket is established as a permitted use as per Table 9-2 in the General Commercial (GC) Zone by the proposed Zoning By-law.</li> </ol>
C52	10/27/2020	310, 330 & 346 Millway Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject lands are located at 310, 330 and 347 Millway Road.</li> <li>2. The submission is requesting more permissive zoning framework that would permit additional land uses on the subject lands. The submission is further requesting that the maximum GFA of supportive commercial uses be carried forward from Zoning By-law 1-88.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of proposed permitted uses and lot and building requirements in the Prestige Employment (EM1) zone.</li> </ol>
C52	10/27/2020	9796 Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 9796 Dufferin Street.</li> <li>2. The submission is requesting that Exception Zone 54 identify the existing uses on the subject property.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed exception zone applicable to the subject lands and do not propose any modifications.</li> </ol>
C52	10/27/2020	9828 Dufferin Street	KLM Planning Partners	Roy	Mason	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject land is located at 9828 Dufferin Street.</li> <li>2. The submission acknowledges the proposed zoning and notes that the lands may ultimately developed in accordance with the policies of the City's official plan.</li> <li>3. Staff have reviewed this request and acknowledge this comment.</li> </ol>
C52	10/27/2020	North side of Valley Vista Drive, east side of Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street.</li> <li>2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning.</li> <li>3. Staff have reviewed this request and acknowledge this comment. .</li> </ol>

C52	10/27/2020	North side of Valley Vista Drive, east side of Dufferin Street	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street.</p> <p>2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning.</p> <p>3. Staff have reviewed this request and acknowledge this comment. .</p>
C52	10/27/2020	2067 & 2077 Rutherford Road and 696 Westburne Drive	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject lands are located at 2067 &amp; 2077 Rutherford Road and 696 Westburne Drive.</p> <p>2. The submission requests consideration of permitted uses for the subject lands as a result of the zoning change to GMU.</p> <p>3. The Project Team acknowledges this comment. The GMU zone is designed to provide for a full range of uses permitted by the VOP 2010.</p>
C52	10/27/2020	2067 & 2077 Rutherford Road and 696 Westburne Drive	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject lands are located at 2067 &amp; 2077 Rutherford Road and 696 Westburne Drive</p> <p>2. The submission requests consideration of permitted uses for the subject lands as a result of the zoning change to GMU.</p> <p>3. The Project Team acknowledges this comment. The GMU zone is designed to provide for a full range of uses permitted by the VOP 2010. The use of 'E' in the permitted use tables provides for legally existing uses to maintain and be replaced without becoming legal non-conforming.</p>
C52	10/27/2020	South Side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive	KLM Planning Partners	Roy	Mason	Official Plan Conformity	<p>1. The subject land is located at the south side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive.</p> <p>2. The submission is requesting consideration regarding the site specific exception application to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the site specific exception applicable to the subject lands as proposed through the Third Draft Zoning By-law.</p>
C46	10/28/2020	105 and 131 Four Valley Road	KLM Planning Partners	Roy	Mason	Transition	<p>1. The subject land is located at 105 Four Valley Road.</p> <p>2. The submission is requesting clarification regarding transition provisions.</p> <p>3. Staff have reviewed this request and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C46	10/28/2020	105 and 131 Four Valley Road	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject land is located at 105 Four Valley Road.</p> <p>2. The submission is requesting consideration for a site specific exception.</p> <p>3. Staff have reviewed this request and acknowledge this comment. Active applications for re-zoning are subject to transition. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received on October 28, 2020	10/28/2020	North side of Woodbridge Ave and west of Kipling Ave	Larkin + Land Use Planners Inc.	Aaron	Gillard	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at the north side of Woodbridge Avenue and west of Kipling Avenue.</li> <li>2. The submission is requesting consideration regarding the Utility (U) Zone applicable to the subject land.</li> <li>3. Staff have reviewed this request. At this time, staff remain supportive of the Utility (U) Zone applicable to the subject lands as proposed by the Third Draft Zoning By-law.</li> </ol>
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<ol style="list-style-type: none"> <li>1. The subject land is located at 241 Crestwood.</li> <li>2. The submission is requesting that "Assisted Living Facility", "Group Home/Congregate Care", and "Respite Care" uses be permitted through Parts 7 and 11 of the Draft Zoning By-law.</li> <li>3. Staff have reviewed this request and acknowledge this comment.</li> </ol>
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> <li>1. The subject land is located at 241 Crestwood.</li> <li>2. The submission is requesting that definitions be added to Part 3 of the Draft Zoning By-law for "Assisted Living Facility", "Group Home/Congregate Care", and "Respite Care".</li> <li>3. Staff have reviewed this request and acknowledge this comment.</li> </ol>
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Mapping	<ol style="list-style-type: none"> <li>1. The subject land is located at 241 Crestwood.</li> <li>2. The submission is requesting that lands subject to exception zone 1100 be rezoned from Agricultural (A) to Major Institutional (I1).</li> <li>3. Staff have reviewed this request and acknowledge this comment.</li> </ol>
Email received October 29, 2020	10/28/2020	52 Forest Circle Court	Vaughanwood Ratepayers Association	Mary	Mauti	Proposed Zoning	<ol style="list-style-type: none"> <li>1. The subject land is located at 52 Forest Circle Court.</li> <li>2. The submission details Vaughanwood Ratepayers Association's position that the zoning of the "small areas between Islington and Wigowss Avenue on Highway 7" remain residential in nature. The submission notes the Association's opposition to intensification of these lands due to "geographical area" and "safety reasons along Highway 7". The submission further states that building height should "remain only for the built [sic] of a residential home".</li> <li>3. Staff have reviewed this submission and note that the identified lands are subject to an active application under the Planning Act. Staff will therefore forward this comment to the appropriate City staff who are assigned to that file.</li> </ol>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Official Plan Conformity	<ol style="list-style-type: none"> <li>1. The subject land is located south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400</li> <li>2. The submission is requesting that the VMC zone requirements be modified to align further with the Secondary Plan.</li> <li>3. Staff have reviewed this request and acknowledge this comment. However, staff are of the opinion that the mapping proposed conforms to the Secondary Plan.</li> </ol>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Transition	<ol style="list-style-type: none"> <li>1. The subject land refer to on-going development applications in the Southwest Quadrant of the VMC Secondary Plan.</li> <li>2. The submission is requesting clarification respecting transition.</li> <li>3. Staff have reviewed this request and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</li> </ol>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Site-specific Exception	<ol style="list-style-type: none"> <li>1. The subject land is located within the VMC Secondary Plan area.</li> <li>2. The submission is requesting that the by-law reflect permissions of by-law 092-2020 and 052-2019.</li> <li>3. Staff have reviewed this request and acknowledge this comment.</li> </ol>



C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Other	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting changes to the updated parking rates.</p> <p>3. Staff have reviewed this request. At this time, staff remain generally supportive of the proposed parking rates, including implementing minimum parking rates, for the Vaughan Metropolitan Centre as proposed in the Third Draft Zoning By-law. However, the final draft amends the minimum residential parking from 0.6 spaces per dwelling to 0.4 spaces per dwelling unit.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	General or Specific Use Provisions	<p>1. The subject lands refer to "landmark locations" as shown in By-law 1-88, within the boundaries of the VMC Secondary Plan.</p> <p>2. The submission requests to carry forward landmark site permissions directly from 1-88 a.a.</p> <p>3. The Project Team acknowledge this comment. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting changes to the zone standards applicable to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zone standards for the Vaughan Metropolitan Centre (VMC) Zones, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Defined Terms or Definitions	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting reconsideration of specific defined terms or definitions.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the defined terms, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Land Use Permissions	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting reconsideration of permitted land uses applicable to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the permitted uses within the VMC Zones, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Proposed Zoning	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission requests reconsideration of the proposed zoning framework for the Vaughan Metropolitan Centre (VMC) zones to more appropriately implement the policies of the Vaughan Metropolitan Centre Secondary Plan.</p> <p>3. Staff have reviewed this request. At this time, the Project Team remain supportive of the proposed zoning framework for the Vaughan Metropolitan Centre (VMC) zones, which has been informed through extensive consultation with landowners, consultants, the public, and various City departments to develop a zoning framework that advances the City's plan for the VMC as envisioned by the VMCSPP.</p>

<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>1150 Centre Street</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Proposed Zoning</p>	<p>1. The subject lands are located at 1150 Centre Street. The submission requests an update to the zoning by-law based on an LPAT order related to the subject lands 2. The Project Team acknowledges this comment. The GMU zone offers a wide range of as-of-right permitted uses. Where the GMU zone is currently applied, mixed use development would require an application for rezoning. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. 3.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>177-197 Woodbridge Ave</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Transition</p>	<p>1. The subject lands are located at 177-197 Woodbridge Ave. The submission requests that the by-law be updated to reflect the on-going LPAT hearing process respecting the subject lands. 2. The Project Team acknowledge this comment and can confirm that Transition is applicable to re-zoning applications and Official Plan amendments required. The LPAT approval is subject to section 1.6 and will remain in effect until such time as a site specific by-law is brought forward with the full details of the site. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. 3.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>5317 Highway 7</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Land Use Permissions</p>	<p>1. The subject lands are located at 5317 Highway #7. The submission requests a review of permitted uses respecting the full range of uses described by VOP 2010 , including residential uses. 2. The City is supportive of the zones proposed as pre-zoning was not considered through this review/consultation. It is anticipated that a zoning by-law amendment may still be required to achieve the full range of uses contemplated by the VOP 2010. The zoning by-law can be more restrictive than the Official Plan, however, cannot be more permissive. 3.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>5317 Highway 7</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Site-specific Exception</p>	<p>1. The subject lands are located at 5317 Highway #7. 2. The submission agrees with the concept of carrying forward special provisions and uses from the existing by-law. 3. The Project Team acknowledge this comment. The review itself considers conformity to VOP 2010.</p>
<p>Email received October 28, 2020</p>	<p>10/28/2020</p>	<p>7887 Weston Rd</p>	<p>Overland LLP</p>	<p>Christopher</p>	<p>Tanzola</p>	<p>Transition</p>	<p>1. The subject lands are located at 7887 Weston Road. 2. The submission requests confirmation respecting Transition provisions (section 1.6). 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

<b>Email received October 27, 2020</b>	10/27/2020	7725 Jane Street	Davies Howe	Monica	Khemraj	Official Plan Conformity	<ol style="list-style-type: none"><li>1. The subject property is located at 7725 Jane Street.</li><li>2. The submission requests that the open space portion of the proposed zoning be amended to reflect current commercial uses on the lands that are zoned open space.</li><li>3. Staff have reviewed these comments and support the third draft. The OS portion of the lands are based on the approved Secondary Plan precincts. Staff have confirmed that the pre-zoning for the subject lands are in conformity with the Secondary Plan.</li></ol>
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P-2174-2

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Development Planning Department

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

**Re: Committee of the Whole (2) Report  
Tuesday, June 8, 2021  
Agenda Item 6.8  
City-Wide Comprehensive Zoning By-law ("CZBL")  
The Corporation of the City of Vaughan  
1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited  
City Files: 19T-19V006 & Z.19.037  
Part of Lot 25, Concession 7, City of Vaughan  
City Wide Comprehensive Zoning By-law Review**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

**Communication : C 56  
Committee of the Whole (2)  
June 8, 2021  
Item # 8**

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Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited c/o Zzen Group 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 that the proposed City-wide Comprehensive Zoning By-law does not address our concerns.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18<sup>th</sup> 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision with an approved implementing zoning by-law amendment which is not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by Vaughan Council. We are

not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.


Sincerely,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
*PRESIDENT*

Cc: Sam Speranza, Zzen Group  
Joseph Sgro, Zzen Group  
Frank Palombi, Lindvest  
Brandon Correia, City of Vaughan



C58  
Communication  
CW (2) – June 8, 2021  
Item# - 8

# City of Vaughan City-wide Comprehensive Zoning By-law Review

Committee of the Whole

June 8<sup>th</sup>, 2021

# Overview

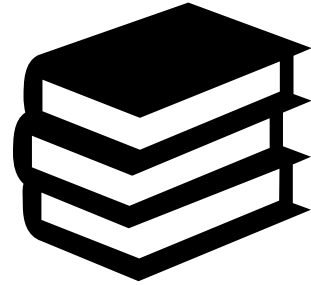
1. Project Timeline
2. Purpose of the Zoning By-law Review
3. Public Consultation
4. Final Comprehensive Zoning By-law
5. Key Highlights
6. Actions Taken Since Statutory Public Meeting

# Project Timeline

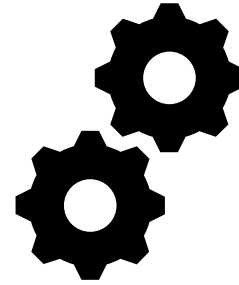
1. **2010:** The City adopts a new Official Plan
2. **2017:** WSP was retained to prepare a new City-wide comprehensive Zoning By-law and implement the policy directives of the VOP 2010
3. **2017-2018: Phase 1** included the Zoning Strategy Report and the first round of community engagement
4. **2019-2020: Phase 2** included the first, second and third drafts of the draft Zoning By-law, as well as the Statutory Public Meeting
5. **2021: Phase 3** seeks approval of the Final Zoning By-law



# Purpose of the Zoning By-law Review



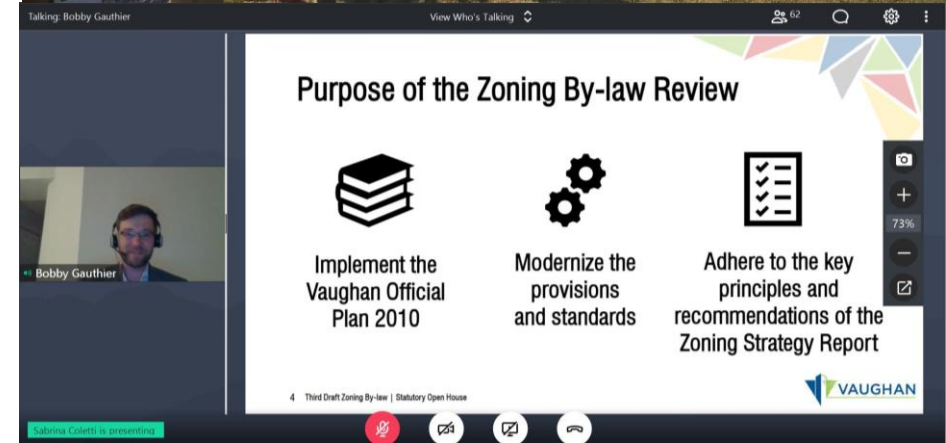
**Implement the 2010  
Vaughan Official Plan**



**Modernize the  
provisions  
and standards**

# Public Consultation

- 15 Ward Based Open Houses
- 3 “Pop Up” Events
- Meetings with Steering Committee
- Meetings with SAG
- ZoneVaughan.ca
- Interactive map
- e-Blasts
- 400+ public comments
- Statutory Public OH/Meeting
- 88 statutory communications

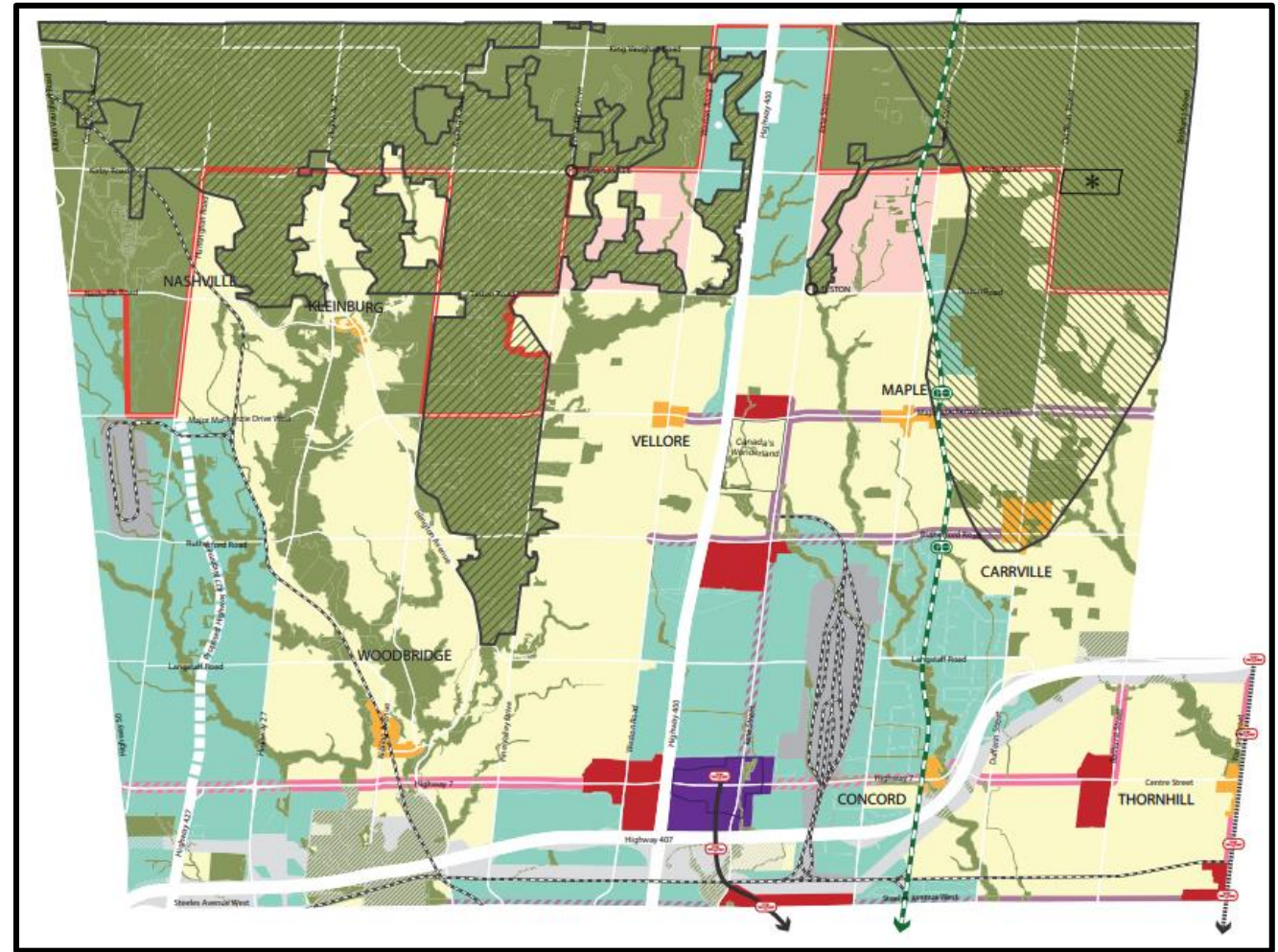


# Final Comprehensive Zoning By-law

- The Zoning By-law is organized into 15 concise and distinct chapters that make it easy to navigate, administer and interpret
- Schedule A establishes the zone mapping
- Schedules B-1 through B-6 are established as follows:
  - B-1: Vaughan Metropolitan Centre – Special Provisions
  - B-2: Wellhead Protection Areas
  - B-3: Woodbridge Special Policy Area
  - B-4: TRCA Regulated Area
  - B-5: TransCanada Pipeline and Facilities

# Key Highlights

- Implement the City structure as contemplated by VOP 2010



# Key Highlights

- Transition provisions that treat previous and on-going site specific approvals under By-law 1-88
- Modernized and updated the parking and loading requirements
- Reviewed and updated nearly 1,500 exception zones

1387) Notwithstanding the provisions of:

- a) Subsection 3.8 g) respecting Parking Requirements;
- b) Subsection 3.9 a) respecting Loading Space Requirements;
- c) Subsection 3.13 respecting Minimum Landscaped Area;
- d) Subsection 5.1.2 (b) respecting Open Storage;
- e) Schedule "A" respecting the zone standards in the C2 General Commercial Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on [Schedule "E-1514"](#):

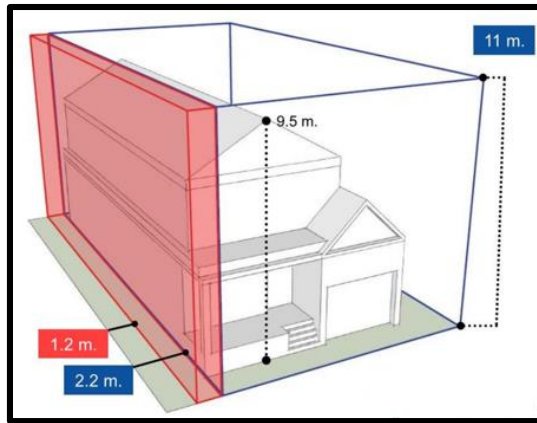
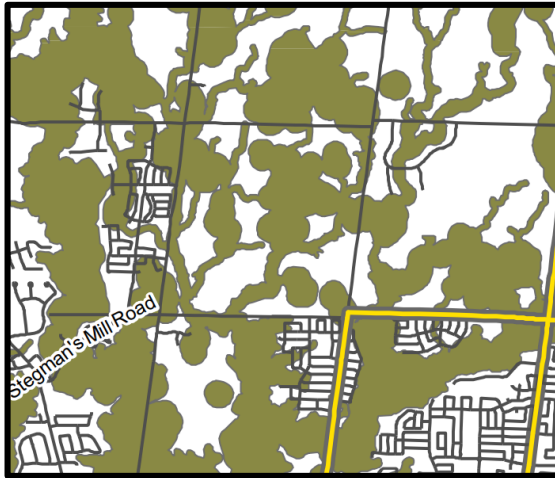
- ai) The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 metres;
- aii) The inventory roof top parking area shall be accessed by a vehicle lift;
- bi) Loading spaces are not required, the loading and unloading of vehicles shall only take place in the loading area shown on [Schedule "E-1514"](#);
- ci) A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping;
- ci) A 0.40 metres wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue;
- di) The storage of automobiles for sale may take place in any designated parking area, and parking, for inventory purposes only, may take place on the roof top parking area;
- ei) The maximum lot coverage shall be 33.5%;
- eii) The maximum building height shall be 12.6 m.

↑  
Old Format of  
site-specific  
exceptions

14.1016	
Exception Number 1016	Legal Description: 228-238 Steeles Avenue West
Applicable Parent Zone: HMU, OS1	
Schedule A Reference: 19	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.1016.1 Lot and Building Requirements	
1. The following provisions shall apply to the lands shown as Subject Lands on Figure E-1514:	
a. The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 m;	
b. A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping;	
c. A 0.40 m wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue;	
d. The maximum lot coverage shall be 33.5%; and,	
e. The maximum building height shall be 12.6 m.	
14.1016.2 Parking	
1. The following parking requirements shall apply to the lands shown as Subject Lands on Figure E-1514:	
a. The inventory roof top parking area shall be accessed by a vehicle lift; and,	
b. The storage of automobiles for sale may take place in any designated parking area, and parking, for inventory purposes only, may take place on the roof top parking area.	

→  
New format of  
site-specific  
exceptions

# Key Highlights



- Incorporation of the TRCA regulated area
- Establishes minimum amenity area requirements that are consistent with best practice
- Conserves the character of established neighbourhoods

# Key Highlights

- Streamlined, accessible and contemporary document

**7.0 RESIDENTIAL ZONES**

**7.1 List of Residential Zones**

For convenience, Table 7-1 identifies the Residential Zones established in accordance with Part 2 of this By-law.

Table 7-1: List of Residential Zones

Zone Name	Zone Symbol(s)	Purpose of the Zone
Estate Residential Zone	RE	Detached residential dwellings on 45.0 m wide lots
First Density Residential Zone	R1, R1A, R1B, R1C, R1D, R1E	Detached residential dwellings on 18.0 m - 30.0 m wide lots
Second Density Residential Zone	R2, R2A	Detached residential dwellings on 15.0 m wide lots
Third Density Residential Zone	R3, R3A	Detached residential dwellings on 12.0 m wide lots
Fourth Density Residential Zone	R4, R4A	Detached and semi-detached residential dwellings generally on 7.5 - 9.0 m wide lots
Fifth Density Residential Zone	R5, R5A	Detached and semi-detached residential dwellings generally on 6.0 - 9.0 m wide lots
Townhouse Residential Zones	RT1, RT2	A range of ground-related townhouse dwellings
Multiple Unit Residential Zone	RM1, RM2, RM3	Apartment dwellings and various types of townhouse dwellings

**7.2 Regulations for the RE, R1, R2, R3, R4 and R5 Zones**

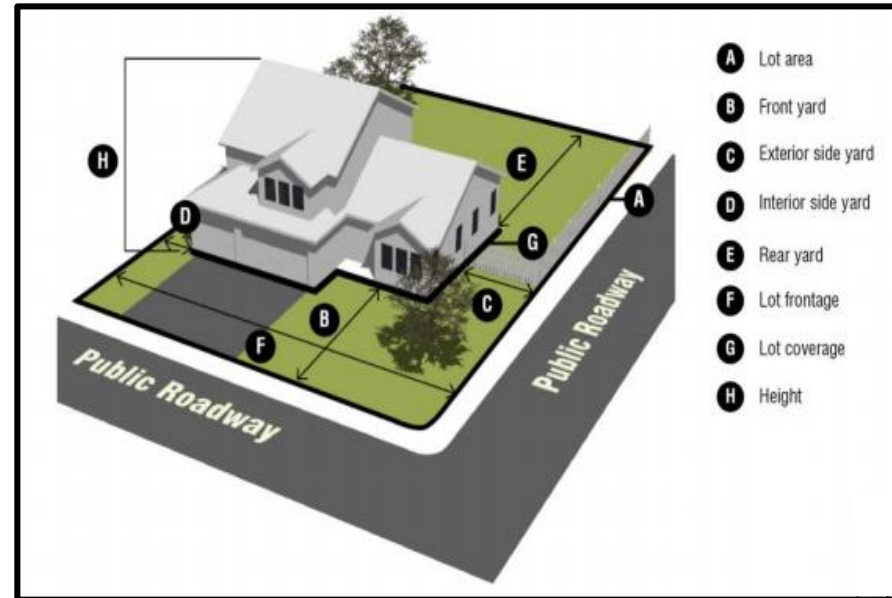
**7.2.1 Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones**

Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

	RE	R1	R2	R3	R4	R5
<b>Residential Uses</b>						
Independent living facility	•	•	•	•	•	•

Third Draft | September 2020 | 101

Document Wayfinding and Design



Non-operative Illustrations

“Legal non-conformity” refers to situations where land or buildings are being used for a purpose which is no longer in compliance with this new By-law. This can occur where a use was legally established under a previous Zoning By-law, but this By-law has been updated in a manner that no longer permits the use. This By-law allows a legal non-conforming use to continue. However, an expansion of a non-conforming use may require a minor variance or zoning by-law amendment application.

Non-operative Notations

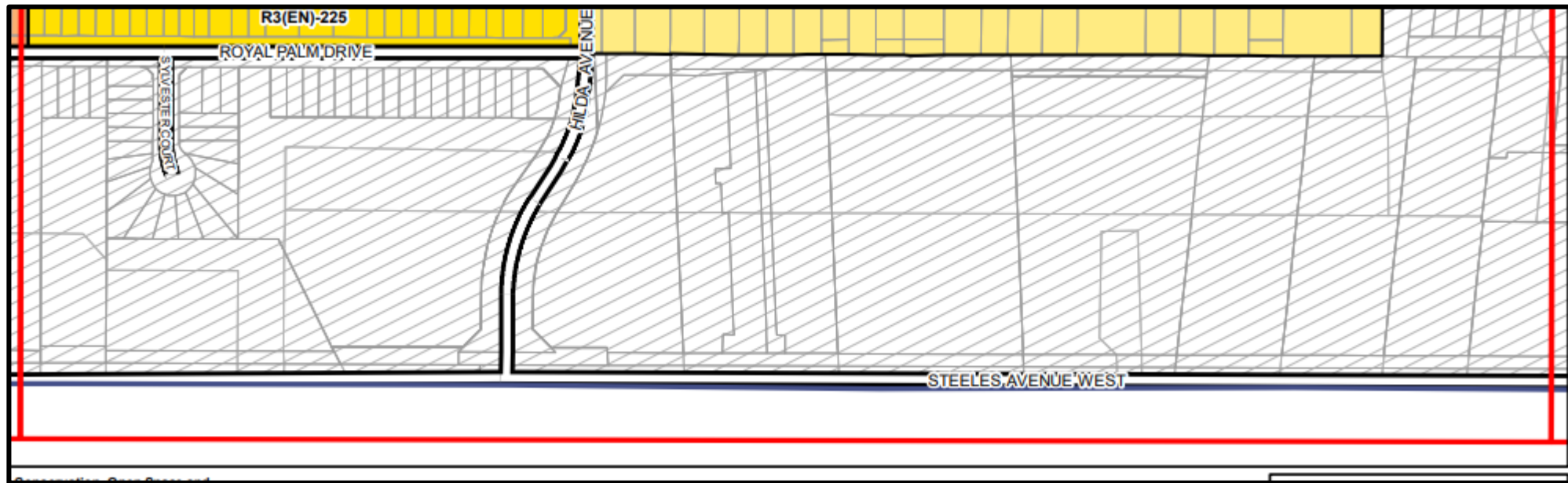
# Actions Taken Since Statutory Meeting

- One-on-one meetings as requested by members of the public, agencies and landowners
- Scoped refinement to the Zoning By-law based on input from staff, landowners, agencies, and the public
- Review of the exception zones based on clarifications offered by land owners and to capture recently approved applications



# Actions Taken Since Statutory Meeting

- By-law 1-88 will continue to apply to the Yonge Steeles Centre Secondary Plan area



# Thank you



**COMMUNICATIONS  
COUNCIL MEETING – JUNE 22, 2021  
WITH RESPECT TO RPT. No. 32, ITEM NO. 8**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<b><u>Distributed June 18, 2021</u></b>			
C5. Roy Mason, KLM Planning Partners Inc., dated June 7, 2021.	32	8	Committee of the Whole
C14. Matthew A. Di Vona, Di Vona Law, dated June 7, 2021.	32	8	Committee of the Whole
C15. Matthew A. Di Vona, Di Vona Law, dated June 7, 2021.	32	8	Committee of the Whole
C16. Michael Bissett, Bousfields Inc. dated June 7, 2021.	32	8	Committee of the Whole
C17. Michael Bissett, Bousfields Inc. dated June 7, 2021.	32	8	Committee of the Whole
C18. Michael Bissett, Bousfields Inc. dated June 7, 2021.	32	8	Committee of the Whole
C19. Nadia Zuccaro, EMC Group Limited, dated June 7, 2021.	32	8	Committee of the Whole
C20. Phil Stewart, Pound and Stewart Planning Consultants, dated June 7, 2021.	32	8	Committee of the Whole
C21. Phil Stewart, Pound and Stewart Planning Consultants, dated June 7, 2021.	32	8	Committee of the Whole
C22. Annik Forristal, McMillan LLP, dated June 7, 2021.	32	8	Committee of the Whole
C23. Annik Forristal, McMillan LLP, dated June 7, 2021.	32	8	Committee of the Whole
C24. Jack Wong, Malone Given Parsons, dated June 7, 2021.	32	8	Committee of the Whole
C26. Natalie Ast, Overland LLP, dated June 7, 2021.	32	8	Committee of the Whole
C29. Andrew Palumbo, MHBC Planning, Urban Design & Landscape Architecture, dated June 8, 2021.	32	8	Committee of the Whole
C30. John Alati, Davies Howe LLP, dated June 8, 2021.	32	8	Committee of the Whole
C32. Tarah Coutts, Aird & Berlis LLP, dated June 8, 2021.	32	8	Committee of the Whole
C36. Ryan Mino-Leahan and Christine Halis, KLM Planning Partners Inc., dated June 15, 2021.	32	8	Committee of the Whole
<b><u>Distributed June 21, 2021</u></b>			
C43. Ryan Mino-Leahan and Marshall Smith, KLM Planning Partners Inc., dated June 18, 2021.	32	8	Committee of the Whole
C55. Mathew Halo, Weston Consulting, dated June 21, 2021.	32	8	Committee of the Whole

**C5**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: Emailing: Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021  
**Date:** June-11-21 11:34:38 AM  
**Attachments:** [Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021.pdf](#)

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-----Original Message-----

From: Roy Mason <RMason@KLMPlanning.com>  
Sent: Monday, June 07, 2021 3:03 PM  
To: Clerks@vaughan.ca  
Cc: Bill Kiru <Bill.Kiru@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; lucio polsinelli [REDACTED]  
[REDACTED]; 'Albert Vitullo' <albert@canvasdevelopments.ca>  
Subject: [External] Emailing: Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021

Todd Coles:

Attached you will find a letter submitted on behalf of Canvas Developments addressing the City of Vaughan Comprehensive Zoning By-law which is scheduled to go to Committee of the Whole on June 8, 2021 (Item No. 8). Please ensure that the letter is received by the Committee of the Whole at their meeting.

Best regards

KLM Planning Partners Inc.

Roy Mason

Your message is ready to be sent with the following file or link attachments:

Canvas Developments - City of vaughan Comprehensive Zoning By-law Review June 2021

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

June 7, 2021

Office of the Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Mr. Todd Coles

Dear Sir:

**RE: City of Vaughan Comprehensive Zoning By-law Review – June 8, 2021  
Committee of the Whole – Agenda Item 8**

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Further to my letter dated October 27, 2020, on behalf of Canvas Developments, for the Public Meeting held on October 29, 2020, I wish to advise that the comments and concerns contained in my October 27, 2020 letter addressing various Canvas Development properties remain valid. Also, further to our initial October 27, 2020 request to meet with staff it is requested that staff be directed to meet with my client in order to resolve the concerns prior to the comprehensive zoning by-law being passed by Council.

For ease of reference I have incorporated the October 27, 2020 comments for the various properties into this letter as follows:

1. 8810 and 8820 Jane Street – The proposed new EM1 zone category is less permissive than the EM1 zoning under By-law 1-88, as amended. In particular, commercial and accessory and ancillary retail uses have been removed or scaled back. My client would like the proposed EM1 zone category to better reflect the previous EM1 permissions by including supporting commercial uses such as restaurants, health centres, and service shops and allow accessory and ancillary retail sales to 30% of GFA to a maximum of 930 square metres, as previously permitted. In addition, given Jane Street as a potential major transportation corridor the lands in this vicinity of Jane Street should be considered for uses that complement the enhanced transportation infrastructure.

2. 8520 Jane Street – The new zoning by-law will rezone the subject property from C7 - Service Commercial to EM1 Prestige Employment. This is a drastic change and would create numerous non-conformities on this property. It is requested that Vaughan planning staff consider implementing either a new zone category consistent with the existing C7 category or provide permitted use exceptions to the new EM1 zoning as it applies to this property. In addition, given Jane Street as a potential major transportation corridor the lands in this vicinity of Jane Street should be considered for uses that complement the enhanced transportation infrastructure.
3. East side of Jane Street, east to Kayla Crescent – The new zoning by-law will rezone these two parcels from C2(H0 Neighbourhood Commercial to GMU (H) General Mixed Use and from RV4 to R4A(EN)-755, respectively. The R4A(EN) zoned property should not be restricted to Institutional and Recreational uses only. 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.
4. 3603 Langstaff Road – The new zoning by-law will replace the existing C4 -Neighbourhood Commercial to GC-592 – General Commercial. While Exception #592 permits an Automotive Retail Store as an additional permitted use, the GC zone category does not permit a Supermarket, as previously permitted under the C4 zone category.
5. 310, 330 & 346 Millway Road - The proposed new EM1 zone category is less permissive than the EM1 zoning under By-law 1-88, as amended. In particular, commercial and accessory retail uses have been removed or scaled back. My client would like the proposed EM1 zone category to better reflect the previous EM1 permissions by including supporting commercial uses such as restaurants, health centres, and service shops and allow accessory retail sales to 30% of GFA to a maximum of 930 square metres, as previously permitted. Given the proximity of these lands to the walkable subway stop further discussion is warranted regarding future land uses.
6. 9796 Dufferin Street – The proposed zoning by-law will rezone the subject lands from A – Agricultural to A – Agricultural and RE-54 Residential Estate. The new zoning permits one single family detached dwelling and allows the existing on site uses to continue. It may be beneficial to specify the existing uses on the subject property through the Exceptions.
7. 9828 Dufferin Street – The new by-law zones the subject property A -Agricultural which is consistent with the previous A - Agricultural zone category under By-law 1-88, as amended. The A – Agricultural zone category effectively services as a holding category until such time as the lands are developed in accordance with the provisions of the Official Plan.

8. North side of Valley Vista Drive, east side of Dufferin Street – The proposed RM2-899 zoning replaces the RA3(H) zoning of By-law 1-88, as amended. The new RM2 zone category permits a variety of residential uses, and Exception #899 provides for a broad range of commercial uses, which appear to be acceptable provided the zoning standards are consistent with the previous zoning.
  
9. 2067 & 2077 Rutherford Road and 696 Westburne Drive – The proposed zoning by-law will zone the lands GMU – 781 - General Mixed Use from the C7 – Service Commercial zone category under Zoning By-law 1-88, as amended. Exception #781 incorporates the provisions of the site plan approved for 2077 Rutherford Road.  
The GMU permitted uses are similar to the uses permitted under the C7 zone category, but it seemingly only permits a banquet hall on Lot 21, RP 65M-2795, and only permits automotive related uses if they are legally existing at the timing of the new zoning by-law. In addition, accessory retail sales will not be permitted on Lot 22, RP 65M-2795. The omitted uses should be included under the exceptions in the new zoning by-law. It should be noted that Council has supported the conversion of these lands from employment use to residential use, and while it is acknowledged that the Official Plan has yet to be amended to reflect the conversion, this should be considered when determining appropriate uses for these lands, in view of the MTSA designation in support of the Rutherford GO Station hub.
  
10. South Side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive – The existing zoning is C7 – Service Commercial. The proposed zoning by-law zones the easterly 1/3 of the lands GMU - General Mixed Use, and the westerly 2/3rds of the lands GMU-533. Exception #533 allows motor vehicle repair on repair on the north east corner of Lot 2, RP 65M-2167, and an accessory drive-through with a restaurant use. It should be noted that these lands are within a Regional intensification corridor, which may include higher density residential uses and supports the implementation of Regional and local transit infrastructure. As such, the new zoning category should be more reflective of higher intensity uses permitted in the Official Plan.

Again, my client requests an opportunity to meet with City of Vaughan Planning staff in order to discuss potential additional appropriate land uses and development standards in order to ensure that the new zoning by-law is acceptable prior to being passed by Council.

Please ensure that this letter is received by the Committee of the Whole at their meeting on June 8, 2021, 1PM, Agenda Item 8 – City Wide Comprehensive Zoning By-law.

Yours very truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read 'Roy Mason', with a long horizontal flourish extending to the right.

Roy Mason

cc: Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Bill Kiru, Acting Director of Development Planning  
Mayor and Members of Council  
Lucio Polsinelli, c/o Canvas Developments



**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the following entities, being the respective owners of the referenced properties in the City of Vaughan (collectively, the “Properties”):

- i. Stellex Properties Inc., being the owner of 10481 Highway 50 (PIN 033210046);
- ii. 2268005 Ontario Limited, being the owner of N/A Highway 50 (PIN 033210058);
- iii. Guscon Mackenzie GP Inc., being the owner of 7050 Major Mackenzie Drive (PIN 033210227); and
- iv. Gusgo Holdings Ltd., being the owner of 7050 Major Mackenzie Drive (PIN 033210212).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

The New ZBL proposes to rezone the Properties, in part, to FD, FD-402, and EP. The FD (Future Development) Zone’s stated purpose is to permit only existing uses, limit the building envelope, and require a planning application to amend the by-law in order to evaluate a proposal for urban development.



In our respectful submission, the proposed zoning of the Properties in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. In general, the FD Zone is overly restrictive and limiting in its purported permissions, or lack thereof;
- ii. The New ZBL fails to reflect prior approvals and decisions of the (then) Ontario Municipal Board, respecting part of the Properties;
- iii. The Properties do not contain any environmental features worthy of the extent of the proposed EP zoning in the New ZBL;
- iv. The New ZBL does not conform with the Vaughan Official Plan, applicable Secondary Plan, and the York Official Plan;
- v. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- vi. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- vii. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.

### **Request**

We respectfully request that Committee and Council direct staff to engage our clients in discussions relating to our specific concerns and the appropriate zoning of the Properties in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Clients

**C15**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Matthew Di Vona](#)  
**To:** [Brandon Correia](#); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] City-Wide Comprehensive Zoning By-law Review - COW Meeting June 8, 2021 (Item 8)  
**Date:** June-07-21 4:53:47 PM  
**Attachments:** [PastedGraphic-4.png](#)  
[ATT00001.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-1.pdf](#)  
[ATT00002.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-2.pdf](#)  
[ATT00003.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-3.pdf](#)  
[ATT00004.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-4.pdf](#)  
[ATT00005.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-5.pdf](#)  
[ATT00006.htm](#)  
[Letter to COWCouncil \(June 7, 2021\)-6.pdf](#)  
[ATT00007.htm](#)

---

Dear Mr. Correia and Clerks -

Please find attached our correspondence of today's date.

Kind regards,  
M.

**Matthew A. Di Vona**

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the owner of lands legally described as PT LOT 9 CON 9 (VGN), PT 6 65R29429, EXCEPT PT 1 EXPRO PL YR2226983, in the City of Vaughan (the “Property”).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

In our respectful submission, the proposed zoning of the Property in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- ii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iii. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- iv. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.



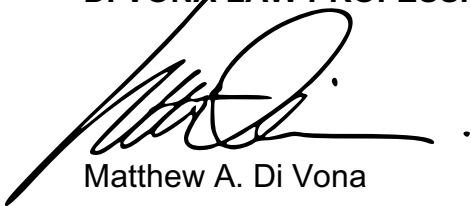
## Request

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Client

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the owner of lands legally described as PT LT 26 CON 3 VAUGHAN AS IN VA41897, in the City of Vaughan (the “Property”).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

In our respectful submission, the proposed zoning of the Property in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. The New ZBL does not reflect the prior approvals by the LPAT relating to the Property;
- ii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- iii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iv. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- v. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.



## **Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Client

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the owner of lands legally described as PT LOT 26, CON 2 VAUGHAN (WEST 100 ACRES MORE OR LESS) EXCEPT PT 1, 65R10540, PTS 3 & 4, 65R14739, PT 1, PL D965, PT 1, D968 & PT 1, D969; PT LT 27 CON 2 VAUGHAN AS IN R355117(SECONDLY); PCL 4-1 SEC 65M2597; BLK 4 PL 65M2597; PT LOT 26 CON 2 (VGN), PT 1, 65R10431, EXCEPT PT 2, 65R10540 & EXCEPT PT 1, EXPROP PL D967, in the City of Vaughan (the “Property”).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

In our respectful submission, the proposed zoning of the Property in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. The New ZBL does not reflect the prior approval by the LPAT relating to the Property;
- ii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- iii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans. In particular, the New ZBL does not incorporate the permissions within the *Oak Ridges Moraine Conservation Plan*, as it relates to small-scale commercial, industrial, and institutional uses, on the Property;





- iv. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- v. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.

**Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Client

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the owner of lands legally described as PT LT 19 CON 8 VAUGHAN AS IN VA66140 EXCEPT PT 3 MISC PL R587279, PT 11 EXPROP PL R464429 AND EXCEPT PTS 1 & 2, EXPROP. PL YR2372503, in the City of Vaughan (the “Property”).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

In our respectful submission, the proposed zoning of the Property in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- ii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iii. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- iv. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.



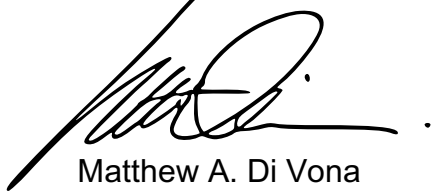
## **Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Client

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the owner of lands legally described as PT LOT 17 CON 3 VGN PT 1, 65R5194 EXCEPT PT 2, 65R29377, in the City of Vaughan (the “Property”).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

In our respectful submission, the proposed zoning of the Property in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. The New ZBL does not reflect the prior approvals by the LPAT relating to a part of the Property;
- ii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;
- iii. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- iv. The New ZBL is not consistent with applicable Provincial Policy Statements; and
- v. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3.



## **Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Client

**Delivered by E-Mail to [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)**

June 7, 2021

Mr. Brandon Correia, Manager Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review (the “New ZBL”)  
Committee of Whole Meeting on June 8, 2021  
Agenda Item 8**

We are counsel to the respective owners of lands legally described as PT LT 29 CON 2 VAUGHAN; PT LT 30 CON 2 VAUGHAN PTS 1-8 64R6003 EXCEPT PT 3 EXPROP PL R602558 ; S/T VA41581 PARTIALLY RELEASED BY R283556; S/T VA82915; PT LT 31 CON 2 VAUGHAN AS IN R276312 EXCEPT PTS 1 & 2 EXPROP PL R602587; PART OF LOT 31 CONCESSION 2 PART 2; VAUGHAN ON PLAN 65R-31874; PT NE1/4 LT 30 CON 2 VAUGHAN AS IN R364765 EXCEPT PTS 1 & 2 65R17688; and, PT LOT 30, CON 2 PT 1, 65R7855; SAVE AND EXCEPT PT 1, 65R32323 AND PTS 1 TO 11, 65R31771, in the City of Vaughan (the “Property”).

We are writing in advance of the Committee of the Whole’s consideration of the above noted item regarding the New ZBL. Please forward this correspondence to Committee and Council, in advance of its consideration of this item or a related matter.

### **Concerns with New ZBL**

In our respectful submission, the proposed zoning of the Property in the New ZBL does not represent good land use planning for a number of reasons, including, but not limited to:

- i. The New ZBL does not reflect the prior approvals and decisions by the OMB relating to various parts of the Property;
- ii. The New ZBL does not reflect the prior Minister’s Order dated February 3, 2015, relating to part of the Property;
- iii. The New ZBL does not conform with the Vaughan Official Plan and the York Official Plan;



- iv. The New ZBL does not conform with, or not conflict with, applicable Provincial Plans;
- v. The New ZBL is not consistent with applicable Provincial Policy Statements;
- vi. The New ZBL does not comply to the *Planning Act*, including, sections 2, 2.1, and 3; and
- vii. The New ZBL does not appropriately zone abutting lands, legally described as PART OF LOT 31 CONCESSION 2 VAUGHAN, PART 1 ON PLAN 65R-31874, in the City of Vaughan.

### **Request**

We respectfully request that Committee and Council direct staff to engage our client in discussions relating to our specific concerns and the appropriate zoning of the Property in the New ZBL, in advance of Council's final decision in this matter.

We trust that this is satisfactory. Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

**DI VONA LAW PROFESSIONAL CORPORATION**



Matthew A. Di Vona

Copy: Client

**C16**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Michael Bissett](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Brandon Correia](#); [Nicole Sgrignuoli](#)  
**Subject:** [External] Correspondence Item 6.8 COW (June 8 2021)  
**Date:** June-07-21 4:59:35 PM  
**Attachments:** [Hollywood Letter \(June 2021\).pdf](#)

---

This message's attachments contains at least one web link. This is often used for phishing attempts. Please only interact with this attachment if you know its source and that the content is safe. If in doubt, confirm the legitimacy with the sender by phone.

Good afternoon

Please find attached correspondence respecting Item 6.8 to the June 8, 2021 COW meeting (respecting the Comprehensive Zoning By-law).

Thank you very much,

**Michael Bissett** | Partner

MCIP, RPP

**Bousfields Inc.**

PLAN | DESIGN | ENGAGE

**Toronto**

3 Church Street, Suite 200 | Toronto, Ontario | M5E 1M2

Cell: 416-903-6950 | Office: 416-947-9744 Ext. 206 | Fax: 416-947-0781

**Hamilton**

1 Main Street East, Suite 200 | Hamilton, Ontario | L8N 1E7

Tel: 905-549-3005 | Fax: 416-947-0781

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**\*\*Open for Business - Remote Location Alert\*\***

Bousfields takes the health of our staff, our clients, our industry colleagues, and our community with the greatest of care. In order to support public health efforts, the Bousfields' team will be working offsite (effective Monday March 16<sup>th</sup>). We are available to serve our clients and our industry colleagues from our out-of-office locations – through email, telephone, and video conference. We remain committed to providing the highest level of professional service during these challenging times. We wish you and your families good health. Thank you for your support and understanding.





# BOUSFIELDS INC.

Project No. 1049

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mayor Bevilacqua and Members of Committee of the Whole:

**Re: Comprehensive Zoning By-law Review**

---

We are planning consultants to Hollywood Princess Convention and Banquet Centre Inc. ("Hollywood"), owners of the lands located at the northwest corner of Highway 7 and Creditstone Road, municipally known as 2800 Highway 7, in the City of Vaughan (the "subject site").

We have reviewed the proposed permitted uses within the V1, V3 and V4 zones that are proposed to apply to the subject site, and it is our opinion that the use permissions are not sufficiently flexible in respect to what is permitted under the VMC Secondary Plan. We look forward to discussing further with staff.

Should you require additional information, or wish to discuss the contents of this letter further, please do not hesitate to contact the undersigned.

Yours truly,  
**Bousfields Inc.**

Michael Bissett, MCIP, RPP

c. Brandon Correia, Manager Special Projects

**From:** [Michael Bissett](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Brandon Correia](#); [Nicole Sgrignuoli](#)  
**Subject:** [External] Correspondence Item 6.8 COW (June 8 2021)  
**Date:** June-07-21 4:57:49 PM  
**Attachments:** [RLDC Letter \(June 2021\).pdf](#)

**C17**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

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Good afternoon

Please find attached correspondence respecting Item 6.8 to the June 8, 2021 COW meeting (respecting the Comprehensive Zoning By-law).

Thank you very much,

**Michael Bissett** | Partner

MCIP, RPP

**Bousfields Inc.**

PLAN | DESIGN | ENGAGE

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# BOUSFIELDS INC.

Project No. 1049

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mayor Bevilacqua and Members of Committee of the Whole:

**Re: Comprehensive Zoning By-law Review**

---

We are planning consultants to Rutherford Land Development Corporation (the "RLDC"), owners of the lands located at the southeast corner of Jane Street and Rutherford Road, legally described as Part of Lot 15, Concession 4, Parts 1, 4, 5, 6 & 8 on Reference Plan 65R-26506 and municipally known as 2901 Rutherford Road, in the City of Vaughan (the "subject lands").

On November 6, 2020, the Minister of Municipal Affairs and Housing issued a Zoning Order (O. Reg. 643/20) permitting mixed use high density development on the subject site (the Zoning Order is attached hereto). Therefore the subject lands should be identified as "These lands shall not be subject to Zoning By-law 2021-01". We also request that staff confirm that By-law 1-88 would not be repealed as it applies to the subject site.

Should you require additional information, or wish to discuss the contents of this letter further, please do not hesitate to contact the undersigned.

Yours truly,  
**Bousfields Inc.**

Michael Bissett, MCIP, RPP

c. Brandon Correia, Manager Special Projects

# ONTARIO REGULATION 643/20

made under the

## PLANNING ACT

Made: November 6, 2020

Filed: November 6, 2020

Published on e-Laws: November 9, 2020

Printed in *The Ontario Gazette*: November 21, 2020

## ZONING ORDER - CITY OF VAUGHAN, REGION OF YORK

### Definitions

1. In this Order,

“car share” means a membership based car rental service with a network of shared vehicles readily available 24 hours a day, 7 days a week, and does not include a motor vehicle sales establishment or car brokerage;

“parking space” means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles;

“underground parking structure” means a building or structure constructed below grade used for the temporary parking of motor vehicles, but not used for the storage of impounded, scrap or derelict motor vehicles;

“Zoning By-law” means Zoning By-Law No. 1-88 of the City of Vaughan.

### Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the lands outlined in red on a map numbered 250 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

### Permitted uses

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for,

- (a) apartment dwellings;
- (b) townhouse dwellings;
- (c) back-to-back townhouse dwellings;
- (d) stacked townhouse dwellings;
- (e) underground parking structures;
- (f) financial institutions;
- (g) business or professional offices;
- (h) a car share;
- (i) clubs;
- (j) health centres;
- (k) eating establishments;
- (l) convenience eating establishments;
- (m) take-out eating establishments;
- (n) personal service shops;
- (o) pet grooming establishments;
- (p) pharmacies;
- (q) retail stores;
- (r) veterinary clinics;
- (s) outdoor patios;

- (t) temporary sales offices;
- (u) community centres;
- (v) day nurseries;
- (w) independent living facilities;
- (x) long-term care homes;
- (y) public or private schools;
- (z) technical or commercial schools;
- (z.1) libraries;
- (z.2) recreational uses; and
- (z.3) uses, buildings and structures that are accessory to the uses set out in clauses (a) to (z.2).

**Zoning requirements**

4. The zoning requirements for the Apartment Residential “RA3” Zone set out in the Zoning By-law apply to the lands described in section 2, with the following exceptions:

1. There is no minimum lot area.
2. The minimum distance between buildings that are seven storeys or taller is 25 metres.
3. The maximum floorplate in an apartment dwelling above the podium is 750 square metres.
4. The maximum building height is 30 storeys.
5. The maximum floor space index is 8.5.
6. There is no maximum number of dwelling units.
7. There is no maximum gross floor area.
8. The minimum floor to floor height of a non-residential unit on the ground floor of a building is 4.5 metres.
9. There is no minimum setback from a sight triangle.
10. The minimum setback from the street line to the first two storeys of any building above finished grade is three metres.
11. The minimum setback from the street line of any portion of a building above the first two storeys is 1.5 metres.
12. There is no minimum setback from a street line to the nearest portion of a building below grade.
13. The minimum amenity area is two square metres per dwelling unit.
14. The minimum number of required parking spaces is as follows:
  - i. 0.7 parking spaces are required per bachelor or one-bedroom dwelling unit.
  - ii. 0.9 parking spaces are required per two-bedroom dwelling unit.
  - iii. One parking space is required per three or more bedroom dwelling unit.
  - iv. 0.15 residential visitor parking spaces are required per dwelling unit.
  - v. Two parking spaces are required per 100 square metres of commercial gross floor area.
  - vi. 0.45 parking spaces are required per one-bedroom independent living dwelling unit.
  - vii. 0.6 parking spaces are required per two-bedroom independent living dwelling unit.
  - viii. 0.15 visitor parking spaces are required per independent living dwelling unit.
  - ix. 0.2 parking spaces are required per long-term care home bed.
  - x. 0.15 visitor parking spaces are required per long-term care home bed.
15. The minimum width of a two-way access driveway is 6 metres.
16. The maximum width of a two-way access driveway is 7.5 metres.

**Terms of use**

5. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Vaughan.

**Commencement**

**7. This Regulation comes into force on the day it is filed.**

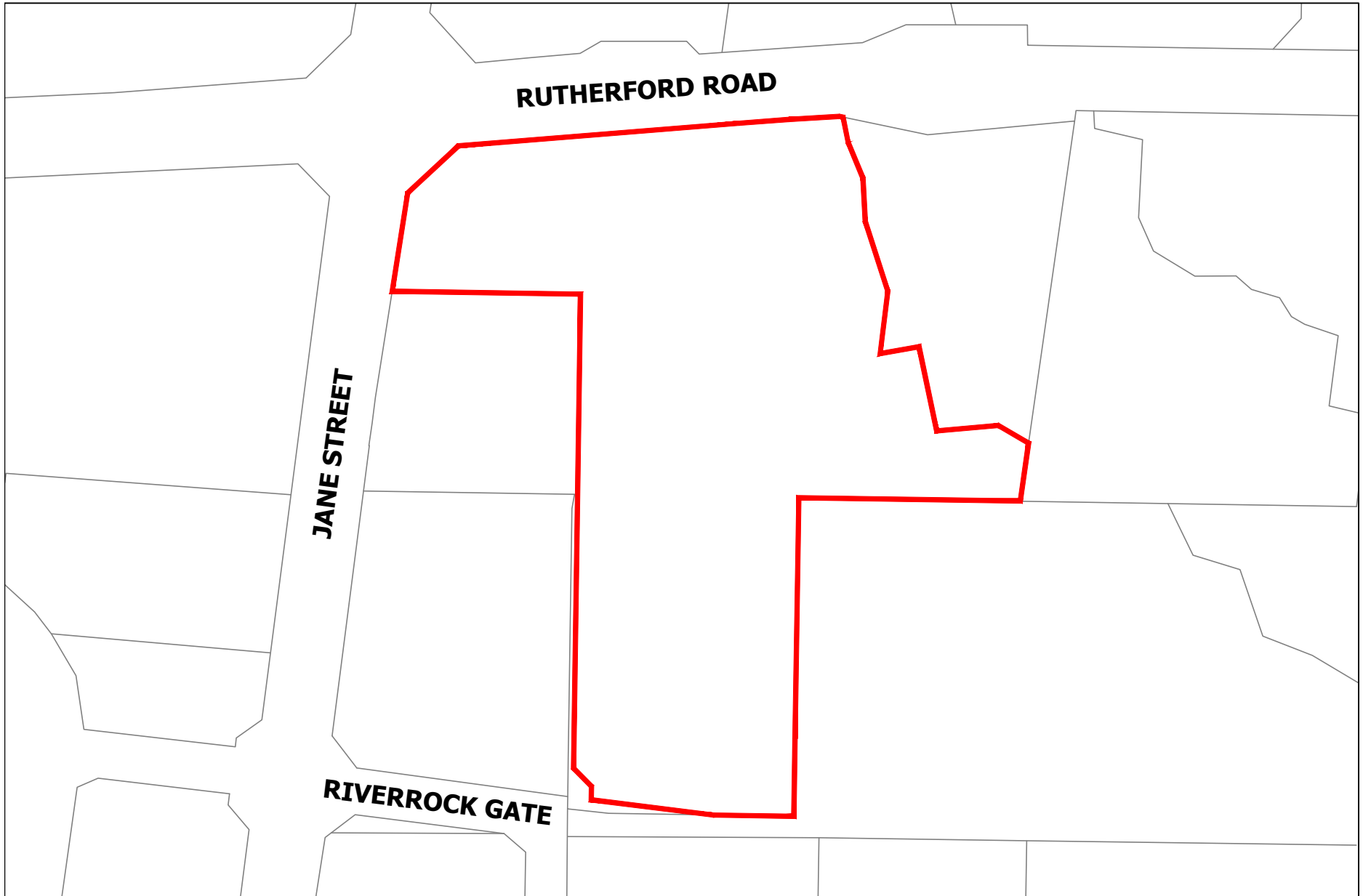
Made by:

STEVE CLARK  
*Minister of Municipal Affairs and Housing*

Date made: November 6, 2020

Back to top

**PART LOT 15, CONCESSION 4, CITY OF VAUGHAN**



**MAP NO. XXX**

Map Filed at the office of the Ontario Ministry  
of Municipal Affairs and Housing  
777 Bay Street, Toronto, Ontario

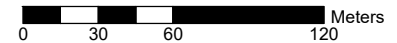
The Planning Act Ontario Regulation:

Date:

Original Signed By:

**LEGEND**

 Lands Subject to Zoning Order



**C18**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Michael Bissett](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Brandon Correia](#); [Nicole Sgrignuoli](#)  
**Subject:** [External] Correspondence Item 6.8 COW (June 8 2021)  
**Date:** June-07-21 4:14:40 PM  
**Attachments:** [PineValley Letter \(June 2021\).pdf](#)

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Good afternoon

Please find attached correspondence respecting Item 6.8 to the June 8, 2021 COW meeting (respecting the Comprehensive Zoning By-law).

Thank you very much,

**Michael Bissett** | Partner

MCIP, RPP

**Bousfields Inc.**

PLAN | DESIGN | ENGAGE

**Toronto**

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**\*\*Open for Business - Remote Location Alert\*\***

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# BOUSFIELDS INC.

Project No. 1049

June 7, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mayor Bevilacqua and Members of Committee of the Whole:

**Re: Comprehensive Zoning By-law Review**

---

We are planning consultants to MCN (Pine Valley) Inc., owner of an approximate 64 hectare property located on the east side of Pine Valley Road, south of King-Vaughan Road, municipally known as 12011 Pine Valley Road (the "subject property").

Further to our letter dated October 27, 2020, it appears that Schedule B4 to the draft Comprehensive Zoning By-law still does not accurately reflect the LPAT Decision, dated October 5, 2020 (letter and LPAT decision attached hereto). The decision implemented a settlement to accurately reflect the Natural Heritage designations on the subject site. It appears that Schedule B4 to the Draft Zoning By-law still does not accurately reflect the deletion of certain features per the attached LPAT decision. We request that this be reviewed and confirmed.

Should you require additional information, or wish to discuss the contents of this letter further, please do not hesitate to contact the undersigned.

Yours truly,  
**Bousfields Inc.**

Michael Bissett, MCIP, RPP

c. Brandon Correia, Manager Special Projects



# BOUSFIELDS INC.

Project No. 1049

October 27, 2020

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mayor Bevilacqua and Members of Committee of the Whole

***Re: Comprehensive Zoning By-law Review***

---

We are planning consultants to MCN (Pine Valley) Inc., owner of an approximate 64 hectare property located on the east side of Pine Valley Road, south of King-Vaughan Road, municipally known as 12011 Pine Valley Road (the "subject property").

We have attached an LPAT Decision, dated October 5, 2020, implementing a settlement to accurately reflect that Natural Heritage designations on the subject site. It appears that Schedule B4 to the Draft Zoning By-law does not accurately reflect the features per the attached LPAT decision. We request that this be reviewed and confirmed.

Should you require additional information, or wish to discuss the contents of this letter further, please do not hesitate to contact the undersigned.

Yours very truly,

Michael Bissett, MCIP RPP  
**Bousfields Inc.**

*cc. Brandon Correia, Manager, Special Projects, City of Vaughan*

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** October 05, 2020

**CASE NO(S):** PL111184

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan City of Vaughan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

All Appellants: See Attachment 1

**Heard:** October 1, 2020 by telephone conference call

**APPEARANCES:**

**Parties**

**Counsel**

MCN (Pine Valley) Inc.

S. Ferri and M. Ng

Block 42 Landowners Group Inc.

M. Melling and A. Margaritis

City of Vaughan

E. Lidakis

Toronto and Region Conservation  
Authority

T. Duncan

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON  
OCTOBER 1, 2020 AND ORDER OF THE TRIBUNAL**

---

[1] This proceeding was a settlement hearing to resolve the appeals of MCN (Pine Valley) Inc. (Appeal 57) (“Pine Valley”) and Block 42 Landowners Group Inc. (Appeal 151) (“Block 42 Landowners”) to the 2010 Vaughan Official Plan (“VOP”). Over the past several years, the 168 appeals to the VOP have been managed according to various categories by area or subject matter. Where a settlement is reached, as is the case here, a hearing is held to consider the settlement and resulting modifications to the VOP, if any.

[2] In support of the settlement for Block 42 Landowners, and with the consent of all Parties, the signed Affidavits of the following professionals were marked as Exhibit 1: Ryan Mino-Leahan, Registered Professional Planner (“RPP”) and Brian Henshaw, Ecologist.

[3] In support of the settlement for Pine Valley, and with the consent of all Parties, the signed Affidavits of the following professionals were marked as Exhibit 2: Michael Bissett, RPP, Bradley Baker, Ecologist and Paul Neals, Agrologist.

[4] As covered in detail in the Affidavits, both of these matters relate to the manner in which the VOP designates and applies policies for natural heritage areas.

[5] The area known as Block 42 covers approximately 500 hectares at the centre of the municipality’s northern boundary, bounded by Kirby Road to the south, Pine Valley Drive to the west, Weston Road to the east, and the municipal boundary to the north. The area is situated outside of the designated Urban Area and is dominated by agricultural land uses, but may be considered for future urban development based on studies underway by the Regional Municipality of York.

[6] The resolution of the Block 42 Landowners’ appeal involves renaming natural features on Schedule 2 of the VOP to clarify that such features will be determined at the time of future development, and including policies that provincially significant wetlands

will be surrounded by a 30 metre (“m”) protection zone and other wetlands by a 10 m zone, and setting out the circumstances when an evaluation of wetlands and environmental impact studies are required.

[7] Mr. Mino-Leahan attests that the proposed modifications to the VOP satisfy all legislative requirements by appropriately addressing the protection of ecological systems, the protection of agricultural resources, orderly development and coordinated planning, as set out in s. 2 of the *Planning Act* (“Act”), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“GP”), the Provincial Policy Statement, 2020 (“PPS”) and the Regional Municipality of York Official Plan (“ROP”). Mr. Mino-Leahan also opines that the proposed modifications are in harmony with the policy intent of the VOP.

[8] The lands affected by the Pine Valley appeal are approximately 60 hectares within the northwest part of Block 42. The resolution of the appeal involves modifying Schedule 2 of the VOP to remove the designations of Core Feature and Enhancement Area from three swales that cross and form part of the cropped fields on the property, and to add a policy allowing the small wetland in the southwest part of the property to be studied further at the time of a development application.

[9] Mr. Bissett attests that the proposed modifications to the VOP satisfy all legislative requirements by appropriately addressing the protection of ecological systems, the protection of agricultural resources, orderly development and coordinated planning, as set out in the Act, GP, PPS and ROP. Mr. Bissett also opines that the proposed modifications conform with the intent of the VOP.

[10] On the unchallenged planning evidence of Mr. Mino-Leahan and Mr. Bissett as supported by the technical conclusions of the other affiants, and the consent submissions of the Parties, the Tribunal finds that the proposed modifications to the VOP have regard for s. 2 of the Act, conform with the GP, are consistent with the PPS, and conform with the ROP. The Tribunal approves the requested modifications to the VOP as set out below.

**ORDER**

[11] The Tribunal orders, pursuant to s. 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of the City of Vaughan Official Plan 2010 as adopted by the City of Vaughan on September 7, 2010, subject to Council modifications on September 27, 2011, March 20, 2012, and April 17, 2012, and modified and endorsed by the Regional Municipality of York on June 28, 2012, that:

1. Appeals 57 and 151 of the City of Vaughan Official Plan 2010, filed by MCN (Pine Valley) Inc. and Block 42 Landowners Group Inc. respectively, are allowed in part;
2. The City of Vaughan Official Plan 2010 is hereby modified and approved as modified in respect of lands subject to Appeals 57 and 151 in accordance with Attachment 2 attached to and forming part of this Order; and
3. The balance of Appeals 57 and 151 of the City of Vaughan Official Plan 2010 are hereby dismissed.

*“S. Tousaw”*

S. TOUSAW  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.olt.gov.on.ca](http://www.olt.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Ontario Land Tribunals

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**ATTACHMENT 1**

**Schedule "A"**

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
Briardown Estates Inc.	33	Patrick Harrington
Amar Transport Inc.	81	
Solmar Inc.	3	Michael Melling / Andy Margaritis / Jamie Cole (except Appellant 151)
Tesmar Holdings Inc.	04	
1668872 Ontario Inc.	5	
<del>77 Woodstream Inc.</del>	<del>25</del>	
Block 40/47 Developers Group Inc.	28	
Auto Complex Limited	40	
York Major Holdings Inc.	55	
1539253 Ontario Inc.	68	
Celebration Estates Inc.	96	
Overriver Holdings Ltd.	98	
Block 66 West Landowners Group Inc.	125	
Teston Green Landowners Group	149	
Block 42 Landowners Group	151	
Lucia Milani and Rizmi Holdings Ltd.	62	Matthew Di Vona
Teston Villas Inc.	152	
Teston Sands Inc.	162	
<del>2264319 Ontario Inc.</del>	<del>6</del>	Ira T. Kagan
<del>Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Inc. and 1213763 Ontario Ltd.</del>	<del>35</del>	
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	
Castlepoint Huntington Ltd.	49	
Salz & Son Ltd.	51	
Monarch Castlepoint Kipling North & South	154	
Queen's Quay Avante Limited	155	
<del>Haulover Investments Ltd.</del>	<del>7</del>	
David and Kathy Lundell	42	Jeffrey Streisfield

**Schedule "A"**

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
Portside Developments (Kipling) Inc.	116	
<del>Mario Tedesco</del>	<del>417</del>	
York Region Condominium Corporation 730	137	Reza Fakhim / Ali Shojaat / Domenica Perruzza
<del>Baif Developments Limited</del>	<del>8</del>	
<del>Costco Wholesale Canada Ltd.</del>	<del>9</del>	
<del>Wal-Mart Canada Corp.</del>	<del>40</del>	
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	Roslyn Houser / Ian Andres / Joseph Hoffman
Calloway REIT (Sevenbridge) Inc.	73	
<del>LTF Real Estate Company, Canada Inc. ("Life Time")</del>	<del>134</del>	
<del>836115 Ontario Inc.</del>	<del>18</del>	
<del>1191621 Ontario Inc.</del>	<del>19</del>	
<del>Granite Real Estate Inc. (formerly MI)</del>	<del>20</del>	
<del>1834375 Ontario Ltd.</del>	<del>29</del>	
<del>1834371 Ontario Ltd.</del>	<del>30</del>	
<del>Delisle Properties Ltd.</del>	<del>34</del>	
<del>1541677 Ontario Inc.</del>	<del>43</del>	
<del>Novagal Development Inc.</del>	<del>52</del>	
<del>2159645 Ontario Ltd. (Liberty)</del>	<del>56</del>	
<del>Nine-Ten West Limited</del>	<del>80</del>	
<del>Cedarbrook Residential</del>	<del>103</del>	
<del>Allegra on Woodstream Inc.</del>	<del>112</del>	
<del>588701 Ontario Limited</del>	<del>124</del>	
<del>2128475 Ontario Corp.</del>	<del>146</del>	
<del>1930328 Ontario Inc.</del>	<del>147</del>	
<del>West Rutherford Properties Ltd.</del>	<del>16</del>	
<del>Ozner Corporation</del>	<del>17</del>	
<del>Hollywood Princess Convention and Banquet Centre Ltd.</del>	<del>50</del>	Quinto M. Annibale / Steven Ferri



**Schedule "A"**

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
MCN (Pine Valley) Inc.	57	
785345 Ont. Ltd and I & M Pandolfo Holdings	59	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
Maple Industrial Landowners Group	118	
Blue Sky Entertainment Corp.	126	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	
Caldari Land Development Corporation	150	
Lormel Developments Ltd.	167	
Blackwood Realty Fund I Limited Partnership	24	John Alati / Susan Rosenthal
2117969 Ontario Inc.	406	
Midvale Estates Ltd.	407	
2431247 Ontario Limited (Zen 2)	108	
Covenant Chapel	415	
Ivanhoe Cambridge II Inc.	142	
RioCan Holdings Inc. (Coulter's Mills Marketplace)	31	Joel D. Farber
RioCan Holdings Inc. (Springfarm Marketplace)	32	
Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc., and SRF Vaughan Property II Inc.	36	
Riotrin Properties (Vaughan) Inc., Riotrin Properties (Vaughan2) Inc. and Riotrin Properties (Vaughan3) Inc.	48	
RioCan Holdings Inc. (Centre Street Corridor)	82	
1306497 Ontario Inc. (Sisley Honda)	133	
Canadian Fuels Association	41	N. Jane Pepino
Imperial Oil Ltd.	71	
Country Wide Homes (Pine Valley Estates) Inc.	166	
Home Depot Holdings Inc.	044	Steven A. Zakem /

**Schedule "A"**

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
Granite Real Estate Inc. and Magna International Inc.	110	Andrea Skinner
<del>350 Creditstone Investments</del>	<del>143</del>	
<del>Lorwood Holdings Incorporated</del>	<del>158</del>	
<del>Casertano Development Corporation and Sandra Mammone</del>	<del>45</del>	
<del>Danlauton Holdings Ltd.</del>	<del>46</del>	
<del>1529749 Ontario Inc. (the "Torgan Group")</del>	<del>47</del>	
<del>Suncor Energy Products Partnership</del>	<del>54</del>	
<del>GST Canada Co.</del>	<del>85</del>	
<del>2157160 Ontario Inc.</del>	<del>99</del>	Mary Flynn-Guglietti / Annik Forristal
<del>Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd., and 1510905 Ontario Ltd.</del>	<del>100</del>	
<del>1693143 Ontario Inc. and 1693144 Ontario Inc.</del>	<del>101</del>	
<del>Antonia &amp; Bertilla Taurasi</del>	<del>138</del>	
<del>390 Steeles West Holdings Inc.</del>	<del>153</del>	
<del>398 Steeles Avenue West Inc.</del>	<del>160</del>	
<del>2090396 Ontario Ltd.</del>	<del>60</del>	
<del>Arthur Fisch &amp; 1096818 Ontario Inc.</del>	<del>61</del>	Mark R. Flowers
<del>H&amp;L Title Inc. &amp; Ledbury Investments Ltd.</del>	<del>75</del>	
<del>Centre Street Properties Inc.</del>	<del>78</del>	
<del>Vogue Investments Ltd.</del>	<del>79</del>	
<del>Teefy Developments Inc.</del>	<del>63</del>	Chris Barnett
<del>Anland Developments Inc.</del>	<del>83</del>	
<del>281187 Ontario Ltd.</del>	<del>64</del>	Gerard C. Borean
<del>L-Star Developments Group</del>	<del>65</del>	
<del>Kipco Lands Development Inc.</del>	<del>86</del>	
<del>Lanada Investments Limited</del>	<del>87</del>	
<del>Market Lane Holdings Limited</del>	<del>88</del>	
<del>Gold Park (Woodbridge) Inc.</del>	<del>89</del>	

## Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE	
Mrs. Anna Greco	90		
Luigi Bros. Paving Company Ltd.	91		
Mr. Silvio Di Giammarino	94		
1034933 Ontario Ltd.	120		
Luigi Bros. Paving Company Ltd.	128		
Concetta Marciano	135		
Pro Catering Ltd.	136		
Michael Termini, Salvatore Termini and Rosa Bancheri	145		
Yonge & Steeles Developments Inc.	39		Daniel Artenosi / Christopher J. Tanzola / Natalie Ast
Blue Water Ranch Developments Inc.	67		
Berkley Commercial (Jane) Inc.	119		
Teresa Marando	123		
FCF Old Market Lane 2013 Inc.	140		
Liberata D'Aversa	148		
8188 Master Holding Inc.	157		
1966711 Ontario Inc.	164		
Glenwood Property Management Ltd. and The Gupta Group	165		
Royal Group Inc.	70	David Tang	
Langvalley Holdings	77	Nicholas T. Macos	
K & K Holdings Limited	132		
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos	
Tien De Religion Lands	141	Alan Heisey	
TDC Medical Properties Inc.	105	Stephen D'Agostino	
Mr. Antonio Di Benedetto	109	Self-Represented	
Bentall Kennedy (Canada) LP	111	Patrick Duffy	
Toromont Industries Ltd.	114	Michael Miller	
Tan-Mark Holdings Limited & Telast Enterprises Inc.	156	William Friedman	
Tan-Mark Holdings Limited, Gino Matrundola and Telast Enterprises Inc.	168		
10350 Pine Valley	163	Steven Ferri	

## Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
1042710 Ontario Ltd.	4	Patricia A. Foran / Patrick Harrington
Highway 27 Langstaff GP Ltd.	2	Susan Rosenthal
Highway 27 Langstaff GP Ltd.	22	
Longyard Properties Inc.	23	
TDL Group Corp.	11	Michael S. Polowin / -Denise Baker
McDonald's Restaurants of Canada Ltd.	12	
A&W Food Services of Canada Inc.	13	
Wendy's Restaurants of Canada Inc.	14	
Ontario Restaurant Hotel & Motel Association	15	
Roybridge Holdings Ltd., Vaughan West II Ltd., and Squire Ridge Investment Ltd.	26	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc., and Conair Consumers Products Inc.	27	
John Duca	113	
Ms. Ronni Rosenberg	37	Amber Stewart
165 Pine Grove Investments Inc.	53	Adam J. Brown / Jessica Smuskowitz
1525233 Ontario Inc.	97	
Estates of Gladys Smith	58	Robert Miller
Palmerston Properties Limited	122	
York Condominium Corporation 499	139	
2058258 Ontario Ltd. (Forest Green Homes)	69	Christopher J. Williams / Andrea Skinner
Ms. Traci Shatz	76	Aynsley L. Anderson
United Parcel Service Canada Ltd.	92	Tim Bermingham
Weston Downs Ratepayers Association	95	Anthony Francescucci
Mr. Alex Marrero	102	Alex Marrero
Monica Murad	127	Michael Simaan
Seven 427 Developments Inc.	144	Valeria Maurizio / Johanna Shapira

**Schedule "A"**

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
<del>Kau &amp; Associates LP</del>	74	Caterina Facciolo
<del>Trimax on Islington</del>	404	
<del>Dufferin Vistas Ltd.</del>	21	David Bronskill
<del>Country Wide Homes Woodend Place Inc.</del>	121	Jane Pepino
<del>2464879 Ontario Inc. and Ultra Towns Inc.</del>	159	Leo Longe
<del>The Ravines of Islington Encore Inc.</del>	161	

<b><u>Parties</u></b>	<b><u>Party No.</u></b>	<b><u>Representative</u></b>
Haulover Investments Ltd.	7	Jeffrey Streisfield
Region of York	A	Pitman Patterson / Bola Ogunmefun
Ministry of Municipal Affairs and Housing	B	Ugo Popadic / Anna-Lee Beamish
Toronto and Region Conservation Authority	C	Tim Duncan / Coreena Smith
<del>PEARLS Inc.</del>	<del>D</del>	<del>Bruce McMinn</del>
<del>UPS Canada</del>	<del>E</del>	<del>Tim Bermingham</del>
<del>611428 Ontario Ltd.</del>	<del>F</del>	<del>David Bronskill</del>
<del>York Region Catholic District School Board</del>	<del>G</del>	<del>Tom McRae / Christine Hyde</del>
<del>York Region District School Board</del>	<del>H</del>	<del>Gilbert Luk</del>
<del>FCHT Holdings (Ont) Corp</del>	<del>I</del>	<del>Steven A. Zakem / Andrea Skinner</del>
<del>Magna International Inc. and Granite Real Estate Inc.</del>	<del>J</del>	
<del>CNR</del>	<del>K</del>	Alan Heisey
<del>Alex &amp; Michelle Marrero (5859 Rutherford)</del>	<del>L</del>	
<del>Ivanhoe Cambridge Inc. (now Appeal 142)</del>	<del>M</del>	<del>John Alati</del>
<del>Vaughan 400 North Landowners Group Inc.</del>	<del>N</del>	<del>Michael Melling</del>
<del>1233389 Ontario Inc.</del>	<del>O</del>	<del>Alan Heisey</del>
<del>Sustainable Vaughan</del>	<del>P</del>	<del>Sonny Rai</del>
<del>RioCan Holdings Inc.</del>	<del>Q</del>	<del>Joel Farber</del>
<del>Brownridge Ratepayers Association</del>	<del>R</del>	<del>Mario G. Racco</del>

**Schedule "A"**

<b><u>Parties</u></b>	<b><u>Party No.</u></b>	<b><u>Representative</u></b>
Joseph & Teresa Marando	S	Carmine Marando
Velmar Centre Property Ltd.	T	Michael Melling
Argo Lumber Inc., Alpa Trusses Inc.	U	Thomas Barlow / Sarah Jane Turney
One-Foot Developments Inc.	AA	
Two Seven Joint Venture Limited	AB	
Anatolia Capital Corp.	AC	
Di Poce Management Limited	AD	
Toromont Industries Ltd.	AE	
John Simone	AF	
Domenic Simone	AG	
Silvia Bellissimo	AH	
Enza Cristello	AI	
Maria Simone	AJ	
Anthony Simone	AK	
Annarita Guida	AL	
<del>Cole Engineering Group Ltd.</del>	<del>AM</del>	
Roybridge Holdings Ltd., Vaughan West II Ltd. and Squire Ridge Investment Ltd.	V	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc. and Conair Consumers Products Inc.	W	Susan D. Rogers
<del>Part of Block 50 Landowners Group</del>	<del>X</del>	<del>Thomas Barlow</del>
Sidney Isenberg (Medallion Fence Ltd.)	Y	Shelly Isenberg
<del>Liberta D'Aversa (now Appeal 148)</del>	<del>Z</del>	<del>Gregory Grygue</del>
Teresa Marando	AN	Chris Tanzola / Daniel Artenosi
Seven 427 Developments Inc.	AO	Johanna Shapira

<b><u>Yonge Steeles Secondary Plan Parties</u></b>	<b><u>Representative</u></b>
City of Toronto	Ray Kallio
City of Markham	Bruce Ketcheson / Francesco Santaguida

**Schedule "A"**

<b><u>Yonge Steeles Secondary Plan Parties</u></b>	<b><u>Representative</u></b>
2636786 Ontario Inc. (Toys "R" Us)	Roslyn Houser
Roman Catholic Episcopal Corporation for the Diocese of Toronto	David Tang
Mizrahi Constantine (180 Saw) Inc.	Quinto Annibale / Brendan Ruddick
Yonge Steeles Landowners Group (Appellants 38, 40, 41, 165)	Ira Kagan / Kristie Jennings
Associated Vaughan Properties Limited	Mary Flynn-Guglietti / Kailey Sutton

<b><u>Participants</u></b>	<b><u>No.</u></b>	<b><u>Representative</u></b>
Block 27 Landowners	1	Michael Melling
City of Brampton	2	Diana Soos
Antonio DiBenedetto	3	Self
Americo Ferrari	4	joseph.jgp@gmail.com
Crown Heights Coop Housing	5	Ellen Schacter
Maria, Yolanda, Laura, Guiseppe Pandolfo and Cathy Campione	6	Guiseppe Pandolfo
Brownridge Ratepayers Association	7	Mario G. Racco
Bellaterra Corporation	8	Gerard C. Borean
Mary Mauti and Elisa Testa	9	Mary Mauti / Elisa Testa
The Village of Woodbridge Ratepayers Association	10	Maria Verna

## ATTACHMENT 2

### Schedule "B"

#### LPAT approval of the following VOP 2010 schedules and revisions

1. **LPAT approval of Schedule 2 – Natural Heritage Network as approved by LPAT on September 21, 2016 with the following revisions and attached as Attachment 1:**
  - a. For the Lands subject to Appeal 57, remove all features identified on Schedule 2 outside of the Greenbelt Plan Area Boundary, except a small portion in the southwest area of the lands that will be identified as "To be determined through Future Development (4)"
  - b. For all remaining lands within Block 42 amend features within Block 42 currently identified as "Unapproved" to "To be determined through Future Development (4)"
  - c. The following note to be added to Schedule 2:

"(4) Sites under consideration for Core Feature additions, or classification as an Enhancement Area to be determined through appropriate technical studies during the secondary plan and/or the development approval process."
  
2. **LPAT approval of the following revisions to the VOP 2010 to add a Special Site Policy within Volume 2 to VOP 2010:**
  - a. Add to Volume 1, Schedule 14-C "Areas Subject to Site Specific Policies" by identifying all lands within Block 42 as #56 and known as "Block 42 Lands".
  - b. Adding to Volume 2, policy 13.1 "Site Specific Policy" the following policy, to be renumbered in sequential order:

13.1.1.56 "The lands known as Block 42 Lands are identified on Schedule 14-C as Item 56 and are subject to the policies set out in Section 13.57 of this Plan."
  - c. Adding the following policies to Volume 2, Section 13 – "Site Specific Policies" and renumbering in sequential order

13.57 Block 42 Lands

13.57.1 General

13.57.1.1 The following policies shall apply to the lands identified on Map 13.57.A

13.57.1.2. Notwithstanding Volume 1 Policies 3.2.3.4 b the following policies shall apply:

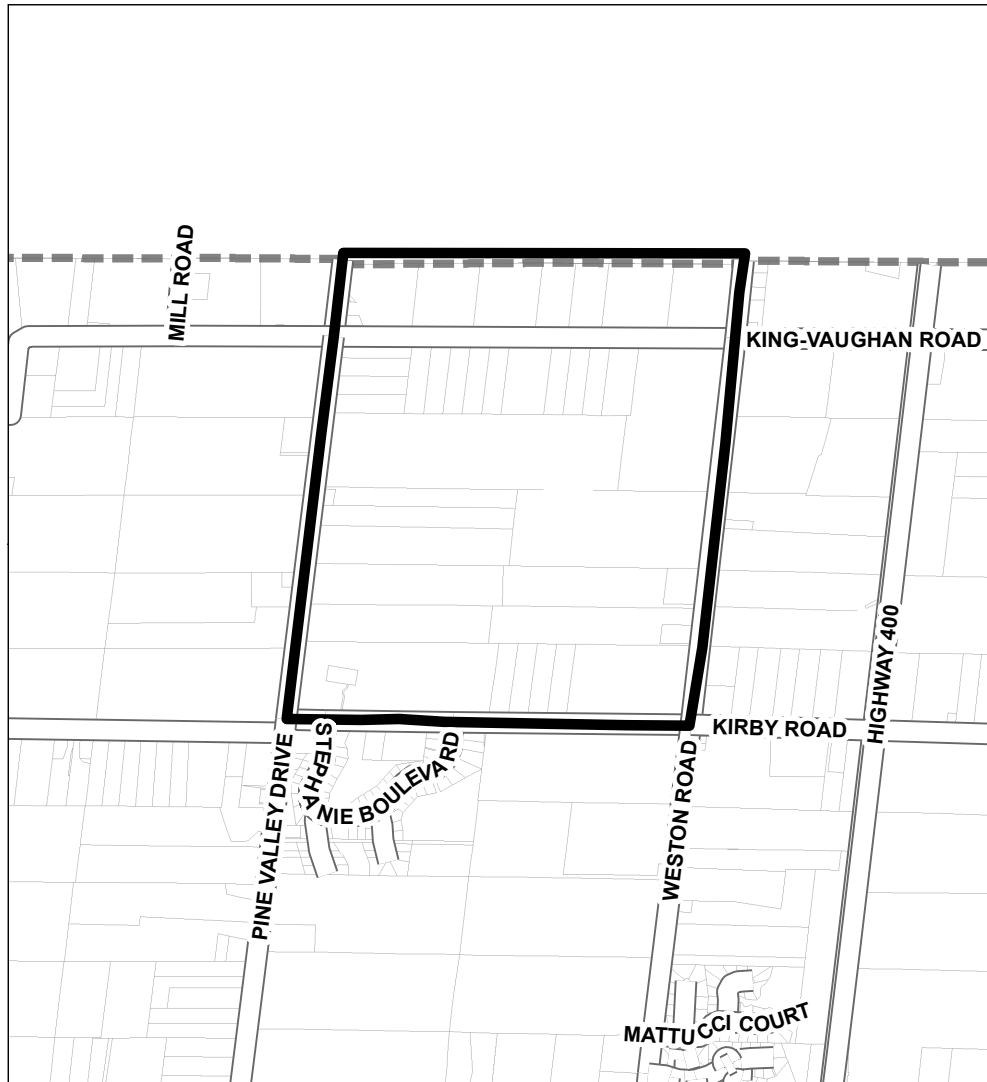


- a. *Wetlands* on the Oak Ridge Moraine or Greenbelt, and those identified as provincially *significant*, with a minimum 30 metre vegetation protection zone.
- b. Other *wetlands*, with a minimum vegetation protection zone in accordance with the Region of York Official Plan and TRCA Living City Policies.

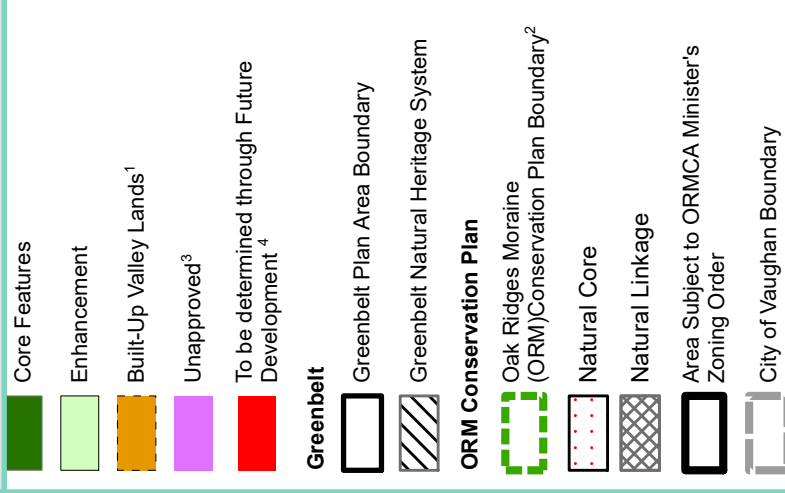
13.57.1.3 That notwithstanding 3.3.2.2 the following policies shall apply to *development* within the lands, excluding the GTA West Corridor proposal for which 3.3.2.2 shall remain to apply:

- a. If the lands are included within the Urban Boundary, that prior to any *development* of the lands for potential urban uses, through the Secondary Plan and/or Block Plan process a *wetlands* evaluation in accordance with the Provincial criteria shall be undertaken.
- b. That prior to the completion of the Secondary Plan and/or Block Plan, for non-urban or temporary use *development* or *site alteration* proposed within 120 metres of provincially *significant wetlands* and all other *wetlands*, an environmental impact study shall be prepared that determine their importance, functions and means of protection and /or maintenance of function to the satisfaction of the City and TRCA.

Map 13.57.A  
Block 42 Lands



# Natural Heritage Network

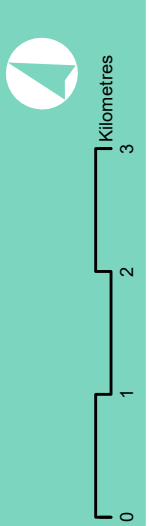


The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network. Core features shall be precisely delineated on a site-by-site basis through the approval of the Planning Act Applications supported by appropriate technical studies. Refinements to the NHN may occur through Secondary Plan or development approval processes and shall be reflected on this schedule without the need for an Official Plan Amendment. Where the schedule does not accurately reflect an existing development approval, the schedule may be updated without the need for an Official Plan Amendment.

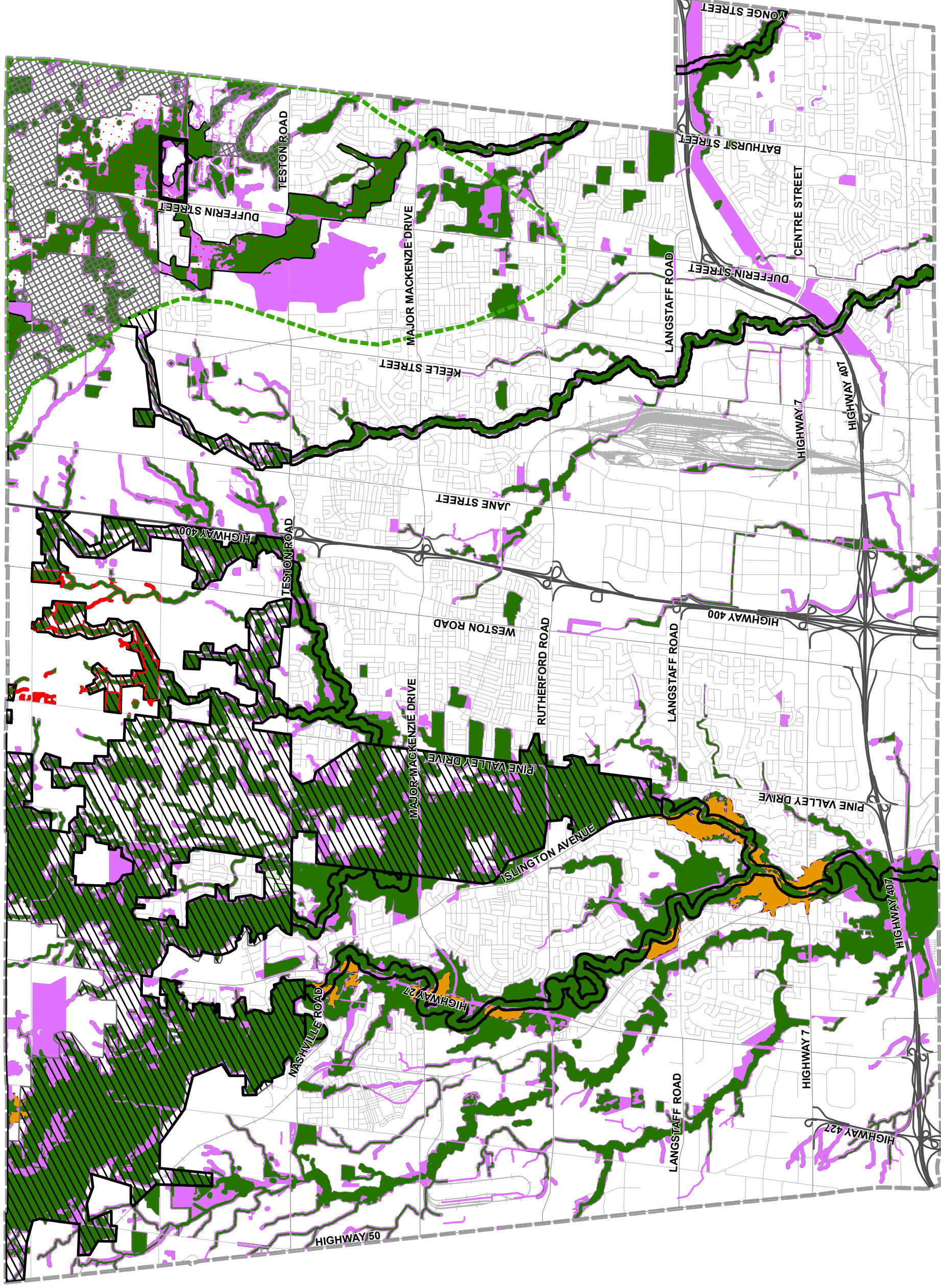
For watercourses and waterbodies outside of well-defined valleys, the vegetation protection zone is to be established according to the policies in Chapter 3.

Enhancement areas are identified conceptually on Schedule 2 and the text shall be consulted to determine the final location and design.

- 1) Data provided by Urban Strategies.
- 2) See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.
- 3) Sites under consideration for Core Feature additions, Core Feature deletions, or classification as an Enhancement Area.
- 4) Sites under consideration for Core Feature additions, or classification as an Enhancement Area to be determined through appropriate technical studies during the secondary plan and/or the development approval process.



Attachment 1



Areas Subject to Site Specific Plans, Map 1/2

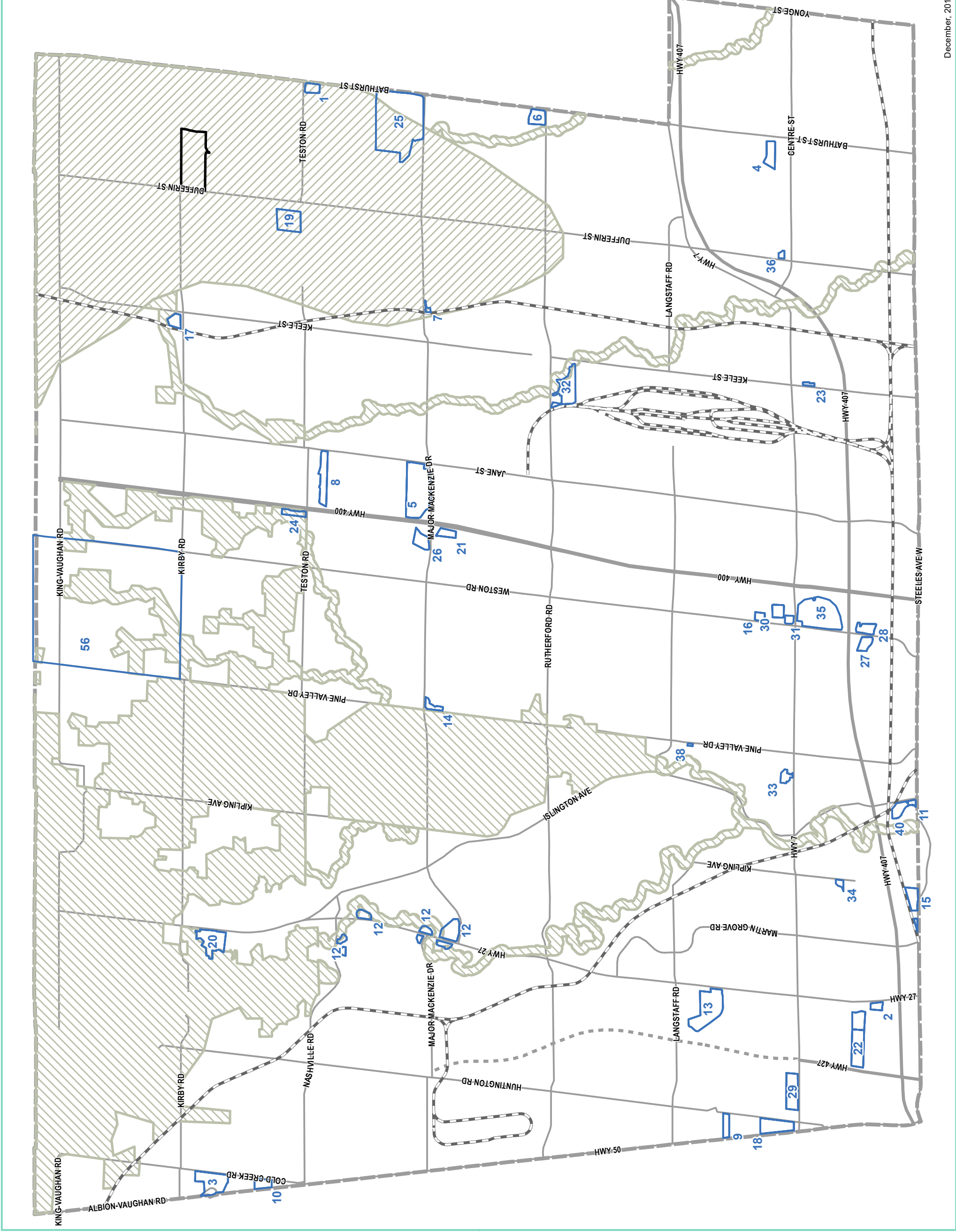
Site #, Name, Chapter

- 1, SW Corner of Bathurst St. and Teston Rd., 13.2
- 2, 7242 Highway 27, 13.3
- 3, 11245 Highway 50, 13.4
- 4, Thornhill Liberty Lands, 13.5
- 5, Vaughan Healthcare Campus, 13.6
- 6, NW Corner of Rutherford Road and Bathurst Street, 13.7
- 7, 2057 Major Mackenzie Drive, 13.8
- 8, Ahmadiyya Campus, 13.9
- 9, 8151 Highway 50, 13.10
- 10, 10901 Highway 50, 13.11
- 11, Steeles/Islington Ave. Services Review Area, 13.12
- 12, Valley Policy Areas, 13.13
- 13, 2107638/RioCan/SRF Vaughan, 13.14
- 14, SE Corner of Major Mackenzie Dr. and Pine Valley Dr., 13.15
- 15, NW Corner of Steeles and Kipling Avenue, 13.16
- 16, 7979 Weston Road, 13.17
- 17, NW Corner of Keele Street and Kirby Road, 13.18
- 18, Huntington South, 13.19
- 19, 1600 Teston Road, 13.20
- 20, North Humber Extension, 13.21
- 21, 77 Eagleview Heights, 13.22 (OPA #7)
- 22, Parkwaybelt West Amendment Areas, 13.23
- 23, 7615-7675 Keele St., 13.24
- 24, 3400 Teston Road, 13.25
- 25, NW Corner of Major Mackenzie Dr. and Bathurst St., 13.26
- 26, NE Corner of Cityview Blvd. and Major Mackenzie Dr., 13.27
- 27, 30 & 70 Aviva Park Dr., 13.28 (OPA #5)
- 28, SE Corner of Weston Rd. and Highway 407, 13.29
- 29, NW Corner of Highway 427 and Highway 7, 13.30
- 30, 140 Northview Boulevard, 13.31

See Minister's Decision on ORMCP Designation


Municipal Boundary

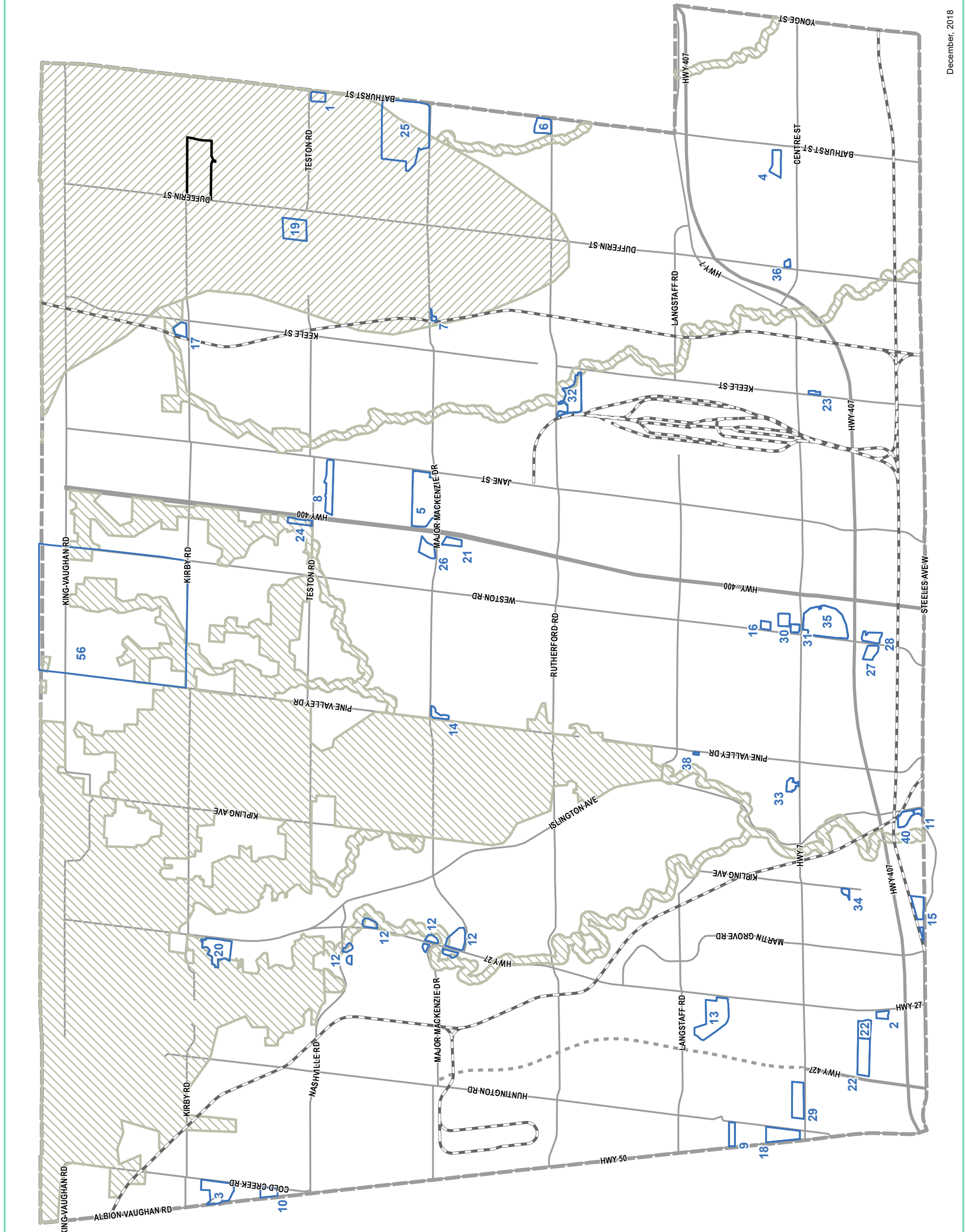
Note: Legend details for sites 31-40 are shown on map 2



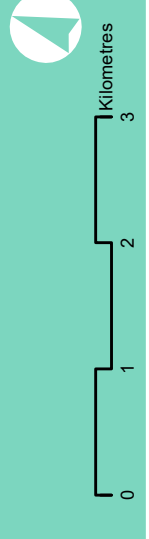
**Areas Subject to Site Specific Plans, Map 2/2**

- Site #, Name, and Chapter**
- 31; NE Corner of Weston Rd. and Highway 7; 13.32
  - 32; 600, 800 & 1000 Tesma Way; 13.33
  - 33; 4650 Highway 7; 13.34 (OPA #11)
  - 34; Kipling Avenue South; 13.35
  - 35; Colossus Centre; 13.36
  - 36; 7803 and 7815 Dufferin Street; 13.37
  - 38; Rear Portion of 61, 71 & 83 Hayhoe Ave; 13.39 (OPA #18)
  - 40; 7082 Islington Ave.;
  - 56; Block 42 Lands
- See Minister's Decision on ORMCP Designation**

 Municipal Boundary



Note: Legend details for sites 1-30 are shown on map 1



**C19**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: Committee of the Whole (2) June 8, 2021- CZBL- Comments re: Item 8  
**Date:** June-11-21 4:25:17 PM  
**Attachments:** [City-wide Comprehensive Zoning By-Law \(June 2021\) 69 & 73 Nashville Road.pdf](#)  
[City-wide Comprehensive Zoning By-Law \(June 2021\) 240 Fenyrose \(Final\).pdf](#)  
[City-wide Comprehensive Zoning By-Law \(June 2021\) 9867 Highway 27 \(Final\).pdf](#)  
[image002.png](#)

---

**From:** Nadia Zuccaro, MCIP, RPP <[nzuccaro@emcgroup.ca](mailto:nzuccaro@emcgroup.ca)>

**Sent:** Monday, June 07, 2021 5:22 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] Committee of the Whole (2) June 8, 2021- CZBL- Comments re: Item 8

Please accept the attached letters in response to The Committee of the Whole meeting for June 8, 2021 re: Item number 8 – City Wide Comprehensive Zoning By-law.

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

Regards,

**Nadia Zuccaro, MCIP, RPP**

Senior Planner

[nzuccaro@emcgroup.ca](mailto:nzuccaro@emcgroup.ca)

t. [905-738-3939](tel:905-738-3939) x229

d. [289-474-5314](tel:289-474-5314)

**EMC GROUP LIMITED**

7577 Keele Street, Suite 200

Vaughan, ON, L4K4X3



CONDITIONS OF RECEIPT OF DIGITAL DATA

June 07, 2021

**City of Vaughan**

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

**Attention: Todd Coles**  
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

**Re: Final Draft City-wide Comprehensive Zoning By-law (June 2021)**  
**69 & 73 Nashville Road**  
**City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for the property owners of 69 & 73 Nashville Road, Vaughan. The comments to follow outline our concerns with the Final Draft of the Comprehensive Zoning By-law dated June 2021.

We would like to discuss the implications of maintaining the existing site-specific exception E-915 on the subject property in relation to the proposed Main Street Mixed Use - Kleinburg Zone (KMS) as outlined in the City-wide Comprehensive Zoning By-law (June 2021).

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

Yours Truly,

**EMC GROUP LIMITED**



Nadia Zuccaro, MCIP, RPP  
Planner

C:  
- Kleinburg Mews Inc.

June 07, 2021

**City of Vaughan**

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

**Attention: Todd Coles**  
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

**Re: Final Draft City-wide Comprehensive Zoning By-law (June 2021)**  
**240 Fenyrose Crescent**  
**City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for the property owners of 240 Fenyrose Crescent, Vaughan. The comments to follow outline our concerns with the Final Draft of the Comprehensive Zoning By-law dated June 2021.

EMC Group Limited have provided comments to City of Vaughan Staff (October 23, 2020, Communications No. 16) in reference to the proposed land use zoning (please see attachment). We note the rear portion of 240 Fenyrose Crescent continues to be zoned incorrectly. In Schedule A- Map 107 (May 2021), the By-law illustrates the subject property as Estate Residential (RE) & Public Open Space (OS1-198). We note the lands are private property and should not be zoned for public uses.

For these reasons we object to the proposed zoning of the property. It is our understanding that OS1 is a zone provided for park uses (not for private residential properties).

We note a meeting was held with City Staff on April 9, 2021 & April 12, 2021 to discuss the merits of our previously made comments. However, details regarding the outcome for the subject lands were not provided at the time and this is our first opportunity to see the proposed zoning details.

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

Yours Truly,

**EMC GROUP LIMITED**



Nadia Zuccaro, MCIP, RPP  
Planner

C: - Josie Zuccaro / 240 Fenyrose Crescent



October 23, 2020

**City of Vaughan**

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

**Attention: Todd Coles**  
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

**Re: Comments on City-wide Comprehensive Zoning By-law**  
**240 Fenyrose Crescent**  
**City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for the property owners of 240 Fenyrose Crescent, Vaughan. The comments to follow outline our concerns with the Third Draft of the Comprehensive Zoning By-law dated September 2020.

We note that in the Vaughan Official Plan 2010, the subject lands are entirely designated "Low-Rise Residential" which allows for low-rise residential uses. In reference to the Comprehensive Zoning By-law Schedule A- Map 107 (September 2020), the By-law illustrates the subject property as Estate Residential (RE) & Environmental Protection (EP-198). Within the Third Draft of the Comprehensive Zoning By-law 2020 the proposed Environmental Protection zoning for the rear of the subject property does not conform to the City of Vaughan Official Plan 2010 Schedule 13.

From our research, we understand that during the development of the Plan of Subdivision a man-made concrete lined channel was constructed to convey the external drainage from the Weston Downs Subdivision, and that the lands were void of any vegetation when purchased by the current owner. In the last 20 years the owner undertook to landscape the area to its current state similar to the surrounding executive community. The attached air photo gives an overview of the surrounding lands. It is noted that the surrounding lands exhibit the same attributes and all other surrounding properties have remained entirely in the Estate Residential Zone (RE).

For this reason we do not agree with the partial Environmental Protection Zone (EP) of the subject property as seen in Attachment 2.

Should you have any questions or concerns, we are open to meet with you to discuss the merits of this request.

Yours Truly,

**EMC GROUP LIMITED**

*Kevin Ayala Diaz*

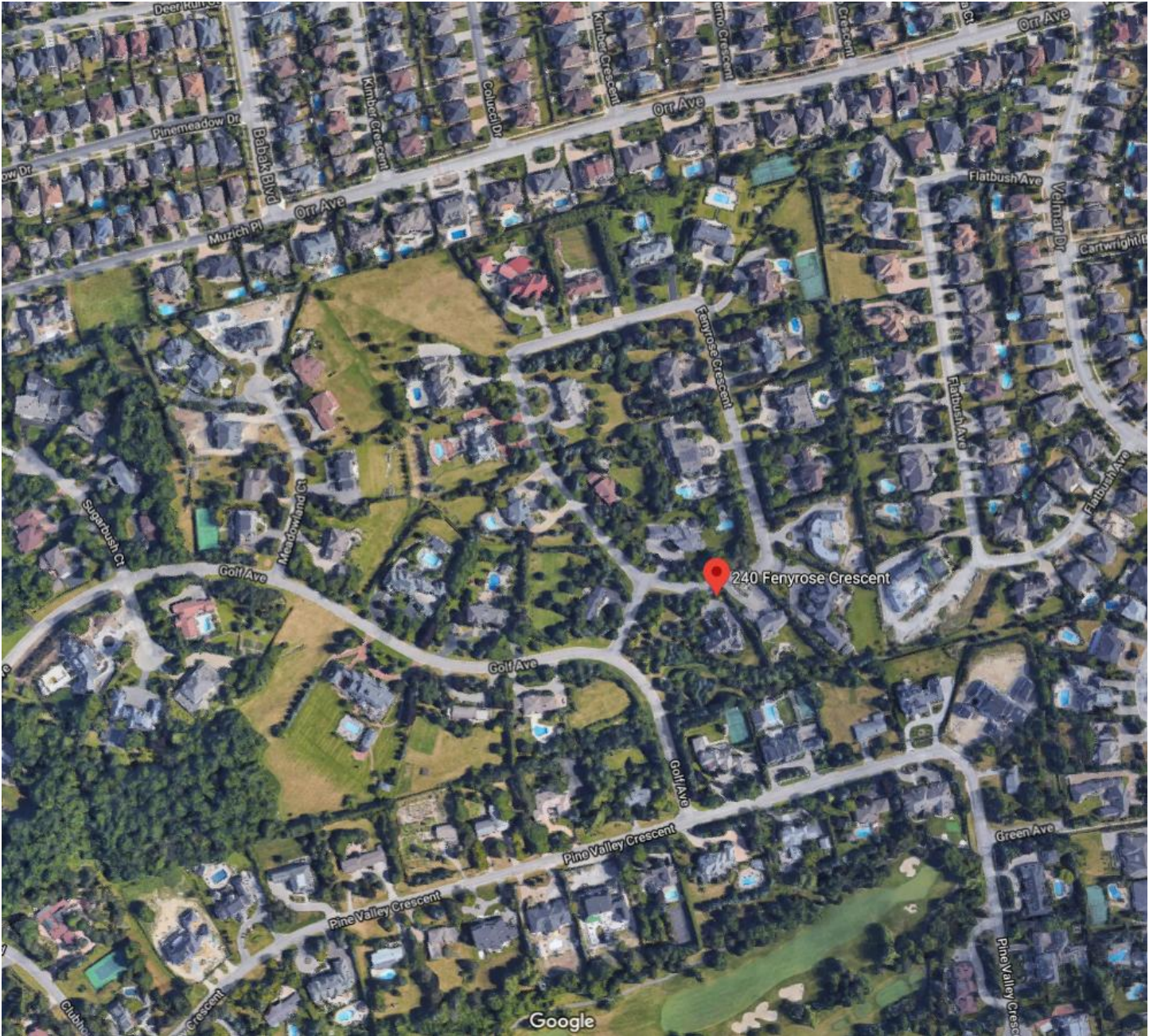
Kevin Ayala Diaz  
Planner

Att.

C: - Brandon Correia- Manager of Special Projects  
- Josie Zuccaro / 240 Fenytrose Crescent

## Attachment 1

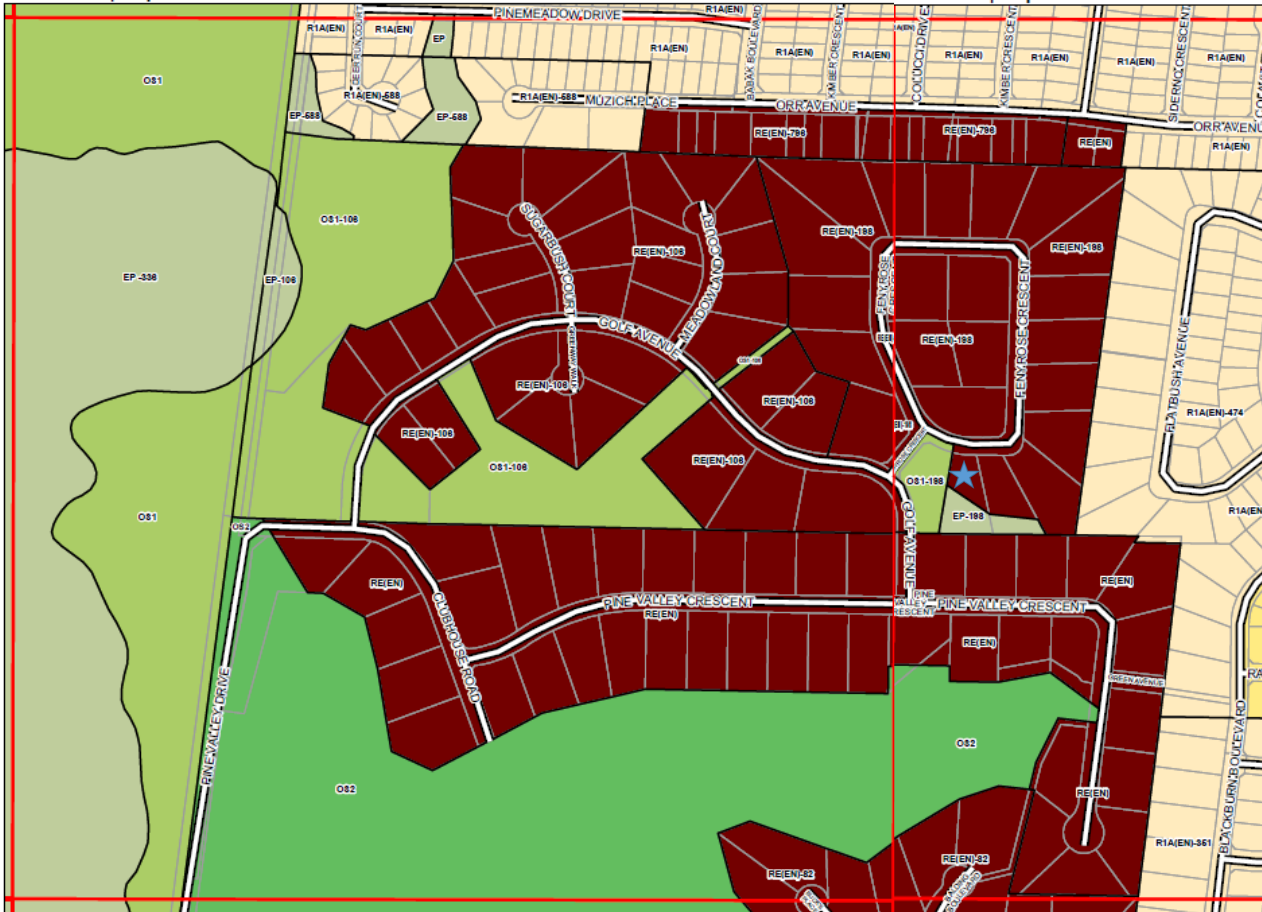
### Aerial Photo of 240 Fenyrose Crescent and the Surrounding Residential Area




**Attachment 2**  
**Third Draft of the Comprehensive Zoning By Law Schedule A – Map 106 & 107**

**Zoning By-law - 2020**  
 Schedule A | Map 106

**Zoning By-law - 2020**  
 Schedule A | Map 107



 Subject Lands

Conservation, Open Space and Agricultural Zones	Residential Zones	Commercial Zones	Mixed-Use Zones	Employment Zones	Other Zones
A (Agriculture Zone)	R1 (First Residential Zone)	GC (General Commercial Zone)	LMU (Low-Rise Mixed-Use Zone)	EM1 (Prestige Employment Zone)	H (General Institutional Zone)
OS1 (Public Open Space Zone)	R2 (Second Residential Zone)	NC (Neighbourhood Commercial Zone)	MMU (Mid-Rise Mixed-Use Zone)	EM2 (General Employment Zone)	I2 (Major Institutional Zone)
OS2 (Private Open Space Zone)	R3 (Third Residential Zone)	CC (Convenience Commercial Zone)	HMU (High-Rise Mixed-Use Zone)	EM3 (Mineral Aggregate Operation Zone)	U (Utility Zone)
EP (Environmental Protection Zone)	R4 (Fourth Residential Zone)	SC (Service Commercial Zone)	GMU (General Mixed-Use Zone)		FD (Future Development Zone)
Vaughan Metropolitan Centre Zones	R5 (Fifth Residential Zone)		CMU (Community Commercial Mixed-Use Zone)		PB1 (Parkway Belt Public Use Zone)
V1 (Station Precinct Zone)	RT (Townhouse Zone)				PB2 (Parkway Belt Complementary Use Zone)
V2 (South Precinct Zone)	RM1 (Multiple Residential Zone 1)				PB3 (Parkway Belt West Recreational Zone)
V3 (Neighbourhood Precinct Zone)	RM2 (Multiple Residential Zone 2)				
V4 (Employment Precinct Zone)	RE (Estate Residential Zone)				



File: 200170  
June 07, 2021

**City of Vaughan**  
2141 Major Mackenzie Drive,  
Vaughan, ON, L6A 1T1

**Attention: Todd Coles**  
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

**Re: Final Draft City-wide Comprehensive Zoning By-law (June 2021)**  
**1431613 Ontario Limited**  
**9867 Highway 27**  
**City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for 1431613 Ontario Limited with respect to the lands known as 9867 Highway 27, Vaughan. The comments to follow outline our concerns with the Final Draft of the Comprehensive Zoning By-law dated June 2021.

EMC Group Limited have provided comments to staff at the City of Vaughan (October 27, 2020, Communication No. 28) in reference to the proposed land use zoning of 9867 Highway 27 (Please see attachment). In reference to the Comprehensive Zoning By-law Schedule A- Maps 138 and 139 (May 2021) the By-law continues to illustrate the subject property in its entirety, as Environmental Protection (EP-459). The Environmental Protection land designation over the entire 9867 Highway 27 property does not conform to the existing land use designations as outlined in the Vaughan Official Plan (2010) or the OPA #610.

The City of Vaughan Official Plan (2010) Schedule 13 Land Use designates the property as "Low-Rise Residential" which allows for low-rise residential uses. The subject property is further designated as a "Valley Policy Area 4" by Official Plan Amendment #610 which permits a "Residential enclave development".

Furthermore, the subject property is currently zoned Agricultural (A) and not designated for conservation uses in By-Law 1-88.

For these reasons we object to the proposed zoning of the property.

We note a meeting was held with City Staff on April 9, 2021 & April 12, 2021 to discuss the merits of our previously made comments. However, details regarding the outcome for the subject lands were not provided at the time and this is our first opportunity to see the proposed zoning details.

File: 200170  
June 07, 2021  
City Wide Comprehensive Zoning By-law  
9867 Highway 27  
City of Vaughan

---

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

Yours Truly,

**EMC GROUP LIMITED**



Nadia Zuccaro, MCIP, RPP  
Planner

C: 1431613 Ontario Limited

File: 200170  
October 27, 2020

**City of Vaughan**  
Office of the City Clerk  
2141 Major Mackenzie Drive,  
Vaughan, ON, L6A 1T1

**Attention: Todd Coles**  
**City Clerk**

Email: Clerks@vaughan.ca

Dear Sir,

**Re: Comments on City-wide Comprehensive Zoning By-law**  
**1431613 Ontario Limited**  
**9867 Highway 27**  
**City of Vaughan, Region of York**

EMC Group Limited acts as the planning consultant for 1431613 Ontario Limited with respect to the lands known as 9867 Highway 27, Vaughan. The comments to follow outline our concerns with the Third Draft of the Comprehensive Zoning By-law dated September 2020.

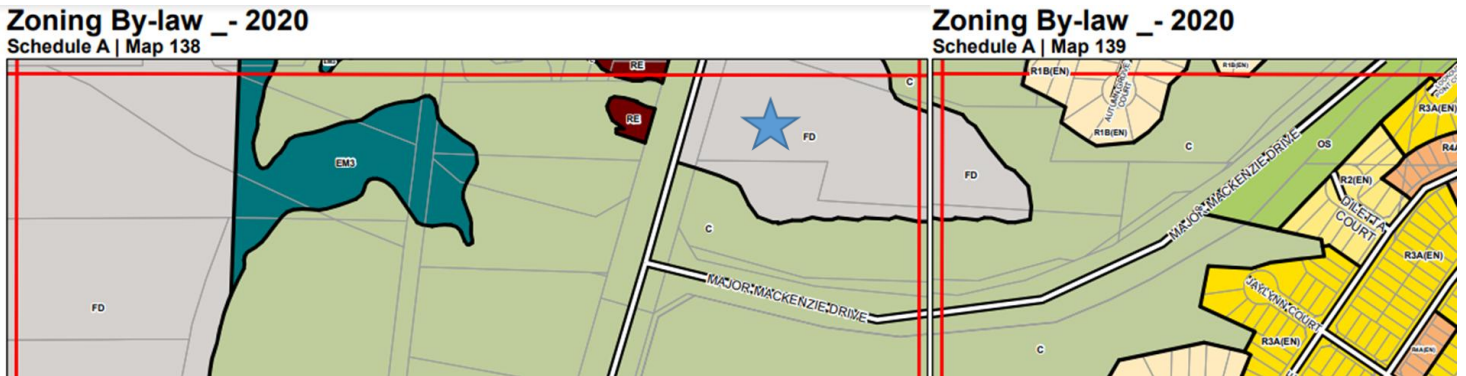
Our comments with respect to the City-Wide Comprehensive Zoning By-Law are in regards to the rezoning of the Subject Lands from Agricultural Zone (A) to Environmental Protection (EP). In reference to the Comprehensive Zoning By-law Schedule A- Maps 138 and 139 (September 2020) the By-law illustrates the subject property in its entirety, as Environmental Protection (EP-459).

We note that the Environmental Protection land designation over the entire 9867 Highway 27 property does not conform to the existing land use designations as outlined in the Vaughan Official Plan (2010) or the OPA #610 (Valley Policy Area 4). The City of Vaughan Official Plan (2010) Schedule 13 Land Use designates the property as "Low-Rise Residential" which allows for low-rise residential uses. The subject property is further designated as a "Valley Policy Area 4" by Official Plan Amendment #610 which permits a "Residential enclave development" (See Attached).

In the Second Draft of the Comprehensive By-law (January 2020) the lands were more accurately reflected as Future Development (FD) and Conservation (C), to which we had previously expressed concerns regarding the by-law schedules and online interactive mapping not corresponding correctly. To our surprise, the updated mapping included in the Third Draft (September 2020) version has been changed inaccurately, further not reflecting the Official Plan and OPA in force.

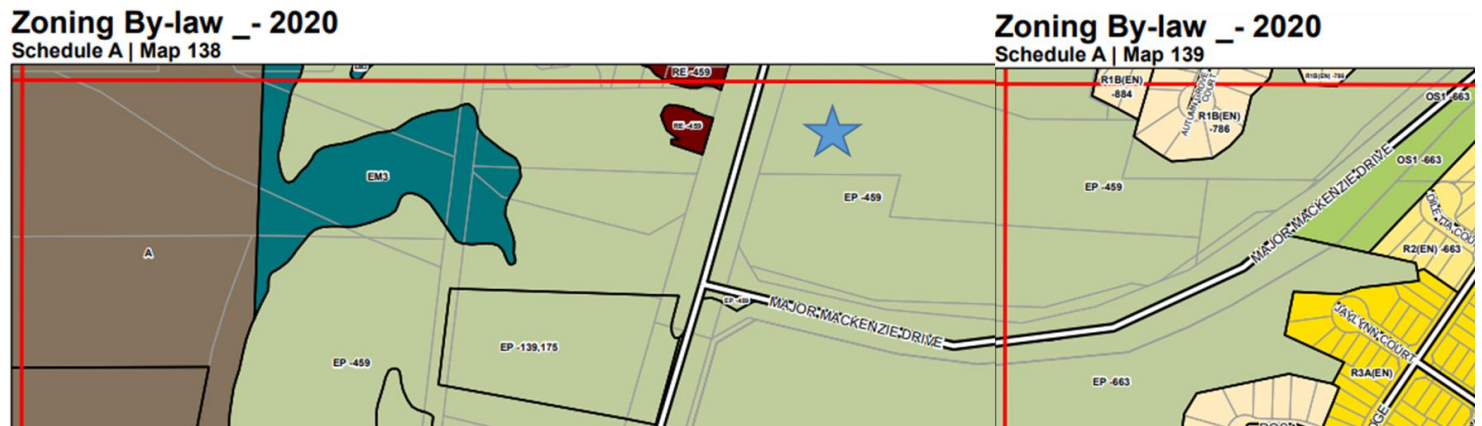
Map images from the Second Draft City Wide Comprehensive By-law (Jan 2020) and the third draft (Sept. 2020) are appended below for ease of reference.

Image 1: Second Draft Comprehensive By-law Schedule A- Maps 138 & 139 (January 2020)



★ Subject Lands

Image 2: Third Draft Comprehensive By-law Schedule A- Maps 138 & 139 (September 2020)



★ Subject Lands

We respectfully request that the Zoning By-Law designations on the subject property be changed to Future Development (FD). This would be consistent with existing planning legislation as per the City of Vaughan Official Plan (2010) and OPA #610 (Valley Policy Area 4).



It is noted that we have actively participated during the various stages of the Vaughan Comprehensive Zoning By-Law process. To date we have not received comments from City Staff. We attach copies of our correspondence.

Should you have any questions or concerns regarding the request, we ask that you please do not hesitate to contact our office.

Yours Truly,

**EMC GROUP LIMITED**



Nadia Zuccaro, MCIP, RPP  
Planner

Att.

C: Brandon Correia- Manager of Special Projects  
C: 1431613 Ontario Limited

Certificate of Approval

AMENDMENT No. 610

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved, as modified, pursuant to Sections 17 and 21 of the Planning Act and came into force on December 17, 2004.

Date: May 18/04



Heather Konefat, M.C.I.P., R.P.P.  
Director of Community Planning  
The Regional Municipality of York

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #601, the Kleinburg-Nashville Community Plan, by redesignating the lands currently designated as "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor", and by adding policies relating to development of the five designations and the Regional Road 27 Valleyland Trail.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown as "Area Subject to Amendment No. 610" on Schedules "1" and "2" attached hereto. The subject lands are located along Regional Road 27, between Rutherford Road and Nashville Road, comprising the lands within the valley corridor of the main branch of the Humber River, being Parts of Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concessions 8, and Part of Lots 22 and 23, Concession 9, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor", is based on the following:

1. Section 4.10.10.1 15) of OPA #601 (the Kleinburg/Nashville Community Plan) contains policies providing for the study of the subject lands to determine if development in portions of the valley (study area) is appropriate, and if so, to identify the appropriate, primarily low intensity land uses.
2. The lands to be redesignated to "Valley Policy Area" are located outside of areas of environmental hazards (Regional Storm Floodplain, steep slopes, erosion areas) and do not contain significant natural heritage features (woodlands, wetlands). All other lands within the study area will be redesignated to "Valley and Stream Corridor", subject to the "Valley and Stream" policies of OPA 601, providing for their long term ecological protection.
3. The land uses permitted in this amendment are consistent with the existing land uses currently within the area and are primarily residential.
4. The Corridor Management Plan prepared in support of this Official Plan Amendment, provides for a comprehensive analysis of the valley corridor and sets out recommendations for both the

- i. lotting, form and structure of the proposed residential development;
  - ii. functional servicing report;
  - iii. opportunities to maximize naturalized open space areas;
  - iv. integration of the Regional Road 27 Trail system;
  - v. protection of natural features; and
  - vi. a comprehensive urban design plan.
- d) To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial roads. This buffer shall generally be 30-50m wide and landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.
- e) All new development within "Valley Policy Area 2" shall be serviced by full municipal water and sanitary servicing, subject to the policies in Subsection 4.1.2(2) of this Plan, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

**iii) Valley Policy Area 3**

- a) Residential development shall be permitted, subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and the "Environmental" Policies in Section 4.10 of this Plan.
- b) All new development within "Valley Policy Area 3" shall be serviced as per Section 4.1.2(2) of this Plan.
- c) All new development shall comply with Section 4.10.14 (3) of this Plan.

**iv) Valley Policy Area 4**

- a) Lands located west of Regional Road 27:
  - 1. The existing residential uses outside of the Regional Storm Floodplain will be recognized; limited new residential development or redevelopment may be permitted which is

compatible with the existing housing form and lot sizes in the area;

2. All new development shall be serviced in accordance with Subsection 4.1.2(2) of this Plan.

9867 HWY 27

b)

Lands located east of Regional Road 27:

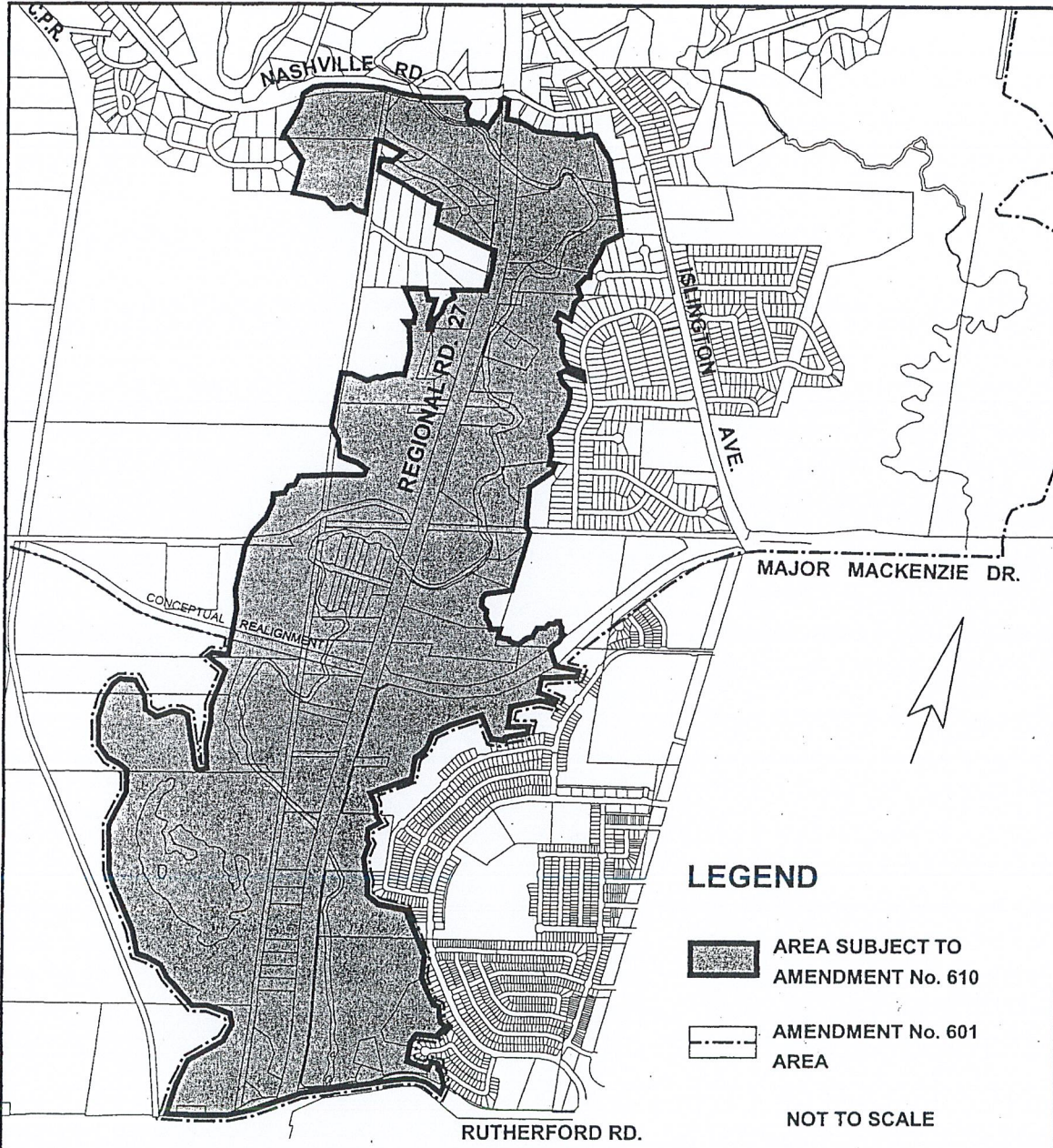
1. Residential enclave development is permitted which low in scale and ground-related, and is buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.
2. Development is subject to the "Environmental" policies in Section 4.10 of this Plan.
3. Prior to development of this site, a comprehensive development plan shall be prepared by all landowners for approval by Council, which shall detail:
  - i. lotting, form and structure of the proposed residential development;
  - ii. functional servicing report;
  - iii. opportunities to maximize naturalized open space areas;
  - iv. integration of the Regional Road 27 Trail system;
  - v. protection of natural features;
  - vi. a comprehensive Urban Design Plan;
  - vii. integration of a gateway feature;
  - viii. *co-ordinated and consolidated access that minimizes the number of vehicles access points to Regional Roads; and*
  - ix. *provisions for the accommodation of the future jog elimination at Major Mackenzie Drive and Regional Road 27.*
4. To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial

roads. This buffer shall generally be 30-50m wide and landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.

5. Any development within this Policy Area shall be serviced by full municipal water and sanitary servicing subject to the policies in Section 4.12.2 of this plan, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.
6. All new development shall comply with Section 4.10.14 (3) of this Plan.

e) Adding the following to Section 4.11.2.4 (3):

1. The Regional Road 27 Trail is a north-south local trail connecting to the Inter Regional Trail and other planned and existing trails.
2. The Regional Road 27 Trail shall be established generally in the preferred trail location shown on Schedule "A" and Appendix "B" to this Plan. An amendment to the Official Plan is not required to implement the trail in a location different from that shown on Schedule "A" and Appendix "B", provided that the intent of the Trail Plan is maintained to the satisfaction of the City.
3. The preferred alignment of Regional Road 27 Trail shall be implemented as a condition of approval of Planning Act applications for development/redevelopment of lands, through agreements with private landowners or through public-sponsored projects where the trail is on public lands.
4. Where the City determines that it is not possible to achieve the preferred trail location, the alternate location, associated with the Regional Road 27 right-of-way, may be implemented without amendment to this Plan.
5. The trail shall be constructed in a way which minimizes the ecological impacts, in consultation and partnership with the Toronto and Region Conservation Authority.



LOCATION:  
 PART OF LOTS 16 TO 24,  
 CONCESSION 8 &  
 PART OF LOTS 22 & 23,  
 CONCESSION 9

**THIS IS SCHEDULE '1'**  
**TO AMENDMENT No. 610**  
 ADOPTED THE 8th DAY OF MAR., 2004

SIGNING OFFICERS  
*W.D. Biese*  
 MAYOR  
*S. L. ...*  
 CLERK

N:\DFT\PLANNER\KAREN\Opa610\opa610\_z.03.005

**THIS IS SCHEDULE 'A'  
TO AMENDMENT NO. 601**

ADOPTED THE      DAY OF     , 2001

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**LEGEND**

- [Symbol] SERVICED RESIDENTIAL
- [Symbol] FUTURE RESIDENTIAL
- [Symbol] SUBURBAN RESIDENTIAL
- [Symbol] CORE AREA
- [Symbol] SPECIAL USE - GOLF
- [Symbol] RURAL AREA
- [Symbol] VALLEY AREA
- [Symbol] OPEN SPACE
- [Symbol] NEIGHBOURHOOD PARK
- [Symbol] LINEAR PARK
- [Symbol] INTER-REGIONAL TRAIL
- [Symbol] WASTE DISPOSAL ASSESSMENT AREA
- [Symbol] REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
- [Symbol] REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
- [Symbol] ELEMENTARY SCHOOL
- [Symbol] AMENDMENT AREA
- [Symbol] VALLEY POLICY AREAS 1 TO 4

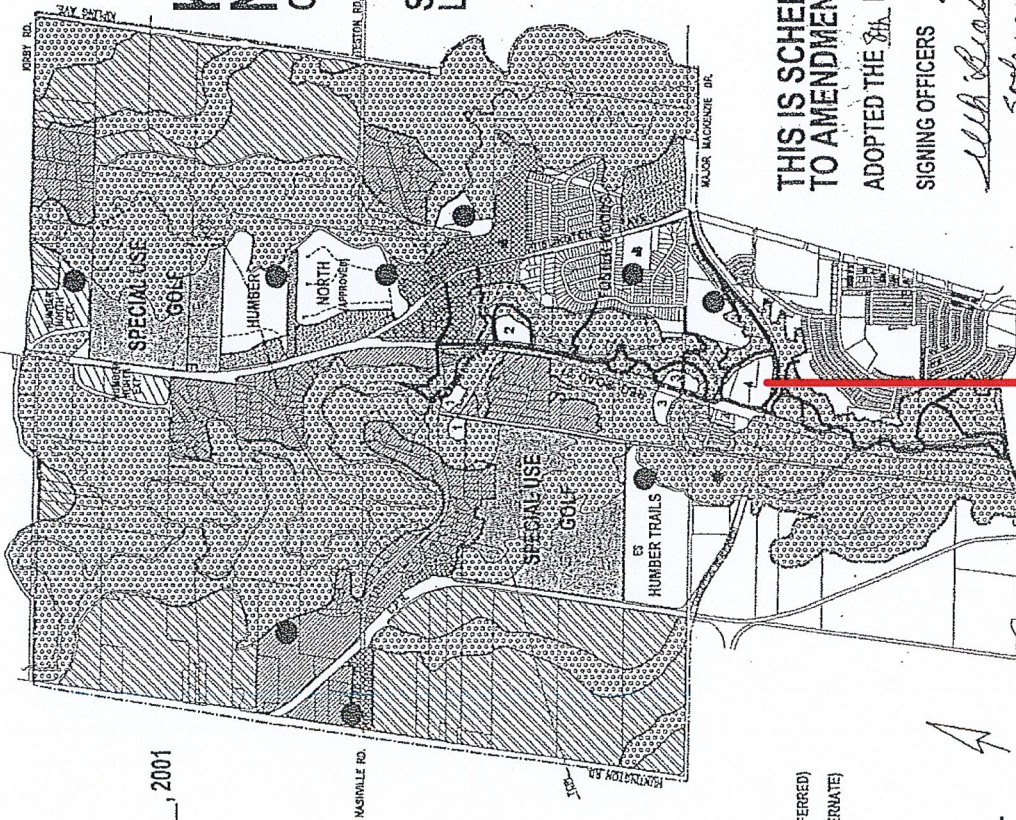
SCALE



IN ACCORDANCE WITH THE CITY OF KLEINBURG

**KLEINBURG  
NASHVILLE  
COMMUNITY PLAN**

**SCHEDULE 'A'  
LAND USE**



**THIS IS SCHEDULE '2'  
TO AMENDMENT NO. 610**

ADOPTED THE 31<sup>st</sup> DAY OF MARCH, 2004

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Valley Policy Area 4





Re: 9867 Highway 27, Vaughan

# COMMENT FORM

## City-wide Comprehensive Zoning By-law Review

Event Date: January 28, 2020

Please provide contact information, including your e-mail address, and check the box below if you wish to receive project updates by e-mail or if you wish to be contacted about your comments. You will have the option to unsubscribe from receiving project updates by e-mail at any time.  Please add me to the mailing list  Please contact me

<b>Name</b> Nadia Zuccaro (EMC Group Ltd.)	<b>E-mail</b> nzuccaro@emcgroup.ca	<b>Telephone</b> 905-738-3939 ext 229
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### Comments, Questions, Concerns

We request some clarification with respect to the overlays seen on the online interactive map when viewing the subject properties. On the online interactive map, 9867 Highway 27 has unidentifiable green overlays along the frontage of Hwy 27, and at the rear end of the site. We suggest that the green overlay blocks be removed from the online interactive map to accurately reflect the By-Law Zones. We appreciate if we could also meet to discuss the proposed FD (Future Development Zone) and clarify the implications of this zoning.

Continued on the back...

<b>Brandon Correia, Project Manager</b> Telephone: 905-832-8510 ext. 8227 Email: <a href="mailto:brandon.correia@vaughan.ca">brandon.correia@vaughan.ca</a>	<b>City of Vaughan, Building Standards Department</b> 2141 Major Mackenzie Drive Vaughan, ON L6A 1T1
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*This form may contain personal information as defined under the Municipal Freedom of Information and Protection of Privacy Act. This information is collected under the legal authority of the Municipal Act, 201, S.O. 2001 c.25, as amended. This information will be used by the City of Vaughan to notify interested parties about the City-wide Comprehensive Zoning By-law Review and will become a part of Building Standards Department files, where applicable. Questions regarding this collection may be directed to Building Standards Department, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1, 905-832-8510.*

## Nadia Zuccaro

---

**From:** Nadia Zuccaro <nzuccaro@emcgroup.ca>  
**Sent:** Wednesday, February 5, 2020 11:06 AM  
**To:** 'brandon.correia@vaughan.ca'  
**Cc:** 'Mario Zuccaro'; 'filing@emcgroup.ca'  
**Subject:** City- Wide Comprehensive Zoning By-law Review- Our Comments  
**Attachments:** City of Vaughan By-Law Review Comment Forms January 28 2020..pdf

Hi Brandon,

Thank you for taking the time to speak with Mario Zuccaro about the City's new draft zoning by-law at the January 28, 2020 'Second Draft Open House' at Father Ermano Bulfon CC. We have had a chance to review the document and have a number of comments relating to specific properties and the by-law in general that we would like to share.

Comments on the following addresses are included in the attachment:

1. 69 & 73 Nashville Road, Kleinburg;
2. 240 Fenyrose Crescent, Woodbridge;
3. 11023 & 11035 Huntington Road, Kleinburg;
4. 9867 Highway 27, Kleinburg;
5. 7575 & 7577 Keele Street, Concord;
6. 7689 Keele Street, Concord;
7. 31 Napier Street, Kleinburg;

As discussed, we would appreciate meeting with you to discuss the issues brought up in the attached comment sheets. Please let us know when you have some time to meet with Mario and I.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,

Nadia Zuccaro, MCIP, RPP  
Planner

### **EMC Group Limited**

#### ***Engineers, Planners, Project Managers***

7577 Keele Street, Suite 200, Vaughan, Ontario, L4K 4X3

T.905.738.3939 x 229

F.905.738.6993

E. [nzuccaro@emcgroup.ca](mailto:nzuccaro@emcgroup.ca)

[www.emcgroup.ca](http://www.emcgroup.ca)

To help us stop the spread of viruses, we request that all email sent to our office includes project name, number, and recipient's name in the subject line.

#### CONDITIONS OF RECEIPT OF DIGITAL DATA

In the event of a dispute over inconsistencies between documents contained in the attached storage media and the original documents retained by EMC Group Limited, those retained by EMC Group Limited shall constitute the original document for record keeping purposes. Unauthorized alteration, copying or use of this digital data shall be deemed an infringement of the Canadian Copyright Act.

Information contained in this transmission may be of a preliminary nature or subject to revision. The receiver is responsible to confirm the validity of it prior to using it for any purpose authorized by the act of distribution.

Electronic copies of engineering plans prepared by EMC Group Limited are NOT to be used for construction layout purposes. The receiver of such electronic files is to refer to legal plans prepared by the surveyor as well as standard detail drawings and specifications prepared by the municipality for layout purposes. For site plans, the receiver is to refer to the architect's site plan for building and site layout details

## Nadia Zuccaro

---

**From:** Kevin Ayala Diaz <kayaladiaz@emcgroup.ca>  
**Sent:** Friday, June 26, 2020 12:26 PM  
**To:** brandon.correia@vaughan.ca  
**Cc:** 'Nadia Zuccaro'; filing@emcgroup.ca  
**Subject:** City-wide Comprehensive Zoning By-Law Review -Our Comments

Hello Brandon,

What is the status on the City-wide Comprehensive Zoning By-Law Review.

We have sent our comments and wanted to know if they have been addressed in anyway? Have comments been made back?

Comments on the following addresses were made earlier this year.

1. 69 & 73 Nashville Road, Kleinburg
2. 240 Fenrose Crescent, Woodbridge
3. 11023 & 11035 Huntington Road, Kleinburg
4. 9867 Highway 27, Kleinburg
5. 7575 & 7577 Keele Street Concord
6. 7689 Keele Street, Concord
7. 31 Napier Street, Kleinburg

Please provide any information of the ongoing review. Thanks

Best Regards

**Kevin Ayala Diaz, M.E.S., B.Arch.**  
Planner

**EMC Group Limited**  
*Engineers, Planners, Project Managers*  
7577 Keele Street, Suite 200  
Vaughan, Ontario, L4K 4X3  
t. 905.738.3939 x 225  
w. [www.emcgroup.ca](http://www.emcgroup.ca)  
e. [kayaladiaz@emcgroup.ca](mailto:kayaladiaz@emcgroup.ca)

CONDITIONS OF RECEIPT OF DIGITAL DATA  
In the event of a dispute over inconsistencies between documents contained in the attachment and the original documents retained by EMC Group Limited, those retained by EMC Group Limited shall constitute the original document for record keeping purposes. Unauthorized alteration, copying or use of this digital data shall be deemed an infringement of the Canadian Copyright Act.

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## Nadia Zuccaro

---

**From:** Kevin Ayala Diaz <kayaladiaz@emcgroup.ca>  
**Sent:** Monday, July 20, 2020 4:34 PM  
**To:** brandon.correia@vaughan.ca  
**Cc:** 'Nadia Zuccaro'; filing@emcgroup.ca  
**Subject:** City-wide Comprehensive Zoning By-Law Review

Hello Brandon.

We would like to inquire over the status of the City-wide Comprehensive Zoning By-Law Review. We submitted comments in January 2020, have they been reviewed or addressed? Please give me a call to discuss, thanks.

Comments on the following addresses were made earlier this year.

1. 69 & 73 Nashville Road, Kleinburg
2. 240 Fenyrose Crescent, Woodbridge
3. 11023 & 11035 Huntington Road, Kleinburg
4. 9867 Highway 27, Kleinburg
5. 7575 & 7577 Keele Street Concord
6. 7689 Keele Street, Concord
7. 31 Napier Street, Kleinburg

I inquired about this in June 2020 and have not heard from you back.

Best Regards

**Kevin Ayala Diaz, M.E.S., B.Arch.**  
Planner

**EMC Group Limited**  
*Engineers, Planners, Project Managers*  
7577 Keele Street, Suite 200  
Vaughan, Ontario, L4K 4X3  
t. 905.738.3939 x 225  
w. [www.emcgroup.ca](http://www.emcgroup.ca)  
e. [kayaladiaz@emcgroup.ca](mailto:kayaladiaz@emcgroup.ca)

CONDITIONS OF RECEIPT OF DIGITAL DATA  
In the event of a dispute over inconsistencies between documents contained in the attachment and the original documents retained by EMC Group Limited, those retained by EMC Group Limited shall constitute the original document for record keeping purposes. Unauthorized alteration, copying or use of this digital data shall be deemed an infringement of the Canadian Copyright Act.

Information contained in this transmission may be of a preliminary nature or subject to revision. The receiver is responsible to confirm the validity of it prior to using it for any purpose authorized by the act of distribution.

## Nadia Zuccaro

---

**From:** Nadia Zuccaro <nzuccaro@emcgroup.ca>  
**Sent:** Monday, October 19, 2020 5:27 PM  
**To:** 'Correia, Brandon'  
**Cc:** 'Mario Zuccaro'; kayaladiaz@emcgroup.ca  
**Subject:** RE: [External] Comments on Third Draft Comprehensive By-law- RE: 9867 Highway 27  
**Attachments:** OPA 610.pdf

Hi Brandon,

Thank you for your email.

We would appreciate if we could schedule a skype call later this week. I am available everyday generally from 1pm onwards. If you could set up a call I would appreciate it.

But in the meantime, I am having a hard time understanding your response as I understood through the open house presentation, that the Zoning by-law is meant to conform to the Official Plan and should be aligned with the Policies as outlined in the plan.

It is not our intention to have this by-law pre-zone the property, but we find that the EP-459 zone is much more restrictive than the existing A Zone, or even the previously proposed Future development zone. This is what we would like to discuss since the property is designated for some residential uses.

I have attached the OPA document (OPA 610) I had referred to in my last email to show the approved OP uses on the lands. The lands fall into Valley Policy Area 4.

We look forward to meeting with you and being able to further discuss this with the consulting team. Please include both Mario and Kevin on the invite.

Regards,

Nadia Zuccaro, MCIP, RPP  
Planner

### **EMC Group Limited**

#### ***Engineers, Planners, Project Managers***

7577 Keele Street, Suite 200, Vaughan, Ontario, L4K 4X3

T.905.738.3939 x 229

F.905.738.6993

E. [nzuccaro@emcgroup.ca](mailto:nzuccaro@emcgroup.ca)

[www.emcgroup.ca](http://www.emcgroup.ca)

---

**From:** Correia, Brandon [mailto:Brandon.Correia@vaughan.ca]  
**Sent:** Monday, October 19, 2020 10:55 AM  
**To:** 'Nadia Zuccaro' <nzuccaro@emcgroup.ca>  
**Subject:** RE: [External] Comments on Third Draft Comprehensive By-law- RE: 9867 Highway 27

Hi Nadia,

Can I suggest we set up a time to further discuss your concerns later this week or early next week ? If you provide a time, I can arrange a skype call. Generally, these lands and surrounding are not proposing pre-zoning. An application for re-zoning would be required for some of the uses which may be contemplated at an Official Plan policy level. However, I am happy to discuss this further with staff and our lead consultant.

Best Regards,

Brandon

**Brandon Correia**, BES PMP  
**Manager, Special Projects**  
905-832-8585 ext. 8227 | [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)

**City of Vaughan | Planning & Growth Management Portfolio**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

---

**From:** Nadia Zuccaro <[nzuccaro@emcgroup.ca](mailto:nzuccaro@emcgroup.ca)>  
**Sent:** Thursday, October 08, 2020 1:02 PM  
**To:** Correia, Brandon <[Brandon.Correia@vaughan.ca](mailto:Brandon.Correia@vaughan.ca)>  
**Cc:** 'Mario Zuccaro' <[mzuccaro@emcgroup.ca](mailto:mzuccaro@emcgroup.ca)>  
**Subject:** [External] Comments on Third Draft Comprehensive By-law- RE: 9867 Highway 27

Hi Brandon,

I hope you are doing well. I wanted to send this email as a follow up to my telephone message of yesterday afternoon so you may have some context regarding some very serious concerns we have regarding the third draft comprehensive by-law regarding **9867 Highway 27** located generally at the north east corner of Highway 27 and Major Mackenzie Drive.

In reference to the Comprehensive Zoning By-law Schedule A- Maps 138 and 139 (September 2020) the By-law illustrates the subject property in its entirety, as Environmental Protection (EP-459). The Environmental Protection land designation over the entire 9867 Highway 27 property does not conform to the existing land use designations outlined in the Vaughan Official Plan (2010) or the OPA #610, nor is it in line with the current Agricultural zoning in by-law 1-88.

The City of Vaughan Official Plan (2010) Schedule 13 Land Use designates the property as “Low-Rise Residential” which allows for low-rise residential uses. The subject property is further designated as a “Valley Policy Area 4” by Official Plan Amendment #610 which permits a “Residential enclave development”.

In the Second Draft of the Comprehensive By-law (January 2020) the lands were more accurately reflected as Future Development (FD) and Conservation (C), to which we had previously expressed concerns regarding the by-law schedules and online interactive mapping not corresponding correctly. To our surprise, the updated mapping included in the Third Draft (September 2020) version has been changed inaccurately, further not reflecting the Official Plan and OPA in force.

Map images comparing the second draft City wide Comprehensive By-law (Jan 2020) and the third draft (Sept. 2020) are attached for your ease of reference.

I would like to discuss this as soon as possible, and hope that you could kindly provide me with a response prior to the Virtual Open House meeting next week.

Regards,

Nadia Zuccaro, MCIP, RPP  
Planner

**EMC Group Limited**

***Engineers, Planners, Project Managers***

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**C26**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Natalie Ast](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Brandon Correia](#); "[Armando Lopes](#)"; [Christopher Tanzola](#)  
**Subject:** [External] Agenda Item #8 - Committee of the Whole June 8, 2021 - Vaughan Comprehensive ZBL - 245  
Nashville Rd  
**Date:** June-07-21 10:11:52 PM  
**Attachments:** [ltr re Vaughan Comprehensive ZBL 245 Nashville.pdf](#)

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Good evening,

On behalf of our client, Di Poce Management Ltd., please find attached correspondence of today's date, in respect of the June 8, 2021 Committee of the Whole Agenda Item #8, Vaughan Comprehensive Zoning By-law. Please do not hesitate to contact us should you have any questions.

Thank you,  
Natalie Ast

**Overland LLP**

Natalie Ast  
[nast@overlandllp.ca](mailto:nast@overlandllp.ca)  
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Tel 416-730-0337  
overlandllp.ca



June 7, 2021

**VIA EMAIL**

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

**Attention: Brandon Correia**  
**Manager, Special Projects**

Your Worship and Members of Council:

**RE: City of Vaughan New Comprehensive Zoning By-law**  
**Comments – Final Draft of By-law**  
**Committee of the Whole Agenda Item #8**

We are the lawyers for Di Poce Management Limited, in respect of the property municipally known as 245 Nashville Road (the “**Subject Site**”), in the City of Vaughan (the “**City**”) and described further below. At this time, we are writing in respect of the above-noted City of Vaughan New Comprehensive Zoning By-law (the “**New By-law**”). We understand that the Committee of the Whole will consider a report from staff recommending that Council adopt the New By-law at its September 27, 2021 Council Meeting.

Further to email correspondence dated November 17, 2020 and attached hereto, we have not had a response from staff regarding issues raised in the letter. Our client had followed up on this correspondence on December 10, 2020 and January 18, 2021 and did not receive further communication from the City. Our client continues to be concerned that the New By-law removes existing development rights with no studies or explanation provided.

**Subject Site**

The Subject Site is located on the South side of Nashville Road between Highway 27 and Stevenson Avenue in the community of Kleinburg.

The City’s Official Plan designates a large portion of the Subject Site as *Natural Areas* (Core Features and Built-up Valley Lands), with a small western portion of the Subject Site being designated *Low-Rise Residential*, which permits residential uses including detached, single-detached and townhouse buildings. The *Low-Rise Residential* portion of the Subject Site is subject to the *Valley Policy Area A Site-Specific Plan*, which allows for single-detached dwellings with a maximum density of 2 units per hectare.

The final draft of the New By-law proposes to rezone the Subject Site from Open Space (OS-1) and Agricultural (A) to Environmental Protection (EP) and Environmental Protection Site Specific (EP-459), respectively.

Based on our understanding of the final draft of the New By-law, this proposed zoning would remove the existing development permissions that the Subject Site currently has. This is being proposed without consultation with our client, and without a response to our client's request for additional information.

We reiterate the position from our client's November 2020 correspondence that the existing rights afforded by the City's Official Plan and By-law 1-88 should be recognized in the New By-law. In the alternative, the New By-law and associated mapping should not apply to the Subject Site. We request that these changes be made in advance of Council's adoption of the New By-law.

**Further Submissions and Request for Notice**

Thank you for providing the opportunity to comment on the final draft of the New By-law. We reserve our rights to make additional submissions in the future, including supplementary submissions.

Would you kindly ensure that we receive a copy of any notices of decisions made by City Council and committees of Council with respect to the New By-law. Our mailing address is contained herein.

Yours truly,  
**Overland LLP**



Per: Natalie Ast  
Associate

Encl.  
c. Client

**From:** [Natalie Ast](#)  
**To:** [Natalie Ast](#)  
**Subject:** FW: City of Vaughan New Comprehensive Zoning By-law - Comments Third Draft of By-law - 245 Nashville Road  
**Date:** Monday, June 7, 2021 5:55:21 PM

---

**From:** Armando Lopes  
**Sent:** Tuesday, November 17, 2020 3:35 PM  
**To:** [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Nicole Cimadamore <[nicole.cimadamore@dpml.ca](mailto:nicole.cimadamore@dpml.ca)>  
**Subject:** City of Vaughan New Comprehensive Zoning By-law - Comments Third Draft of By-law - 245 Nashville Road

Good afternoon Brandon,

We (Di Poce Real Estate Holdings Limited) are the registered property owners for the lands municipally addressed 245 Nashville Road in the City of Vaughan. The subject property is located on the south side of Nashville Road between Highway 27 and Stevenson Avenue in the community of Kleinburg. We are writing to express our concerns and objection with the proposed zoning changes to this property relative to the third draft of the City's proposed Zoning By-law.

The City of Vaughan Official Plan designates a large portion of the subject property *Natural Areas* (Core Features and Built-up Valley Lands) with a small portion of the site, on the west side, designated *Low-Rise Residential*. The *Low-Rise Residential* designation is intended for residential uses and permits detached, semi-detached and townhouse buildings. The *Low-Rise Residential* part of the subject property is also subject to the *Valley Policy Area A Site-Specific Plan*, which only allows for single detached dwellings at a maximum density of 2 units per hectare.

The third draft of the Zoning By-law proposes to modify the zoning of the property from Agricultural (A) and Open Space One (OS1) to Environmental Protection (EP) and Environmental Protection Site Specific (EP-459) without any studies to support a more restrictive zone and completely neglects the current development permissions afforded by the City's Official Plan.

We are respectfully requesting that the same zones which are in effect today through By-law 1-88 be maintained in the third draft of the proposed Zoning By-law such that we are able to utilize the lands for uses currently permitted in the Agricultural (A) and Open Space One (OS1) Zones.

We would appreciate the opportunity to review and discuss our request with Staff at the earliest convenience.

Sincerely,  
Armando Lopes

**ARMANDO LOPES**, BURPL, MCIP, RPP  
DI POCE Management Limited  
DEVELOPMENT MANAGER

T: 905 793 0093 x 235 | C: 416 953 7231 | F: 905 793 1611 | E: [armando@dpml.ca](mailto:armando@dpml.ca) | 175 Sun Pac Boulevard,  
Unit 1A | Brampton | ON | L6S 5Z6

**C29**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Andrew Palumbo](mailto:Andrew.Palumbo@mhbcplan.com)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Brandon Correia](#); [David McKay](#); [Koenig, Kimberly C](#)  
**Subject:** [External] Final Draft Vaughan Comprehensive ZBL - Home Depot Comment Letters (55 Cityview Blvd & 140 Northview Blvd)  
**Date:** June-08-21 9:51:26 AM  
**Attachments:** [9316HA-11 \(55 Cityview Blvd\) Final Draft ZBL Comment Letter June 7, 2021.pdf](#)  
[9316HA-11 \(140 Northview Blvd\) Final Draft ZBL Comment Letter June 7, 2021.pdf](#)

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Good morning,

In advance of today's Council meeting on the Final Draft Vaughan Comprehensive ZBL – attached for review and consideration please find two (2) comment letters prepared on behalf of Home Depot of Canada Inc. with respect to their 55 Cityview Boulevard and 140 Northview Boulevard store locations respectively.

Thank you for your consideration of these comments and have a good day,

Andrew

I am currently working remotely - it is best to reach me at [apalumbo@mhbcplan.com](mailto:apalumbo@mhbcplan.com) or (416) 873-1544.

**ANDREW PALUMBO**, HBA, MCIP, RPP | Associate

**MHBC** Planning, Urban Design & Landscape Architecture

7050 Weston Road, Suite 230 | Woodbridge | ON | L4L 8G7 | T 905 761 5588 x 249 | F 905 761 5589 | [apalumbo@mhbcplan.com](mailto:apalumbo@mhbcplan.com)

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June 7, 2021

Brandon Correia  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Correia:

**RE: CITY OF VAUGHAN ZONING BY-LAW REVIEW – FINAL DRAFT  
FINAL COMMENT LETTER – HOME DEPOT OF CANADA INC.  
55 CITYVIEW BOULEVARD, VAUGHAN  
OUR FILE: 9316HA-11**

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On behalf of our client, Home Depot of Canada Inc. (hereinafter “Home Depot”), we have reviewed the most recent City of Vaughan proposed Final Draft of the Comprehensive Zoning By-law in the context of our client’s lands located at 55 Cityview Boulevard (“the subject lands”).

On August 14, 2019, February 19, 2020 and October 26, 2020, we submitted comments in relation to the subject lands proposed first, second and third draft Zoning By-laws respectively. Based on our review of the current Final Draft Zoning By-law, we understand that the subject lands are proposed to be rezoned to “Employment Commercial Mixed Use (EMU)”, and subject to “Site-Specific Exception Number 865”, similar to the previous (third) Draft Zoning By-law released for public review.

On this basis, and while we appreciate the City’s efforts to recognize our client’s lands through the noted site-specific exception, we continue have the following comments for the City’s consideration and clarification in this respect (which remain the same as per our previous (third) comment letter submission on October 26, 2020):

1. Firstly – one erroneous reference with respect to [Figure E-1347](#) (which is the correct schedule that has been included with this site-specific exception), remains as follows:
  - Section 14.865.1.3 (i.e. accessory uses) of the site-specific exception still makes reference to “Figure E-1346”;This erroneous reference should be corrected to accurately reference [“Figure E-1347”](#) accordingly.
2. Throughout Site-Specific Exception Number 865, there are still several references to “Street A”, which actually applies to “Cityview Boulevard”. As such, all references to Street A should be replaced with Cityview Boulevard accordingly, which is also consistent with the streets and

road labeled on Figure E-1347 of the site-specific exception.

3. We continue to request that the following language in **bold** be added to Section 14.865.2.1 (i.e. lot and building requirements) of Site-Specific Exception Number 865:

***“Notwithstanding the provisions of Sections 4.24.2 and 8.2.2 of this By-law, the following provisions shall apply to the lands labelled “C2” on Figure E-1346:”***

Inclusion of this “notwithstanding” language serves to prevent the existing Home Depot store from being subject to other restrictive provisions of Final Draft Zoning By-law, which would potentially cause Home Depot to become a legal non-conforming use, and these include (but are not limited to) the following zoning provisions:

- Required 45 degree angular plane in Section 8.2.2
- New minimum landscape open space of 10% in Section 8.2.2
- New required build-to-zone of 5-10m in Section 8.2.2
- New minimum required build-to-line for corner lots of 55% in Section 8.2.2
- Surface parking prohibition in all yards in Section 8.2.2
- Enclosed Waste Storage in Section 4.24.2

4. We continue to request that Section 14.865.2.1.f.i ((i.e. lot and building requirements) be revised to read as follows with respect to the permitted maximum building height (proposed revision is shown in **bold** below):

*f. The maximum building height shall be:*

*i. **11.3 m** for a commercial or retail use.*

This requested revision is based on the April 10, 2014 Minor Variance Decision for the subject lands previously provided to City staff in our third comment letter submission dated October 26, 2020, which permits a maximum building height of 11.3 metres, not 11 metres as per the current wording in Site-Specific Exception Number 865. As such, this revision would implement the existing minor variance approval in place for the subject lands with respect to maximum building height.

5. Sections 14.865.3.2 and newly added 14.865.3.5 (i.e. parking/loading) of Site-Specific Exception Number 865 now appear to contradict one another, because each noted provision reads as follows:

Section 14.865.3.2 states: **“Loading and unloading shall take place anywhere on the lot except between a building and abutting Highway 400 a building and abutting Street “A” or a building and abutting Major Mackenzie Drive.”**

It should be noted that this provision would result in a legal non-conforming situation for the subject lands, but as noted above, Section 14.865.3.5 reads as follows: **The loading provisions of this by-law shall not apply.**

On this basis, it is uncertain as to which loading provision applies to the lands subject to Site Specific Exception Number 865. As a result, we continue to recommend that the following

“notwithstanding” provision be included in this Section of Site-Specific Exception Number 865, in order to ensure that there are no restrictive loading provisions in effect for the subject lands moving forward.

***“Notwithstanding the provisions of this Zoning By-law, loading and unloading shall be permitted to take place between a building and Highway 400 for the lands municipally addressed as 55 Cityview Boulevard.”***

In addition, and as per our previous comment letter submission on October 26, 2020, implementing this revision would reflect the April 10, 2014 Minor Variance Decision previously issued for the subject lands, which granted approval to permit loading and unloading as described above. As such, inclusion of this language (or similar) would recognize and implement the existing loading/unloading permissions already in place for the subject lands.

6. We continue to request that Section 14.865.3 (i.e. parking) of Site-Specific Exception Number 865 be revised to add the following two (2) provisions and exceptions (or similar) with respect to vehicular and bicycle parking in association with the subject lands:

- ***“Notwithstanding the provisions of this Zoning By-law, the minimum number of parking spaces required for the lands municipally addressed as 55 Cityview Boulevard shall be provided at a rate of 3.5 parking spaces/100m<sup>2</sup> of gross floor area.”***

Please be advised that this requested revision reflects the approved minimum parking rate for this site (i.e. 3.5 spaces/100 m<sup>2</sup>) as granted by the April 10, 2014 Minor Variance Decision for the subject lands.

- ***“Notwithstanding Section 6.5 of this Zoning By-law, no bicycle parking spaces shall be required for the lands municipally addressed as 55 Cityview Boulevard”.***

Provision of these two (2) additional provisions to Site-Specific Exception Number 865 (or similar) avoids the current Home Depot site from becoming a legal non-conforming use relative to the vehicular and bicycle parking requirements of the proposed Final Draft Zoning By-law.

In addition, bicycle parking is not typically associated with a use such as Home Depot whereby bulky and heavy goods are common (and not feasible to transport via bicycle), and thus the request to be exempt from these rates altogether remains in this submission.

As per our previous three comment submission letters and as described above, we wish to reiterate the fact that the subject lands have existing permissions which should be contained within the new Zoning By-law in their entirety. There should be no removal of these permissions, nor should there be any additional restrictions placed on the subject lands which would unduly and unnecessarily impact or impede Home Depot’s operations (which could potentially cause Home Depot to become a legal non-conforming use).

Based on the above, we would appreciate that the City addresses these comments prior to formal adoption of the proposed Final Draft Zoning By-law at City Council.



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

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read "D. McKay", written over a circular stamp or mark.

David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President and Partner

A handwritten signature in black ink that reads "Andrew Palumbo".

Andrew Palumbo, HBA, MCIP, RPP  
Associate

cc.: *Kimberly Koenig, Home Depot of Canada Inc.*

June 7, 2021

Brandon Correia  
BES PMP Manager, Special Projects  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Correia:

**RE: CITY OF VAUGHAN ZONING BY-LAW REVIEW – FINAL DRAFT  
FINAL COMMENT LETTER – HOME DEPOT OF CANADA INC.  
140 NORTHVIEW BOULEVARD, VAUGHAN  
FILE: 9316HA-11**

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On behalf of our client, Home Depot of Canada Inc. (hereinafter “Home Depot”), we have reviewed the most recent City of Vaughan proposed Final Draft of the Comprehensive Zoning By-law in the context of our client’s lands located at 140 Northview Boulevard (“the subject lands”).

On August 14, 2019, February 19, 2020 and October 26, 2020, we submitted comments in relation to the subject lands proposed first, second and third draft Zoning By-laws respectively. Based on our review of the current Final Draft Zoning By-law, we understand that the subject lands are still proposed to be rezoned to “Prestige Employment (EM1)”, and subject to “Site-Specific Exception Number 674”, as per the previous third draft Zoning By-law.

Based on our review of the updated the Site-Specific Exception Number 674, we appreciate the City’s efforts to recognize our client’s lands and the existing permissions that apply to the existing Home Depot store at this site, which avoids a legal non-conforming situation for the subject lands.

However, and per our previous three comment letter submissions, it has always been our understanding that the intent of the Draft Zoning By-law is to implement the City of Vaughan Official Plan, 2010 (i.e. VOP 2010). On this basis, the VOP 2010 designates the subject lands “**Mid-Rise Mixed Use**”, and as such we continue request that the new Zoning By-law reflect and implement the zoning for the subject lands accordingly and consistently with VOP 2010. In addition, site specific policies for the subject lands were approved via an OMB Decision issued on July 31, 2015 (OMB Case No. PL111184), as part of the settlement on VOP2010.

On this basis, it remains our opinion that the subject lands should be zoned in accordance with the approved OMB Decision for the subject lands, whereby the City should also consider placing a holding (H) provision on the subject lands that will allow the existing permissions to stay in place until such time that the subject lands are planned for redevelopment as envisioned through VOP2010.

Based on the above, we would appreciate that the City addresses these comments prior to formal adoption of the proposed Final Draft Zoning By-law at City Council.

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

Thank you.

Yours truly,

**MHBC**



David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President and Partner



Andrew Palumbo, HBA, MCIP, RPP  
Associate

cc.: *Kimberly Koenig, Home Depot of Canada Inc.*

**C30**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Monica Khemraj](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Andy Margaritis](#); [John Alati](#)  
**Subject:** [External] Committee of the Whole – June 8, 2021 – Item 6.8 - Letter to Mayor and Council re Final Draft ZBL (7725 Jane Street - 702614-2)  
**Date:** June-08-21 9:04:38 AM  
**Attachments:** [image127979.png](#)  
[Letter to Mayor and Council re Final Draft ZBL - 8June21 \(01746139xCDE1C\).pdf](#)  
**Importance:** High

---

**ATTENTION: Honorable Mayor Bevilacqua and Members of Council**

Good Morning –

Please see attached correspondence on behalf of Mr. John Alati.

We would appreciate if you could confirm receipt of this email.

Kind regards,  
Monica

**Monica Khemraj**

Legal Assistant  
416.977.7088



Davies Howe LLP  
The Tenth Floor, 425 Adelaide Street West  
Toronto, Ontario M5V 3C1  
416.977.7088

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June 8, 2021

**By E-Mail Only to *clerks@vaughan.ca***

The Clerk  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, Ontario  
L6A 1T1

ATTENTION: Honorable Mayor Bevilacqua and Members of Council

**Re: Committee of the Whole – June 8, 2021 – Item 6.8  
Final Draft of the City-Wide Comprehensive Zoning By-law Review  
7725 Jane Street, City of Vaughan (the “Subject Lands”)  
2431247 Ontario Limited**

As you are aware, we are counsel to 243127 Ontario Limited (the “**Owner**”), the Owner of the Subject Lands located at the southeast corner of Jane Street and Highway 7 in the City of Vaughan (the “**City**”). There is a two-storey commercial office building with below grade parking as well as surface parking to the west, north and south of the building. The Subject Lands are accessed off of Jane Street towards the southern edge of the property.

### **City-Wide Comprehensive Zoning By-law Review**

On February 19 and October 27, 2020 this office wrote to the City identifying our concerns with respect to the second and third drafts of the City’s Comprehensive Zoning By-law (the “**ZBL**”) in respect of the Subject Lands (the “**Letters**”). It was our hope that these concerns would have been resolved and reflected in the final iteration of the draft ZBL.

We are now in receipt of the final draft ZBL and unfortunately the concerns raised in our Letters have not been addressed. For ease of reference the Letters are enclosed with this submission and our client’s concerns remain valid and are clearly set out in the Letters and this letter serves to reiterate those attached comments.

### **Conclusion**

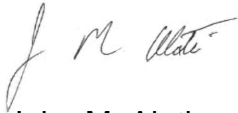
As a result, we request that the this letter and its enclosures (the Letters) be brought to the immediate attention of the Mayor and all members of Council and we respectfully request that Council defer the approval of the final draft ZBL in order to allow staff additional time to consult with the Owner of the Subject Lands with an eye to updating the

final draft ZBL to zone the Subject Lands to either an appropriate form of Commercial Zone or a "V1 (Station Precinct Zone)".

Please ensure that we continue to be notified of any future Open Houses, Public Meetings, City staff and recommendations reports and any decisions respecting this matter.

Should you have any questions or if you require any additional information, please do not hesitate to contact me, or my associate Andy Margaritis, directly.

Sincerely,  
**DAVIES HOWE LLP**



John M. Alati

JMA:am

copy: Client

February 19, 2020

**By E-Mail Only to *brandon.correia@vaughan.ca***

Brandon Correia  
City of Vaughan  
2141 Major Mackenzie Dr.,  
Office of the Deputy City Manager, Planning and Growth Management Portfolio  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Correia:

**Re: City-Wide Comprehensive Zoning By-law Review  
7725 Jane Street, City of Vaughan (the "Subject Lands")  
2431247 Ontario Limited**

As you may be aware, we are counsel to 243127 Ontario Limited (the "Owner"), the Owner of the Subject Lands located at the southeast corner of Jane Street and Highway 7 which. The Subject Lands are improved with a two-storey commercial facility that contains below grade parking as well as surface parking to the west, north and south of the facility. The Subject Lands are accessed off of Jane Street towards the southern edge of same.

### **Existing Tribunal Appeal**

The predecessor owner of the Subject Lands filed an appeal of the City's Vaughan Metropolitan Centre Secondary Plan (the "VMC Secondary Plan"). The current Owner assumed the appeal of the VMC Secondary Plan upon its acquisition of the Subject Lands.

The Owner's appeal of the VMC Secondary Plan remains ongoing at the Local Planning Appeal Tribunal.

### **City-Wide Comprehensive Zoning By-law Review**

We are now in receipt of the Second Draft of the City's Comprehensive Zoning By-law (the "Draft ZBL") and are writing to share our concerns with same in respect of the Subject Lands.

Currently, City Zoning By-law 1-88 (the "ZBL") zones the Subject Lands as "C8 Commercial". However, Maps 51 and 52 within Schedule A of the Draft ZBL now seek to re-zone the western portion of the Subject Lands "Open Space (OS)" and its eastern portion as "V1 Station Precinct Zone", the former, in our view is inappropriate.

The City's commentary as gleaned from its website dedicated to the Draft ZBL indicates that the City seeks to create a "progressive By-law with updated, contemporary uses and standards". The "Open Space" zoning that is proposed to be applied to the western portion of the Subject lands is not reflective of the current use of the property as a commercial facility and would, if the Draft ZBL was passed as currently drafted, would result in the Subject Lands being in a state of legal non-compliance.

Given that the building on the Subject Lands is already being used as a commercial facility, which is compliant with the ZBL, it would be more appropriate and logical to zone the western portion of the Subject Lands an acceptable form of Commercial Zone, or even more appropriately, it should be zoned "V1 (Station Precinct Zone)" which would then match the proposed zoning proposed in the Draft ZBL for the easterly portion of the Subject Lands - this would be more indicative of an acceptable future use that could be made on the Subject Lands given that it is located at a key intersection within the City.

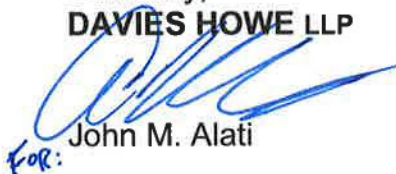
## Conclusion

As a result of all of the foregoing, we respectfully request that the City update the proposed zoning of the Subject lands contained in the Draft ZBL to either an appropriate form of Commercial Zone or a "V1 (Station Precinct Zone)".

Please ensure that we are notified of any future Open Houses, Public Meetings, City staff and recommendations reports and any decisions respecting this matter.

Thank you for the opportunity to make submissions on this matter on behalf of the Owner. Should you have any questions or if you require any additional information, please do not hesitate to contact me, or my associate Andy Margaritis, directly.

Sincerely,  
**DAVIES HOWE LLP**

  
John M. Alati

JMA:am

copy: Mr. Jack Wong, Malone Givens Parsons  
Client



October 27, 2020

**By E-Mail Only to *brandon.correia@vaughan.ca***

Brandon Correia  
City of Vaughan  
2141 Major Mackenzie Dr.,  
Office of the Deputy City Manager, Planning and Growth Management Portfolio  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Correia:

**Re: Third Draft of the City-Wide Comprehensive Zoning By-law Review  
7725 Jane Street, City of Vaughan (the “Subject Lands”)  
2431247 Ontario Limited**

As you aware, we are counsel to 243127 Ontario Limited (the “**Owner**”), the Owner of the Subject Lands located at the southeast corner of Jane Street and Highway 7. There is a two-storey commercial office building with below grade parking as well as surface parking to the west, north and south of the building. The Subject Lands are accessed off of Jane Street towards the southern edge of the Property.

### **Existing Tribunal Appeal**

The predecessor owner of the Subject Lands filed an appeal of the City’s Vaughan Metropolitan Centre Secondary Plan (the “**VMC Secondary Plan**”). The current Owner assumed the appeal of the VMC Secondary Plan upon its acquisition of the Subject Lands.

The Owner’s appeal of the VMC Secondary Plan remains ongoing at the Local Planning Appeal Tribunal.

### **City-Wide Comprehensive Zoning By-law Review**

On February 19, 2020 this office wrote to you identifying our concerns with respect to the Second Draft of the City’s Comprehensive Zoning By-law (the “**Draft ZBL**”) in respect of the Subject Lands. It was our hope that these concerns would have been resolved and reflected in the next iteration of the Draft ZBL.

We are now in receipt of the third draft of the Draft ZBL and unfortunately the concerns first raised in our February 19, 2020 letter have not been addressed. As a result, we are

writing to reiterate our concerns in advance of the Public Hearing scheduled to be held on October 29, 2020.

Currently, City Zoning By-law 1-88 (the “**ZBL**”) zones the Subject Lands as “C8 Commercial”. However, Maps 51 and 52 within Schedule A of the third Draft ZBL still seek to re-zone the western portion of the Subject Lands “Open Space (OS)” and its eastern portion as “V1 Station Precinct Zone”, the former zoning, in our view remains inappropriate.

The “Open Space” zoning that is proposed to be applied to the western portion of the Subject Lands is not reflective of the current use of the property as a commercial office building and would, if the third Draft ZBL was passed as currently drafted, result in the Subject Lands being in a state of legal non-compliance.

Given that the building on the Subject Lands is already being used as a commercial office use, which is compliant with the ZBL, it remains our opinion that it would be more appropriate and logical to zone the western portion of the Subject Lands an acceptable form of Commercial Zone, or more appropriately, it should be zoned “V1 (Station Precinct Zone)”. This would then match the proposed zoning proposed in the third Draft ZBL for the easterly portion of the Subject Lands and would be more indicative the future use for these lands when considering its location at a key intersection within the City.

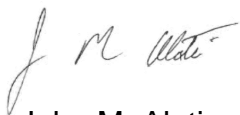
## Conclusion

As a result of all of the foregoing, we respectfully request that the City update the proposed zoning of the Subject lands contained in the third Draft ZBL to either an appropriate form of Commercial Zone or a “V1 (Station Precinct Zone)”.

Please ensure that we continue to be notified of any future Open Houses, Public Meetings, City staff and recommendations reports and any decisions respecting this matter.

Should you have any questions or if you require any additional information, please do not hesitate to contact me, or my associate Andy Margaritis, directly.

Sincerely,  
**DAVIES HOWE LLP**



John M. Alati

JMA:am

copy: Client

**C32**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Tarah Coutts](#)  
**To:** [Clerks@vaughan.ca](mailto: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 Steeles 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

T 416.637.7571  
F 416.863.1515  
E [tcoutts@airdberlis.com](mailto:tcoutts@airdberlis.com)

**Aird & Berlis LLP** | Lawyers  
Brookfield Place, 181 Bay Street, Suite 1800  
Toronto, Canada M5J 2T9 | [airdberlis.com](http://airdberlis.com)



This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

June 8, 2021

BY EMAIL ([clerks@vaughan.ca](mailto: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](mailto:stomasella@airdberlis.com).

Yours truly,

AIRD & BERLIS LLP

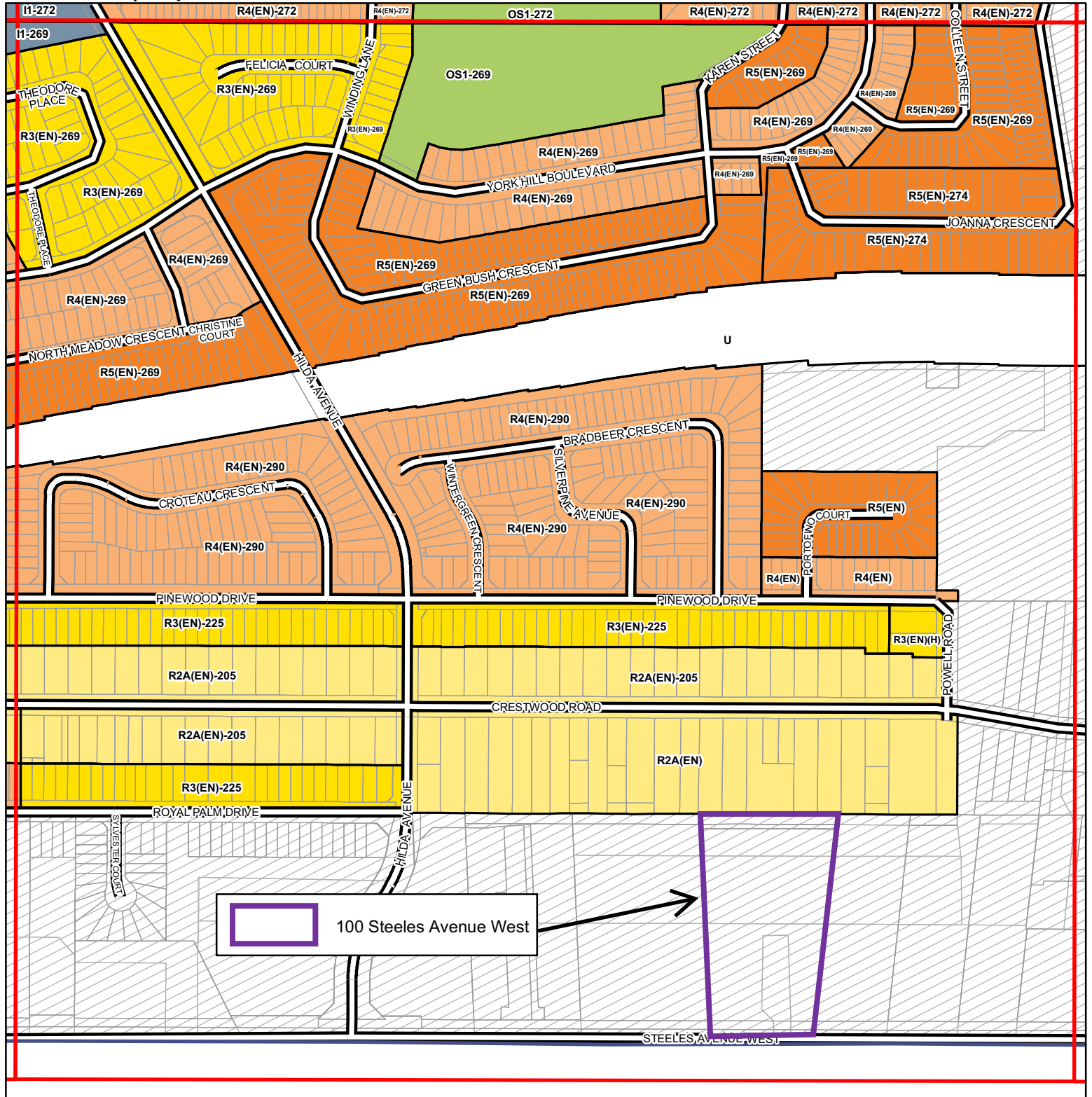


Tom Halinski

TH/SJT/TC/cg  
Encl.

# Zoning By-law 01- 2021

## Schedule A | Map 19



100 Steeles Avenue West

### 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 Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct 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)
- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

### 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)

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

57	58	59	60
37	38	39	40
17	18	19	20

Final: May, 2021



1:5,000

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.

**C36**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: 2267 Hwy 7 & 7700 Keele Street - Written Submission  
**Date:** June-15-21 9:16:32 AM  
**Attachments:** [P-3036 Comprehensive ZBL Review Ltr Final.pdf](#)

---

**From:** Christine Halis <CHalis@klmplanning.com>  
**Sent:** Monday, June 14, 2021 7:27 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Ryan Mino <RMino@KLMPPlanning.com>; Dani Cohen <dcohen@kingproperties.ca>; Christopher Dunn [REDACTED] >  
**Subject:** [External] 2267 Hwy 7 & 7700 Keele Street - Written Submission

Good Evening,

Please find attached a letter to Council in response to Committee of the Whole's consideration of the Comprehensive Zoning By-law Review on June 8<sup>th</sup>, 2021 (Agenda Item 6.8). Can you please confirm receipt and if this communication will be placed on the Council Agenda on June 22<sup>nd</sup>.

Regards,

**Christine Halis** MCIP, RPP  
SENIOR PLANNER

**KLM PLANNING PARTNERS INC.**  
Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3  
C 647.302.8122 E [chalis@klmplanning.com](mailto:chalis@klmplanning.com)

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Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

SENT VIA EMAIL

File: P-3036

June 14, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Hon. Mayor Bevilacqua and Members of Council**

**RE: Comments on City-Wide Comprehensive Zoning By-law (Final Draft)  
Council Meeting - Tuesday June 22, 2021  
In Response to Committee of the Whole Agenda Item 6.8 (Tuesday June 8, 2021)  
Avenue 7 Developments Inc.  
2267 Highway 7 and 7700 Keele Street  
City of Vaughan**

---

Dear Hon. Mayor Bevilacqua and Members of Council:

On behalf of our client Avenue 7 Developments Inc., (“the client”), owner of 2267 Highway 7 and 7700 Keele Street (“the subject lands”), KLM Planning Partners Inc. (“KLM”) is pleased to provide you with the following comments on the City-Wide Comprehensive Zoning By-law (“CZBL”) (Final Draft) and the Site-Specific Zoning Exceptions that are proposed for approval.

**Background:**

The subject lands are located at the southwest corner of Highway 7 and Keele Street in the City of Vaughan and are comprised of two properties with a total area of approximately 5.5 hectares. They are designated “Employment Commercial Mixed Use” by Vaughan Official Plan (2010) (“VOP 2010”). 2267 Highway 7 is currently zoned C6 – Highway Commercial (Exception 784) while 7700 Keele Street is currently zoned EM1 – Prestige Industrial (Exception 1322), both subject to site-specific provisions. The existing zoning permissions on the subject lands currently allow for entirely commercial retail uses over both parcels of land, as well as a wide range of employment uses.

A request for Employment Land Conversion (“ELC”) to permit a greater range and mix of uses including residential uses on the subject lands was approved by York Regional Council on October 22, 2020, and a pre-consultation has been held with municipal staff to present master-plan level development concepts for the subject lands and determine next steps. Development applications for the subject lands will initially consist of an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, and are expected to be filed in 2021. It is expected that the approval process will take many months to complete.

### **Comments on Comprehensive Zoning By-law:**

The subject lands are located within the areas depicted on Maps 33 and 53 of the Final Draft CZBL. Both parcels are proposed to be zoned EMU – Employment Commercial Mixed-Use and are subject to site-specific exceptions 487 (2267 Highway 7) and 958 (7700 Keele Street). Upon review of the most recent draft ZBL, site-specific exceptions, and associated staff report, we would like to comment on the transition of approvals from By-law 1-88 and their effect on forthcoming development applications.

The staff report states:

*Feedback was received respecting the transition of previous and on-going site-specific approvals from By-law 1-88 to the CZBL, and the status of active and future development applications, in-progress approvals and building permits. Detailed transition provisions are included in the CZBL that focus on previously approved site specific amendments, and in-progress development applications and/or building permit applications. The transition clauses recognize previous planning approvals lawfully obtained in accordance with statutory provisions of the Planning Act. The intent of the transition provisions 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.*

We acknowledge that staff have attempted to bring the subject lands into conformity with VOP 2010, and as a result have permitted additional uses on the subject lands through the EMU Zone provisions that we do not object to.

However, the subject lands currently benefit from permissions which were legally obtained through previously approved Zoning By-Law Amendment applications (By-law 163-2009) which have been removed or limited by the current draft ZBL. It is our request that the proposed ZBL recognize all of the existing permissions which were legally obtained in addition to any additional uses staff deem appropriate, acknowledging that the lands will ultimately be re-zoned to implement a greater master plan which will be reviewed by staff and ultimately require Council approval.

In particular, employment uses such as warehousing, major manufacturing, and processing of products have been removed from the list of permitted uses when they currently exist and operate on-site. Additionally, restrictions have been placed on commercial uses including but not

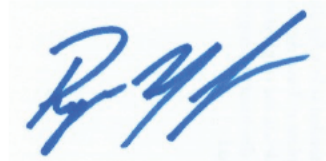
limited to health and fitness centres and supermarkets, permitting them only as part of a mixed use development and limiting their gross floor area to 30% of the entire gross floor area across the site. A health and fitness centre currently exists on the site, and a if a future expansion was planned, may be limited by such zone requirements.

By addressing this discrepancy, the instances of legal nonconforming uses created by the introduction of this By-law will be reduced. Transitioning all of the currently approved and in-force permissions will also provide more certainty to our client with respect to attracting tenants to the site or allowing existing tenants to expand while the development concept for the subject lands is further refined and goes through the proper channels for approval. Therefore, it is our request that the site-specific exceptions for these lands be carried forward in their entirety.

We understand that staff may make stylistic and technical changes to the draft CZBL prior to its approval by Council in October 2021. As such, we respectfully request that this technical change be considered and are open to further dialogue with staff on this matter.

Respectfully submitted,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, MCIP, RPP  
Partner



Christine Halis, MCIP, RPP  
Senior Planner

**C43**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: Council Meeting of June 22, 2021 - Objection Letter RE CZBL  
**Date:** June-21-21 8:48:48 AM  
**Attachments:** [2021.06.18 - Letter to Council RE CZBL.pdf](#)

---

**From:** Marshall Smith <MSmith@klmplanning.com>  
**Sent:** Friday, June 18, 2021 4:12 PM  
**To:** Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>  
**Cc:** Ryan Mino <RMino@KLMPlanning.com>; Brandon Correia <Brandon.Correia@vaughan.ca>  
**Subject:** [External] Council Meeting of June 22, 2021 - Objection Letter RE CZBL

Good afternoon,

Please find attached a letter respecting the ongoing Vaughan Comprehensive Zoning By-law process in response to Committee of the Whole Agenda Item 6.8 (Tuesday June 8, 2021) for consideration at the Tuesday June 22, 2021 Council meeting.

Regards,

**Marshall Smith** BES, PMP, MCIP, RPP  
SENIOR PLANNER

**KLM PLANNING PARTNERS INC.**

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3  
T 905.669.4055 (ext. 222) C 416.788.7859  
F 905.669.0097 E [msmith@klmplanning.com](mailto:msmith@klmplanning.com) W [www.klmplanning.com](http://www.klmplanning.com)

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[klmplanning.com](http://klmplanning.com)

File: P-2199

June 18, 2021

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

**Attention: Hon. Mayor Bevilacqua and Members of Council**

**Re: Comments on City-Wide Comprehensive Zoning By-law (Final Draft)  
Council Meeting - Tuesday June 22, 2021  
In Response to Committee of the Whole Agenda Item 6.8 (Tuesday June 8, 2021)  
Letter of Objection - Yonge Steeles Corridor Secondary Plan Pre-Zoning  
City of Vaughan,  
Regional Municipality of York**

---

Dear Hon. Mayor Bevilacqua and Members of Council:

KLM Planning Partners Inc. is the planning consultant for the Yonge Steeles Landowners Group Inc., which is a collective of landowners within the Yonge Steeles Corridor Secondary Plan area generally bounded by Yonge Street to the east, Steeles Avenue West to the south, Hilda Avenue to the west, and the CN Rail corridor to the north in the City of Vaughan. These landowners are also appellants and/or parties to the appeals of the Yonge Steeles Corridor Secondary Plan (the "YSCSP").

This letter is further to our previous correspondence dated December 4, 2020, a copy of which is attached. Vaughan Committee of the Whole considered a recommendation report from the Deputy City Manager, Planning and Growth Management dated June 8, 2021 in relation to the City-Wide Comprehensive Zoning By-law ("CZBL").

The report recommends the following:

1. THAT Vaughan Council ADOPT the City-wide Comprehensive Zoning By-law in substantially the same form as attached at its Council meeting of September 27, 2021;

2. THAT Vaughan Council authorize the Deputy City Manager of Planning and Growth Management to make such stylistic and technical changes to the City-wide Comprehensive Zoning By-law as may be required;
3. THAT the City-wide Comprehensive Zoning By-law, dated XX 2021, delete and replace zoning By-law 1-88 as amended;
4. THAT Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the City-wide Comprehensive Zoning By-law notwithstanding that changes were made to the by-law after the holding of the statutory public meeting.

Given the significant number of issues which remain with the CZBL, Vaughan Committee of the Whole has recommended a deferral of the final consideration of the CZBL to the Committee of the Whole meeting on October 13, 2021. Notwithstanding this deferral, after having an opportunity to review the staff report, draft Zoning By-law and mapping included as attachments to the report, we would like to provide the following comments for consideration by City staff and Council.

Staff are now recommending that the YSCSP area be excluded from the CZBL at this time given the ongoing appeals to the Ontario Land Tribunal (“OLT”), formerly the Ontario Municipal Board (“OMB”) and Local Planning Appeal Tribunal (“LPAT”). This final version of the CZBL differs from the second draft of the CZBL provided in October 2020 in which the lands within the YSCSP were proposed to be pre-zoned to align with the 2012 Regionally endorsed YSCSP, subject to a Holding Symbol “(H)”. We provided comments on that former draft CZBL but never received a response to those comments.

Subsequent to sending our comments in December 2020, staff revised their approach as it applies to the YSCSP and are now recommending that the CZBL not apply to those lands until the Secondary Plan appeal is resolved. There was no discussion between City staff and Yonge Steeles Landowners Group to explain the rationale for this change, nor does it appear that planning staff responded to our last letter dated December 4, 2020 in their response matrix attached to the June 8, 2021 staff report. By excluding the YSCSP lands from the CZBL the City will be maintaining the existing low-scale commercial zoning in the YSCSP area which is clearly outdated and would continue to promote the underutilization of our client’s lands.

It is our continued opinion that the Regionally endorsed YSCSP does not properly recognize the full potential of the affected lands as envisioned in the current Provincial policy direction, including but the limited to, the 2019 Provincial Growth Plan (as amended) and the 2020 Provincial Policy Statement. As this area is included within a future Major Transit Station Area (MTSA) area, which is planned to be served by the Yonge North Subway Extension, significant growth opportunities beyond what is currently reflected in the latest draft of the CZBL should be permitted in the final comprehensive zoning by-law for these lands.

Our client is hopeful that through the ongoing appeals process that the YSCSP can be finalized and brought into force to realize the full potential of the lands appropriately in terms of range and mix of uses, building heights and densities. We respectfully request that prior to final enactment of the CZBL, that it be amended to address these outstanding matters. It would also be appropriate for the final version of the CZBL to reflect the ongoing site-specific development applications that some of the members in our landowners group have filed.

Please consider this to be our formal request to be notified of all future Public Hearings, Open Houses, Committee of the Whole and Council meetings and decisions relating to this matter. As always, we would be pleased to meet with City staff to discuss our concerns. If you would like to arrange a meeting to discuss the above, please do not hesitate to contact us.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, B.U.R.PI, MCIP, RPP  
Partner

[RMino@KLMPPlanning.com](mailto:RMino@KLMPPlanning.com)

905-669-4055 x 224



Marshall Smith, BES, PMP, MCIP, RPP  
Senior Planner

[MSmith@KLMPPlanning.com](mailto:MSmith@KLMPPlanning.com)

905-669-4055 x 222

cc: Ira Kagan, Kagan-Shastri LLP  
Jason Park, Devine Park LLP  
Yonge Steeles Landowners Group Inc.  
Myron Pestaluky, Delta Urban Inc.  
Mustafa Ghassan, Delta Urban Inc.  
Brandon Correia, Manager of Special Projects, City of Vaughan

## ATTACHMENT 1 - LETTER OF DECEMBER 4, 2021



64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

File: P-2199

December 4, 2020

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

**Attention: Mayor and Members of Council**

**Re: City-Wide Comprehensive Zoning By-law  
Letter of Objection - Yonge Steeles Corridor Secondary Plan Pre-Zoning  
City of Vaughan, Regional Municipality of York**

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KLM Planning Partners Inc. is the planning consultant for the Yonge Steeles Landowners Group Inc., which is a collective of landowners within the Yonge Steeles Corridor Secondary Plan area generally bounded by Yonge Street to the east, Steeles Avenue West to the south, Hilda Avenue to the west, and the CN Rail corridor to the north in the City of Vaughan. These landowners are also appellants and/or parties to the appeals of the Yonge Steeles Corridor Secondary Plan (the "YSCSP").

We understand that, further to the latest public hearing of October 29, 2020, the City-Wide Comprehensive Zoning By-law ('CZBL') is expected to be adopted in Q4 of 2020 or Q1 of 2021. In reviewing the latest draft version of the CZBL, specifically Maps 19 & 20 of Schedule A to the draft CZBL, and the recent City staff report dated October 29, 2020, we are aware that the YSCSP area is proposed to be pre-zoned to align with the 2012 Regionally endorsed YSCSP which is yet to come into force due to the outstanding appeals at the LPAT, and which are presently subject to ongoing mediation. It is also noted that pre-zoning of the YSCSP area with the Holding Symbol "(H)" is meant to acknowledge any modifications that may result from resolution of appeals which will manifest in the final in-effect YSCSP.

Notwithstanding the above, it is our opinion that the 2012 Regionally endorsed YSCSP does not properly recognize the full potential of the affected lands as envisioned in the current Provincial policy direction, including but the limited to the 2019 Provincial Growth Plan and 2020 Provincial Policy Statement. As this area is included within a future Major Transit Station Area (MTSA) area, which is planned to be served by the Yonge North Subway Extension, significant growth opportunities beyond what is currently being reflected in the latest draft of the CZBL should be allowed in the final comprehensive zoning by-law for these lands. Our client is hopeful that



through the ongoing appeals process that the YSCSP can be finalized and brought into force to realize the full potential of the lands appropriately in terms of range and mix of uses, building heights and densities, an appropriate system of public parks which does not unduly restrict development within this area, and a multimodal transportation network that will benefit existing and future residents and businesses alike in this important gateway location to the City of Vaughan and York Region. We respectfully request that prior to adoption the draft CZBL should be amended to address these outstanding matters for the YSCSP and to ultimately implement the final approval of the YSCSP as well as consider the ongoing site-specific development applications that some of the landowners in our client group have put forth.

Please consider this to be our formal request to be notified of all future Public Hearings, Open Houses, Committee of the Whole and Council meetings and decisions relating to this matter. Your continued consideration of the circumstances surrounding the YSCSP area is appreciated as work on the CZBL continues.

We would be pleased to meet with City staff to discuss our concerns. If you would like to arrange a meeting or discuss the above, please do not hesitate to contact us.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, B.U.R.PI, MCIP, RPP  
Partner

[RMino@KLMPPlanning.com](mailto:RMino@KLMPPlanning.com)

905-669-4055 x 224



Marshall Smith, BES, PMP, MCIP, RPP  
Senior Planner

[MSmith@KLMPPlanning.com](mailto:MSmith@KLMPPlanning.com)

905-669-4055 x 222

cc: Ira Kagan, Kagan-Shastri LLP  
Jason Park, Devine Park LLP  
Yonge Steeles Landowners Group Inc.  
Myron Pestaluky, Delta Urban Inc.  
Mustafa Ghassan, Delta Urban Inc.  
Brandon Correira, Manager of Special Projects, City of Vaughan

**C55**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 8**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: Letter of Concern to City Council - Comprehensive Zoning By-law - 8960, 9000 Jane Street & 27 Korda Gate  
**Date:** June-21-21 11:19:02 AM  
**Attachments:** [2021.06.21 - Letter of Concern to City Council \(CZBL\) - 8960 & 9000 Jane Street and 27 Korda Gate.pdf](#)

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**From:** Mathew Halo <mhalo@westonconsulting.com>  
**Sent:** Monday, June 21, 2021 11:13 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Joe Di Giuseppe <joed@greenpark.com>; Brandon Correia <Brandon.Correia@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Sandra Patano <spatano@westonconsulting.com>; Ryan Guetter <rguetter@westonconsulting.com>; Mary Flynn-Guglietti <mary.flynn@mcmillan.ca>; Annik Forristal <annik.forristal@mcmillan.ca>  
**Subject:** [External] Letter of Concern to City Council - Comprehensive Zoning By-law - 8960, 9000 Jane Street & 27 Korda Gate

Hello,

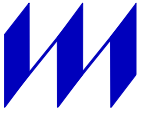
Attached to this email is correspondence to City Council regarding the City's Comprehensive Zoning By-law and 8960, 9000 Jane Street & 27 Korda Gate, Vaughan.

Regards,

**MATHEW HALO, BURPI**  
PLANNER

VAUGHAN 905.738.8080 x282  
TORONTO 416.640.9917 x282  
CELL 416.882.4989  
WESTONCONSULTING.COM





# WESTON CONSULTING

planning + urban design

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

June 21, 2021  
File 10516

**Attn: Mayor Bevilacqua and Members of Vaughan City Council**

**RE: City-Wide Comprehensive Zoning By-law ("CZBL")  
8960 & 9000 Jane Street and 27 Korda Gate, Vaughan  
OMB File No. PL1104020**

Weston Consulting is the planning consultant for Genazzano Highrises Inc. and Granerola Residences Ltd., the registered owner of the lands at 8960 & 9000 Jane Street, and 27 Korda Gate, in the City of Vaughan (herein referred to as the "subject lands"). We have reviewed the final City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the owner.

We have reviewed the Public Comments Response Matrix released by the City of Vaughan in June 2021, which provides responses to feedback and concerns received from landowners regarding the City's proposed CZBL. Based on our review, we note that our client's concerns raised in email correspondence submitted to City of Vaughan Clerks on October 29, 2020 and included in the Council Meeting Minutes of December 15, 2020 have not been acknowledged or addressed.

We provide the following comments on the CZBL that reflect our client's concerns as provided in his previous October 29, 2021 submission:

- The subject lands are approved for development through a Local Planning Appeal Tribunal (LPAT) Decision issued on September 17, 2018 (LPAT File No. PL110419). An amendment to the Zoning By-law, implementing the Order and enacting site-specific provisions for development on the subject lands were enacted by the City of Vaughan through By-law 033-2019.
  - The site-specific zoning by-law rezoned the lands to RA3(H) – Apartment Residential Zone with a Holding provision and was noted as exception 9(1472).
  - It appears that the CZBL zones the subject property RM2 – Multiple Unit Residential 2 and RM2 (H) - Multiple Residential 2, with Exception (699).
  - The CZBL and Exception 699 does not include the site-specific approvals and does not appropriately reflect the development permissions granted by the LPAT for the subject lands. This appears to be an error or oversight that requires correction, as the Exception does not capture the LPAT approvals specific to the development.

- We request that the site-specific by-law and Holding conditions be included in its entirety within the CZBL. See attached Site Specific By-law 033-2019 and Decision.

In addition to our concerns regarding the LPAT-approved site-specific Zoning By-law Amendment, our client has concerns on various provisions of the CZBL and the effects it will have on future development projects:

- Provisions 1.6.3 and 1.6.4 - Transition Policies and Lapse of Transition Provisions: We are supportive of the transition provisions and submit that under this provision, any future site development applications for the subject lands implementing the LPAT-approved Zoning By-law Amendment will receive approval and that the subject lands can be developed accordingly without any further amendment required to the CZBL. However, we have concerns and request clarification if all new provisions will apply to a building permit application, after an approval has been granted.
- Definition – Storey: The CZBL identifies that mezzanines shall be considered a storey, whereas By-law 1-88 does not. The inclusion of this definition will cause many non-conforming situations and will affect the Gross Floor Area calculation, parking requirements and limit Architectural expression. Should this definition of a storey be approved and included in the CZBL, the result would be delay to the approved development and undue cost associated with minor variance applications to comply with the new definition of a Storey.
- Provision 4.20 – Rooftop Mechanical Penthouses: The paragraph has provisions for maximum height of equipment before they are required to be in an enclosure. The maximum height of a mechanical penthouse should be included as a percentage of area where rooftop equipment can be open and unenclosed. The provision for Rooftop Mechanical Penthouses in the CZBL is considered unnecessary since it is the technical elements of the mechanical penthouse that drive shape and size, and should therefore be part of the Urban Design review process with City Staff rather than the CZBL. The provision would cause delay to the approved development and undue cost associated with minor variance applications to comply with the new definition of a Rooftop Mechanical Penthouse.
- Provision 4.24– Waste Storage: Based on the client's and our development experience within the City of Vaughan, it is our opinion that waste storage facilities vary from site to site, and that this component of a development is best left as a Design Standard rather than a by-law requirement. The provision would cause delay to the approved development and undue cost associated with minor variance applications to comply with new waste storage regulations.
- Provision 5.6.2 – Temporary Sales Office: This provision allows for a sales office to be constructed once all approvals are in place. The provision in By-law 1-88, however, allows

sales offices to be constructed when the Official Plan policies permits the development/intended use within which the units to be sold are located. This provides flexibility and time for landowners to undertake the completion of the sales office with the approval of the in-planning applications underway. Provisions that allow for more flexibility to get a building permit earlier in the process should be considered.

- Provision 5.12 – Outdoor Patio: The CZBL provisions requires that outdoor patios be setback in accordance with the zone requirements, be a maximum of 40% of the GFA of the main uses (which is a reduction from 50% in By-law 1-88) and provides for setback requirements for patios above the first storey. This provision is too restrictive. It is noted that most existing buildings in the City of Vaughan are constructed to meet minimum required setbacks. These provisions would cause delay to the approved development and undue cost associated with minor variance applications to comply with new outdoor patio provision.
- Provision 6.5 – Bicycle Parking Space Requirements: This provision existed in the VMC Zones but was not as specific or detailed and with not as many design requirements. The main concerns pertain to provisions s 6.5.4, 6.5.5 and 6.5.6, in regard to long-term and short-term bicycle parking spaces and changing and shower facilities. No provisions previously existed outside the VMC boundary. We support the inclusion of bicycle parking space requirements and numbers in the CZBL, but the supporting provisions could instead be part of a design criteria or guideline to avoid unnecessary minor variance applications.

In summary, we support that LPAT-approved site-specific Zoning By-law Amendment provisions are captured in the CZBL; however, we request that Exception 699 be corrected to include the provisions of the site-specific by-law and the entirety of the LPAT Decision, dated September 17, 2018. We also request consideration of modifications to the provisions as outlined above as these provisions would cause delay to the approved development and undue cost associated with minor variance applications. We request a formal response to the comments provided within.

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 City Council Meeting on June 22, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and request to be notified of any future reports and/or meetings and decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Mathew Halo at extension 282 should you have any questions regarding this submission.

Yours truly,  
**Weston Consulting**  
Per:



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

- c. Joe Di Giuseppe, Development Manager, Greenpark Group  
Nick Spensieri, Deputy City Manager, Infrastructure Development  
Brandon Correia, Manager of Special Projects  
Ryan Guetter, Weston Consulting  
Mary Flynn-Guglietti, McMillan LLP  
Annik Forristal, McMillan LLP

Encl. October 29, 2020 Submission  
Zoning By-law 033-2019 and LPAT Decision

## Mathew Halo

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**From:** Mathew Halo  
**Sent:** Thursday, June 17, 2021 10:45 PM  
**To:** Mathew Halo  
**Subject:** FW: Draft Comprehensive Zoning Bylaw - City of Vaughan

**From:** Joe Di Giuseppe <[joed@greenpark.com](mailto:joed@greenpark.com)>  
**Date:** June 10, 2021 at 1:34:23 PM EDT  
**To:** Sandra Patano <[spatano@westonconsulting.com](mailto:spatano@westonconsulting.com)>  
**Subject:** FW: Draft Comprehensive Zoning Bylaw - City of Vaughan

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**From:** Magnifico, Rose <[Rose.Magnifico@vaughan.ca](mailto:Rose.Magnifico@vaughan.ca)>  
**Sent:** Thursday, October 29, 2020 4:32 PM  
**To:** Joe Di Giuseppe <[joed@greenpark.com](mailto:joed@greenpark.com)>  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Draft Comprehensive Zoning Bylaw - City of Vaughan

Thank you for submitting a Communication for the Committee of the Whole (Public Meeting) of October 29, 2020.  
In accordance with Section 2.1 (9) (d) of Procedural By-law 7-2011, as amended, Communications received for a Committee of the Whole (Public Meeting) after the deadline of noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

Consequently, as your Communication was provided after the deadline, it will be forwarded to the Council meeting of November 17, 2020 and included with all other comments received to form part of the public record with respect to the matter.

Best Regards,

**Rose Magnifico**  
**Council / Committee Administrator** 905-832-8585, ext. **8030** | [rose.magnifico@vaughan.ca](mailto:rose.magnifico@vaughan.ca)  
**City of Vaughan | City Clerk's Office**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca) <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)>  
**Sent:** Thursday, October 29, 2020 4:05 PM  
**To:** Magnifico, Rose <[Rose.Magnifico@vaughan.ca](mailto:Rose.Magnifico@vaughan.ca)>  
**Subject:** FW: Draft Comprehensive Zoning Bylaw - City of Vaughan

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**From:** Joe Di Giuseppe <[joed@greenpark.com](mailto:joed@greenpark.com)>  
**Sent:** Thursday, October 29, 2020 3:55 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Correia, Brandon <[Brandon.Correia@vaughan.ca](mailto:Brandon.Correia@vaughan.ca)>  
**Subject:** [External] Draft Comprehensive Zoning Bylaw - City of Vaughan

City Clerk  
Committee of the Whole  
October 29, 2020

Good Afternoon Brandon,

We are the owners of the property noted above along with various other land holdings that are affected by the new Comprehensive Zoning By-law. The subject lands are located on the West side Jane Street south of Rutherford Road and immediately south of the York Region Public Health Building.

The property was approved for development through an Ontario Municipal Board Order issued on September 17, 2018 (OMB File No. PL110420). Zoning bylaw 033-2019 was enacted by the City of Vaughan to implement the approval from the OMB. The bylaw provided many exceptions to the existing comprehensive zoning bylaw being By-law 1-88. The site specific zoning bylaw rezoned the lands to RA3(H) – Apartment Residential Zone with a Holding provision and was noted as exception 9(1472).

Upon review of the latest draft of the bylaw it appears that the property is zoned GMU(H) – General Mixed Use Zone with exception (699). The exception does not include the provisions of our site specific by-law and does not permit the main use Apartment Building. I trust that this is an oversight and the City will correct the error by implementing the appropriate Zone Category and provisions of our site specific bylaw.

In addition to the specific site above we have concern with many parts of the Draft Comprehensive Zoning By-law and the effects it will have on future development projects. We have reviewed the proposed draft and have the following comments that I hope we can address before final approval from Council.

- 1) Par. 1.6.4 - Lapse of Transition Provisions: The paragraph indicates that the provisions of this new bylaw shall apply “Once a permit or approval has been granted”.

I have a concern that after an approval has been granted all new provisions will apply to a building permit application. We request clarification on this paragraph.

- 2) Definition – Storey: The proposed definition provides that mezzanines shall be considered a story.

Previous definition of Storey did not include a mezzanine. Inclusion of this will cause thousands of non conforming situations. This will affect the Gross Floor Area calculations, parking requirements and limit Architectural expression.



Department Letter issued by Mr. John Studdy, Zoning Supervisor November 1990 provided that mezzanines are not storey's, and are not included in parking and GFA calculations. This will cause unnecessary minor variance applications. We request that this be amended.

- 3) Par. 4.20 – Rooftop Mechanical Penthouses: The paragraph has provisions for maximum height of equipment before they are required to be in an enclosure.

Maximum height of a mechanical penthouse are included and a percentage of area where roof top equipment can be open and unenclosed.

The provisions are not required as it will be the technical elements of the mechanical penthouse that drive the size and shape. This would part of the Urban Design experience with staff. This provision will cause unnecessary minor variance applications. We request that it be amended.

- 4) Par. 4.24 – Waste Storage: The paragraph has specific requirements that are currently with the City's Waste Collection Design Standards.

Waste storage facilities will vary from site to site. It would best left as Design Standard rather than a bylaw requirement. This provision will cause unnecessary minor variance applications. We request that it be amended.

- 5) Par. 5.6.2 – Temporary Sales Offices: The paragraph allows for a sales office to be constructed once all approvals are in place.

The previous provision allowed sales offices when the official plan permitted the intended use. This provided flexibility for owners to time the completion of the sales office with the approval of the planning application filed. More flexibility to get a building permit earlier in the process.

- 6) Par. 5.12 – Outdoor Patio: The Paragraph requires that outdoor patios be setback in accordance with the zone requirements. The percentage of outdoor

Patios has been reduced from 50% to 40% of the GFA of the main use. Setback requirements for patios located above the first storey.

This provision is too restrictive. Most existing buildings are constructed to the minimum setback. This would cause unnecessary minor variance applications.

- 7) Par. 6.5 – Bicycle Parking Space Requirements; This provision existed in the VMC Zones but was not as specific and with not as many design requirements.

Main concerns are for paragraphs 6.5.4, 6.5.5 and 6.5.6.

No provisions existed outside the VMC boundary. Perhaps the requirements or numbers should be a bylaw requirement, but the supporting paragraphs could be part of a design criteria or policy. This would cause unnecessary minor variance applications.

These are the major items that currently get my attention. I do have other definitions and provision that I felt were not my primary issues. I wish to add that the format of the previous bylaw was acceptable and only required updates rather than a total restructuring of the document. I don't think it is as user friendly. We look forward to future discussions with you and City staff on this matter.

Thank you,

Joe Di Giuseppe  
Development Manager  
Greenpark Group.

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 033-2019**

**A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Local Planning Appeal Tribunal.**

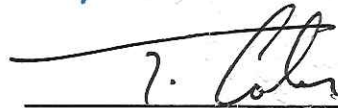
The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Ontario Municipal Board Order Issue, dated the 17th day of September 2018 (OMB File No. PL 110420), attached hereto as Attachment "B", is hereby designated as By-law Number 033-2019.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of March, 2019.



Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk

## Attachment B

Authority: Local Planning Appeal Tribunal Decision/Order issued September 17, 2018 in

Board File No. PL 110420

Dulcina Investments Inc.

### BY-LAW NUMBER 033- 2019 (LPAT)

#### **A By-law to amend City of Vaughan By-law 1-88.**

The Local Planning Appeal Tribunal orders:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

- a) Rezoning the lands shown as "Subject Lands" on Schedule "2" attached hereto from C1 (H) Restricted Commercial Zone with the Holding Symbol "(H)" to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on the said Schedule "2".

Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1472) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1603", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*.

- a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law 033-2019. Notwithstanding the foregoing, the following are permitted prior to the removal of the Holding Symbol "(H)" symbol:
  - i) one (1) temporary sales office, in accordance with Subsection 3.25 respecting Temporary Sales Office in the City of Vaughan By-law Number 1-88;
  - ii) an Underground Parking Structure;
  - iii) the permitted interim commercial uses with a maximum Gross Floor Area of 1,970 m<sup>2</sup> within the Phase 2 Lands as shown on Schedule "2", attached hereto, and in accordance with the provisions of the C1 Restricted Commercial Zone of Section 9(1030);
- b) Upon the enactment of a by-law, or by-laws to remove the Holding Symbol "(H)" from any portion of the Subject Lands, development of the Subject Lands will occur sequentially in two Phases on the lands identified as the "Phase 1 Lands" and the "Phase 2 Lands", as shown on Schedule "E- 1603". Development within each Phase may be staged in accordance with a staging plan, to the

satisfaction of the City of Vaughan and York Region. The boundary between the Phase 1 Lands and the Phase 2 Lands may be adjusted from what is shown on Schedule "E-1126B" provided Blocks 'A', 'B', and the OS2 Open Space Park Zone lands remain within the Phase 1 Lands, and Block 'C' remains in the Phase 2 Lands;

c) "Phase 1 Lands" (2021 Horizon) – Holding Symbol "(H)" Removal Conditions:

A By-law to remove the Holding Symbol "(H)" from the "Phase 1 Lands" identified on Schedule "E-1126B", or any portion thereof, shall not be enacted until the following conditions are satisfied:

- i) A Development Concept Report, including supporting studies, has been submitted to the satisfaction of the City of Vaughan and York Region;
- ii) A subdivision agreement or development agreement has been executed and registered with respect to the Subject Lands securing the conveyance and construction of the public street, the conveyance of the Jane Street widening along the frontage of the Subject Lands, the conveyance of public parkland within the lands zoned OS2 Open Space Park Zone, the payment of cash-in-lieu of parkland in accordance with Section 42 of the *Planning Act*, and the extension of public services with respect to the development of the Phase 1 Lands and, if efficient and practical, the Phase 2 Lands;
- iii) Arrangements have been made satisfactory to the City of Vaughan and York Region for the completion of the extension of Bass Pro Mills Drive to Jane Street;
- iv) Final approval of a Site Development Application(s) has been obtained for the Phase 1 Lands, or portion thereof from which the Holding Symbol "(H)" is being removed, in accordance with Section 41 of the *Planning Act*;
- v) An agreement pursuant to Section 37 of the *Planning Act* has been executed and registered, providing for the payment of \$1,471,622 with respect to increases in height and density for the development of the Phase 1 Lands and Phase 2 Lands, and for the provision of a Public Indoor Recreation Space ("PIRS") within Block 'B' of the

Phase 1 Lands, if the City of Vaughan identifies a need for such space. Payment of the Section 37 amount shall be pro-rated based upon the percentage of the approved number of units and payable prior to the issuance of the first Building Permit for any above grade structure(s) (other than the temporary sales office). A preliminary Park Master Plan, a preliminary Facility Fit Study and a cost estimate for the PIRS shall be provided, if required, to the satisfaction of the City of Vaughan;

- vi) At the City of Vaughan's request, entering into a Park Developer Build Agreement with the City to construct the entire public park block in accordance with the City of Vaughan's Developer Build Parks Policy (Policy No. 07.2.05), which agreement will include "Schedule 'D' – Base Work Requirements for Assumption of a Conveyed Park Block", as shown on Schedule "E- 1603A", attached hereto as Schedule "3", to the satisfaction of the City of Vaughan Manager of Parks Development Planning Department;
- vii) A cost sharing agreement has been executed to the City's satisfaction to secure the proportionate share of the works required to service and deliver the entire public park block(s).
- viii) Water supply and sewage servicing capacity has been identified by York Region and allocated to the Phase 1 Lands, or portions thereof, by the City of Vaughan;
- ix) Any necessary agreements required to ensure the orderly development of the Phase 1 Lands, or portions thereof, have been executed among benefiting landowners, and the City of Vaughan and/or York Region where appropriate, for municipal servicing;
- x) If required, a Stratified Arrangement Agreement shall be executed, to the satisfaction of the City of Vaughan, for underground parking in the OS2 Open Space Park Zone for the use of the residents, employees or visitors of the Phase 1 and the Phase 2 Lands;
- xi) Prior to the removal of the Holding Symbol "(H)" for Block 'B', if required by the City, an Agreement shall be

executed, to the satisfaction of the City of Vaughan, to provide any necessary easements to facilitate the PIRS respecting access, servicing utilities, and maintenance;

xii) Prior to the removal of the Holding Symbol "(H)" for Block 'B', a final Park Master Plan, a final Facility Fit Study and cost estimate for the PIRS shall be provided, if required, no later than six (6) months prior to paragraph xiii) below, to the satisfaction of the City of Vaughan;

xiii) Prior to the removal of the Holding Symbol "(H)" for Block 'B', a PIRS Agreement shall be executed meeting the City's requirements with respect to the PIRS, but only in the event that the City decides it wishes to acquire the PIRS, which decision shall be made by no later than the later of:

i. twelve (12) months from the Board's Order approving Schedules A and B; and

ii. three (3) months after the release for sale of the units in Building A2, provided that the City is provided written notice not less than three (3) months from the intended date of the release for sale of the units in Building A2;

d) "Phase 2 Lands" (2031 Horizon) – Holding Symbol "(H)" Removal

Conditions:

A By-law to remove the Holding Symbol "(H)" from the "Phase 2 Lands", identified on Schedule "E-1126B", shall not be enacted until the following conditions are satisfied:

i) A scoped comprehensive "Jane Street Corridor Area Development Concept Report" has been submitted to the satisfaction of the City of Vaughan and York Region;

ii) A Comprehensive Transportation Assessment, has been prepared to the satisfaction of the City of Vaughan and York Region, demonstrating development capacity for either complete or staged removal of the Holding Symbol "(H)" for the Phase 2 Lands;

iii) An updated Development Concept Report for the development of the Phase 2 lands has been submitted, to the satisfaction of the City of Vaughan;

iv) Final approval of a Site Development Application(s) has

been obtained for the Phase 2 Lands, in accordance with Section 41 of the *Planning Act*, to the satisfaction of the City of Vaughan;

- v) A subdivision agreement or development agreement has been executed and registered with respect to the Subject Lands securing the conveyance of lands required for any remaining public streets and road widenings and the construction thereof, the payment of cash-in-lieu in accordance with Section 42 of the *Planning Act*, and the extension of public services, to the satisfaction of the City of Vaughan;
- vi) Water supply and sewage servicing capacity have been identified by the York Region and allocated to the Phase 2 Lands by the City of Vaughan;
- vii) Adequate provision has been made for school sites and community facilities to support the development of the Phase 2 Lands, or portion thereof from which the Holding Symbol is being removed, to the satisfaction of the City of Vaughan;

B. Subject to the requirements of Paragraph A above, notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definition of Lot, Building Height, Car Share, Gross Floor Area, Parking Space, Parking Space – Handicapped, Place of Worship, Service or Repair Shop, Stratified Arrangement, and Underground Parking Structure;
- b) Subsection 3.8 (a) respecting Parking Requirements;
- c) Subsection 3.9 respecting Loading Requirements;
- d) Subsection 3.13 respecting Minimum Landscape Area;
- e) Subsection 3.17 respecting Portions of Buildings Below Grade;
- f) Subsection 4.1.4 respecting Parking and Access Requirements;
- g) Subsection 4.1.6 respecting Minimum Amenity Area;
- h) Subsection 4.1.8 and Schedule "A" respecting the minimum Zone Standards in the RA3 Apartment Residential Zone;
- i) Subsections 4.1.7 respecting Uses Permitted in All Residential Zones and 4.12 respecting Uses Permitted in the RA3 Apartment Residential Zone;
- j) Subsections 7.1.2 respecting Uses Permitted in All Open Space Zones and 7.3 respecting Uses Permitted in the OS2 Open Space



Park Zone;

the following provisions shall apply to the development of the lands shown as "Subject Lands" on Schedule "E- 1603" upon the removal of the Holding Symbol ("H"):

- ai) For the purpose of this Exception Paragraph:
  - i) The Subject Lands shall be deemed to be one lot, regardless of the number of buildings or structures constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law;
  - ii) The definition of Building Height shall exclude accessory roof construction, elevator(s), mechanical room, antennae, parapet wall, canopies, landscape features, or roof-top equipment. Any residential floor area on the same storey at, or adjacent to, the roof-top equipment shall not be considered a storey, provided that the said residential floor area is less than 50% of the floor area for that storey and does not increase the maximum number of permitted Dwelling Units on the Subject Lands;
  - iv) Car Share means a service for local users in support of community transit and environmental goals. It is a membership-based on service offering members access to a dispersed network of shared vehicles 24 hours, 7 days a week. It is primarily designed for shorter times and shorter distance trips providing a public service to enhance mobility options. It does not include a dealership, rental uses or car brokerage use. Car Share parking spaces may be set aside within a covered area on the Subject Lands, and will not count towards satisfying the minimum parking supply requirements of this by-law;
  - v) Gross Floor Area (GFA) shall mean the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, any car parking area above or below grade within the building or within a separate structure, or any public indoor recreation space;

- iv) The minimum dimensions of a Parking Space are 2.7 metres by 5.8 metres;
- v) Accessible Parking Spaces and Aisles shall be provided in accordance with Ontario Regulation 413/12, as amended, with a minimum parking space length of 5.8 metres;
- vi) Place of Worship shall mean a building used for religious worship and may include accessory facilities such as an assembly hall, auditorium, shrine, and rectory;
- vii) Service or Repair Shop shall only include the servicing or repairing of small household appliances and electronic devices;
- viii) Stratified Arrangement means an agreement registered on title by two or more parties for the determination of ownership or use of land in a vertical manner above and/or below grade;
- ix) An Underground Parking Structure shall mean a building or structure constructed below finished grade used for the temporary parking of motor vehicles and shall not include the storage of impounded or derelict motor vehicles;
- bi) Parking spaces and areas shall be permitted in the OS2 Open Space Park Zone within an underground parking structure and may be used to satisfy the parking requirements of the uses within the abutting RA3 Apartment Residential Zone to the north and east;
- bii) The minimum Residential – Apartment Dwelling parking ratio shall be 0.95 parking spaces per Dwelling Unit;
- biii) The maximum Residential – Apartment Dwelling parking ratio shall be 1.15 parking spaces per Dwelling Unit;
- biv) The minimum Residential – Apartment Dwelling, Visitor parking ratio shall be 0.20 spaces per Dwelling Unit and may be located in the commercial parking area. The parking spaces provided to satisfy the requirements for the Commercial uses will also count towards satisfying the residential visitor parking requirements and vice versa;
- bv) The minimum Commercial parking ratio shall be 3.0 parking spaces per 100 m<sup>2</sup> Gross Floor Area;

- c) Subsection 3.9 (a) shall not apply;
- di) The following minimum landscape strip widths shall be provided:
  - i) 2.2 m along Jane Street;
  - ii) 8.0 m along Vaughan Mills Circle;
  - iii) 0.0 m along the north boundary of the lands zoned RA3;
  - iv) 3.0 m along Street "A";
  - v) 0.0 m along the south boundary between the lands zoned RA3 and OS2;
  - vi) 0.0 m along a sight triangle;
- ei) The minimum setback of the nearest part of the building below finished grade from the front lot line (Jane Street) and a lot line abutting the public street shall be 0.0 m;
- fi) Subsection 4.1.4 (b) shall not apply;
- gi) The Minimum Amenity Area provided on the Subject Lands shall be based on 2.5 m<sup>2</sup> per Dwelling Unit;
- hi) The minimum setback to a daylight triangle shall be 0.0 m;
- hii) The minimum front yard setback from Block 'A' and Block 'B' to Jane Street shall be 2.2 m;
- hiii) The minimum rear yard setback (Vaughan Mills Circle) shall be as follows:
  - i) Block 'A' – 12.0 m;
  - ii) Block 'C' – 8.0 m;
- hiv) The minimum side yard setback (from the north boundary of the lands zoned RA3 Apartment Residential Zone) for Block 'A' shall be 6.0 m;
- hvi) The minimum side yard setback from the OS2 Open Space Park Zone shall be as follows:
  - i) Block 'B' – 0.0 m;
  - ii) Block 'C' – 9.0 m;
- hvi) The minimum side yard from the "Public Street" shall be as follows:
  - i) Block 'A' – 3.0 m;
  - ii) Block 'C' – 3.0 m;
- hvi) The maximum permitted Building Height shall be as follows:
  - Block 'A' (Phase 1 Lands):
    - i) Building A1 – 24-storeys (79.5 m);
    - ii) Building A2 – 26-storeys (85.5 m);
  - Block 'B' (Phase 2 Lands):

- i) Building B1 – 26-storeys (85.5 m);
- ii) Building B2 – 28-storeys (91.5 m);

Block 'C' (Phase 1 Lands):

- i) Building C – 28-storeys (91.5 m);
- hviii) The minimum distance between buildings above 7-storeys shall be 20.0 m;
- hix) The maximum permitted number of Dwelling Units within the Phase 1 Lands shall be 1,125;
- hx) The maximum permitted number of Dwelling Units within the Phase 2 Lands shall be 342;
- hxi) The total maximum Gross Floor Area on the Phase 1 Lands and Phase 2 Lands shall be 131,702 m<sup>2</sup>, consisting of 128,962 m<sup>2</sup> of residential GFA and 2,740 m<sup>2</sup> of non-residential GFA;
- hxii) A maximum Gross Floor Area of 2,740 m<sup>2</sup> devoted to Commercial uses shall be permitted on the ground floor on the buildings on the lands zoned RA3 Apartment Residential Zone, where the floor to floor height of a commercial unit shall be a minimum of 4.5 m;
- ii) In addition to the uses permitted in all Residential Zones and in the RA3 Apartment Residential Zone, the following commercial uses shall be permitted only if they are carried on within a wholly enclosed building with no open storage:
  - i) Bank or Financial Institution;
  - ii) Brewers Retail Outlet;
  - iii) Business or Professional Office;
  - iv) Car Share;
  - v) Club or Health Centre;
  - vi) Community Centre;
  - vii) Day Nursery;
  - viii) Eating Establishment;
  - ix) Eating Establishment, Convenience
  - x) Eating Establishment, Take-Out;
  - xi) Independent Living Facility;
  - xii) L.C.B.O Outlet;
  - xiii) Long Term Care Facility;
  - xiv) Personal Service Shop;
  - xv) Pet Grooming Establishment;
  - xvi) Pharmacy;
  - xvii) Photography Studio;

- xviii) Place of Entertainment;
  - xix) Place of Worship;
  - xx) Public, Technical or Private School;
  - xxi) Public Library;
  - xxii) Recreational;
  - xxiii) Retail Store;
  - xxiv) Service or Repair Shop;
  - xxv) Supermarket;
  - xxvi) Underground Parking Structure;
  - xxvii) Veterinary Clinic;
  - xxviii) Video Store;
- iii) An outdoor patio shall only be permitted as an accessory use to an Eating Establishment, Convenience Eating Establishment, or Take-Out Eating Establishment and then only in accordance with the following provisions:
- i) The outdoor patio shall not exceed fifty percent (50%) of the gross floor area devoted to patron use of the eating establishment in conjunction with which the outdoor patio use is permitted;
  - ii) Parking shall not be required for the outdoor patio;
  - iii) An outdoor patio may be permitted in any yard;
  - iv) Any lighting facilities illuminating an outdoor patio shall be arranged so as to deflect light away from adjoining properties and streets;
  - v) The use of musical instruments, or other mechanical or electrical music equipment, and dancing, theatrical performances or audio-visual presentations, music concerts and shows, may be permitted in areas designated for outdoor patio use;
  - vi) The ground surface of an outdoor patio shall be of concrete or other hard surface;
  - vii) An outdoor patio shall only be permitted in accordance with an approved Site Development Application;
  - viii) An outdoor patio of an eating establishment licensed to serve alcohol, in accordance with approvals from the Alcohol and Gaming Commission of Ontario, shall be completely enclosed by a physical barrier with access only from the interior of the said eating establishment, with

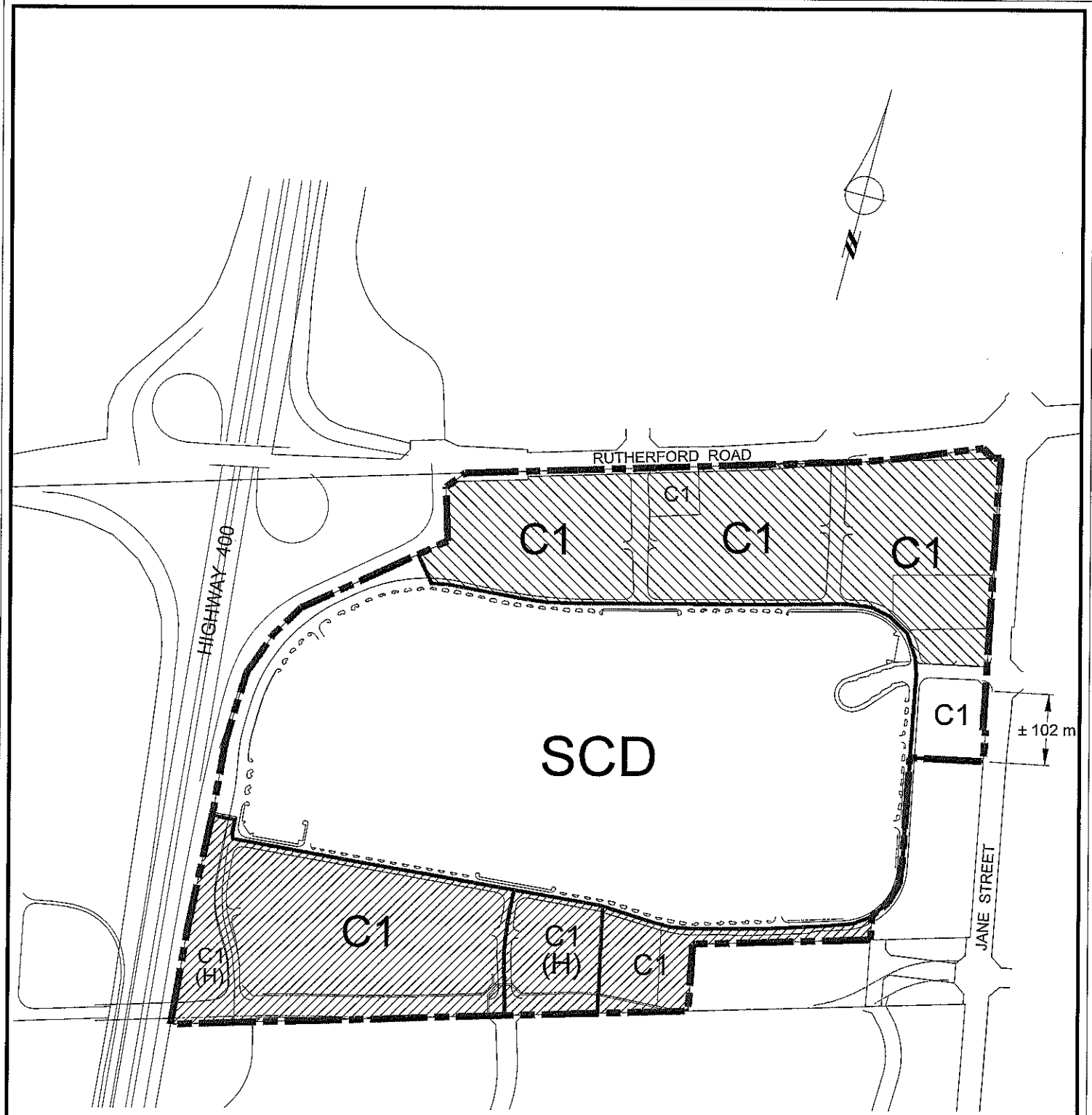
the exception of at least one (1) exit to be used only in the case of emergency and which is not from the interior of the main building;

ji) As an additional use in the OS2 Open Space Park Zone, an Underground Parking Structure that services the adjacent lands zoned RA3 Apartment Residential Zone is permitted and the parking spaces contained therein will count towards satisfying the parking supply requirements for the RA3 Apartment Residential Zone lands.”

- c) Deleting Schedule “E-1126” and substituting therefor the Schedule “E-1126” attached hereto as Schedule “1”.
- d) Adding Schedule “E- 1603” attached hereto as Schedule “2”.
- e) Adding Schedule “E- 1603A” attached hereto as Schedule “3”.
- f) Deleting Key Map 5C and substituting therefor the Key Map 5C attached hereto as Schedule “4”.

2. Schedules “1”, “2”, “3”, and “4” shall be and hereby form part of this By-law.

PURSUANT TO THE DECISION OF THE LOCAL PLANNING APPEAL TRIBUNAL ISSUED September 17, 2018 AND ORDER ISSUED [Not Given] IN FILE NO. PL110420



- SUBJECT LANDS
- SPECIAL PROVISIONS
- OFFICE PRECINCT

THIS IS SCHEDULE 'E-1126'  
 TO BY-LAW 1-88  
 SECTION 9(1030)

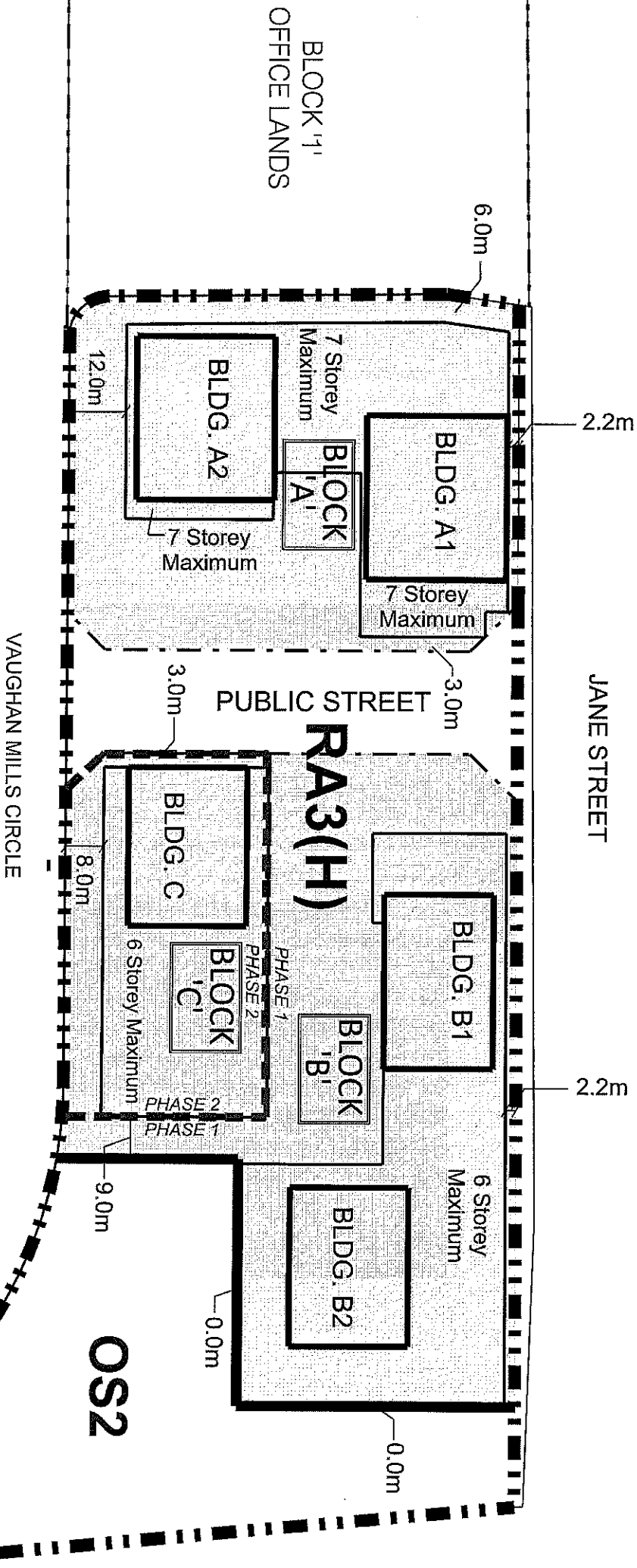
NOT TO SCALE

**THIS IS SCHEDULE '1'**  
**TO BY-LAW 033 - 2019**  
 PASSED THE 19TH DAY OF MARCH, 2019



FILE No.: Z.09.038  
 RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
 LOCATION: PART LOTS 14 & 15, CONCESSION 5  
 APPLICANT: DULCINA INVESTMENTS INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS

<b>BOARD ORDER #110420</b> <b>SEPTEMBER 17, 2018</b>	MAYOR
	CLERK



THIS IS SCHEDULE 'E-1603'  
 TO BY-LAW 1-88  
 SECTION 9 ( 1472 )

 PHASE LINE  
 SUBJECT LANDS

FILE No.: Z.09.038  
 RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044

LOCATION: PART LOTS 14 & 15, CONCESSION 5  
 APPLICANT: DULCINA INVESTMENTS INC.  
 CITY OF VAUGHAN

THIS IS SCHEDULE '2'  
 TO BY-LAW 033 - 2019  
 PASSED THE 19TH DAY OF MARCH, 2019

SIGNING OFFICERS

BOARD ORDER# 110420  
 SEPTEMBER 17, 2018  
 MAYOR  
 CLERK



**SCHEDULE "D"**

**Base Work Requirements for Assumption of a Conveyed Park Block**

**I. Part I**

1. Archaeological Assessment, Stage I and II is required to determine limits of public park block(s). Proposed public park lands are to be clear of all historically significant heritage features.
2. Proposed public park block(s) grading must not negatively impact adjacent properties with overland flow routes. The public park block(s) cannot be encumbered by overland flow routes from adjacent properties.
3. The public park block(s) shall not be encumbered by any easements for utility services, transformer boxes, temporary or permanent building structural elements, building overhangs, Canada Post mail boxes and/or access, buffers, and the like with the exception of cross easements for servicing, utilities, maintenance and access.
4. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed grading works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual at interim and final phases of the public park block(s) development to the satisfaction of the City, acting reasonably.
5. A Park Master Plan to the City's standard level of service shall be prepared and include the following information:
  - a) Boundaries of proposed parkland dedication and the total size of individual blocks;
  - b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
  - c) Layout plan which illustrates proposed park program requirements, phasing plan based on adjacent construction activities, pedestrian circulation, and required setbacks as determined by the Parks Development Department;
  - d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements including development proposed over lands encumbered with strata conditions and to the Parks Development Department's satisfaction, acting reasonably; and
  - e) A preliminary construction cost estimate.

The plans listed above are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program

THIS IS SCHEDULE 'E-1603A ' TO BY-LAW 1-88, SECTION 9( 1472 )

**THIS IS SCHEDULE '3'  
TO BY-LAW 033 - 2019  
PASSED THE 19TH DAY OF MARCH, 2019**

FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
LOCATION: PART LOTS 14 & 15, CONCESSION 5  
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SEPTEMBER 17, 2018**

MAYOR

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requirements to the satisfaction of the Parks Development Department, acting reasonably.

## **II. Part II: Public Park Base Condition Works**

1. A geotechnical investigation shall be conducted by a qualified Professional Engineer for all public park block(s) in the Park Master Plan to the satisfaction of the Parks Development Department, acting reasonably. In addition, a Phase Two Environmental Site Assessment shall be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing all public park block(s) in the Park Master Plan for conformity with the applicable MOECC Site Condition Standards for parkland use to the satisfaction of the Parks Development Department, acting reasonably. For both the geotechnical investigation and the Phase Two Environmental Site Assessment a minimum of 4 boreholes are to be taken at regular intervals along the full length of the proposed public park block(s). Borehole reports for the geotechnical investigation will indicate soil type, water content, and density (general compaction). For the Phase Two Environmental Site Assessment all samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants, as required under O.Reg. 153/04 (as amended). Should additional fill be placed to meet required grading levels, the results of the Phase Two Environmental Site Assessment shall be supplemented with a letter report addressed to the City from the Owner's environmental consultant that includes: confirmation of the area where fill has been placed and details regarding dates, sources, volumes, and certification that the placed fill material meets the applicable MOECC Site Condition Standards referenced above and compacted to the standard referenced below. For greater certainty, it is understood and agreed that all obligations under this paragraph will be satisfied for the Casertano Park Block and Mammone Park Block where geotechnical reports for such lands have been prepared by a qualified Professional Engineer in accordance with the attached borehole plans and where Phase Two Environmental Site Assessments have been conducted on such lands by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) and the attached borehole plans.
2. Adequate sized servicing connections are required along the main public park frontage and shall include a water chamber manhole, complete with a curb stop, sanitary manhole and a storm water manhole. All structures are to be located a minimum of 5 meters from adjacent property lines. [Ensure compliance with the most updated Engineering Design Criteria and Standard Drawings.]
3. The approved electrical distribution plan will include a 120/240 volt, single phase, three wire power supply to the public park block(s). The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the block(s). The cable feed will originate

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**THIS IS SCHEDULE '3' (Con't.)  
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from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2"x4" wood stake, visible above grade.

4. Public park block(s) grading shall be completed using clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD) inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels as determined by the City approved grading plan. The park block shall generally be graded to meet and match surrounding levels and allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area.
5. No fill shall be placed on existing topsoil and the stockpiling of topsoil is prohibited on the public park block(s). Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5pH and shall be capable of sustaining vigorous plant growth. The owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the Parks Development Department, acting reasonably, and results of testing provided to the Parks Development Department for review and approval. Topsoil shall be placed to a minimum depth of 300mm over the entire public park block(s), with the exception of area falling within strata limits, which are to be determined following the detailed design stage. Prior to placement of topsoil, the owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met.
6. All temporary sediment control management measures are to be removed prior to rough grading.
7. The public park block(s) shall be seeded with a seed mix approved by Parks Development Department.
8. Any dead, damaged and hazardous trees based on an arborist's report recommendations shall be removed and disposed of off-site.
9. The perimeter of the public park block(s) shall be fenced off with fencing approved by the City and "No Dumping" signs shall be placed along the perimeter of the public park block(s).
10. The Owner shall be responsible to maintain the public park block(s) until such time as the public park's construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice summer, erosion repairs, cleaning of catch basins, repair of perimeter

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fencing and removal of any debris that is dumped on the site, to the satisfaction of the City, acting reasonably.

### III. Part III: Public Park Development Works to the Ultimate Condition

The following are the general principles that shall be incorporated into and form part of the Development Agreement based on the Option A of Section 13: Compensation and Payment Schedule to Developer(s) under the Developer Build Parks Policy No.: 07.2.05.

Part II: Public Park Base Condition Works and the Part III: Public Park Development Works shall collectively be referred to as the "Ultimate Condition".

#### 1. General:

- 1.1 The Owner shall design, tender a construction contract and construct the Public Park in accordance with the Landscape Construction Drawings and Specifications approved by the City. These works constitute projects incorporated in the City's Development Charges By-law 045-2013 and in accordance with the "Developer Build Parks Policy, No. 07.02.05" or the applicable policy version in force at the time of start of the first phase of construction of the Public Park for the Public Park Development Works only and not any works that are required to ensure that the Parklands meet the Part II: Parkland Base Condition Works.
- 1.2 All works necessary to ensure that the Public Park is delivered to the City in the Ultimate Condition shall be at the sole cost and expense of the Owner.
- 1.3 The Owner shall obtain all approvals and permits required to construct the Public Park.
- 1.4 The Owner shall award all contracts and shall supervise all construction and provide all necessary certifications by its Consultant(s) to the satisfaction of the City, acting reasonably.

#### 2. Consultant(s) Services:

- 2.1 The Owner shall retain all necessary construction, landscape architecture, structural & mechanical engineers, electrical engineers, surveying, geotechnical, or other professionals/consultants to complete the Park Design and Construction Supervision and Contract Administration services.
- 2.2 The Consultant(s) shall be qualified in constructing municipal park development projects and have sufficient resources to satisfactorily design, construct and

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BOARD ORDER #110420  
SEPTEMBER 17, 2018

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administer Public Park development and the Owner shall provide such evidence to the City as requested in this regard.

2.3 The Owner's agreements or contracts with its landscape architect shall include design, general supervision and resident supervision on the construction of the Public Park to the Ultimate Condition and shall provide that the representatives of the City's Parks Development Department shall be entitled to inspect the construction of the Parklands to the Ultimate Condition and to stop any work in the event that the work is being performed in a manner that may result in a completed installation that would not be satisfactory to the City.

2.4 All design drawings shall bear the seal and signature of the professional engineer or landscape architect who is responsible for the relevant designs.

3. Contractor selection and construction costs:

3.1 All design drawings, specifications, and detailed cost estimates shall be approved by the City before any agreement is entered into for the construction of the Public Park to the Ultimate Condition and the total cost shall not exceed available Development Charge funding including all construction costs, landscape architectural services, structural & mechanical engineers, electrical engineers, and geotechnical consultants, testing, surveying, geotechnical certifications, applicable taxes, obtaining approvals and permits, construction contract administration and supervision, contingencies, applicable taxes and all costs reasonably relating to the Public Park to ensure the Park Development Works comply with City Standards and Criteria.

3.2 Prior to awarding a contract for the construction of the Public Park, the Owner shall provide the City with documentation that confirms to the satisfaction of the City, acting reasonably, that a competitive bid process was followed, with a minimum of three (3) qualified landscape general contractors, to tender the construction contract for the Public Park including a copy of the tender document and a summary of unit and total bid price for review and approval by the City. The City shall be satisfied that the selected landscape general contractor is qualified in constructing municipal park development projects, having at least five (5) years' experience in site servicing and park development and has sufficient resources to satisfactorily construct the Public Park prior to the Owner awarding the construction contract. The Owner shall provide the City with an updated cost of the Public Park based on bid prices for information following the tender closing.

3.3 Prior to the commencement of the Public Park works, should the total cost exceed the approved construction budget, the scope of the project will be amended accordingly subject to approval by the Owner and the City. The actual certified cost shall not include any of the Public Park works which are the Owner's obligation to construct The Part II: Parkland Base Condition Works, including but not limited to, design, administration and construction for the clearing and grubbing, tree

THIS IS SCHEDULE 'E- 1603A ' TO BY-LAW 1-88, SECTION 9( 1472 )

**THIS IS SCHEDULE '3' (Con't.)  
TO BY-LAW 033 - 2019  
PASSED THE 19TH DAY OF MARCH, 2019**

FILE No.: Z.09.038

RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044

LOCATION: PART LOTS 14 & 15, CONCESSION 5

APPLICANT: DULCINA INVESTMENTS INC.

CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK

preservation/removal and protective measures, rough grading, topsoil spreading, drainage, seeding, supplying water, storm and electrical service stubs (including chambers and meters as required to property line), temporary perimeter fencing, construction signage and sediment control fencing or all other required Parkland Base Condition Works.

3.4 In the event that there are additional Public Park works requiring use of contingency funds attributable to unforeseen circumstances or other problems encountered during construction by the Owner, the Owner shall notify the City of the use of the contingency. However, the Owner shall not be obligated to obtain the City's consent to authorize such minor additional work or increase in the cost of the Public Park through use of the contingency, except for any major changes that affect quality or facility delivery, or changes that cumulatively exceed 80% of the available contingency of the project, in which case the City's consent shall be required. As construction proceeds, the Owner shall provide copies of all supplementary contracts and change orders to the City for verification.

4. Payments:

4.1 The Owner shall submit a monthly statement on progress payment (invoice) on Public Park works performed during the previous monthly payment period and as agreed upon by the City for works completed. The invoice shall include a certificate sealed by the Landscape Architectural consultant confirming the Public Park works have been inspected and completed as per the approved construction drawings and specifications; copies of invoices from the Consultant, Suppliers and Contractors; a standard Statutory Declaration and a certificate from the Workplace Safety and Insurance Board (WSIB). The City shall reimburse the Owner the total payments for the Public Park works, which shall not exceed the reimbursable consulting fee and construction cost of the Public Park, subject to the funds being available in the approved City Capital Budget.

4.2 Subject to the Developer Build Parks Policy, the Park works' payments will be subject to a five percent (5%) Maintenance Holdback, which will be released thirteen (13) months after the date a certificate of Substantial Performance has been issued, subject to no outstanding deficiencies. In addition, a ten percent (10%) Holdback will be required and shall be released as per the requirements of the Construction Lien Act. All reimbursable consulting fees are to be invoiced separately from the Public Park works and shall not be subject to the five percent (5%) Maintenance Holdback and ten percent (10%) Holdback.

4.3 Prior to the City making the final payment to the Owner for the Public Park works, a comprehensive reconciliation of the costs and payments shall be undertaken to the satisfaction of the City, acting reasonably.

THIS IS SCHEDULE 'E-1603A' TO BY-LAW 1-88, SECTION 9( 1472 )

**THIS IS SCHEDULE '3' (Con't.)  
TO BY-LAW 033 - 2019  
PASSED THE 19TH DAY OF MARCH, 2019**

FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
LOCATION: PART LOTS 14 & 15, CONCESSION 5  
APPLICANT: DULCINA INVESTMENTS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK

- 4.4 Once the Public Park works are Substantially Performed, the City will begin the process to release the ten percent (10%) Holdback pursuant to the provisions of this Agreement and as per the requirements of the Construction Lien Act, once the following have been confirmed and/or provided:
- 4.4.1 Substantial Performance of the Public Park works was approved and confirmed by the professional consulting Landscape Architect and 45 days after publication of such in the Daily Commercial News by the Owner and/or his agent has transpired;
  - 4.4.2 The proof of publication has been submitted to the City;
  - 4.4.3 A Statutory Declaration from the Owner confirming that all accounts in connection with the design and construction of the Public Park have been paid in full and that there are no outstanding claims related to the subject works; and
  - 4.4.4 No liens have been registered in regard to this contract, to the satisfaction of the City.
- 4.5 Notwithstanding that the City will be responsible for the maintenance of the Public Park from the date of Substantial Performance, the Owner shall remain responsible for (i) any and all guarantees for the Public Park for a period of thirteen (13) months; and (ii) all new plant material for a period of 24 months pursuant to the approved Construction Drawing and Specifications.
- 4.6 The City shall release the five percent (5%) Maintenance Holdback to the Owner for the Public Park once the following have been confirmed/or provided:
- 4.6.1 Thirteen (13) months have passed from the publication date of the certificate of Substantial Performance;
  - 4.6.2 A thirteen (13) month warranty inspection has been conducted by City staff which shall be scheduled by the Owner twelve (12) months following Substantial Performance;
  - 4.6.3 All noted deficiencies from the thirteen (13) month warranty inspection have been rectified to the City's satisfaction, acting reasonably;
  - 4.6.4 The Owner's professional consulting Landscape Architect has issued a certificate certifying the warranty period has expired and that the noted deficiencies have been completed in general conformance to the construction drawings, specifications and reports; and
  - 4.6.5 Any liens registered in regard to the contract have been released and/or paid by the Owner.

THIS IS SCHEDULE 'E- 1603A ' TO BY-LAW 1-88, SECTION 9( 1472 )

**THIS IS SCHEDULE '3' (Con't.)  
TO BY-LAW 033 - 2019  
PASSED THE 19TH DAY OF MARCH, 2019**

FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
LOCATION: PART LOTS 14 & 15, CONCESSION 5  
APPLICANT: DULCINA INVESTMENTS INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

**BOARD ORDER #110420  
SEPTEMBER 17, 2018**

MAYOR

CLERK

5. Final Inspection:

- 5.1 The City shall conduct a final inspection of the Public Park and Services to the satisfaction of the City, acting reasonably, prior to the City issuing Substantial Performance Confirmation as defined below.
- 5.2 Prior to scheduling the Final Inspection and the Public Park being considered ready for use by the public to the satisfaction of the City, the Owner shall provide the City with the following information:
- 5.2.1 A certification from the professional consulting Landscape Architect that confirms that the Public Park have been constructed in accordance with the approved construction drawings, City standards and specifications, and sound engineering/construction practices;
- 5.2.2 A grading certification from either the professional consulting Landscape Architect or an Engineer based on the review of the Ontario Land Surveyor (OLS) completed survey for the rough grades, confirming the Public Park works have been constructed to the approved construction drawings and specifications;
- 5.2.3 A copy of the Canadian Safety Association (CSA) certificate for all playground equipment and associated safety surfacing in accordance with CAN/CSA Z614-14 Children's Playspaces and Equipment;
- 5.2.4 A copy of a third party CSA Children's Playspaces inspection for all playground equipment and associated safety surfacing;
- 5.2.5 A copy of the Electrical Safety Authority (ESA) clearance letter for the pedestrian pathway lighting associated with the Public Park and a certificate from the electrical design Consultant indicating the electrical load of the pedestrian pathway lighting and a photometric plan of the Public Park confirming a minimum of five (5) lux horizontal average light level maintained along all pathway surfaces;
- 5.2.6 A copy of the City building permits and required sign-offs from the City building inspector(s) for all works required to construct the Public Park;
- 5.2.7 A detailed breakdown of the final as-constructed costs of the Public Park certified by the professional consulting landscape architect to the satisfaction of the City, acting reasonably;
- 5.2.8 Copies of all final executed construction contracts, approved contract extras and change orders related to the construction of the Public Park to the satisfaction of the City, acting reasonably;

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FILE No.: Z.09.038  
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LOCATION: PART LOTS 14 & 15, CONCESSION 5  
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CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK



5.2.9 Copies of all quality assurance test results, supplementary geotechnical reports and construction related reports;

5.2.10 All project close out information required for all Public Park's facilities and equipment, which shall include, but is not necessarily limited to, maintenance manuals, touch up paint, tool kits, warranty information and weigh bills (for topsoil amendments, fertilizer applied on site, etc.);

5.2.11 Storm Water Management certification from the block engineering consultant that confirms that the park blocks have been designed and constructed in accordance with the approved storm water engineering requirements for the park blocks; and

5.2.12 A Structural Engineer certification from a professional engineer for all structural footings, foundations and structures (shade structure, etc.), confirming that the necessary structures have been designed and constructed in accordance with the associated building permits, drawings and specifications.

6. Inspection and testing by City

6.1 The City may conduct, at the expense of the Owner, any tests that the City, in its absolute discretion, considers necessary to satisfy itself as to the proper construction, installation or provision of the Parklands to the Ultimate Condition.

6.2 The City, its employees, agents and contractors or any other authorized persons may inspect the construction and installation of the Public Park to the Ultimate Condition under any contract, but such inspection shall in no way relieve the Owner from its responsibility to inspect the said construction and installation. If the construction and installation of the Public Park to the Ultimate Condition is not, in the opinion of the City, being carried out in accordance with the provisions of this Park Development Agreement and/or the Final Park Development Agreement, the City may issue instructions to the Owner and/or the Owner's landscape architect or arborist to take such steps as may be deemed necessary to procure compliance with the provisions of this Park Development Agreement and/or the Final Park Development Agreement. Such instructions may be written, or may be verbal, in which case the City shall confirm them in writing within three (3) business days. In the event that neither the Owner nor the Owner's landscape architect or arborist is present at the Site to receive such verbal instructions, the City may instruct the contractor(s) to cease work forthwith.

7. Maintenance until Substantial Performance of the Public Park

THIS IS SCHEDULE 'E- 1603A ' TO BY-LAW 1-88, SECTION 9( 1472 )

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TO BY-LAW 033 - 2019  
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FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
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CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK

7.1 The Owner shall be responsible to maintain the Public Park until Substantial Performance is issued by the City pursuant to the provisions of this Agreement and once the following have been confirmed and/or provided:

7.1.1 The City conducted a final inspection and is satisfied that the Public Park works have been completed to its satisfaction, acting reasonably, and the City is in agreement with the issuance of the certificate of Substantial Performance;

7.1.2 The Owner's professional consulting Landscape Architect has submitted a certificate, under seal, certifying that the consultant has inspected the construction and the Public Park have been constructed as per the approved drawings and specification and confirms rectification of any major deficiencies identified during the final inspection;

7.1.3 Two (2) cuts of the turf/grass areas have taken place;

7.1.4 All garbage and debris has been removed from the Park blocks;

7.1.5 A complete set of hardcopy (3 full sized sets) and digital (AutoCAD and PDF) "As Constructed" Construction Drawings for the Public Park prepared by an Ontario Land Surveyor and shall include a topographical survey of the final grades at 0.25m contour intervals, servicing structures/inverts, and the location of above-ground Public Park facilities, planting beds and tree bases, electrical items, site furniture, play structures, and play area limits.

#### 8. Emergency Repairs

8.1 At any time prior to the acceptance and/or assumption of the Parklands by the City, if any of the park services do not function or do not function properly or, in the opinion of the City, require necessary immediate repairs to prevent damage or undue hardship to any persons or to any property, the City may enter upon the Parklands and make whatever repairs may be deemed necessary and the Owner shall pay to the City, immediately upon receipt of a written demand, all expenses (including landscape approval fees), based upon the cost of the work incurred in making the said repairs. If the Owner fails to make the payment as demanded by the City, the City shall be entitled to draw upon any security filed pursuant to the Park Development Agreement. The City covenants and agrees to advise the Owner within three (3) business days from the date of entry by the City of the nature and extent of the emergency and repairs which were necessary. Such undertaking to repair shall not be deemed an acceptance of the Parklands by the City or an assumption by the City of any liability in connection therewith and shall not release the Owner from any of its obligations under the Final Park Development Agreement.

#### 9. Damage and Debris

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CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK

- 9.1 All lands owned by the City outside the limits of the Site Plan that may be used by the Owner or parties employed by the Owner or others during construction staging area(s) in connection with the construction of the Public Park to the Ultimate Condition shall be kept in a good and usable condition and, if damaged by the Owner or parties employed by the Owner in the construction staging area(s) in connection with the construction of the Parklands to the Ultimate Condition will be repaired or restored immediately;
- 9.2 Not foul the public roads, outside the limits of the Site Plan, leading to the Parklands, and the Owner further agrees to provide the necessary persons and equipment to be available on reasonable notice at all times to keep such roads clean and that all trucks making deliveries to or taking materials from the Site Plan lands shall be adequately covered and reasonably loaded so as to not scatter refuse, rubbish, or debris on the abutting highways and streets;
- 9.3 If in the opinion of the City, in its sole discretion, the aforementioned requirements are not complied with, the City may elect to complete the work as required and the Owner shall forthwith upon demand pay to the City the full cost thereof and that the City may draw on any security filed pursuant to this Park Development Agreement and/or the Final Park Development Agreement if the Owner fails to make the payment demanded by the City;
- 9.4 Not allow and restrain, insofar as it is able to do so, all others, from depositing junk, debris, or other materials on any lands within the Site Plan, including lands to be dedicated for municipal purposes, vacant public land and private land;
- 9.5 Clear debris and garbage on any land within the Site Plan if so requested in writing by the City and that the City shall have the authority to remove such debris and garbage at the sole cost of the Owner if the Owner fails to do so within seventy-two (72) hours of written notice.

**4 Part IV: Strata public park specific requirements**

1. Surface strata to be conveyed to the City for use as public park shall be free of any further easements, structures and systems that would negative impact the design, construction and use of the proposed park facilities including but not limited to requirements for encumbrances such as vents, shafts, fire exits and related access routes.
2. The conveyance of a strata public park, shall be based on partial parkland credits and shall be based on an appropriate formula/calculation as deemed appropriate by the City. Any encumbrances within the public park that may require the registration of an easement in favour of the Condo Corporation that will ultimately own the underground parking in order to facilitate day to day operations and maintenance activities as well as any major capital maintenance projects and/or repairs. As such, any areas included within the easement(s) will be discounted of any parkland credit calculation. The size and location of such easement shall be finalized prior to the final approval of the Site Plan.

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CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK

3. Parkland encumbered by strata dedication shall be subject to the following conditions:

- a) Parks Development Department have approved the area, depth of soils, configuration and boundaries of the proposed parklands over the strata limits;
  - b) The Owner shall enter into an agreement with the City to be registered on title to the lands, to secure the following:
    - i. agreement to provide public access to the parkland.
    - ii. arrangements for the design, engineering and development of the park, including any special features and upgrades above and beyond the available Development Charges for the proposed park project.
    - iii. regulation of the reciprocal easement for the maintenance of the parking garage beneath the public park (not the responsibility by the City) and continuing indemnity from the owner in favor of the City in respect of damages that may occur to the park as a result of the development, use, maintenance, repair or replacement of the parking garage.
    - iv. Parkland over the strata shall be reinstated in the event of damages or repairs due to the parking garage at no cost to the City.
    - v. The Owner shall pay for the costs of the preparation and registration of all relevant documents. The Owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey inclusive of horizontal parcels for the parkland over the strata limits.
    - vi. Pay all costs associated with the City retaining a third-party peer reviewer including a 3% administrative fee. Peer review scope shall include but not limited to structure, mechanical, electrical, water proofing, construction method statements, materials, architectural details, safety, and security.
4. The site plan agreement and condominium agreement shall include conditions requiring the Owner and/or the Condo Corp to enter into an agreement with the City and to the satisfaction of the City to maintain the area around and underneath the strata public park, to provide adequate and necessary liability insurance by the Owner, to perform routine inspection arrangements by the Owner, to allow for emergency maintenance requirements by the City, and to include indemnification requirements in favour of the City.

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**THIS IS SCHEDULE '3' (Con't.)  
TO BY-LAW 033 - 2019  
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FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
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CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK

5. Easements may be required over adjacent private lands (driveways, walkways, etc..) to allow for public access along all boundaries of the public park.
6. Vertical easements may be required through the structures below the public park (garage parking structure, etc..) to allow public park related services such as storm water drainage, sub drainage or other required services and utilities.
7. Design specifications for the surcharge load and structural design of the portion of the parking garage which is to be constructed beneath the public park includes plans, cross sections and details of the loading schedule in respect of such portion of the parking garage, which loading schedule shall take into account live and dead loads as required by the building Code Act, with allowances for loading such as, but not limited to, construction vehicles, playground structures, water fountains, trees, shrubs, ground cover, growing medium, public use, landscape features, planters, small structures for utilities or public washrooms and public art.
8. Treatment of visible encumbrances within the public park such as vents, shafts, fire exits and related access routes shall be to the satisfaction of the City, acting reasonably.
9. The life expectancy of the parking garage membrane, waterproofing, structural deck and associated systems shall be guaranteed for a minimum of no less than 50 years or greater.
10. The planting medium for all trees, shrubs and perennials shall be consistent with industry standards for roof deck installations. A minimum planting soil depth of 1.5 meters between proposed FFE (at grade) proposed elevation within the Park and the top of the underground parking structure throughout all the parkland and shall meet and match grades along the perimeter of the parklands encumbered by strata. The 1.5 m depth shall be clear of any encumbrances such as: parking structure concrete slab, insulation and waterproofing system, drainage layer and/or other elements that are to protect the integrity of the underground parking structure.
11. Drainage system for surface strata shall be designed to complement the proposed park design and satisfy the City's Storm Water Engineering requirements.
12. Upon completion of the construction of the Park, the Owner shall provide a certificate prepared by a qualified professional engineer and landscape architect to the City to certify the works have been installed in accordance with the approved public park design and As-Built Drawings of the underground parking structure.

THIS IS SCHEDULE 'E-1603A' TO BY-LAW 1-88, SECTION 9(1472)

**THIS IS SCHEDULE '3' (Con't.)  
TO BY-LAW 033 - 2019  
PASSED THE 19TH DAY OF MARCH, 2019**

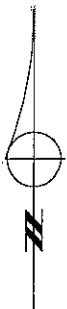
FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
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CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER #110420  
SEPTEMBER 17, 2018

MAYOR

CLERK



**KEY MAP 5C  
BY-LAW 1-88**

NOT TO SCALE

**THIS IS SCHEDULE '4'  
TO BY-LAW 033 - 2019  
PASSED THE 19TH DAY OF MARCH, 2019**

FILE No.: Z.09.038  
RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
LOCATION: PART LOTS 14 & 15, CONCESSION 5  
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CITY OF VAUGHAN

SIGNING OFFICERS

**BOARD ORDER #110420  
SEPTEMBER 17, 2018**

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CLERK

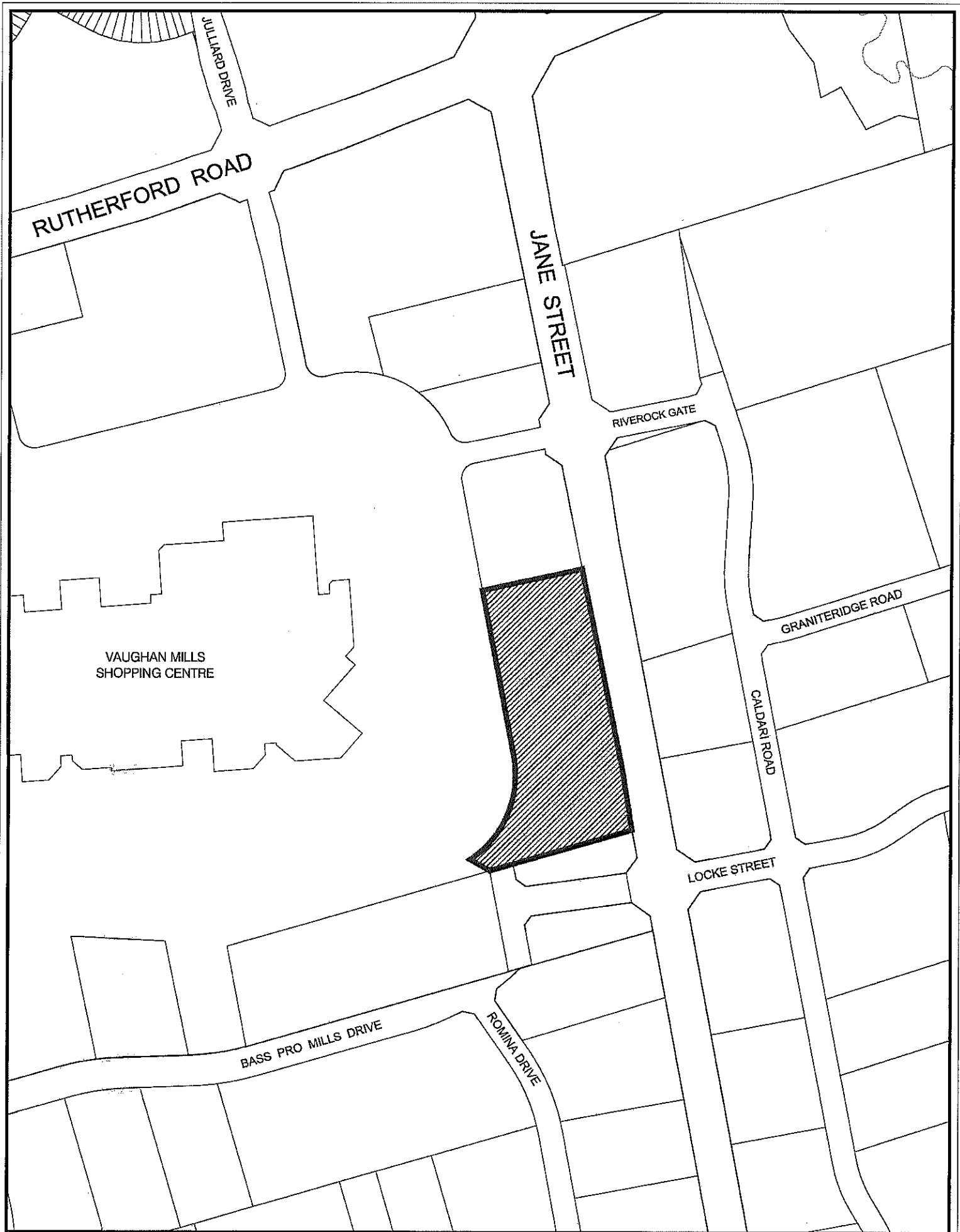
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### SUMMARY TO BY-LAW 033- 2019

The lands subject to this By-law are located on the west side of Jane Street, south of Rutherford Road, in part of Lots 14 and 15, Concession 5, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from C1 (H) Restricted Commercial Zone with the Holding Symbol "(H)" to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone. The conditions for removal of the Holding Symbol "(H)" are two-phased to coincide with the orderly and sequential development of the Subject Lands and includes conditions for Section 37 Contributions. This By-law removes the lands subject to this By-law from the Exception 9(1030) and Schedule "E-1126" and creates a new Exception and Schedules thereby including the following site-specific zoning exceptions:

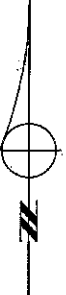

- a) site-specific definitions of "lot", "building height", "car share", "gross floor area", "parking space", "parking space – handicapped", "place of worship", "service or repair shop", "stratified arrangement", and "underground parking structure"
- b) reduced parking requirements
- c) reduced minimum setbacks from public streets to portions of the building below grade
- d) reduced setbacks to daylight triangles
- e) the provisions for building envelopes
- f) maximum building heights
- g) maximum number of residential apartment dwelling units
- h) provisions for density bonussing for the Subject Lands
- i) maximum ground related commercial areas
- j) site-specific commercial uses with no open storage in addition to the uses permitted in all residential zones and the RA3 Apartment Residential Zone
- k) minor relief to the outdoor patio provisions to permit flexibility
- l) provisions for development in two phases
- m) provision for interim commercial uses within the Phase 2 Lands



NOT TO SCALE

## LOCATION MAP TO BY-LAW 033 - 2019

FILE No.: Z.09.038  
 RELATED FILES: DA.11.072, DA.12.110, Z.11.024, & Z.12.044  
 LOCATION: PART LOTS 14 & 15, CONCESSION 5  
 APPLICANT: DULCINA INVESTMENTS INC.  
 CITY OF VAUGHAN

  
  
 SUBJECT LANDS



**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** September 17, 2018

**CASE NO(S):**

PL140839  
PL110419

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellants (jointly):	Casertano Developments Corporation and Sandra Mammone
Appellants (jointly):	Limestone Gallery Investments Inc. and Damara Investment Corp.
Appellants (jointly):	Granite Real Estate Investment Trust and Magna International Inc.
Appellants (jointly):	H & L Title Inc. and Ledbury Investments Ltd.
Appellant:	Canadian National Railway
Appellant:	Rutherford Land Development Corporation
Appellant:	281187 Ontario Ltd.
Appellant:	Anland Developments Inc.
Subject:	Proposed Official Plan Amendment No. 2 to the Official Plan for the City of Vaughan (2010)
Municipality:	City of Vaughan
OMB Case No.:	PL140839
OMB File No.:	PL140839
OMB Case Name:	Mammone v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Casertano Development Corporation
Subject:	Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
Existing Designation:	"General Commercial"

Proposed Designation: "High-Density Residential/Commercial"  
 Purpose: To permit the development of six (6) residential apartment buildings ranging from 26 to 40 storeys containing approximately 2,050 residential units and two (2) freestanding 2-storey office/commercial buildings and ground floor retail commercial uses totaling 4,234 square metres (45,574 square feet) in gross floor area in Blocks "B" and "C"

Property Address/Description: 9060 Jane Street  
 Municipality: City of Vaughan  
 Approval Authority File No.: OP.07001  
 OMB Case No.: PL110419  
 OMB File No.: PL110419  
 OMB Case Name: Casertano Development Corporation v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Casertano Development Corporation  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: "C1(H) Restricted Commercial Zone"  
 Proposed Zoning: "RA3(H) Apartment Residential Zone"  
 Purpose: To permit the development of six (6) residential apartment buildings ranging from 26 to 40 storeys containing approximately 2,050 residential units and two (2) freestanding 2-storey office/commercial buildings and ground floor retail commercial uses totaling 4,234 square metres (45,574 square feet) in gross floor area in Blocks "B" and "C"

Property Address/Description: 9060 Jane Street  
 Municipality: City of Vaughan  
 Municipal File No.: Z.09.038  
 OMB Case No.: PL110419  
 OMB File No.: PL110420

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Sandra Mammone  
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment

Existing Designation: "General Commercial"  
 Proposed Designation: "High-Density Residential/Commercial"  
 Purpose: To permit the development of six (6) residential apartment buildings ranging from 25 to 35 storeys containing approximately 1,600 residential units and two (2) freestanding 2-storey office/commercial buildings (Blocks "D" and "E") and ground floor office/commercial uses in Blocks "A", "B" and "C"

Property Address/Description: 8940 Jane Street  
 Municipality: City of Vaughan  
 Approval Authority File No.: OP.09.006  
 OMB Case No.: PL110419  
 OMB File No.: PL110455

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Sandra Mammone  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: "EM1(H) Prestige Employment Area Zone" and "EM2 General Employment Area Zone"  
 Proposed Zoning: "RA3(H) Apartment Residential Zone"  
 Purpose: To permit the development of six (6) residential apartment buildings ranging from 25 to 35 storeys containing approximately 1,600 residential units and two (2) freestanding 2-storey office/commercial buildings (Blocks "D" and "E") and ground floor office/commercial uses in Blocks "A", "B" and "C"

Property Address/Description: 8940 Jane Street  
 Municipality: City of Vaughan  
 Municipal File No.: Z.09.037  
 OMB Case No.: PL110419  
 OMB File No.: PL110456

**Heard:** January 25 and 26, 2018 in Vaughan, Ontario

**APPEARANCES:**

**Parties**

**Counsel\*Representative**

City of Vaughan

R. Coburn\* and C. Storto\*

Dulcina Investments Inc. (formerly Casetano Development Corporation), and Sandra Mammone

M. Flynn-Guglietti\* and A. Forristal\*

Tesmar Holdings Inc.

M. McDermid\*

Rutherford Land Development Corporation

Q. Annibale\* and B. Ruddick\*

Granite Real Estate Inc. and Magna International Inc.

A. Skinner\*

Anland Developments Inc.

C. Barnett\*

281187 Ontario Limited

G. Borean\*

Region of York

B. Ogunmefun\*

Canadian National Railway

A. Heisey\*

H & L Tile and Ledbury Investments Ltd.

M. Flowers\*

Ivanhoe Cambridge II Inc.

J. Alati\*

York Region School Board

J. Easto\*

Toronto and Region Conservation Authority

C. Bonner

**DECISION DELIVERED BY C. CONTI AND ORDER OF THE TRIBUNAL**

## INTRODUCTION

[1] A Pre-hearing Conference (“PHC”) was held before the Ontario Municipal Board (“Board”), now the Local Planning Appeal Tribunal (“Tribunal”), with regard to appeals of the Vaughan Mills Centre Secondary Plan (“Secondary Plan”) and related to applications for amendments to the City of Vaughan (“City”) Official Plan and the Secondary Plan, and for Zoning By-law Amendments (“ZBA’s”) by Dulcina Investments Inc. and Sandra Mammone (“Dulcina and Mammone”) to permit the development of lands at 9060 Jane Street (“Dulcina Lands”) and 8940 Jane Street (“Mammone Lands”).

[2] The Secondary Plan sets out proposed land use designations and policies for an area generally bounded by Rutherford Road to the north and Bass Pro Mills Drive to the south, generally extending to Jane Street to the east and Weston Road to the west. An area to the east of Jane Street and south of Rutherford Road is also included in the Secondary Plan area. Multiple appeals were filed regarding the Secondary Plan, but through discussion among the parties and as a result of Board conducted mediation a number of the appeals were settled and motions were brought forward at the PHC for approvals related to the settlements.

[3] The applications by Dulcina and Mammone have undergone an extensive appeal process which included a number of PHC’s. Through this process, the appeals of the Dulcina and Mammone applications were consolidated with the appeals of the Secondary Plan. At the PHC, the Board heard that many of the issues regarding the Dulcina and Mammone appeals had been settled.

[4] This decision deals with the appeals as they relate to lands owned by Dulcina and Mammone, including a motion for partial approval of modifications to the Official Plan and Secondary Plan and for approval of the ZBA’s to facilitate development of the lands.

**MOTION**

[5] In support of their motion, Dulcina and Mammone filed a Motion Record (Exhibit 13) which included the Affidavit of Allan Young, a Registered Professional Planner who is President of A. Young Planner Ltd. Mr. Young also provided oral testimony at the PHC. He was qualified by the Board as an expert in land use planning.

[6] The intent of the motion was to approve in principle certain modifications to the City's Official Plan and the Secondary Plan, and to also approve in principle ZBA's for Dulcina Lands and the Mammone Lands in order to permit development of the properties. The Board heard that the Dulcina Lands and the Mammone Lands are two adjoining parcels on the west side of Jane Street, south of Riverock Gate. According to the evidence, the functional gross areas of the properties for the proposals are 2.83 hectares ("ha") for the Dulcina Lands and 3.08 ha for the Mammone Lands. The lands are located adjacent to the Vaughan Mills Mall and in proximity to the Region of York ("Region") Transit bus terminal. The lands are well removed from the nearest low rise residential area.

[7] The Board heard that the proposal has been revised and the number of proposed units has been reduced as a result of discussions among the parties and Board led mediation. The current proposal for the Dulcina Lands includes the construction of five towers of 24, 26, 26, 28 and 28 storeys containing 1,467 units. The Mammone Lands proposal includes five towers of 18, 18, 24, 26 and 26 storeys containing 1,397 units. Ground level commercial uses are proposed for each site. In addition, Dulcina and Mammone will dedicate approximately 1.54 ha for a public park and contribute to the expansion of the public street network in the area.

[8] According to Mr. Young's evidence, the properties are located within the Vaughan Mills Primary Centre, which is a high priority intensification area. Jane Street is designated as a Regional Rapid Transit Corridor in both the City and the Regional

Official Plans. The lands are designated as High-Rise Mixed Use in the Secondary Plan, which was adopted by the City through Official Plan Amendment No. 2 ("OPA 2") and was approved by the Region on June 26, 2014.

[9] Mr. Young indicated that the draft Official Plan Amendment modifies OPA 2 by adding a new section 18, which incorporates site specific policies for the Dulcina and Mammone lands (Exhibit 14). The provisions require the development of the lands to be undertaken in two phases, the first phase of which would permit up to 1,125 units for the Dulcina Lands and up to 871 units for the Mammone Lands. Development of the second phase is dependent on the completion of a comprehensive transportation assessment. Height and density requirements are included, as well as provisions for the construction and dedication of required public roads and the dedication of the public park. Holding symbols will be placed on each phase of the proposed development.

[10] Mr. Young's evidence was that a ZBA has been prepared for each site, which provides appropriate zoning to permit the development and sets out the requirements for land use, gross floor area height, setbacks, parking and other standards for the development of each property (Exhibit 13, Tab 2E and 2F). The ZBA for the Dulcina Lands also includes clauses to accommodate providing for indoor public recreational space if required by the City.

[11] Mr. Young's opinion was that the proposed Official Plan Amendment and the ZBA's are appropriate and will permit a level of development in a prime intensification area that is consistent with the Provincial Policy Statement, 2014 ("PPS"), conforms to the Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), and conforms to the policies of the Region's Official Plan and the City's Official Plan. It was his opinion that the proposals will provide significant public benefits including the expansion of the public street network and the provision of a public park. Furthermore, he indicated that s. 37 benefits have been secured. He recommended that the Official Plan Amendment and the ZBA's be approved.

[12] Responses to the Motion were filed by Canadian National Railway Company ("CNR") and Manga International Inc., Granite Real Estate Inc., and Granite Reit Inc. ("Magna and Granite") in Exhibits 26 and 28 respectively. Magna and Granite did not oppose the motion. CNR did not oppose the motion, as long as the Board's approval would be without prejudice to the balance of policies appealed by CNR as set out in Schedule B of Exhibit 26.

[13] Magna and Granite and CNR operate facilities in the area which may be impacted by locating sensitive uses in the vicinity. Mr. Young indicated that the requirements of the Ministry of the Environment's NPC-300 Noise Guideline would be met for the proposal to deal with any noise impact concerns. He recommended that the final order be withheld until there was a review of the siting and configuration of the proposed buildings in relation to the guideline.

[14] At the PHC, the Board was asked to approve in principle the Amendment to the Official Plan which will modify the Secondary Plan, and approve the ZBA's in principle with final approval to be withheld. The parties filed a draft order (Exhibit 18) which includes a number of conditions for final approval, and includes requirements that must be fulfilled before Phase 2 can be approved. These include completion of an updated Transportation Impact Study for the Phase 2 development, accommodation of transportation infrastructure improvements, and appropriate implementation of a non-auto modal split for each development.

[15] At the PHC, the Board also heard that the final order should be withheld until the noise issue has been reviewed under the NPC-300 Noise Guideline and until the Board received confirmation that the planning instruments are in their final form.

[16] Also included in the motion was a request for an order of the Board accepting the withdrawal of the appeal of Damarra Investments Corp. ("Damarra") and scoping of the



appeal of Limestone Gallery Investments Inc. ("Limestone") as set out in Exhibit J of Mr. Young's affidavit (Exhibit 13, Tab 2J). The Board heard that Damarra, Limestone and Starburst Investments Inc. ("Starburst") own lands in the Secondary Plan area and that as a result of meetings with the City a number of issues have been resolved and scoped. The Board heard that Damarra had withdrawn its appeal, Limestone intends to continue in the appeal process based upon the scoped issues list, and Starburst will continue its party status sheltering under the Limestone appeal. There was no opposition to this request.

[17] The draft order also included an order related to above-noted withdrawal and scoping matters.

[18] Mark Flowers indicated that he did not oppose the requested approvals provided that they were specific for the subject lands and that the Board's approval orders included certain "without prejudice" clauses. The draft order contained the appropriate clauses.

## **FINDINGS**

[19] The Board considered the evidence and the submissions of the parties. The opinion evidence of Mr. Young was uncontested and no party opposed the requested approvals.

[20] In consideration of the above, the Board agreed with the evidence provide by Mr. Young and found that the proposed modifications to the Official Plan which will amend the Secondary Plan and the proposed ZBA's were consistent with the PPS, conformed to the Growth Plan, conformed to the Regional Official Plan and the City Official Plan and they should be approved.

[21] The Board issued an oral decision approving in principle the modifications to the Official Plan and the Secondary Plan and approving the ZBA's in principle subject to the matters set out in the draft order (Exhibit 18). The final order was to be withheld until a review of the proposal in relation to the NPC-300 Noise Guideline was completed and until confirmation was received from the City, and Dulcina and Mammone that the planning instruments were in their final form.

[22] Subsequent to the PHC, the Tribunal has been informed that the requirements for issuing the final approval of the modifications to the Official Plan and Secondary Plan, for the final approval of the ZBA's have been fulfilled. Based upon the above, the Tribunal finds that it is appropriate to issue final approval of these instruments. The order is provided below.

#### **ORDER**

[23] The Tribunal orders that the motion is allowed and the appeal is allowed in part. The City of Vaughan Official Plan, the Vaughan Mills Centre Secondary Plan and the City of Vaughan Zoning By-law No. 1-88 are amended as set out and subject to the matters and conditions included in Attachment 1.

*"C. Conti"*

C. CONTI  
VICE-CHAIR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

#### **Local Planning Appeal Tribunal**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**PL140839 and PL110419 – Attachment 1**

PL110419  
PL110420  
PL110455  
PL110456  
PL140839  
PL111184

**LOCAL PLANNING APPEAL TRIBUNAL**

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**IN THE MATTER OF** proceedings commenced under subsections 17(36), 22(7) and 34(11) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended,

Appellant: Dulcina Investments Inc. (formerly Casertano Development Corporation)

Appellant: Sandra Mammone

Subject: Appeals in respect of the City of Vaughan Official Plan 2010 (the “**VOP 2010**”), and in respect of the Vaughan Mills Centre Secondary Plan forming part of Volume 2 of the VOP 2010 and in respect of Council’s refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan for the land municipally known as 9060 Jane Street and in respect of Council’s refusal or neglect to enact a proposed amendment to the City of Vaughan Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 9060 Jane Street and in respect of Council’s refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan for the land municipally known as 8940 Jane Street and in respect of Council’s refusal or neglect to enact a proposed amendment to the City of Vaughan Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 8940 Jane Street.

Municipality: City of Vaughan

OMB Case Nos.: PL110419, PL110420, PL110455, PL110456, PL140839, PL111184

OMB File Nos.: PL110419, PL110420, PL110455, PL110456, PL140839, PL111184

**THESE MATTERS** having come on for a public hearing,

**THE TRIBUNAL ORDERS** that in accordance with the provisions of sections 17(50) and 34(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, in respect of the VOP 2010, and in respect of the Vaughan Mills Centre Secondary Plan, being Official Plan Amendment No. 2 to the VOP 2010 and forming part of Volume 2 of the VOP 2010, as adopted by the City of

Vaughan on March 18, 2014, and modified and approved by the Region of York on June 26, 2014 and in respect of the City of Vaughan Zoning By-law No. 1-88:

1. The policies and schedules of the Vaughan Mills Centre Secondary Plan are hereby modified and as set out in Attachment “A” attached hereto and forming part of this Order, and hereby approved as they relate to the lands municipally known as 8940 Jane Street in the City of Vaughan (the “**Mammone Site**”) and 9060 Jane Street in the City of Vaughan (the “**Dulcina Site**”), subject to paragraph 5 hereof.
2. City of Vaughan Zoning By-law No. 1-88, as amended, is hereby further amended as set out in Attachments “B” and “C” attached hereto and forming part of this Order, subject to paragraph 5 hereof.
3. This partial approval of the Vaughan Mills Centre Secondary Plan shall be strictly without prejudice to, and shall not have the effect of limiting, (a) the rights of any other party to seek to modify, delete or add to the unapproved policies, schedule, maps, figures definitions, tables and associated text in the said Plans, or (b) the jurisdiction of the Tribunal to consider and approve modifications, deletions or additions to the unapproved policies, schedules, maps, figures, definitions, tables and associated text in the said Plans on a general, area-specific or site-specific basis, as the case may be.
4. The appeals by the Appellants are hereby allowed to the extent necessary to give effect to this Order, and in all other respects are hereby dismissed. The motion filed by the Appellants pursuant to Section 43 of the *Ontario Municipal Board Act* is hereby withdrawn on consent unconditionally and entirely.
5. This Order as it relates to the approval of Attachments “A”, “B” and “C” in respect of the Phase 2 Lands defined below shall be withheld until such time as the Region of York has advised the Tribunal in writing that:
  - (a) With respect to the development of the Phase 2 Lands being Block “C” shown on Schedule 2 to Attachment “B” to this Order, (the “**Dulcina Phase 2 Lands**”):
    - (i) An updated Transportation Impact Study in respect of the Dulcina Phase 2 Lands, based on the Transportation Impact Study prepared for Blocks “A” and “B” shown on Schedule 2 to Attachment “B” to this Order (the “**Dulcina Phase 1 Lands**”), has been prepared to the satisfaction of the Region. The updated Transportation Impact Study shall indicate and identify what infrastructure improvements listed in Table 2 of the Vaughan Mills Centre Secondary Plan, as amended from time to time (“**Table 2**”), have been completed, outstanding, or planned and what steps will be taken to implement these requirements as of the date of the updated Transportation Impact Study.
    - (ii) The transportation infrastructure improvement requirements identified in Table 2 to accommodate the development of the Dulcina Phase 2 Lands have been implemented or identified in the City of Vaughan’s plans or the Region’s 10-Year Roads and Transit Capital Construction Program.

- (iii) The Dulcina Site has achieved a non-auto modal split of at least 20 percent in Phase 1 of development of the Dulcina Site. If the said modal split has not been achieved in Phase 1, the owner of the Dulcina Site shall, prior to the lifting of the Holding Symbol (“H”) for the Dulcina Phase 2 Lands, outline steps to be taken, to the satisfaction of the City and the Region, to achieve the said modal split in the development of the Phase 2 Lands; and
  - (b) With respect to the development of the Phase 2 Lands being Block “C” shown on Schedule 1 to Attachment “C” to this Order (the “**Mammone Phase 2 Lands**”):
    - (i) An updated Transportation Impact Study in respect of the Mammone Phase 2 Lands, based on the Transportation Impact Study prepared for Blocks “A” and “B” shown on Schedule 1 to Attachment “C” to this Order (the “**Mammone Phase 1 Lands**”), has been prepared to the satisfaction of the Region. The updated Transportation Impact Study shall indicate and identify what infrastructure improvements listed in Table 2 have been completed, outstanding, or planned and what steps will be taken to implement these requirements as of the date of the updated Transportation Impact Study.
    - (ii) The transportation infrastructure improvement requirements identified in Table 2 to accommodate the development of the Mammone Phase 2 Lands have been implemented or identified in the City of Vaughan’s plans or the Region’s 10-Year Roads and Transit Capital Construction Program.
    - (iii) The Mammone Site has achieved a non-auto modal split of at least 20 percent in Phase 1 of development of the Mammone Site. If the said modal split has not been achieved in Phase 1, the owner of the Mammone Site shall, prior to the lifting of the Holding Symbol (“H”) for the Mammone Phase 2 Lands, outline steps to be taken, to the satisfaction of the City and the Region, to achieve the said modal split in the development of the Mammone Phase 2 Lands.
- 6. The appeal by Damara Investment Corp. (PL140839) is withdrawn and the appeal filed by Limestone Gallery Investments Inc. (PL140839) is scoped on consent of Limestone Gallery Investments Inc., the City of Vaughan, and the Region of York in accordance with Attachment “D” hereto.