

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

Distributed June 4, 2021

- | | <u>Item</u> |
|---|--------------------|
| 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)

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|--|---|
| 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**

-
- 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



64 Jardin Drive, Unit 1B
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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**

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.

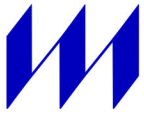
We would like to thank Staff for working through the majority of our concerns regarding the City-wide Comprehensive Zoning By-law. Notwithstanding, there are two unresolved minor issues involving confirmation that an accessory eating establishment is permitted with a service station use for lands zoned '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

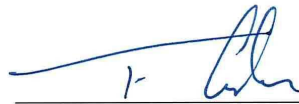
THE CORPORATION OF THE CITY OF VAUGHAN

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)
2nd 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 m² (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.

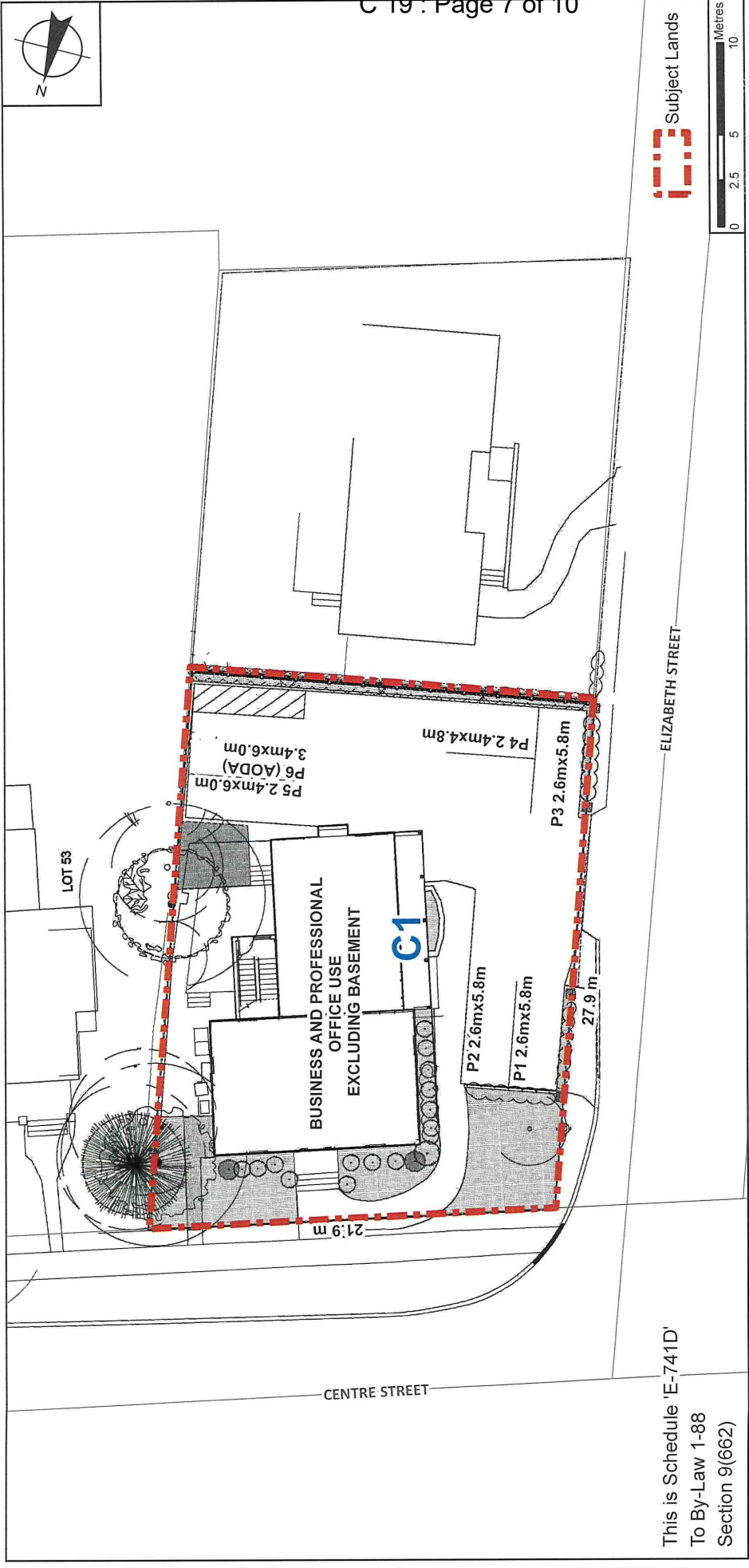
Enacted by City of Vaughan Council this 26th day of January, 2021.



Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk



Subject Lands



ELIZABETH STREET

CENTRE STREET

LOT 53

21.9 m

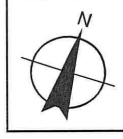
27.9 m

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

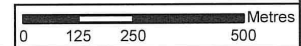
This is Schedule '1'
To By-Law 003-2021
Passed the 26th Day of January, 2021

Signing Officers
[Signature]
Mayor
[Signature]
Clerk

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

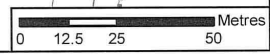
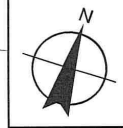
File: Z.17.021
 Related File: DA.17.046
 Location: Part of Lot 30, Concession 1
 Applicant: Peter Edrey
 City of Vaughan

Signing Officers
 _____ Mayor
 _____ Clerk

SUMMARY TO BY-LAW 003-2021

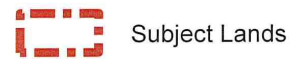
The lands subject to this By-law are located on the southeast corner of Centre Street and Elizabeth Street, municipally known as 39 Centre Street, City of Vaughan.

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 m² (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

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**

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.



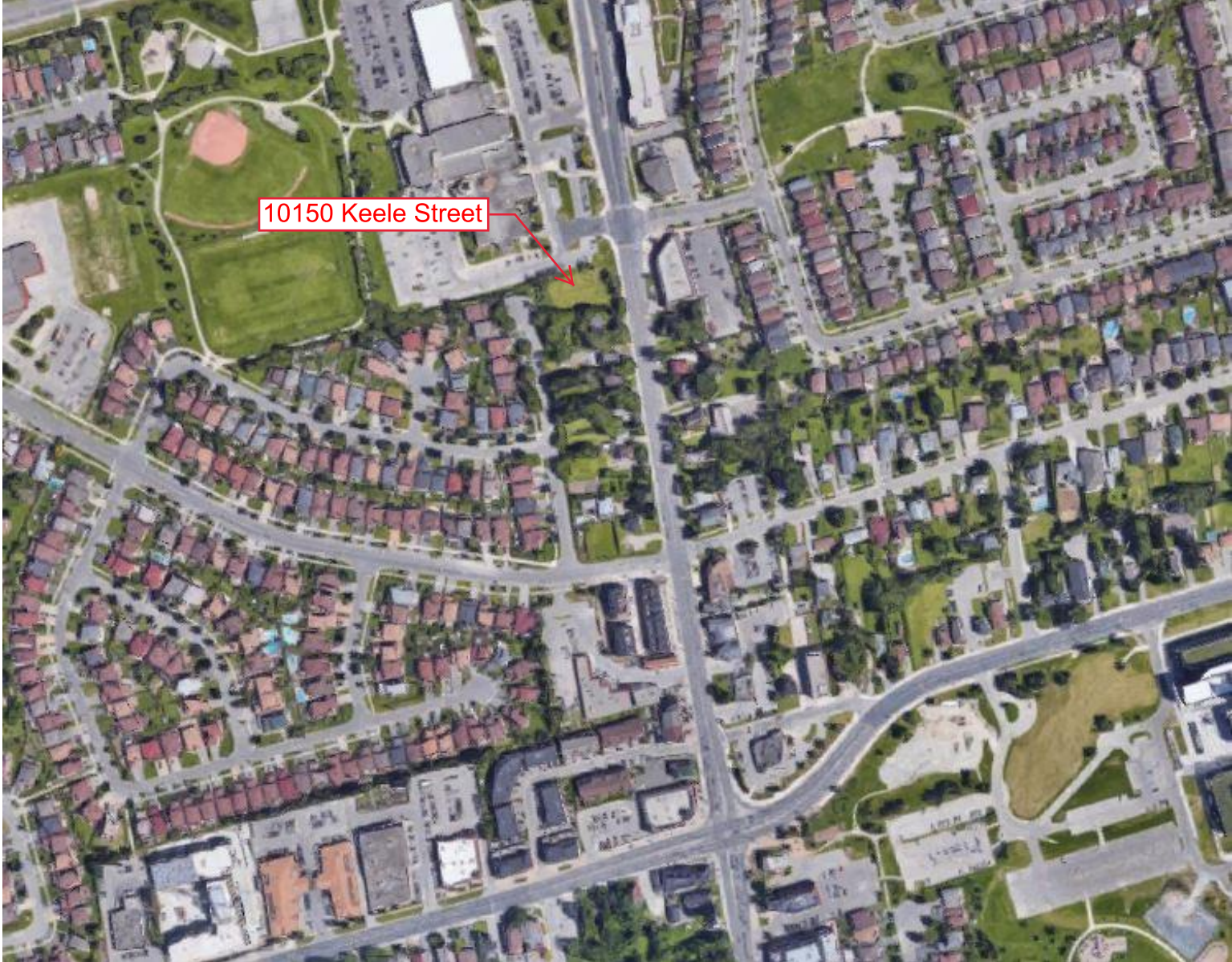
**T.J. Cieciora, MSc MCIP RPP
PRESIDENT**

Encl.

TJC/DI

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





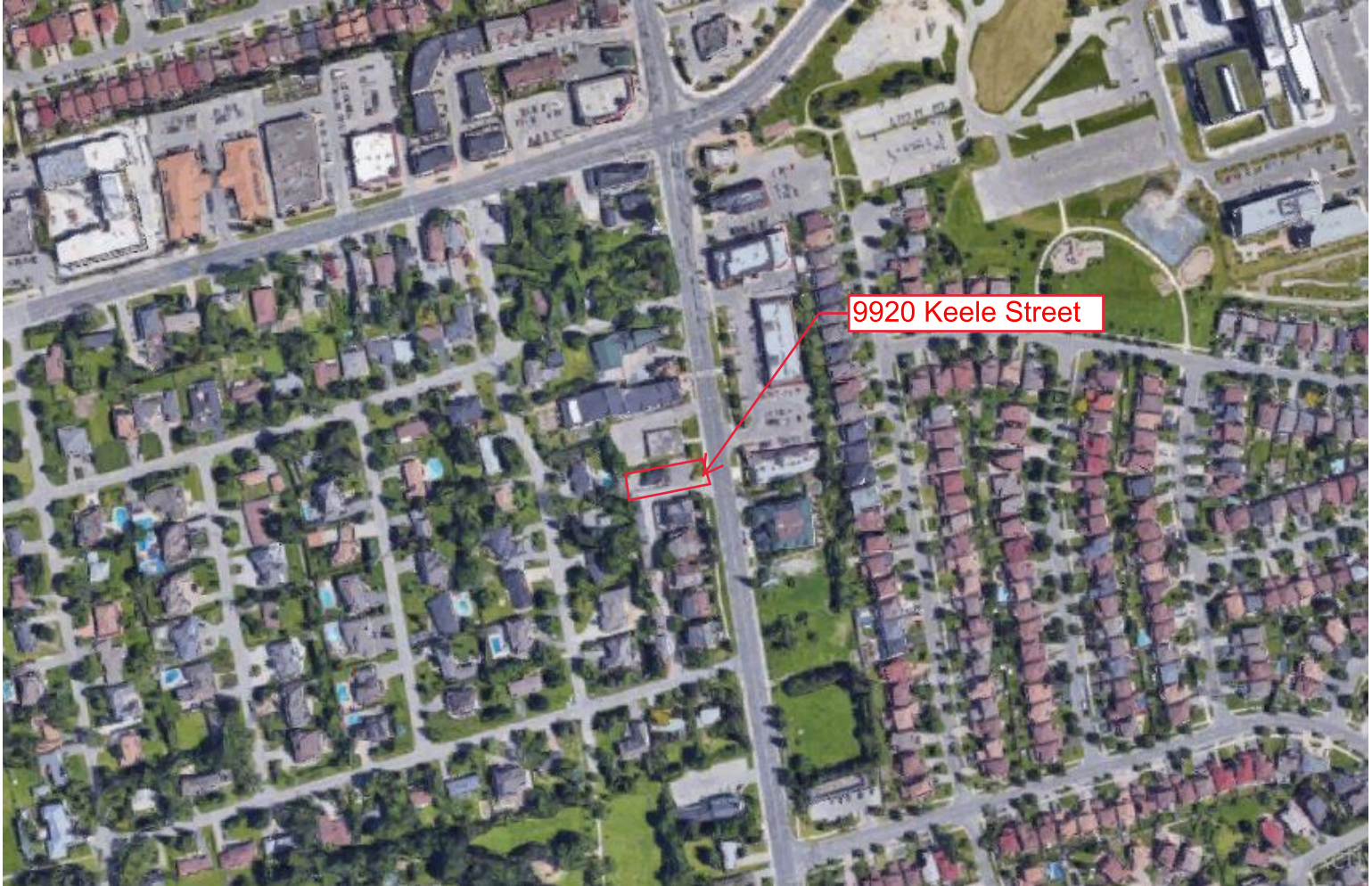
Schedule A - Location Map

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



9920 Keele Street

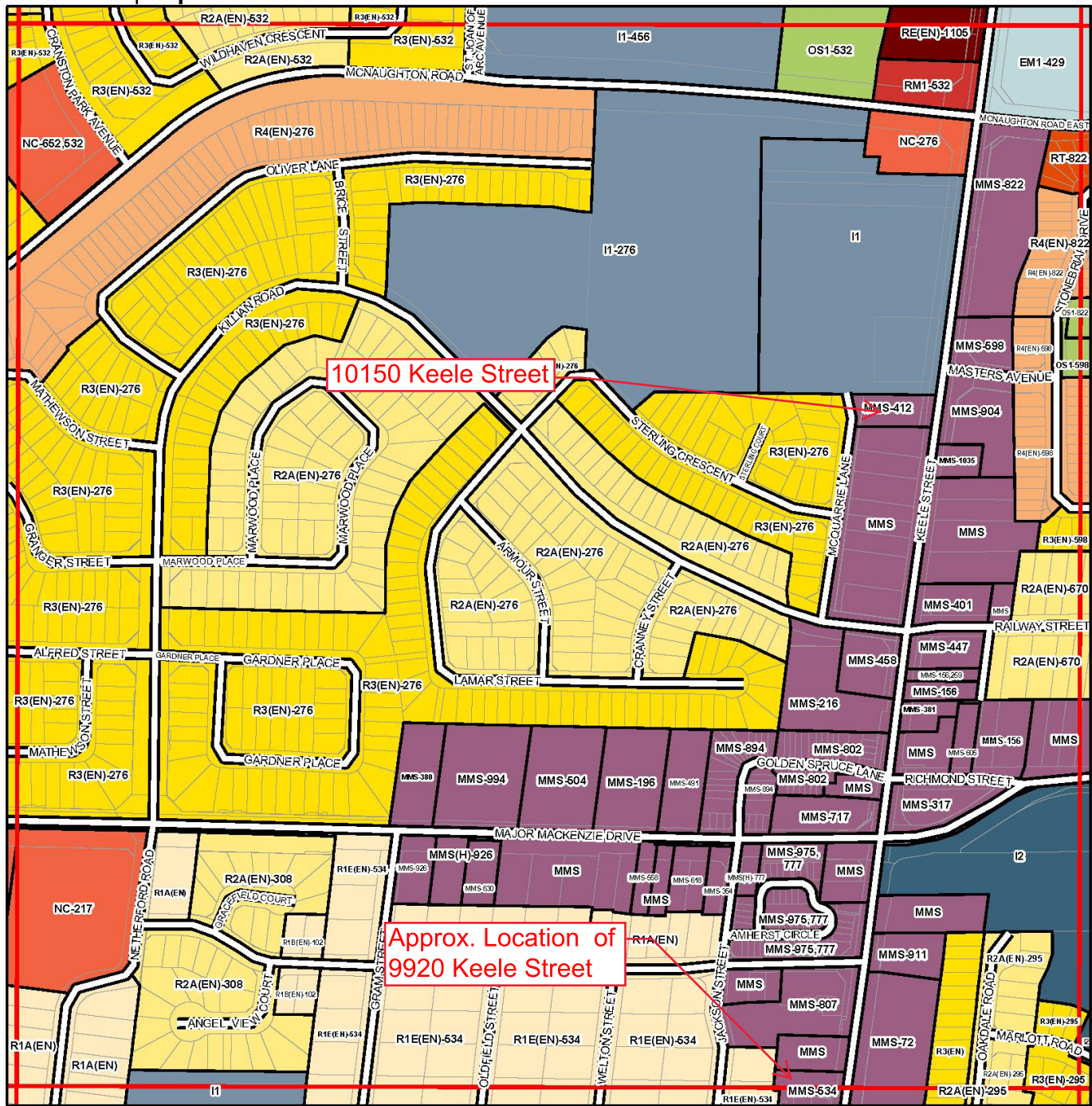
Schedule B - Location Map (9920 Keele Street)

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



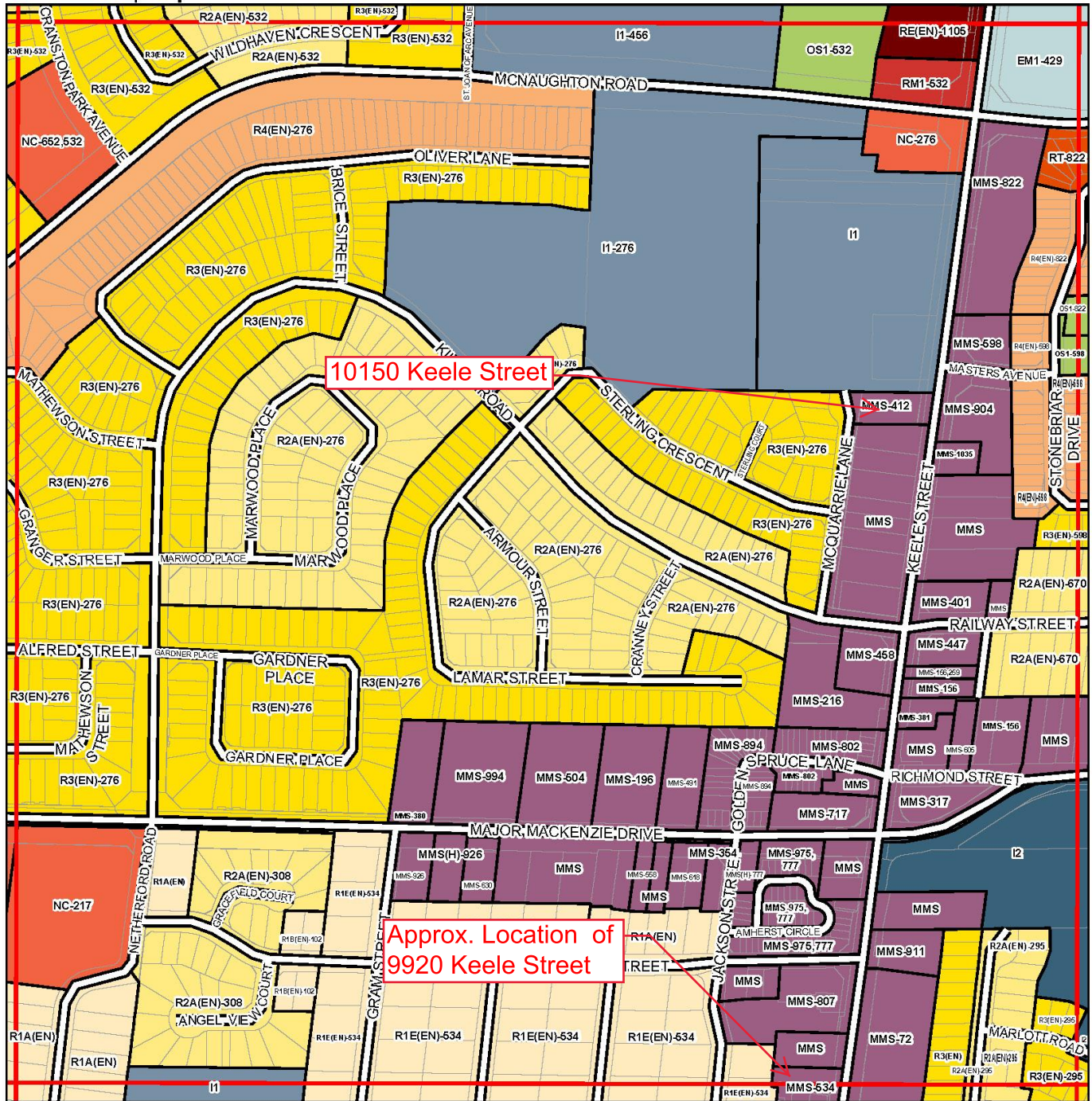
- Conservation, Open Space and Agricultural Zones**
 - A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zone)
 - EP (Environmental Protection Zone)
 - Vaughan Metropolitan Centre Zones**
 - V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct 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 Zone)
- These lands shall not be subject to Zoning By-law 2021-01

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



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

DESIGN PLAN SERVICES INC.
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900 The East Mall, Suite 300
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scale	NTS	Date	06/04/2021	Drawing No	1984-SC5	Drawn	RW
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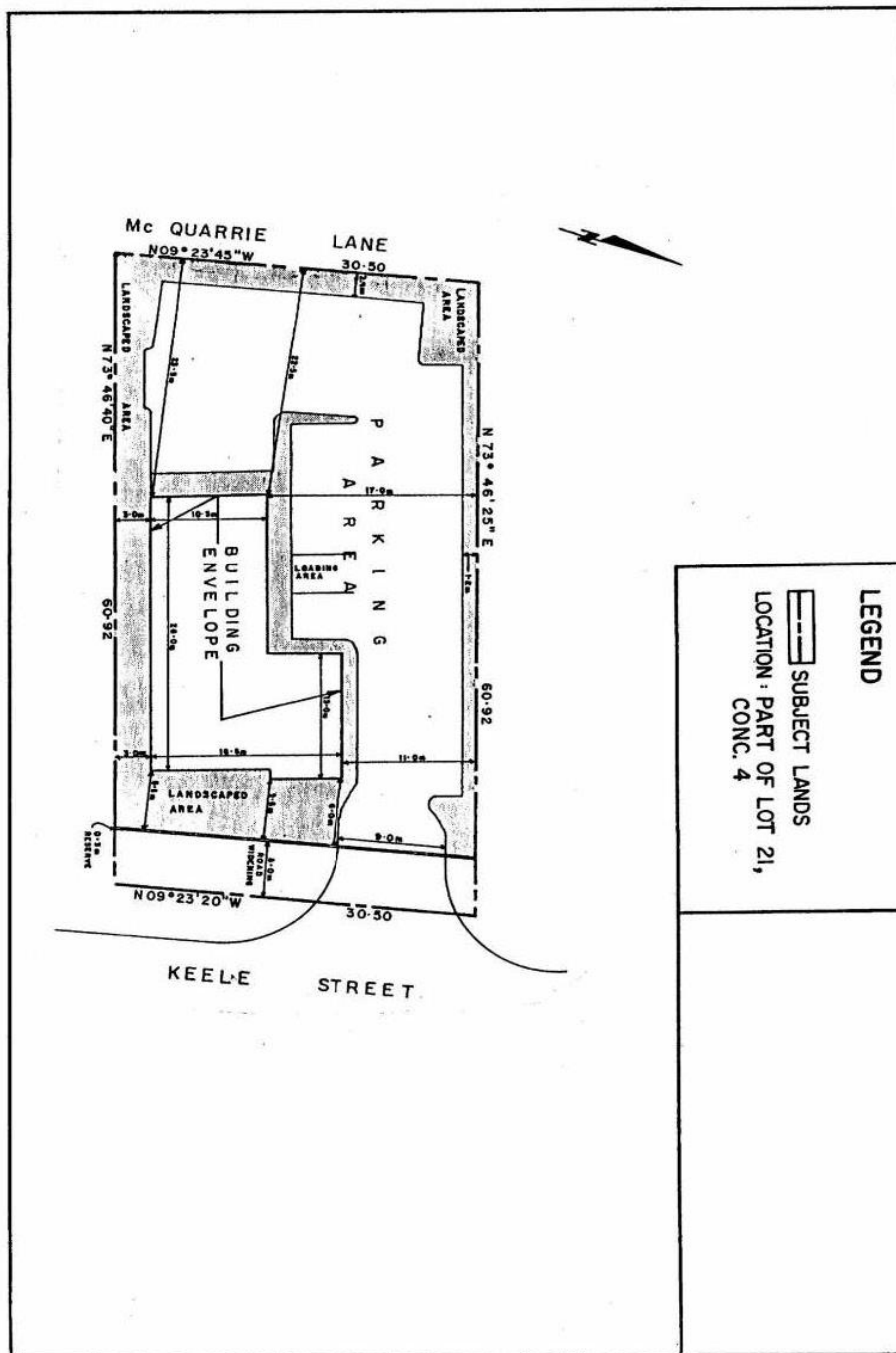
14.412

Exception Number 412	Legal Description: 10150 Keele Street
Applicable Parent Zone: NC	
Schedule A Reference: 167	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.412.1 Permitted Uses	
<p>1. The only permitted use shall be:</p> <p style="padding-left: 20px;">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 m², 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

Exception Number 534	Legal Description: 9880-9920 Keele Street
Applicable Parent Zone: R1A, RM1, RM2	
Schedule A Reference: 148, 167	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
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"> a. Day care centre; b. Office; and, c. Residential. 	
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 m² 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.

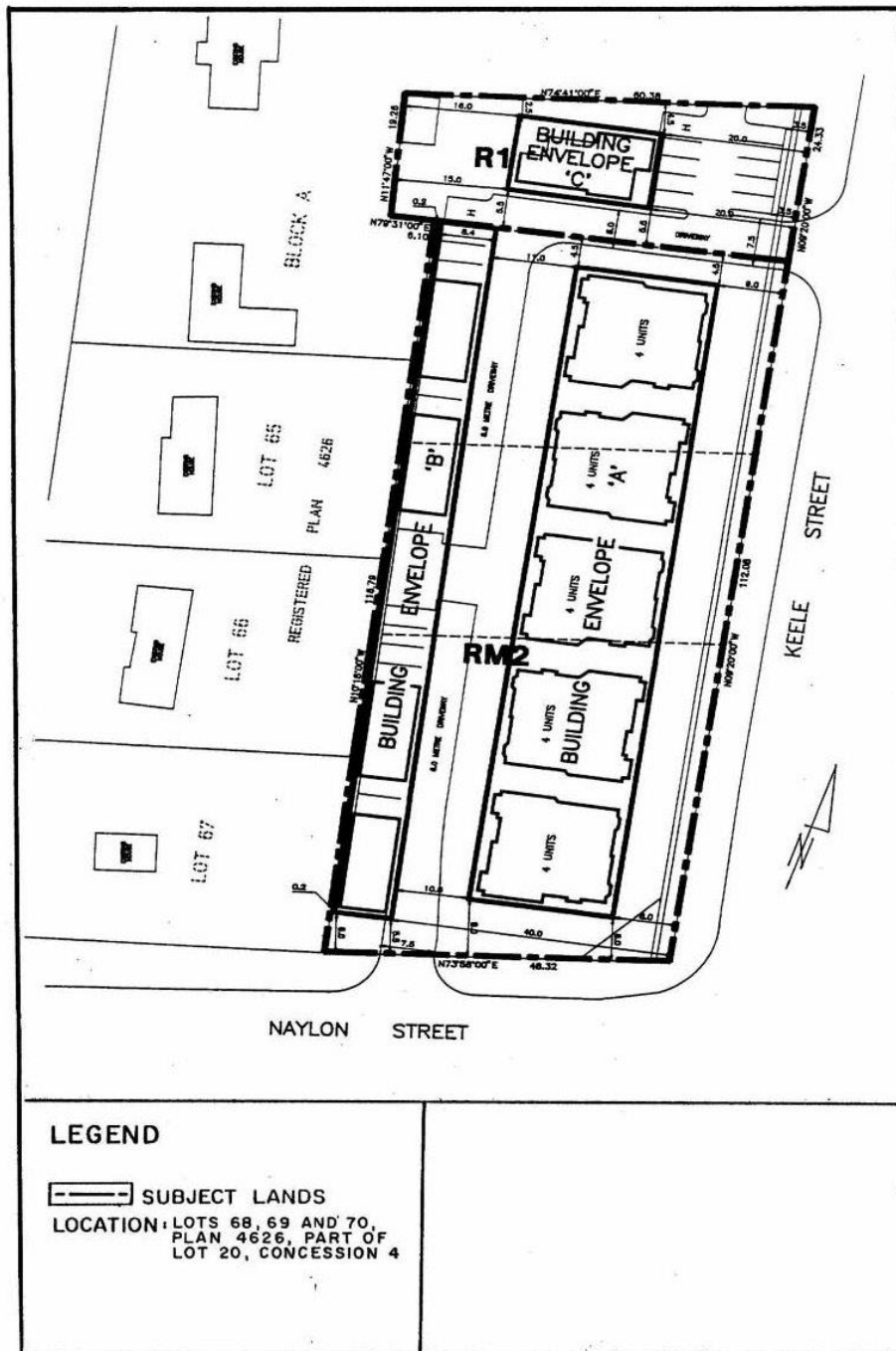
14.534.3 Parking

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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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.

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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.



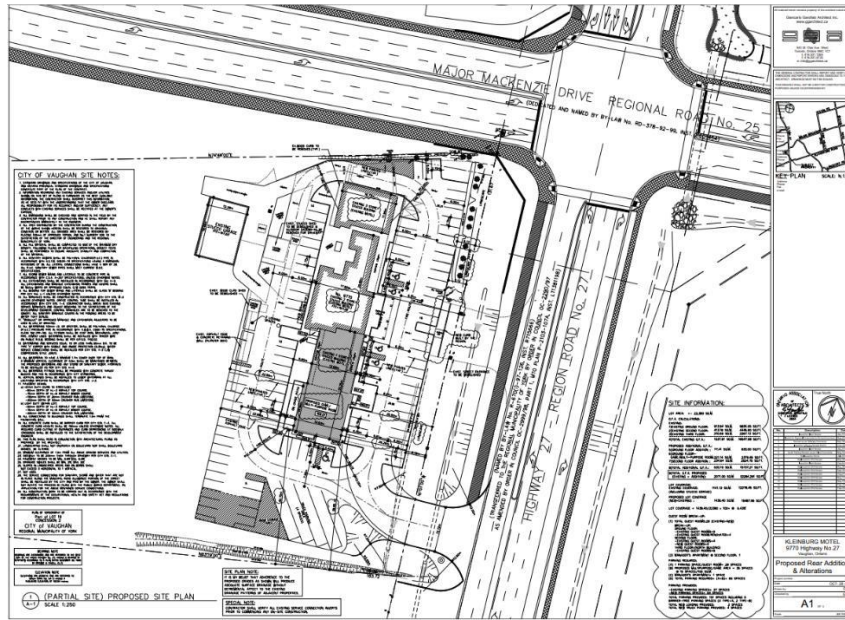
In 2010 the City of Vaughan approved OPA 2010 and our designation was change to Low Density Residential, see below.



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



In 2021, we were approved by the Committee of Adjustment under file #A062-20 to expand our current commercial use.



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
jzipay@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
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

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.

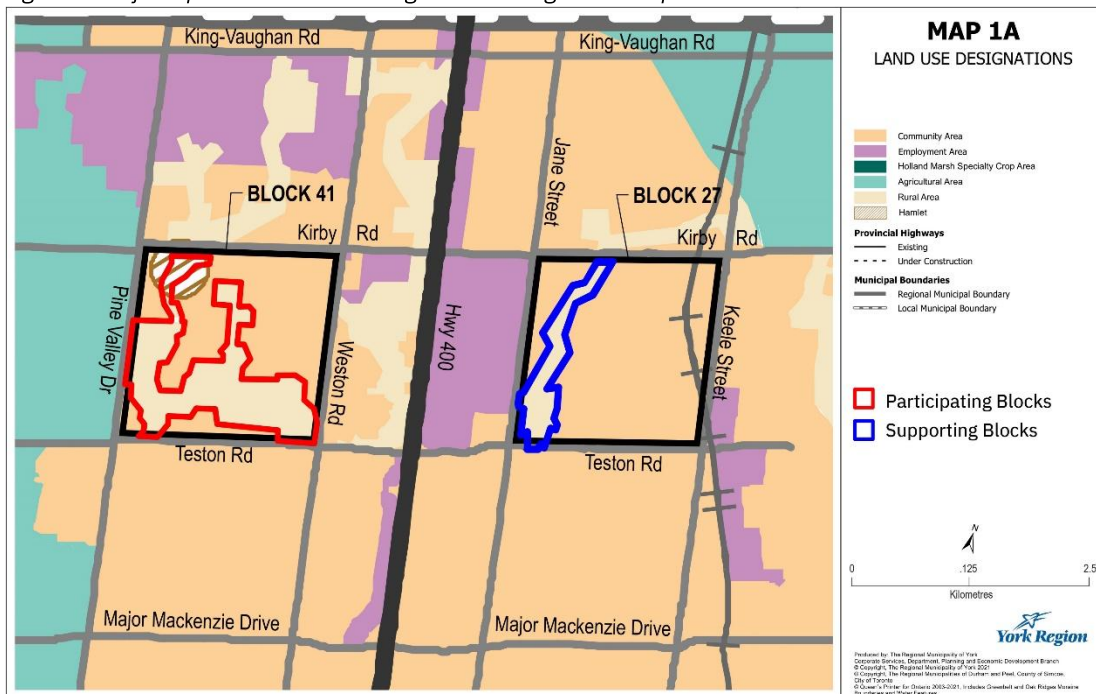
Staff note that *“the proposed Rural designation would permit a wide range of urban uses including schools, places of worship and fire halls...”*. It is not the landowners’ intention to locate such uses other than parkland within the Greenbelt Plan. Staff further note that *“... any use requiring substantial 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 8th 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
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

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**

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.

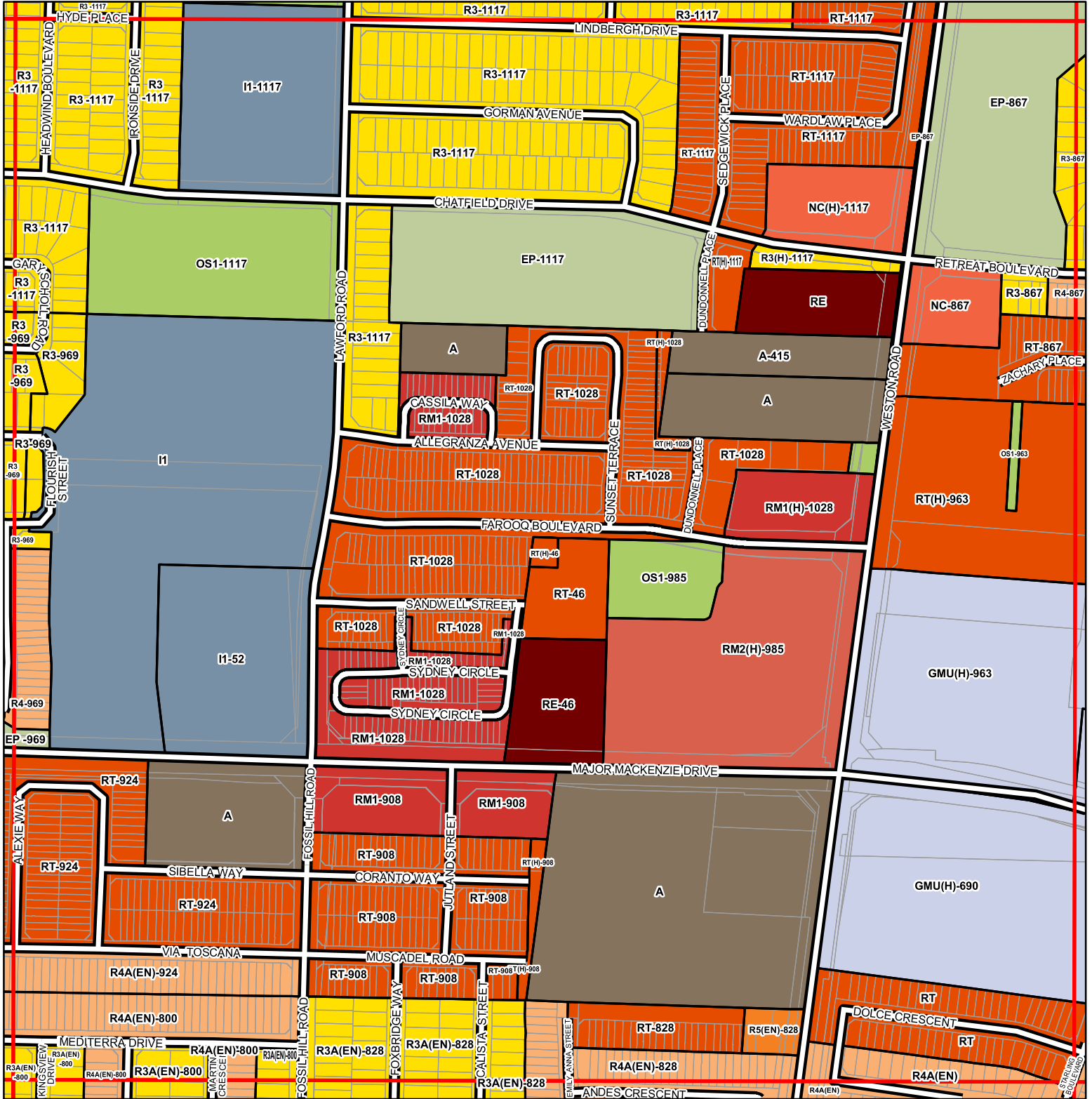
In light of the above, we request:

- 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>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> 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) 	<p>Employment Zones</p> <ul style="list-style-type: none"> 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) <p>Other Zones</p> <ul style="list-style-type: none"> 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) <p> 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.

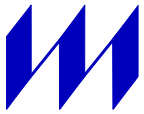
Respectfully request that Council direct our requested changes to be implemented in the proposed City-wide Comprehensive Zoning By-law prior to adoption. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please 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

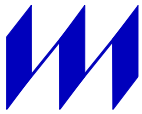
- c. Haiqing, Xu, Deputy City Manager, Planning and Growth Management
- Brandon Correia, Manager of Special Projects
- G. Bensky, Wycliffe Homes
- K. Franklin, Weston Consulting

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 13th. 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**

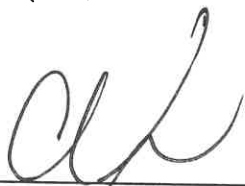
I, **TODD COLES**, of the Township of King, make oath and say:

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 23rd day of May 2018, and written notice was given on the 28th 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 23rd day of May 2018.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
19th 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 m²/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;

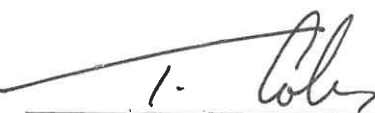
- hviii) the minimum lot depth shall be:
 - i) Block G - 19 m;
 - ii) Block F - 20 m;
 - iii) Blocks A, B, C, D, E, Z - 21.0 m;
 - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
 - hix) The minimum front yard shall be:
 - i) Block G - 2.5 m;
 - ii) Block F - 2.6 m;
 - iii) Blocks A, B, C, D, E, Z - 3.3 m;
 - 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 23rd day of May, 2018.



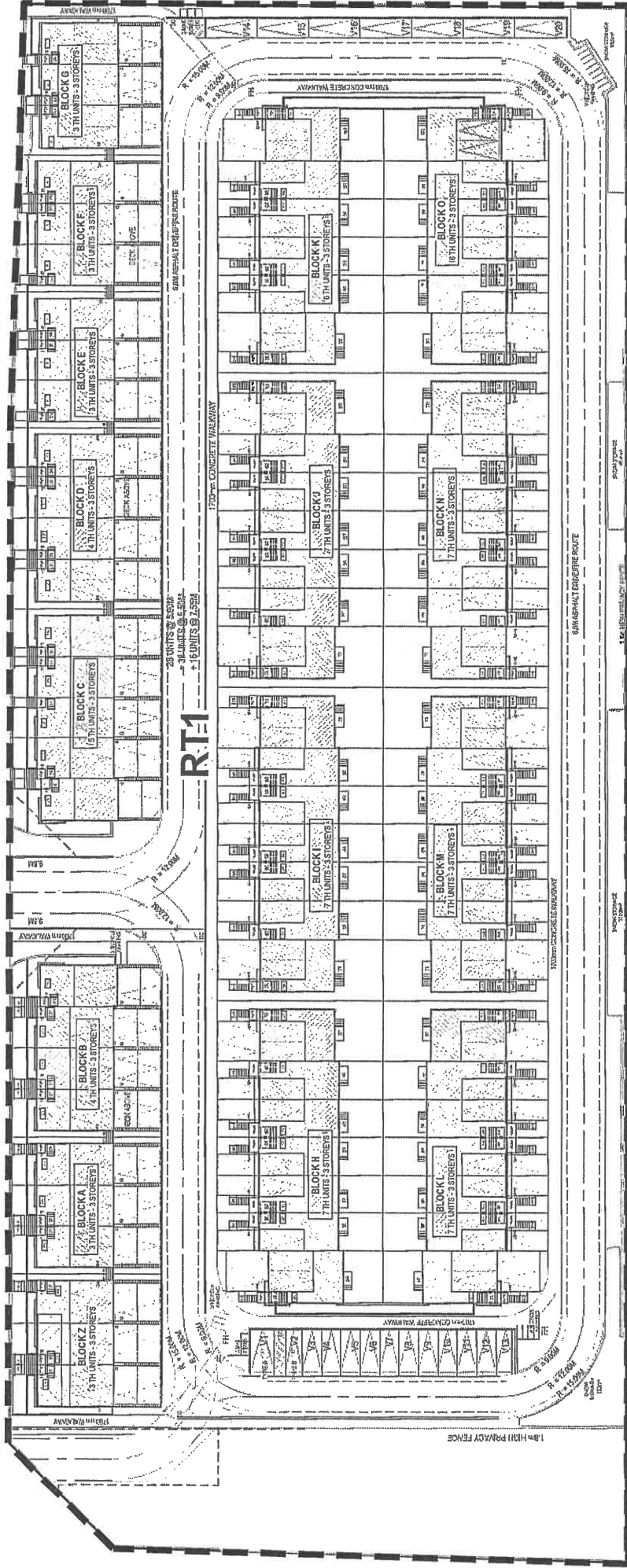
Hon. Maurizio Bevilacqua, Mayor



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 23rd DAY OF MAY, 2018

SIGNING OFFICERS

[Signature]
[Signature]

MAYOR

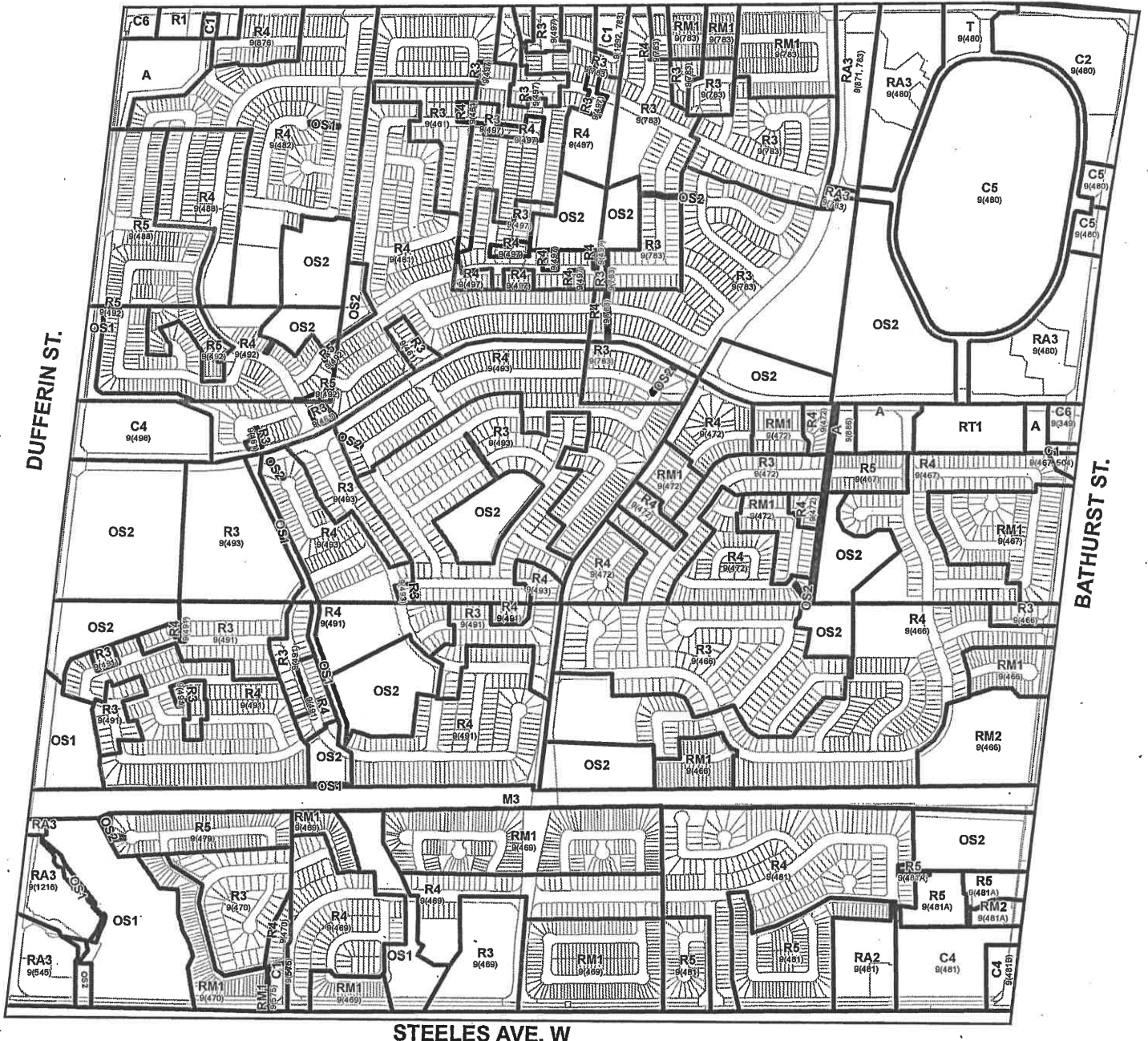
CLERK



CENTRE ST.

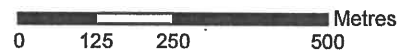
DUFFERIN ST.

BATHURST ST.



STEELES AVE. W

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



THIS IS SCHEDULE '2'
 TO BY-LAW 081 -2018
 PASSED THE 23rd 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

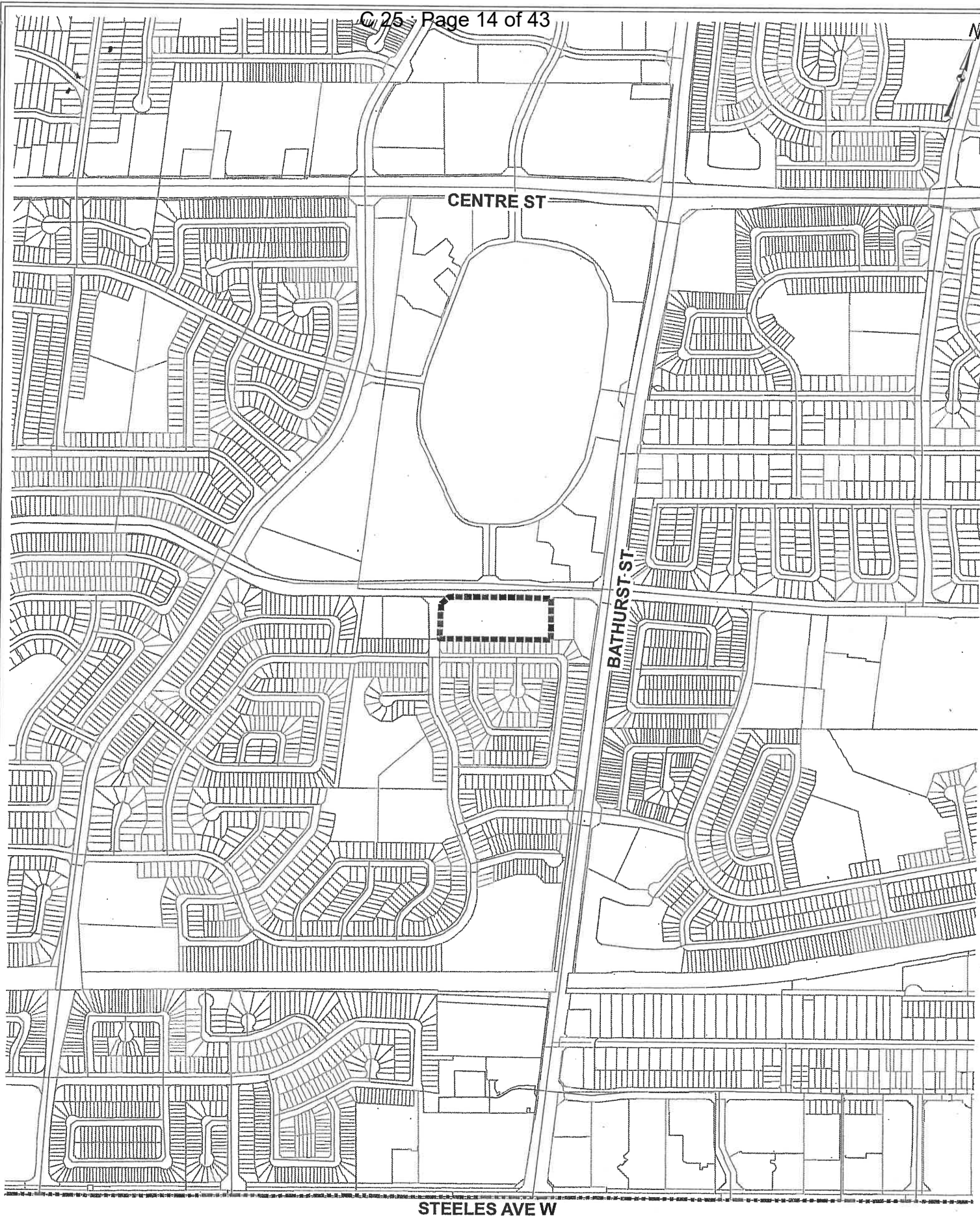
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

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.

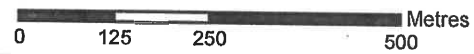
The exceptions to the RT1 Zone are as follows:

- 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 m²/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

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:

	Department/Agency	Condition
1	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	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.

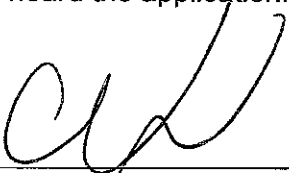
Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* 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**

DATE OF HEARING:	Thursday, February 27, 2020
DATE OF ORIGINAL NOTICE:	March 6, 2020
DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20: <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>	April 22, 2020
LAST DAY FOR *APPEAL: *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>	May 12, 2020 4:30 p.m.
CERTIFICATION: 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

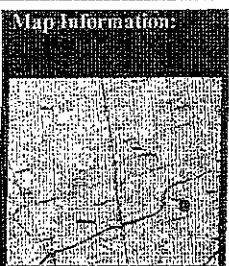
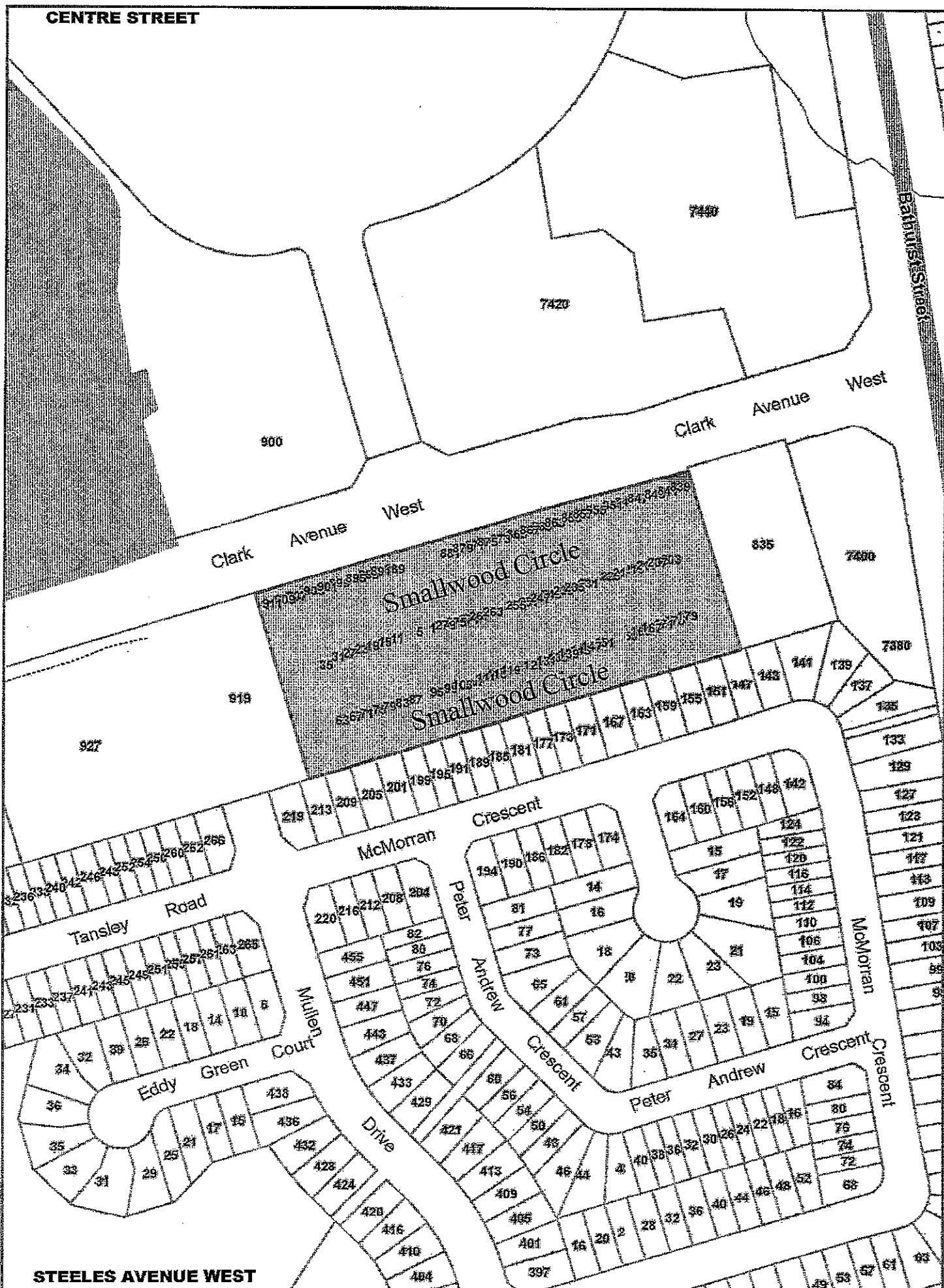
If you have questions regarding the appeal process, please email cofa@vaughan.ca

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 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

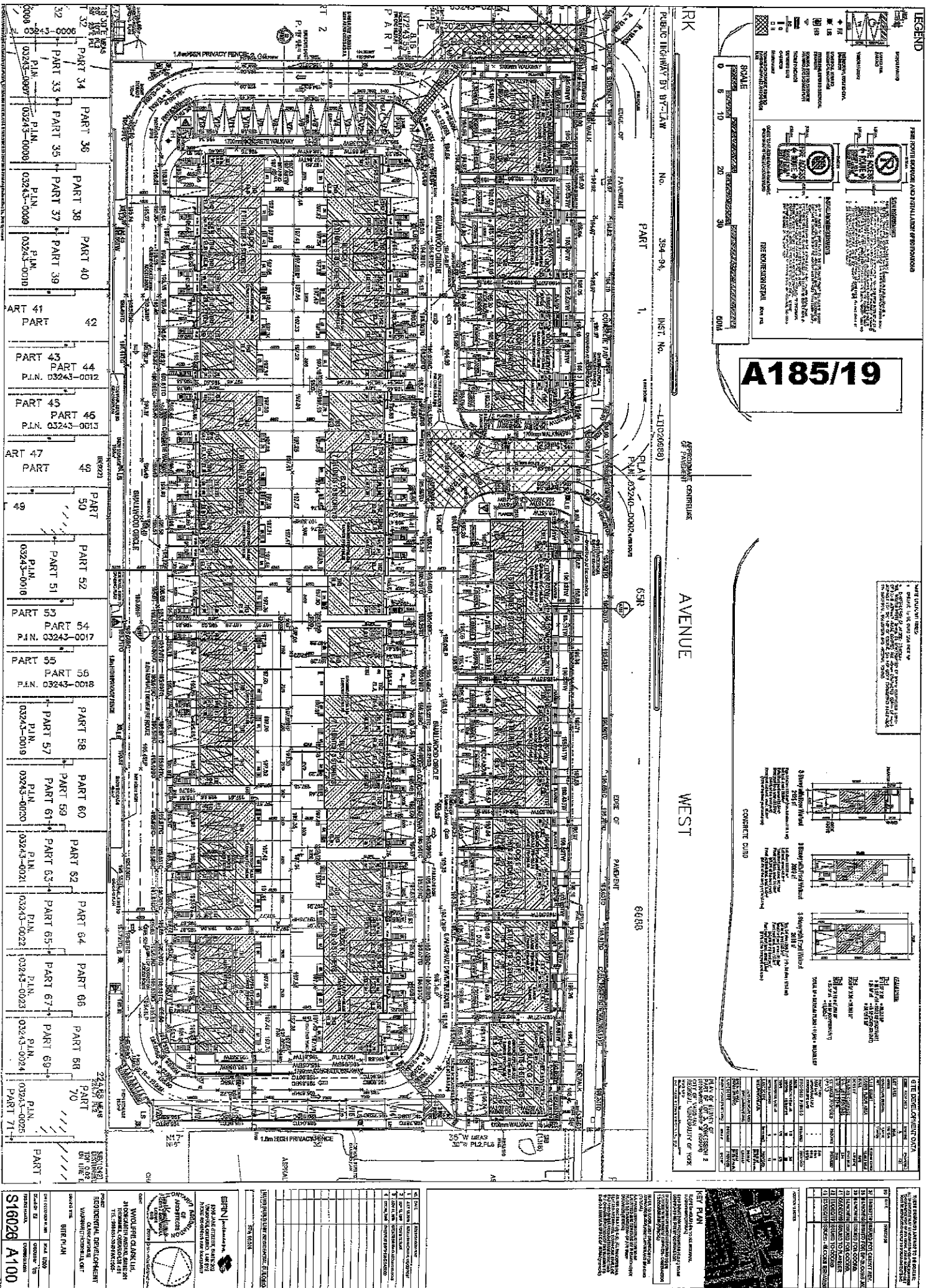
VAUGHAN

Scale: 1:2,257
 0.04 km

Disclaimer:
 The Corporation does not warrant or accept liability for any errors or omissions in this map. The Corporation is not responsible for any loss or damage resulting from the use of this map.

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

Projection:
 NAD 83
 UTM Zone
 17N



LEGEND

PERMITS REQUIRED AND REGULATORY APPROVALS

- RESIDENTIAL DEVELOPMENT
- CONCRETE DRIVE
- PAVEMENT
- PAVEMENT

SCALE

0 5 10 20 30 60M

THE KENNEDY GROUP

A185/19

AVENUE WEST

WEST

6683

676 DEVELOPMENT DATA

ITEM	DETAIL	REVISION
1	PRELIMINARY	1
2	REVISED	2
3	REVISED	3
4	REVISED	4
5	REVISED	5
6	REVISED	6
7	REVISED	7
8	REVISED	8
9	REVISED	9
10	REVISED	10

KEY PLAN

SEIRN Development

CONSULTANTS

INVOLVED CLIENT

RESIDENTIAL DEVELOPMENT

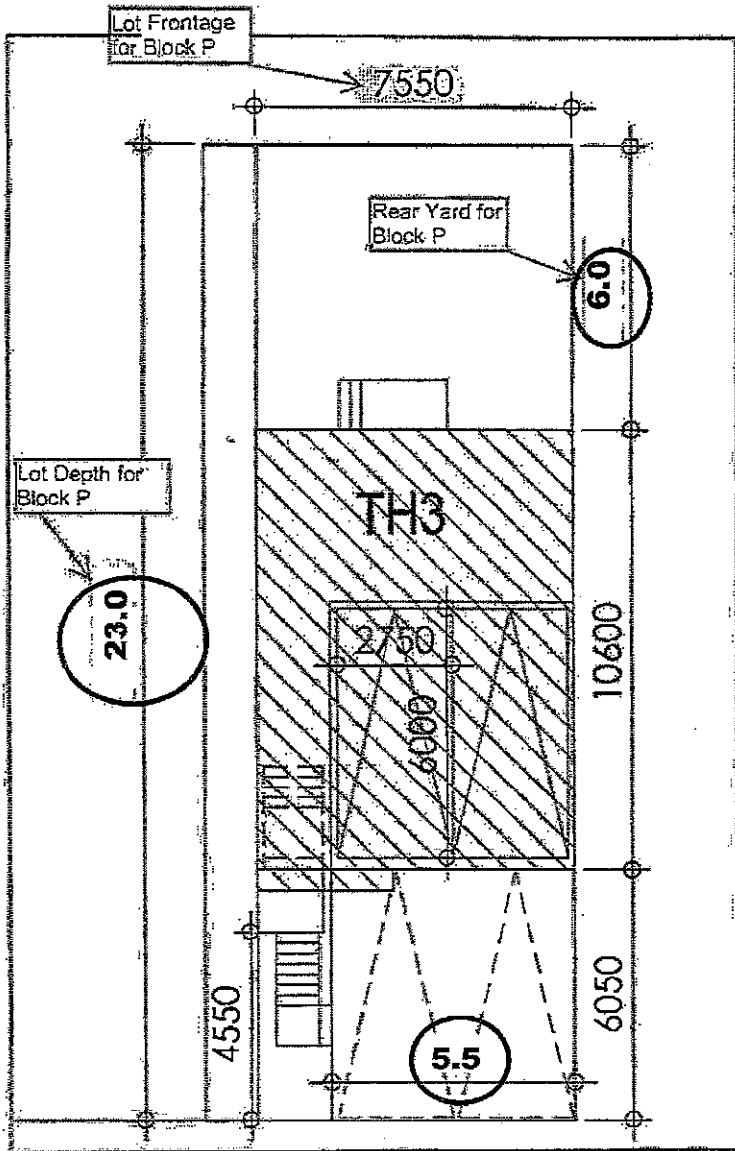
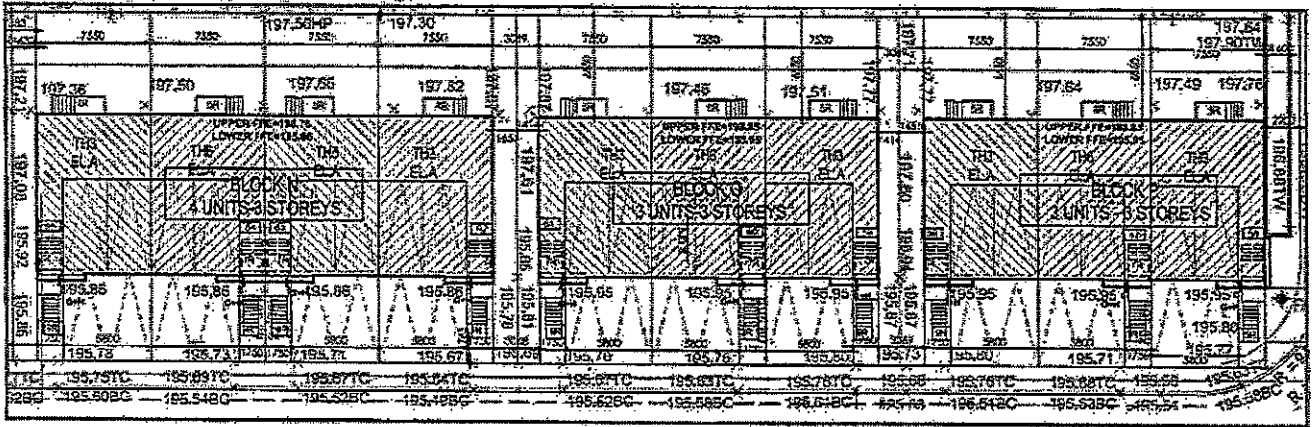
PROJECT: SUNSHINE PRIVATE DRIVE

DATE: 10/10/2019

SCALE: 1:1000

PROJECT NO: S16028

CLIENT: A100



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

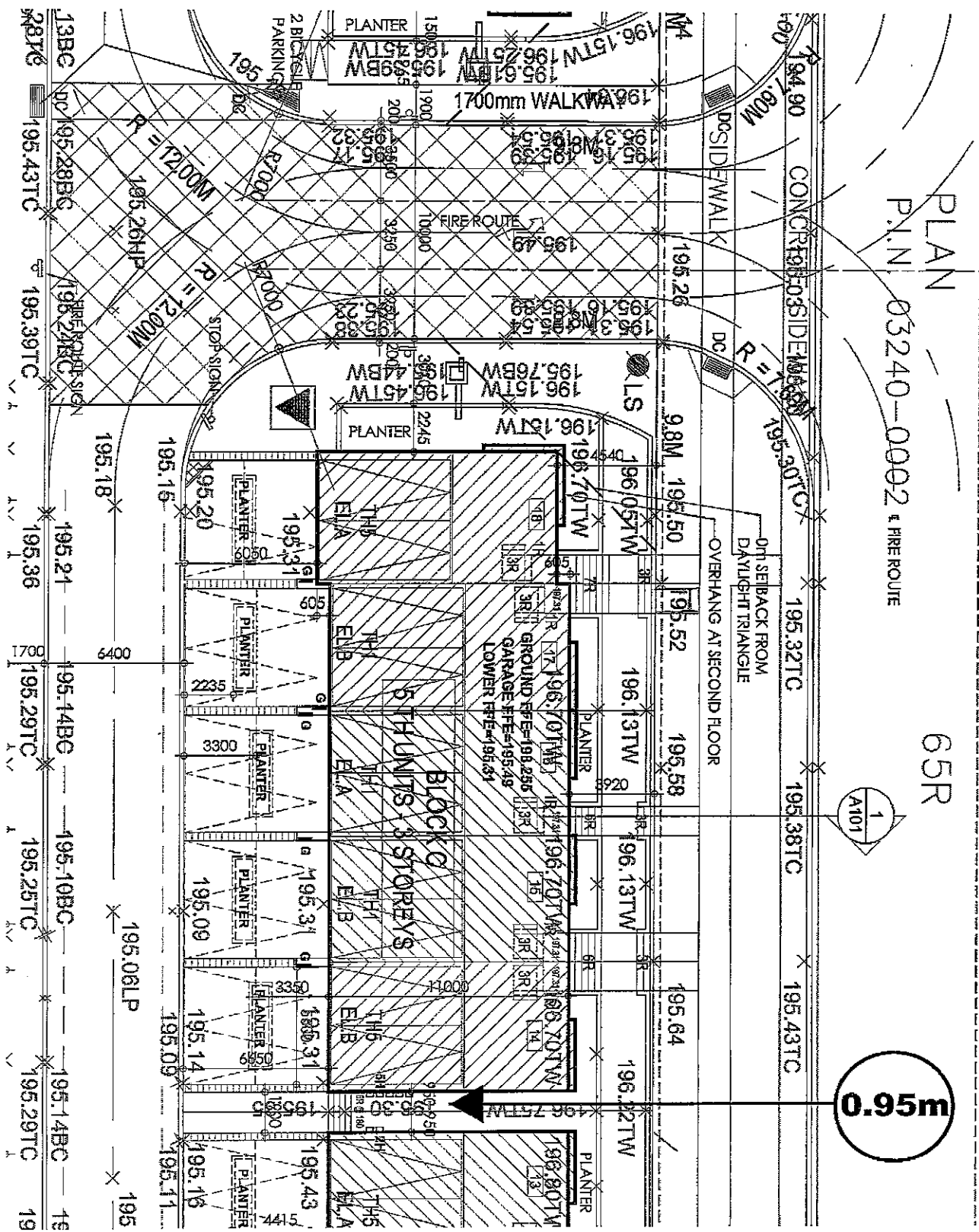
AVENUE

LT1020988)

PLAN

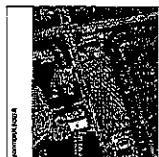
P.I.N. 03240-0002 & FIRE ROUTE

65R



North

NO.	REVISION
27	REVISION TO SUBMITTAL CLIENT REVIEW
28	REVISION TO SUBMITTAL CLIENT REVIEW
29	REVISION TO SUBMITTAL CLIENT REVIEW
30	REVISION TO SUBMITTAL CLIENT REVIEW
31	REVISION TO SUBMITTAL CLIENT REVIEW
32	REVISION TO SUBMITTAL CLIENT REVIEW
33	REVISION TO SUBMITTAL CLIENT REVIEW
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46	REVISION TO SUBMITTAL CLIENT REVIEW
47	REVISION TO SUBMITTAL CLIENT REVIEW
48	REVISION TO SUBMITTAL CLIENT REVIEW
49	REVISION TO SUBMITTAL CLIENT REVIEW
50	REVISION TO SUBMITTAL CLIENT REVIEW



THIS DRAWING IS THE PROPERTY OF WOLF LIFE CLARK LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOLF LIFE CLARK LLC. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE USER IN OBTAINING PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE PROJECT ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS ARISING FROM THE USE OF THIS DRAWING.

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3	CLIENT	WOLF LIFE CLARK LLC
4	ARCHITECT	WOLF LIFE CLARK LLC
5	ENGINEER	WOLF LIFE CLARK LLC
6	DATE	10/20/2018
7	PROJECT	WOLF LIFE CLARK LLC
8	CLIENT	WOLF LIFE CLARK LLC
9	ARCHITECT	WOLF LIFE CLARK LLC
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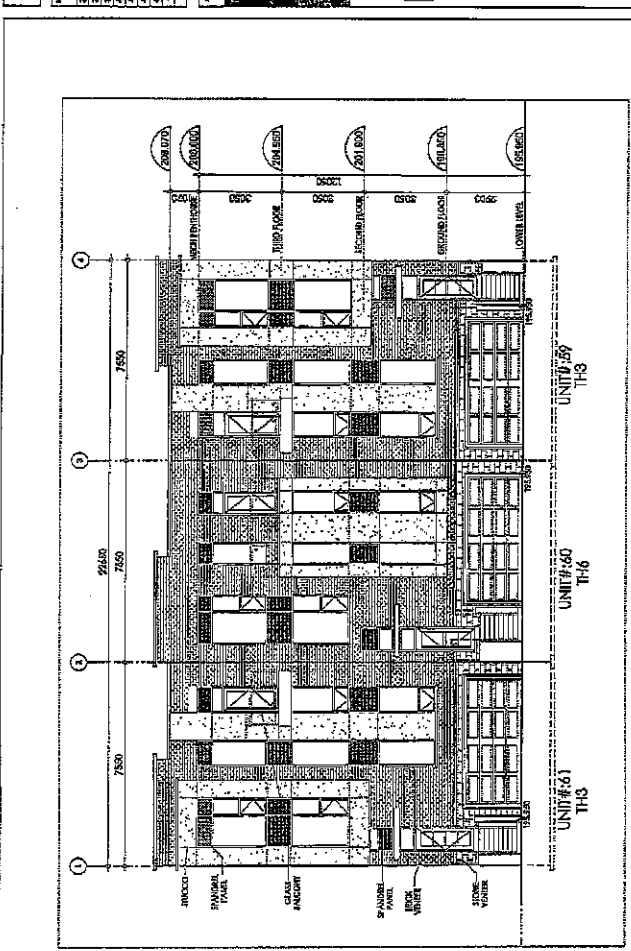
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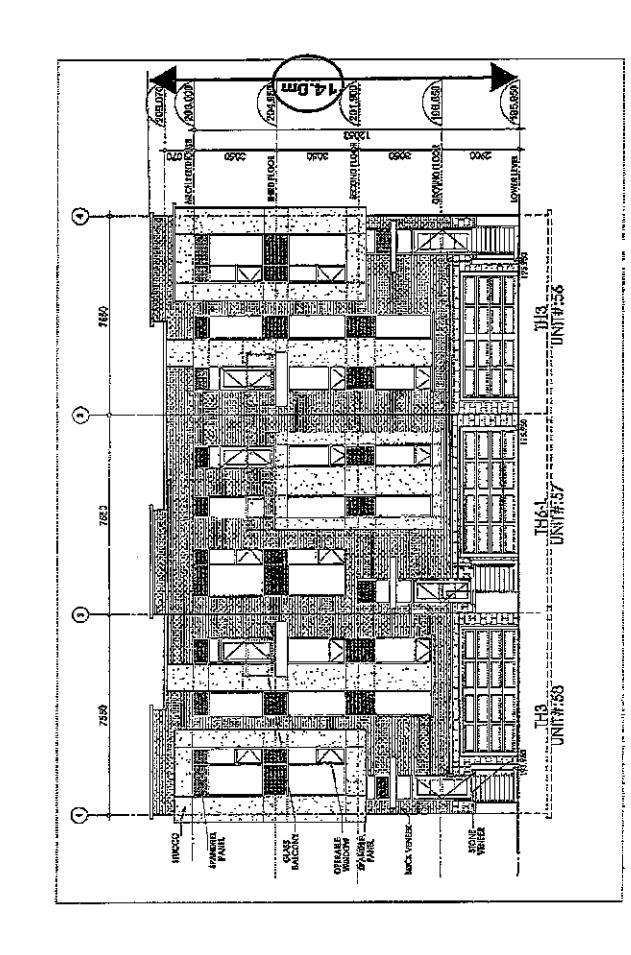
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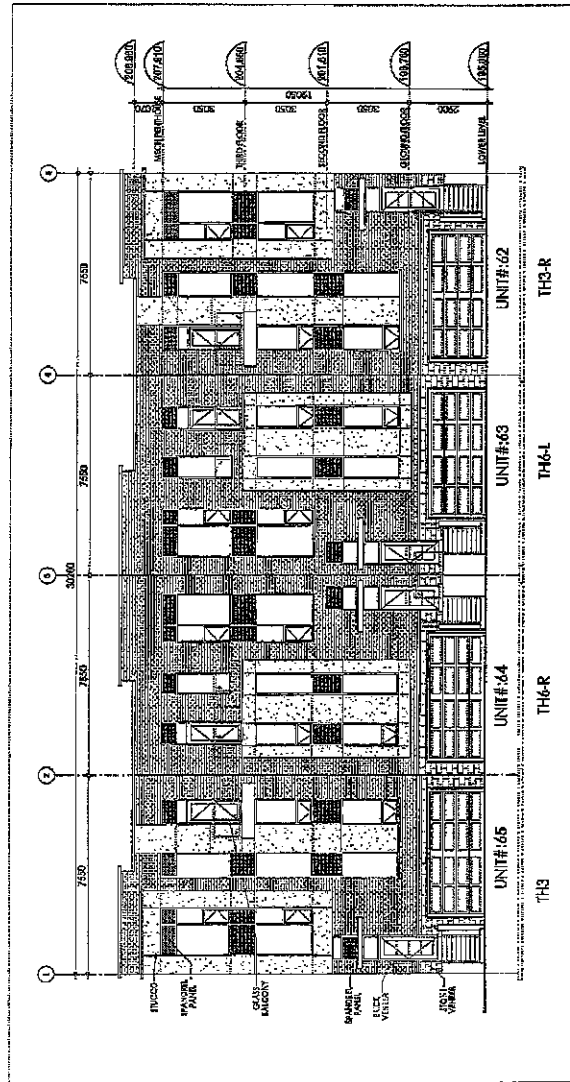


FRONT ELEVATION BLOCK #1
SCALE 1/8" = 1'-0"



FRONT ELEVATION BLOCK #2
SCALE 1/8" = 1'-0"

A185/19



FRONT ELEVATION BLOCK #3
SCALE 1/8" = 1'-0"

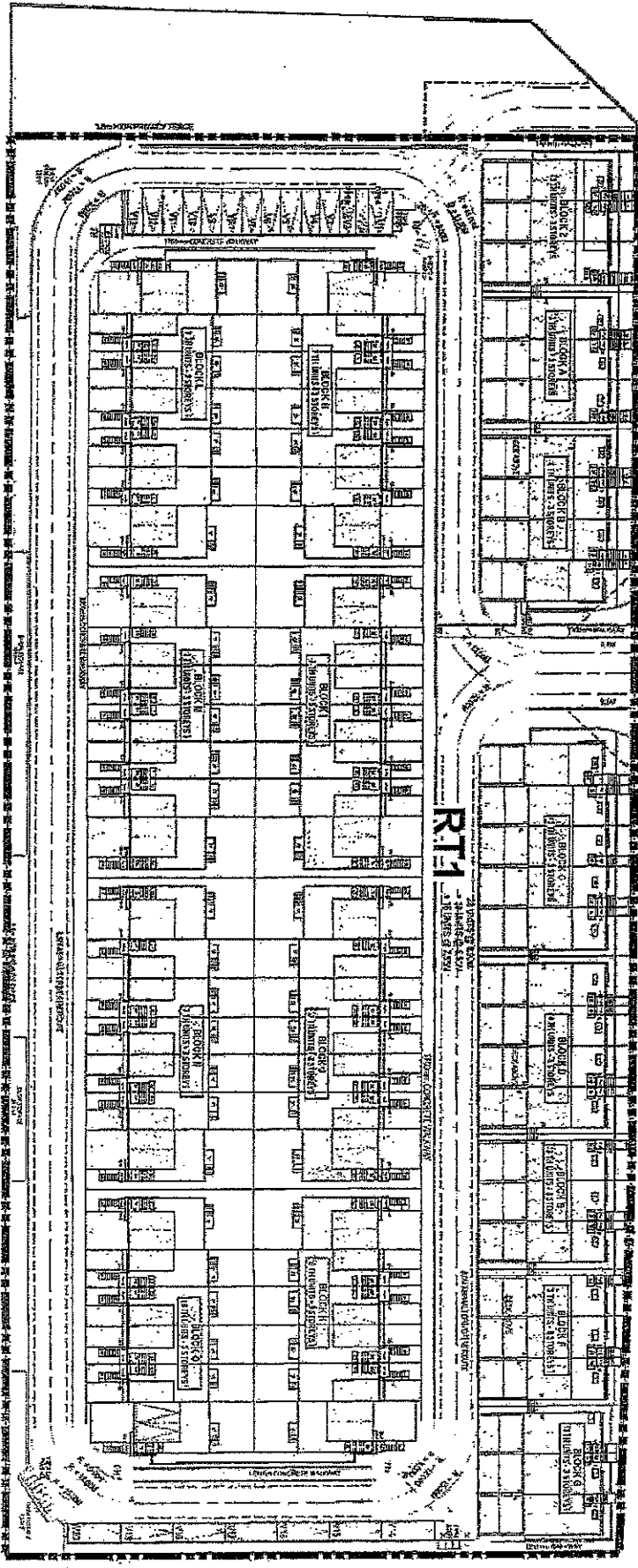
WOLF LIFE CLARK LLC
 61 DOMESTIC AVENUE, SUITE 200
 WASHINGTON, DC 20002
 TEL: 202-546-1234 FAX: 202-546-1234

RECREATIONAL DEVELOPMENT
 WOLF LIFE CLARK LLC
 WASHINGTON, DC 20002

FRONT ELEVATIONS
 02-11

DATE: 10/20/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: S16028
 SHEET NO.: A400.6

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 23rd day of May 2018, and written notice was given on the 28th 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 23rd day of May 2018.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
19th 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 m²/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;

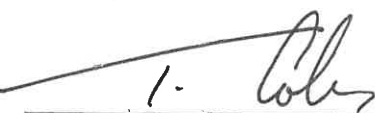
- hviii) the minimum lot depth shall be:
 - i) Block G - 19 m;
 - ii) Block F - 20 m;
 - iii) Blocks A, B, C, D, E, Z - 21.0 m;
 - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
 - hix) The minimum front yard shall be:
 - i) Block G - 2.5 m;
 - ii) Block F - 2.6 m;
 - iii) Blocks A, B, C, D, E, Z - 3.3 m;
 - 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 23rd day of May, 2018.



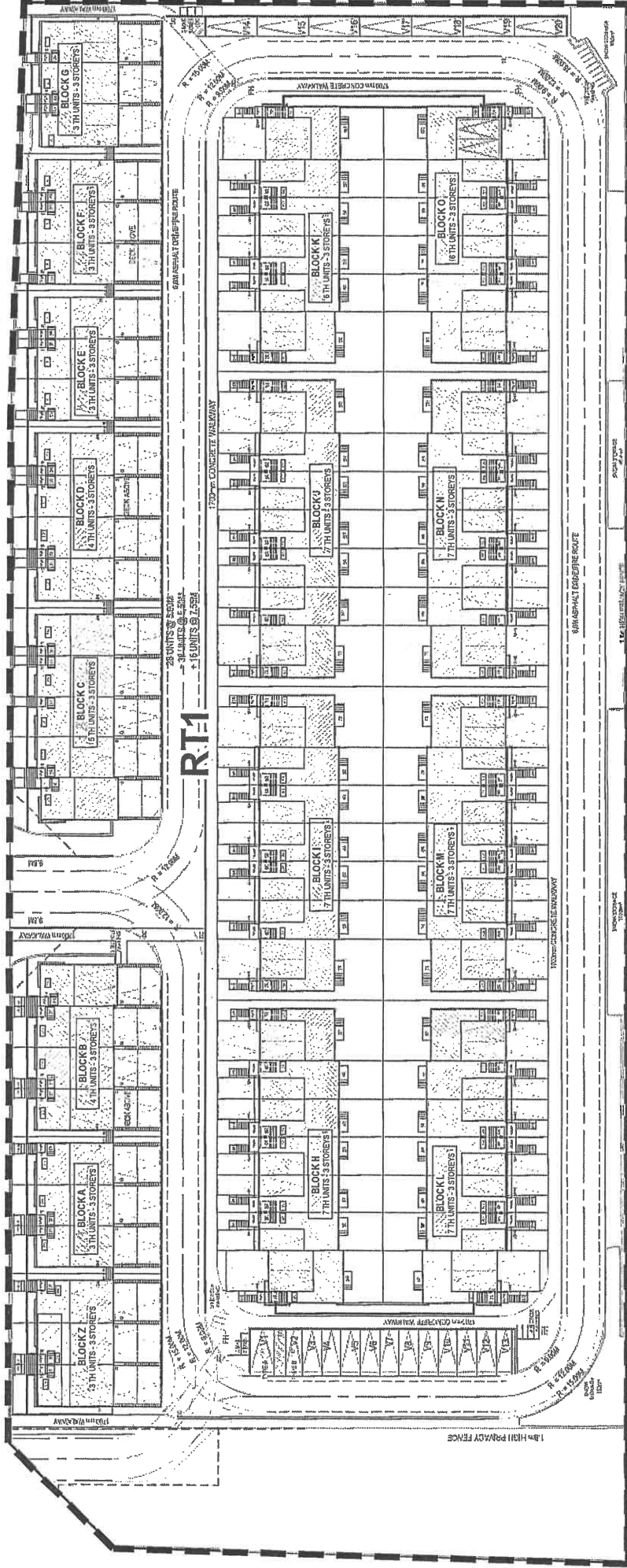
Hon. Maurizio Bevilacqua, Mayor



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 23rd DAY OF MAY, 2018

SIGNING OFFICERS

[Signature]
[Signature]

MAYOR

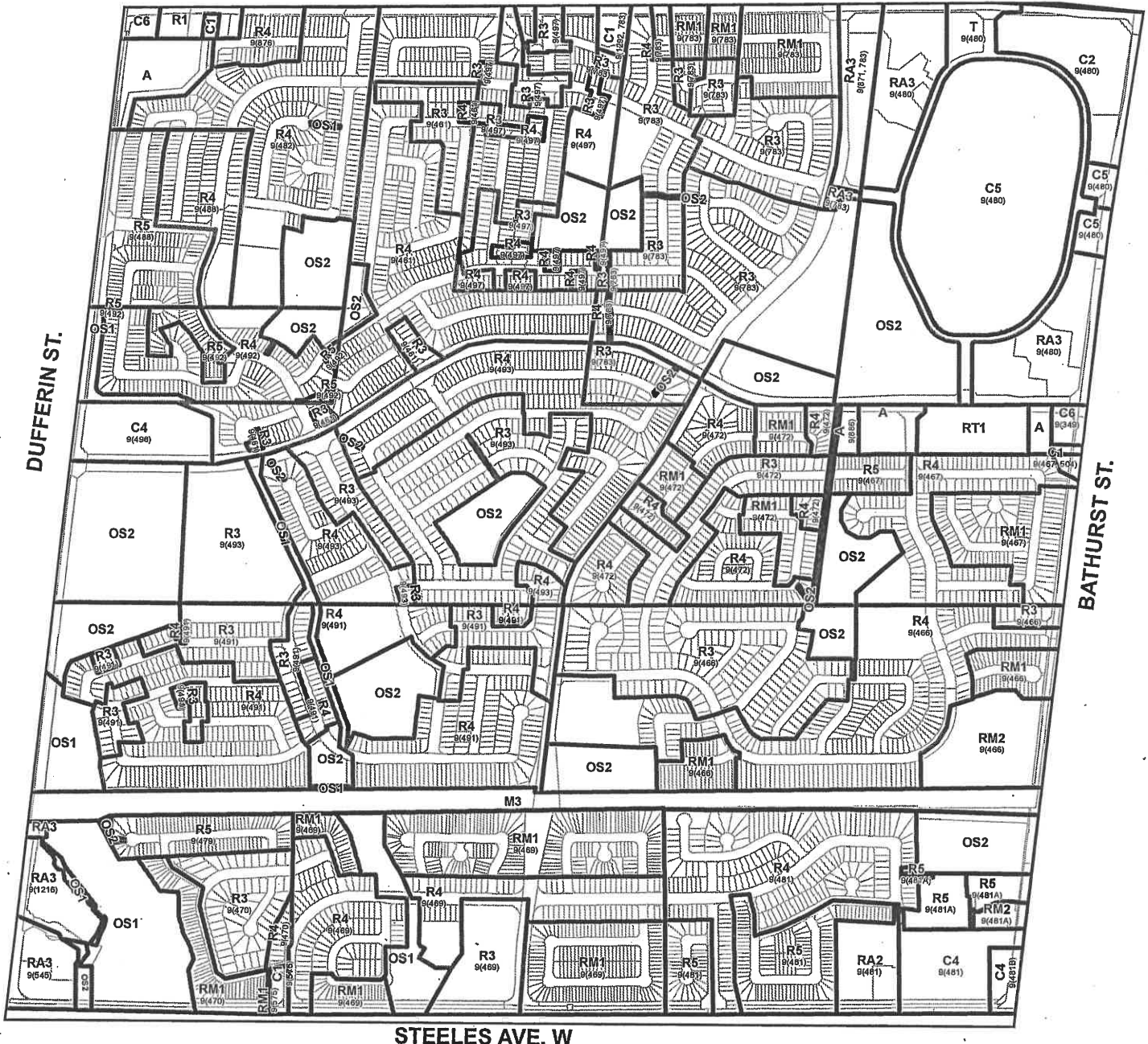
CLERK



CENTRE ST.

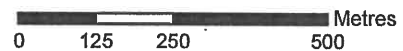
DUFFERIN ST.

BATHURST ST.



STEELES AVE. W

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



THIS IS SCHEDULE '2'
 TO BY-LAW 081 -2018
 PASSED THE 23rd 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

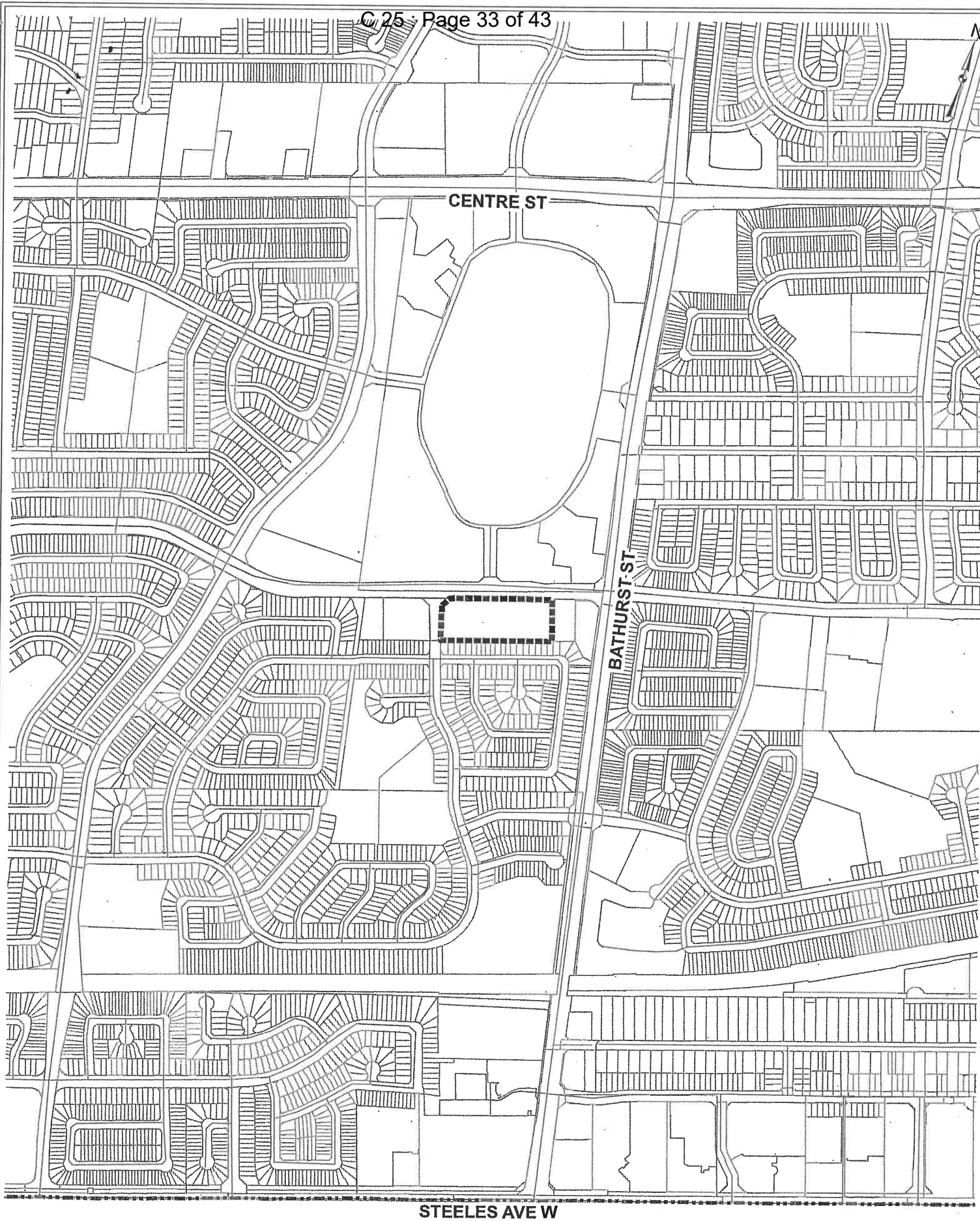
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

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.

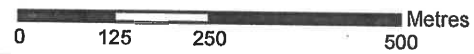
The exceptions to the RT1 Zone are as follows:

- 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 m²/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:

	Department/Agency	Condition
1	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	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.

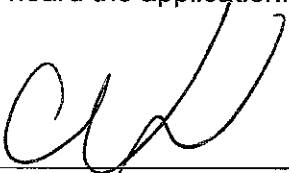
Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* 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**

DATE OF HEARING:	Thursday, February 27, 2020
DATE OF ORIGINAL NOTICE:	March 6, 2020
DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20: <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>	April 22, 2020
LAST DAY FOR *APPEAL: *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>	May 12, 2020 4:30 p.m.
CERTIFICATION: 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

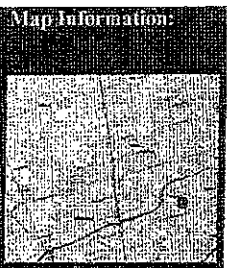
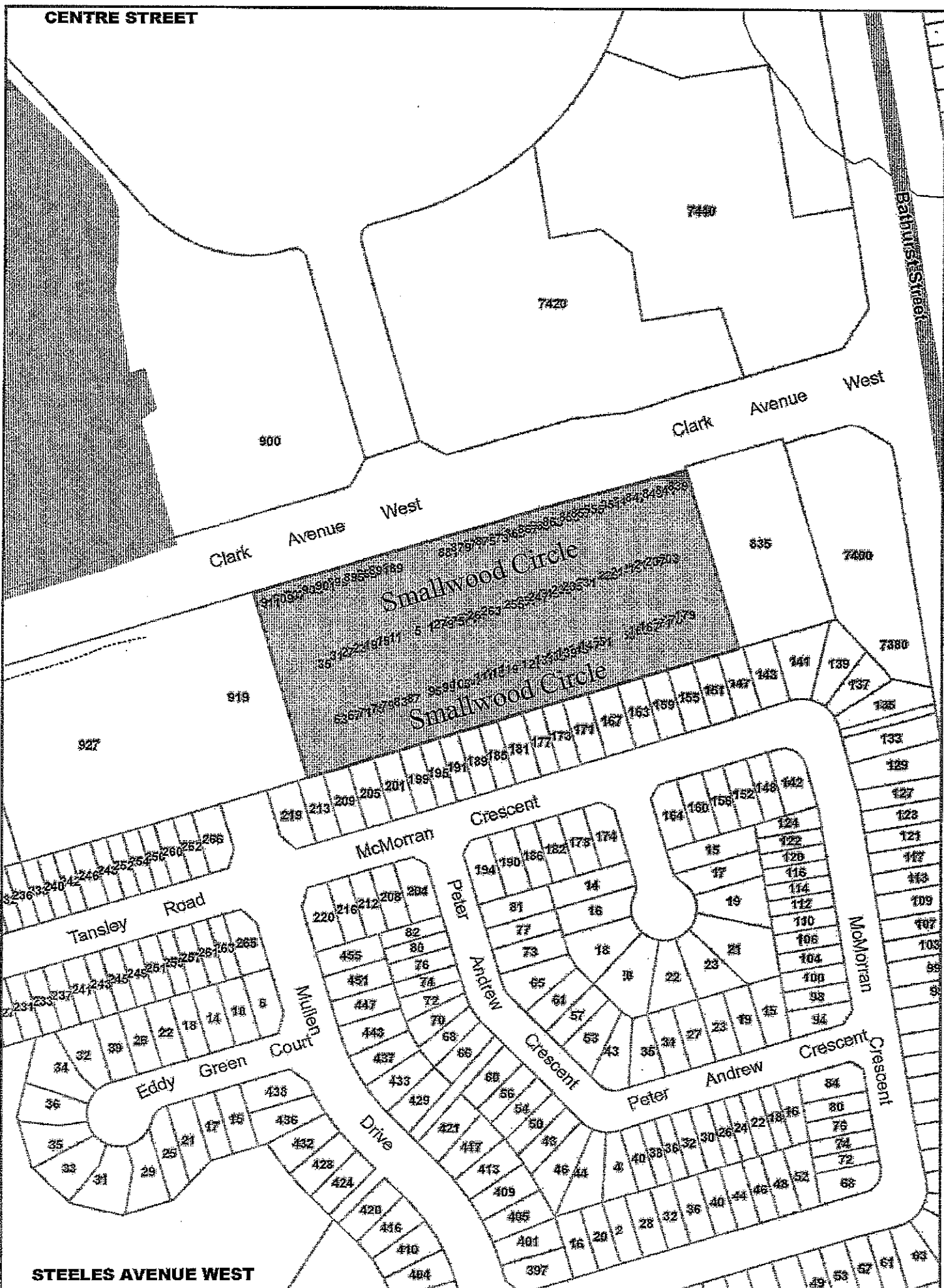
If you have questions regarding the appeal process, please email cofa@vaughan.ca

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 or by visiting our office.

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

*Please note that all fees are subject to change.



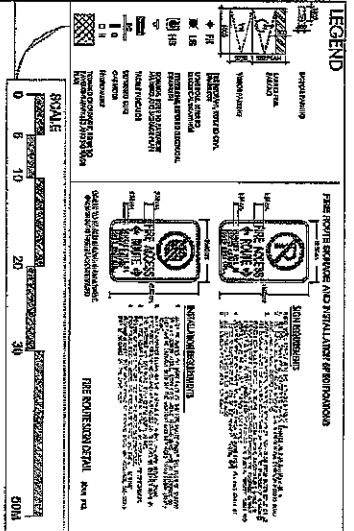
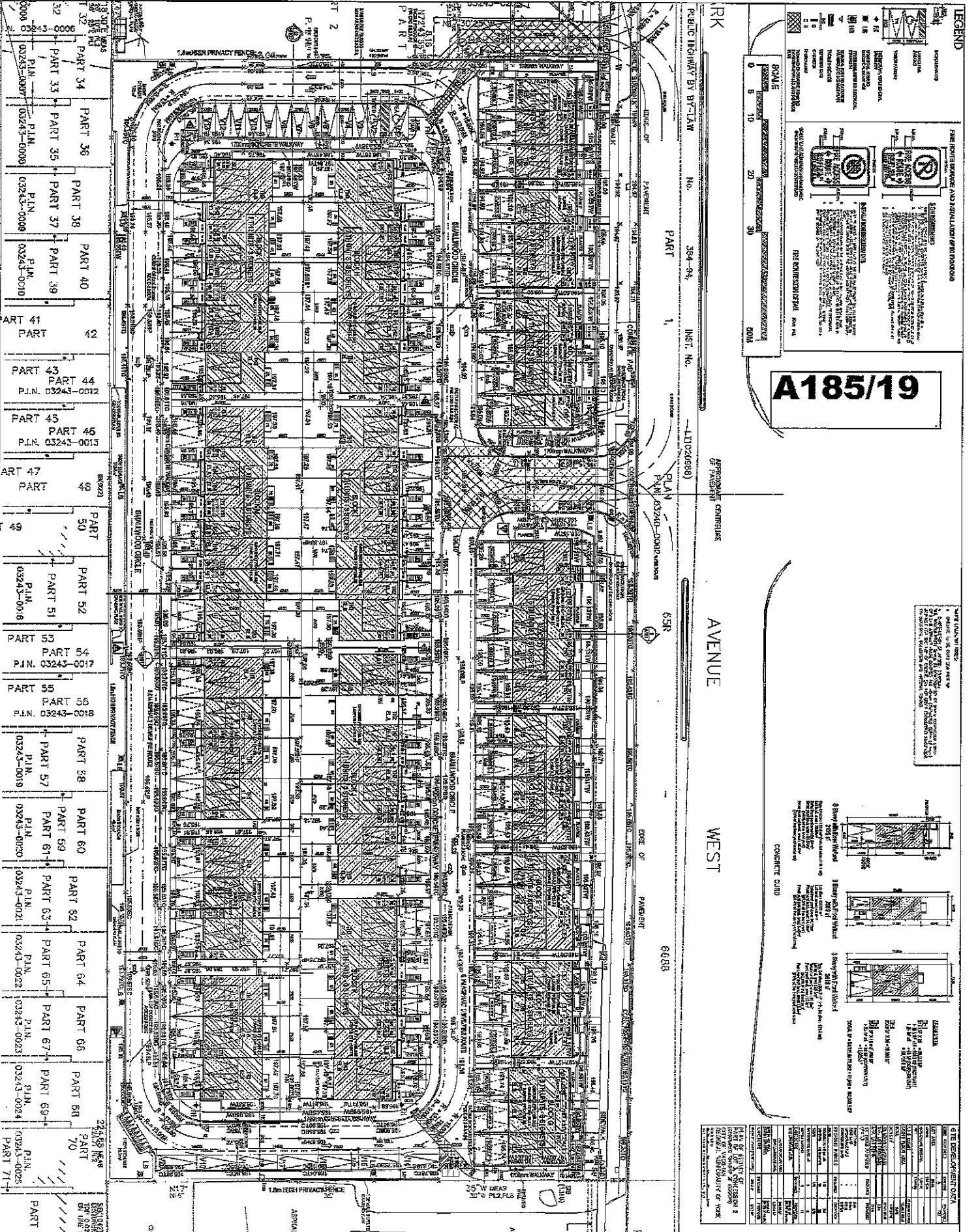
Title:
LOCATION MAP - A185/19
 839 - 911 Clark Avenue and 1 - 279 Smallwood Circle, THORNHILL

Scale: 1:2,257
 0.04 km

Disclaimer:
 The Corporation does not warrant, and is not responsible for, the accuracy or completeness of the information contained herein. The Corporation is not liable for any loss or damage, including consequential, special, or exemplary damages, arising from the use of this information.

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 Infrastructure Delivery
 Department
 January 8, 2020 3:30 PM

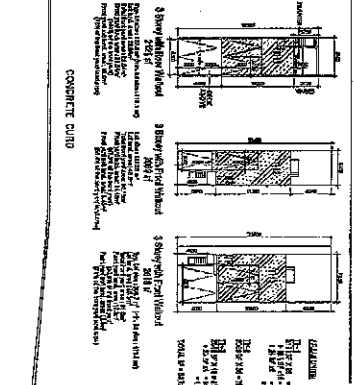
Projection:
 NAD 83
 UTM Zone
 17N



A185/19

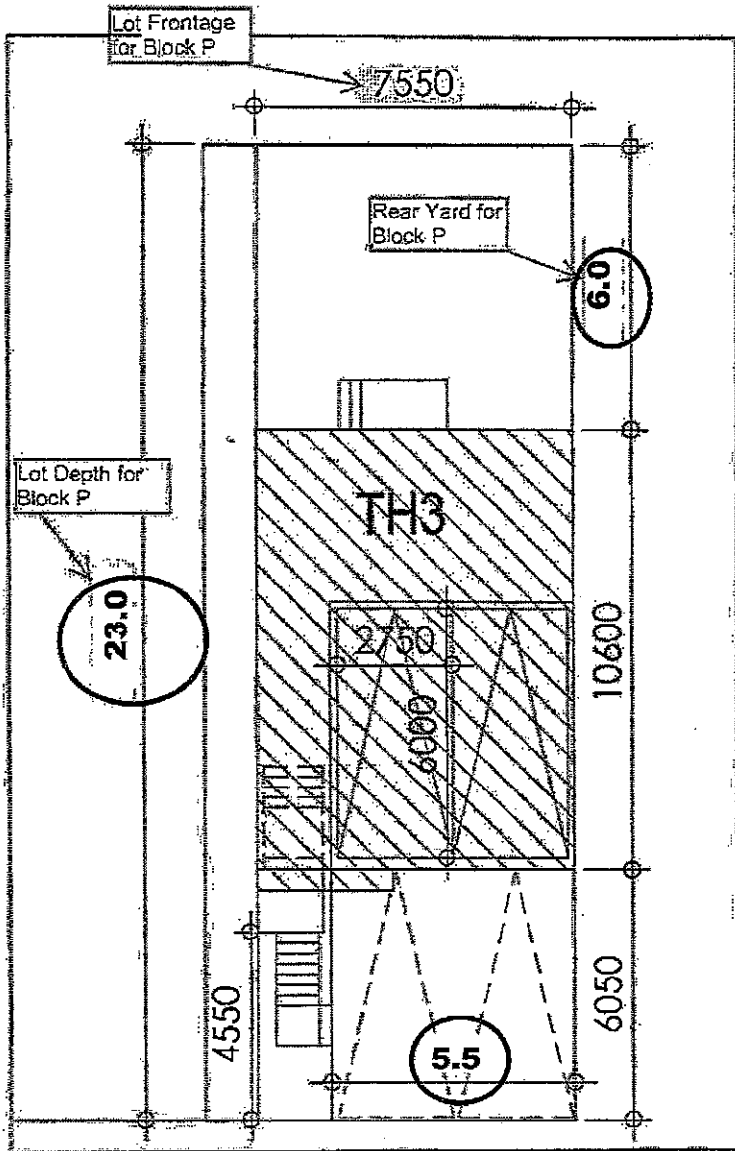
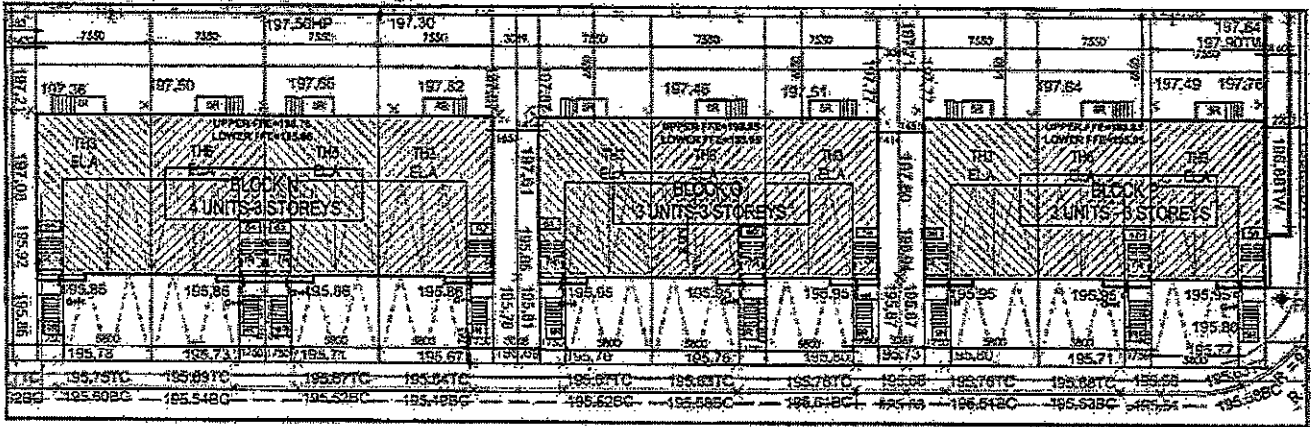
GEOMETRIC CONTRIBUTION

AVENUE WEST



NO.	DESCRIPTION	DATE
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	KEY PLAN
CONTRACTOR	
CLIENT	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	
S16028 A100	



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

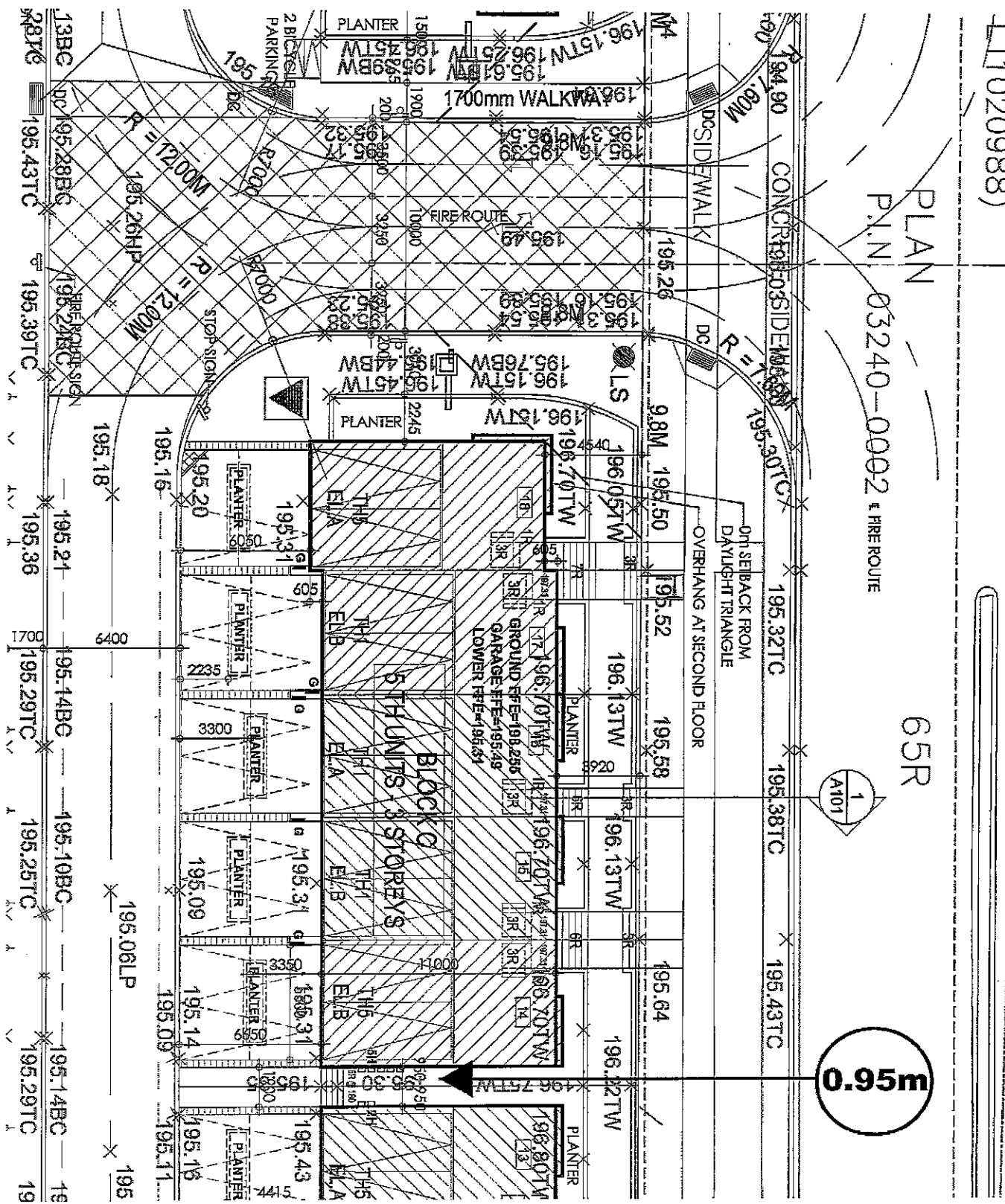
AVENUE

LT1020988)

PLAN

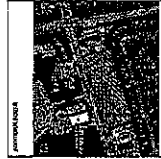
P.I.N. 03240-0002 & FIRE ROUTE

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NO.	REVISION
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THIS DRAWING IS THE PROPERTY OF WOLF LIFE CLARK LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WOLF LIFE CLARK LLC IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

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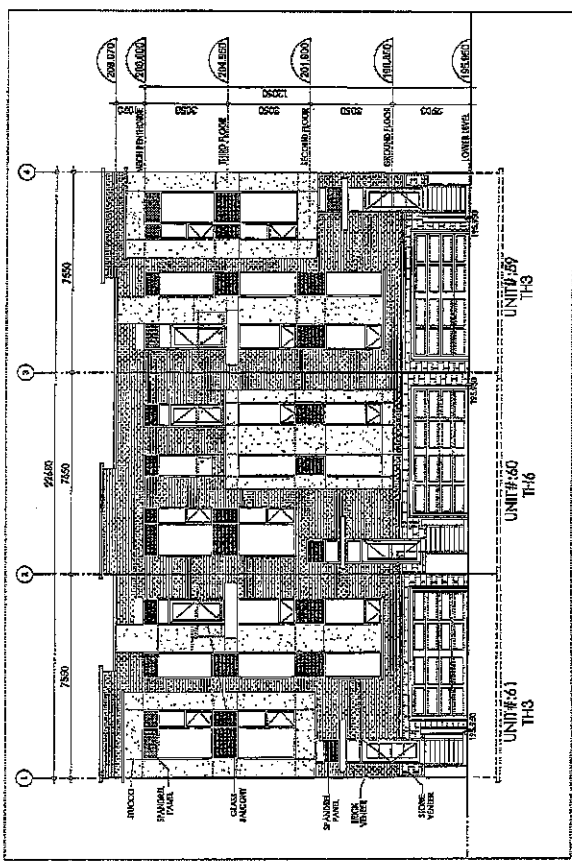
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WOLF LIFE CLARK LLC
 ARCHITECTS
 1000 15th Street, NW
 Washington, DC 20004
 TEL: 202-462-1234
 FAX: 202-462-1235

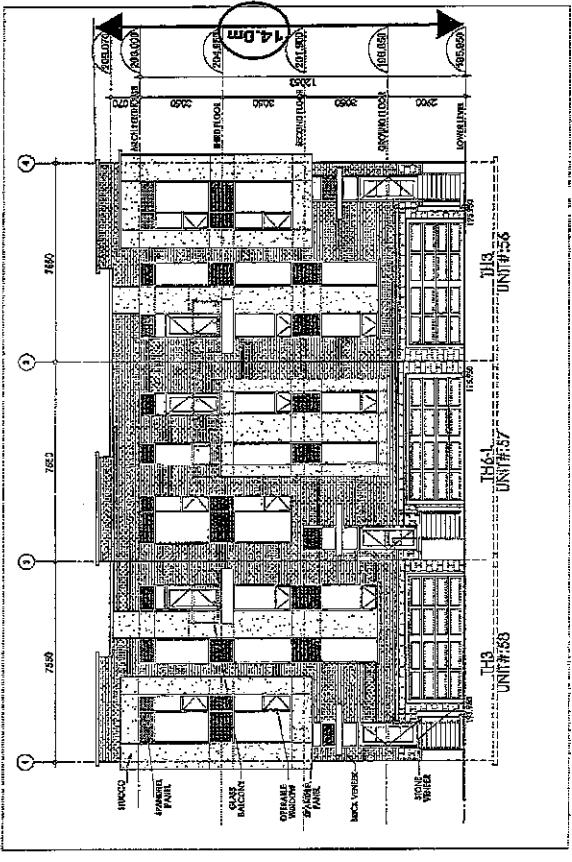
RECREATIONAL DEVELOPMENT
 WOLF LIFE CLARK LLC
 1000 15th Street, NW
 Washington, DC 20004
 TEL: 202-462-1234
 FAX: 202-462-1235

FRONT ELEVATIONS
 02-11

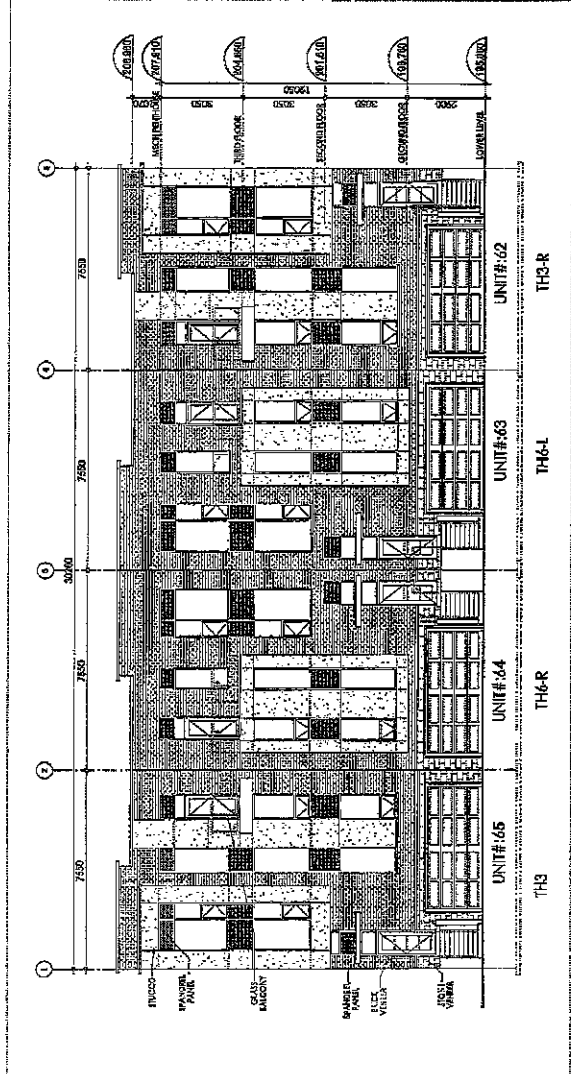
DATE: 02/11/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: S16028
 SCALE: A400.0



FRONT ELEVATION BLOCK 19
 SCALE: 1/8" = 1'-0"



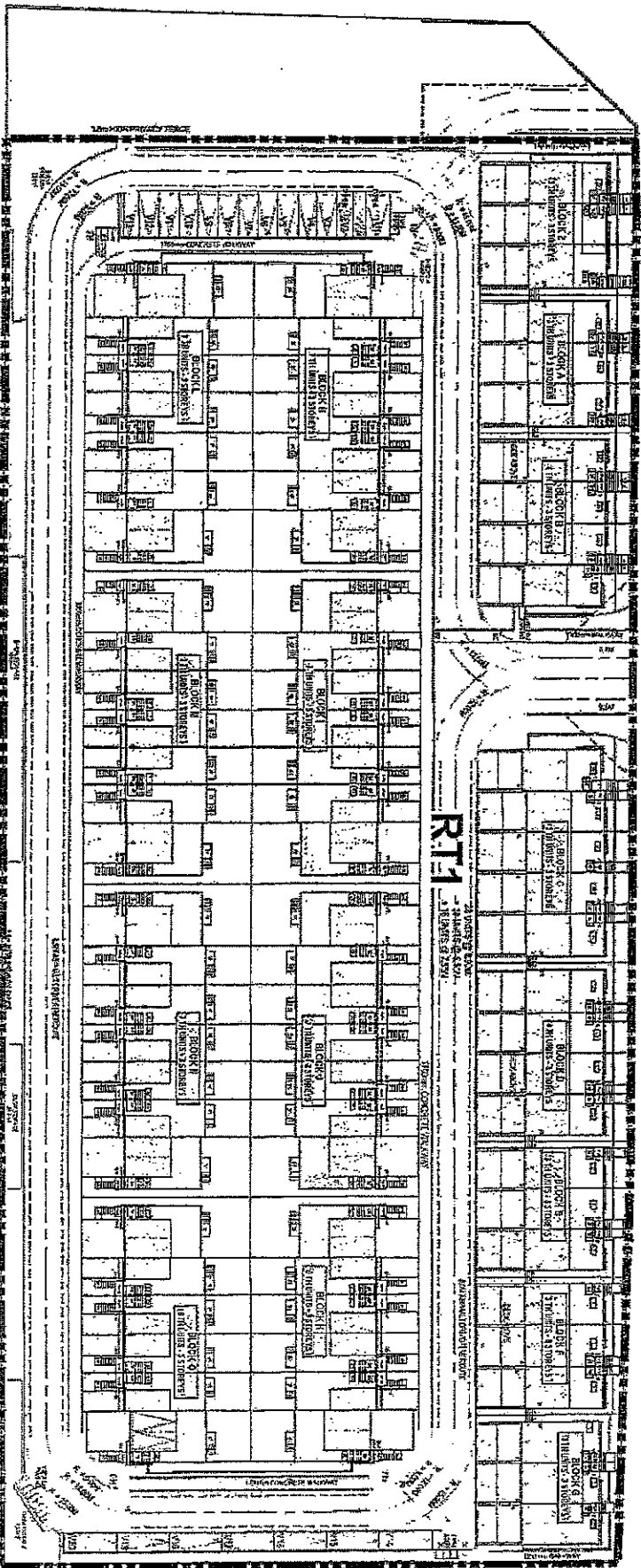
FRONT ELEVATION BLOCK 19
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION BLOCK 19
 SCALE: 1/8" = 1'-0"

A185/19

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

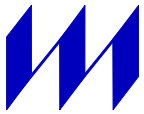
 SUBJECT LANDS

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,

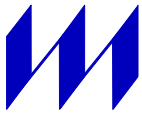
Weston Consulting

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



**WESTON
CONSULTING**

planning + urban design

**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,

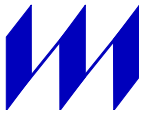
Weston Consulting

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



**WESTON
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:

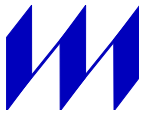


Kevin Bechard, BES, M.Sc., RPP
Senior Associate

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

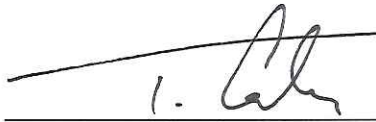
THE CORPORATION OF THE CITY OF VAUGHAN

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 27TH day of September 2018, and written notice was given on the 11th 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 27th day of September 2018.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
14th 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 m² of GFA for an Office Building
 - 7 parking spaces per 100 m² 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 m², and may include the following uses up to a maximum GFA of 5,700 m² 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 m²);
 - 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 27th day of September, 2018.

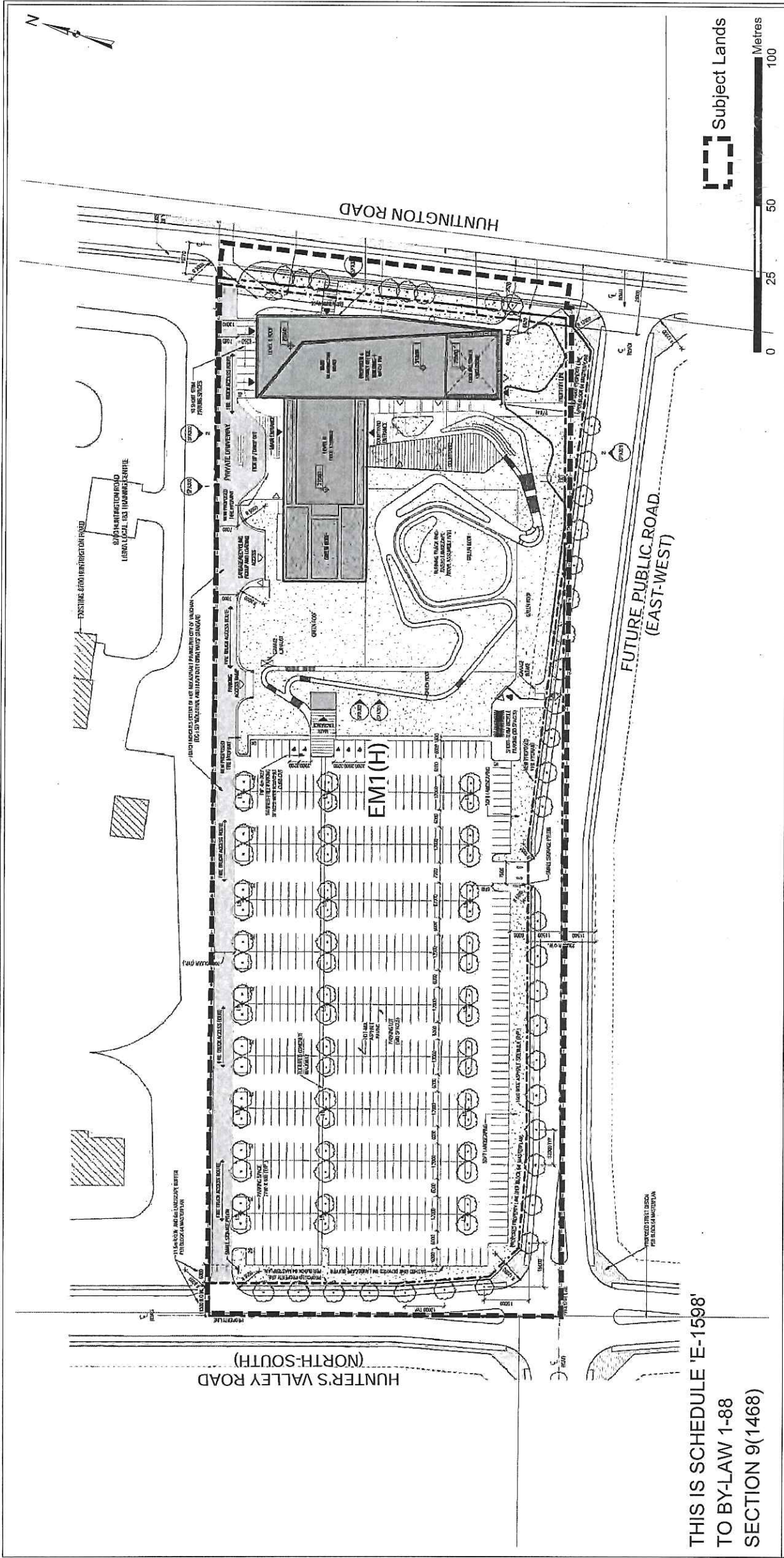


Hon. Maurizio Bevilacqua, Mayor



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



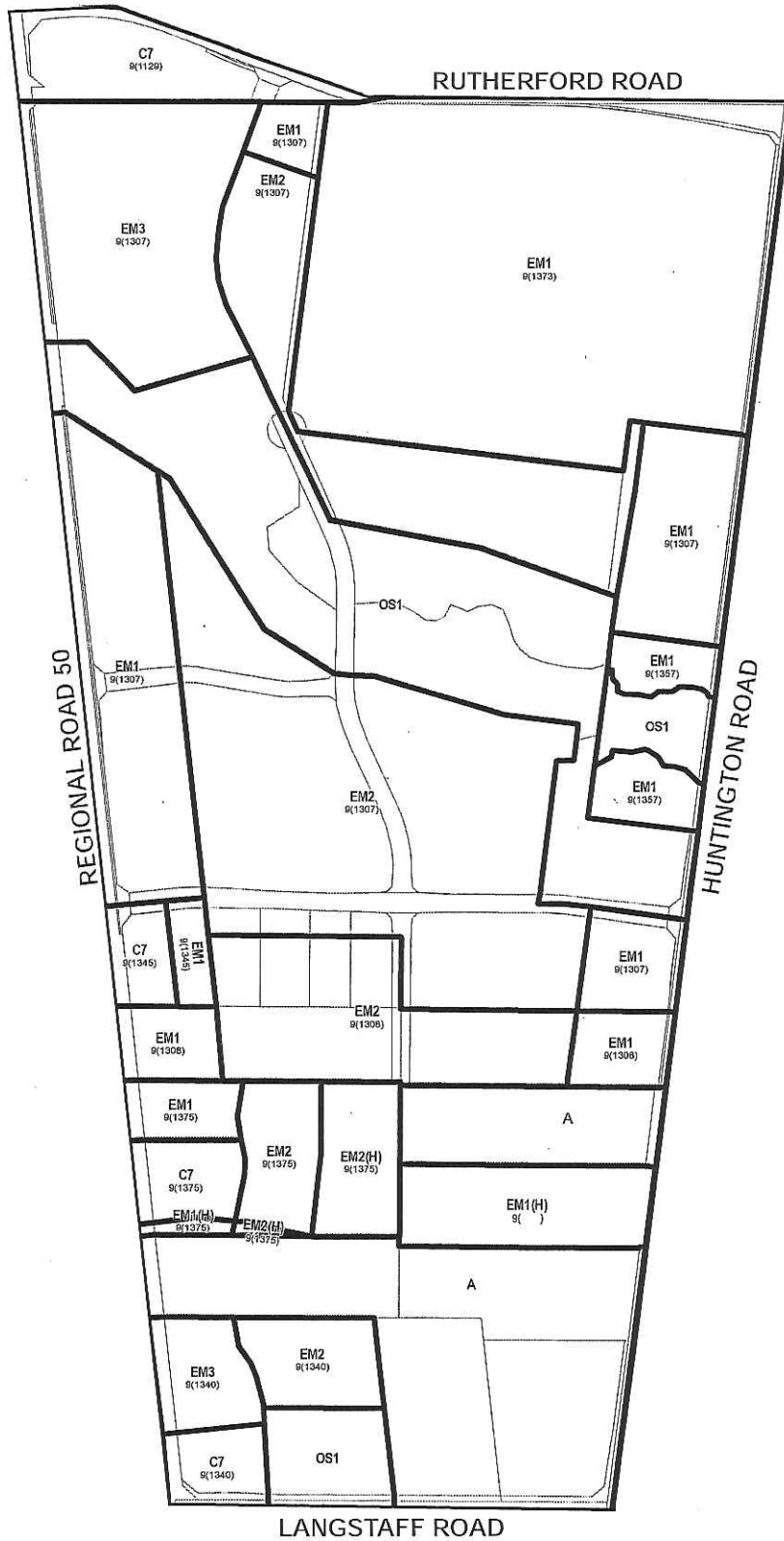
FILE: Z.18.003
 RELATED FILES: OP.18.002
 LOCATION: PART OF LOTS 11 & 12, CONCESSION 10
 APPLICANT: LABOURERS' INTERNATIONAL UNION OF
 NORTH AMERICA - LIUNA LOCAL 183
 CITY OF VAUGHAN

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

SIGNING OFFICERS

[Signature]
 MAYOR

[Signature]
 CLERK





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

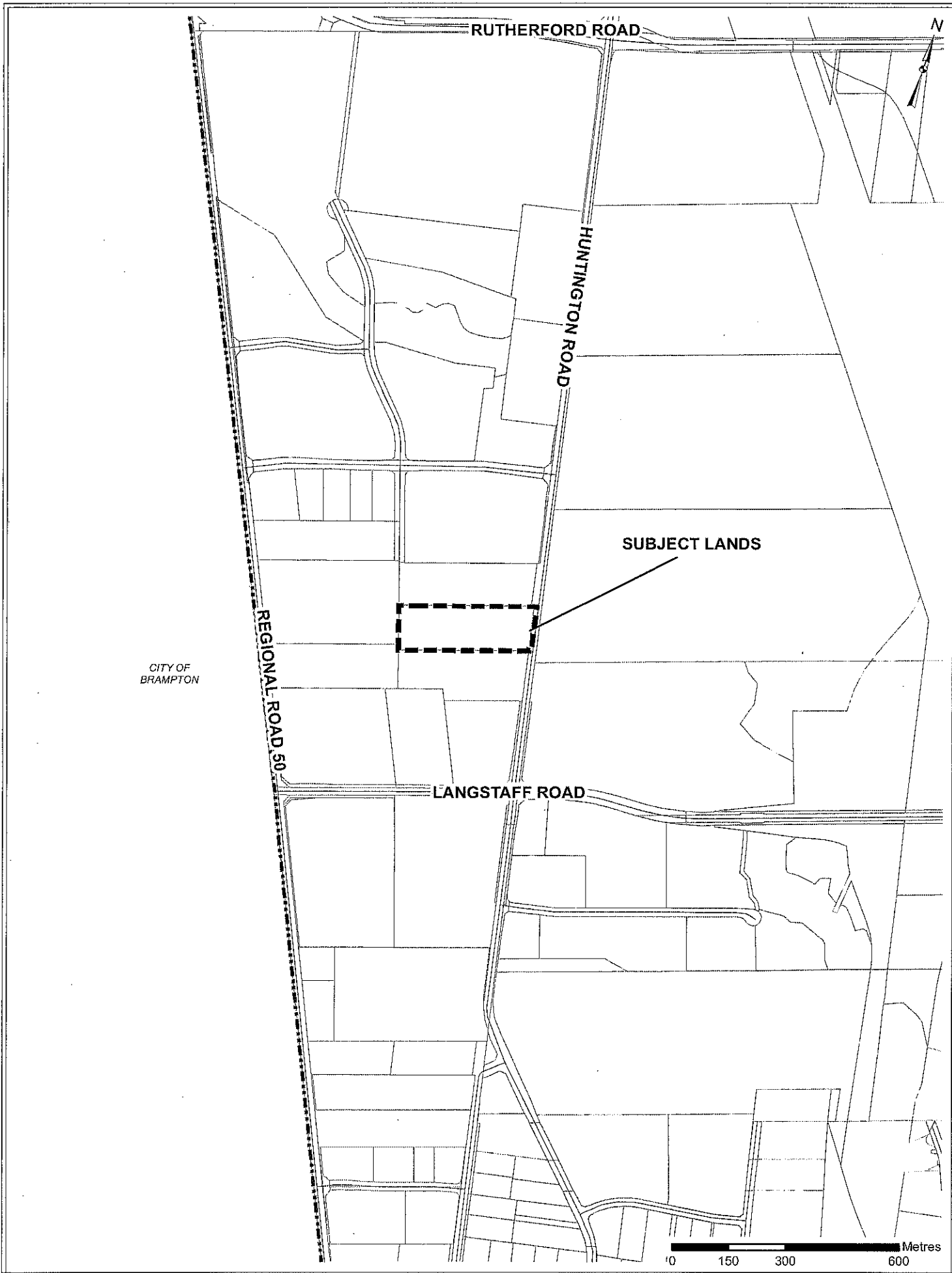
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory 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 m² 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 m² for an Office Building and Accessory Uses, and 7 parking spaces per 100 m² 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 18th 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 18th 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.

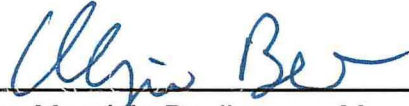
WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

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.

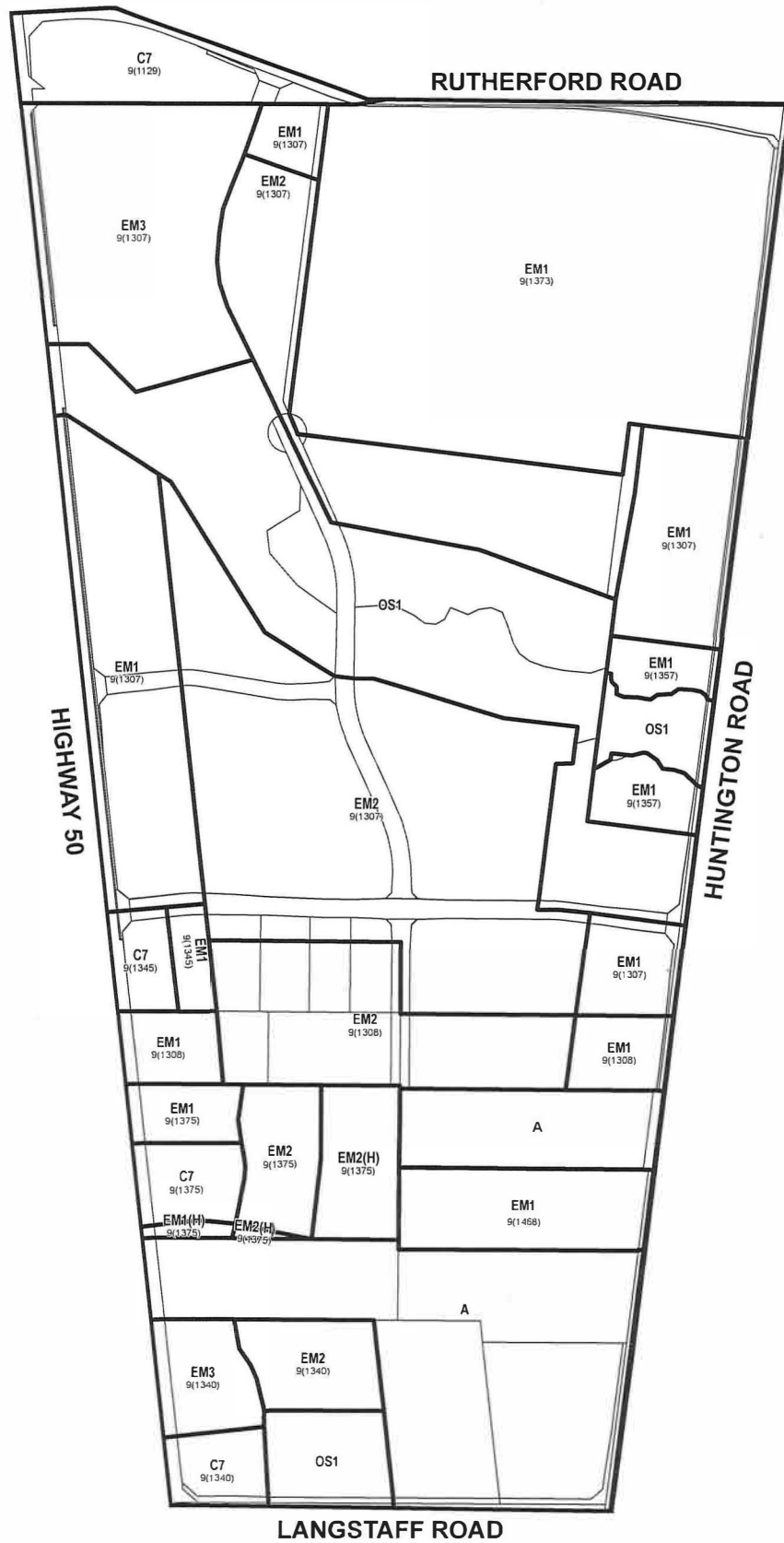
Enacted by City of Vaughan Council this 18th day of May, 2021.



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 m² 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:

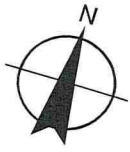
- a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, 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 m² 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:

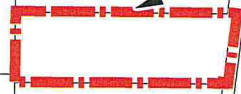
- A letter from Block 64 South Landowners Group Inc., herein after called the "Trustee" was provided to certify that a Developers' Group Agreement/Cost Sharing Agreement has been entered into with the participating landowners within Block 64 South;

- 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

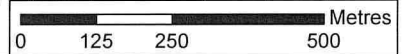
SUBJECT LANDS



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

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**

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.

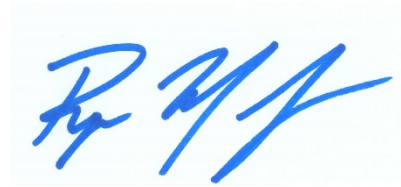
We note that staff are recommending that Vaughan Council ADOPT the new CZBL at its Council meeting on September 27, 2021 and that the Deputy City Manager of Planning and Growth Management make stylistic and technical changes to the proposed by-law as required prior to final adoption. We will continue 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.



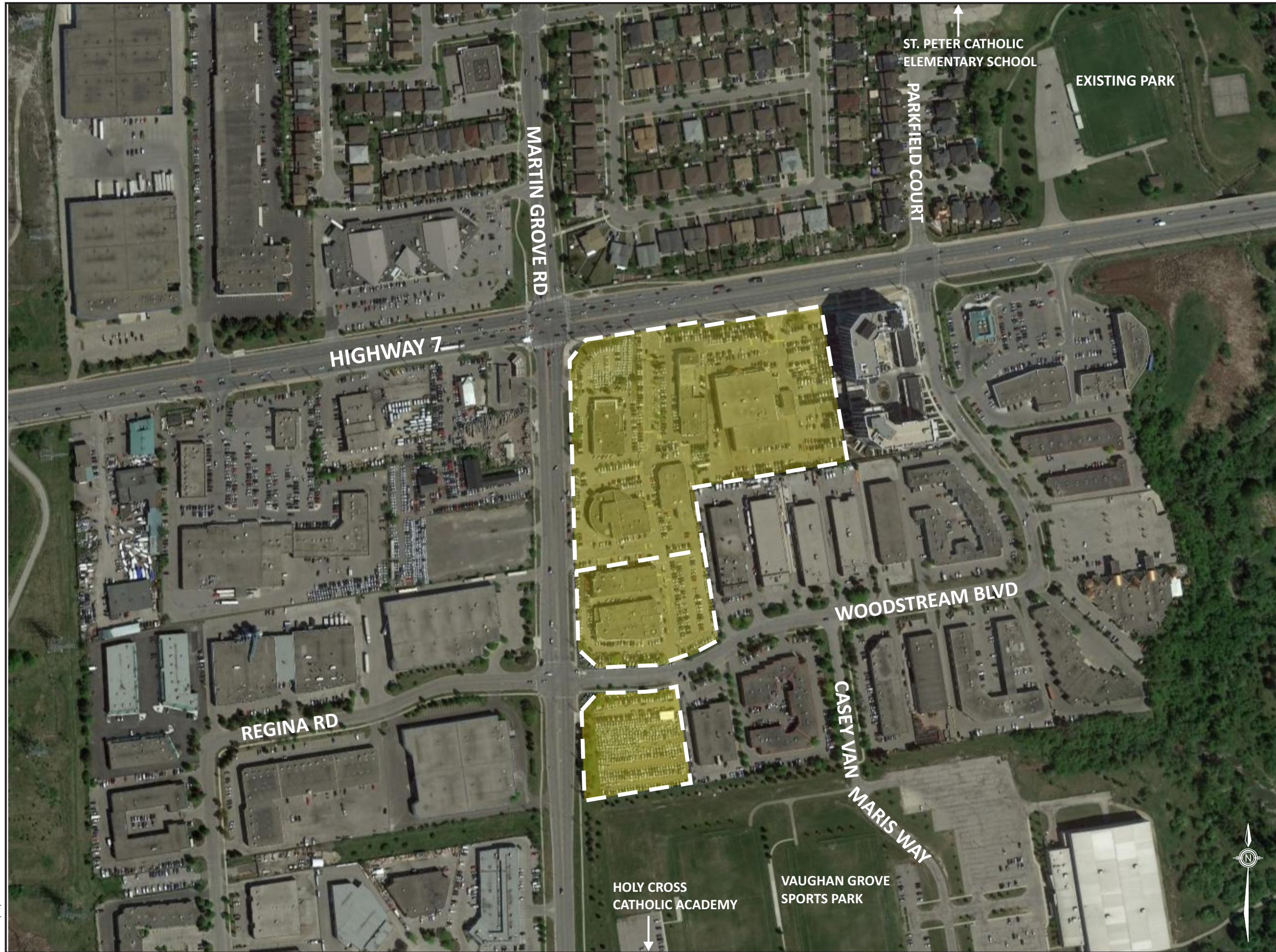
Ryan Mino-Leahan, MCIP, RPP
PARTNER




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



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
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F. 905.669.0097
klmplanning.com

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

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



64 Jardin Drive, Unit 1B
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F. 905.669.0097
klmplanning.com

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**

64 Jardin Drive, Unit 1B
Concord, Ontario
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T. 905.669.4055
F. 905.669.0097
klmplanning.com

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

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 18th 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

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
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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F. 905.669.0097
klmplanning.com

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

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 18th 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

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



P-2953

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
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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klmplanning.com

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

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**

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



PLANNING PARTNERS INC.

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**

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klmplanning.com

**Communication : C 40
Committee of the Whole (2)
June 8, 2021
Item # 8**

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 18th 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.

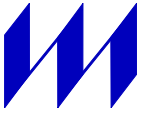
Sincerely,

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 7th, 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 8th 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:



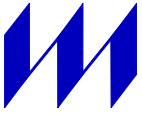
Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c: Tien De Religion
Alan Heisey, Papazian, Heisey, Myers
Peter Chee

Attachment 1 – Draft Zoning By-law Exception

14.X

Exception Number: X	Legal Description: 5859 Rutherford Road
Applicable Parent Zone: EP	
Schedule A Reference: 120	Figure X Link (if applicable)
By-law – Tribunal Decision Reference	
14.X.1 Permitted Uses	
<ol style="list-style-type: none"> 1. Detached Residential Dwelling 2. Agricultural Uses 	
14.X.2 Other Provisions	
<ol style="list-style-type: none"> 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. 	



**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.

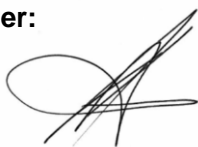
We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to 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
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**Communication : C 43
Committee of the Whole (2)
June 8, 2021
Item # 8**

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)**

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**Communication : C 44
Committee of the Whole (2)
June 8, 2021
Item # 8**

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

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Communication : C 45
Committee of the Whole (2)
June 8, 2021
Item # 8

Sent by Email: clerks@vaughan.ca

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)
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 3rd draft CZBL. These comments generally reflect consistent feedback expressed through correspondence with City staff regarding the 1st and 2nd 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, 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



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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.

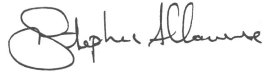
IBI GROUP

4

Mayor and Members of Committee – June 7, 2021

Sincerely,

IBI Group

A handwritten signature in black ink that reads "Stephen Albanese". The signature is written in a cursive style with a large initial 'S'.

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

Comments on the First Draft of the CZBL



IBI GROUP
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tel 416 596 1930 fax 416 596 0644
ibigroup.com

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

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 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 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.”

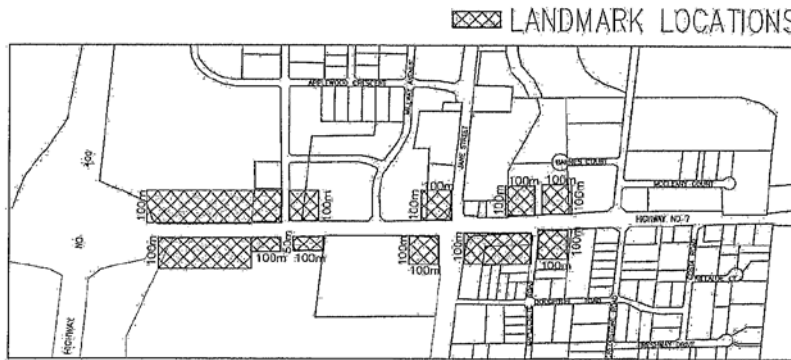
Mr. Brandon Correia – August 13, 2019

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
Gross Floor Area: Means the aggregate of	Gross Floor Area: In reference to a building,	Gross Floor Area: 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.



IBI GROUP
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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 - MOBILIO DEVELOPMENTS LTD.

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 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 clients 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.

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

- 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.”

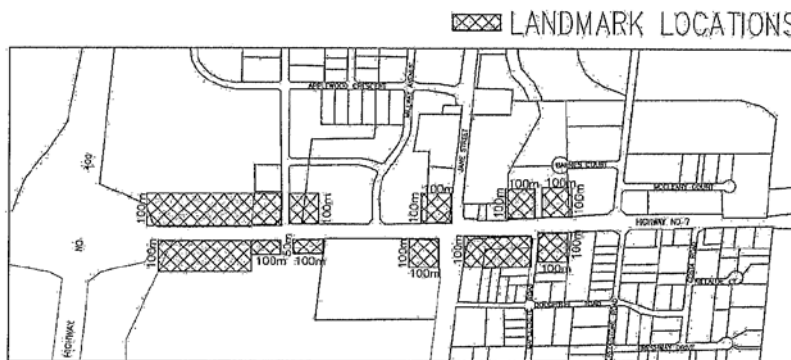
IBI Group would like to ensure that these policies are included in the next version of the Draft Comprehensive Zoning By-law as well as ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.

Consistency with Current Zoning Provisions

Mr. Brandon Correia – August 13, 2019

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
<p>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 areas of</p>	<p>Gross Floor Area: In reference to a building, the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical</p>	<p>Gross Floor Area: 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</p>

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 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 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

Comments on the Second Draft of the CZBL



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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.”

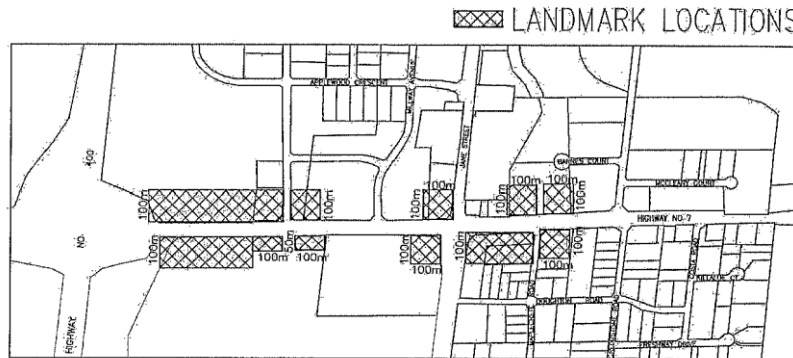
Mr. Brandon Correia – February 19, 2020

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.

Landmark Locations

IBI Group would also like to highlight that notable provisions from Zoning By-law 1-88 are still missing from the Second 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 that essentially downzone the parcels and wish to see them included in the Final Draft. The removal of these provisions will create a downzoning that is inconsistent with provincial policy related to urban growth centres and MTSAs.

Figure 1. Landmark Locations from Schedule A2 of Zoning By-law 1-88



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.

Mr. Brandon Correia – February 19, 2020

Document	Gross Floor Area Definition
Zoning By-Law 1-88	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.
VMC SP	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)
1st Draft Comprehensive Zoning By-Law	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.
2nd Draft Comprehensive Zoning By-Law	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.



IBI GROUP
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Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
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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 - MOBILIO DEVELOPMENTS LTD. COMMENTS

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.

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

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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...”;
- 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.”

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.

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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
Zoning By-Law 1-88	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.
VMC SP	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)
1st Draft Comprehensive Zoning By-Law	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.
2nd Draft Comprehensive Zoning By-Law	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.

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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;
- 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

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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 that reads "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

Comments on the Third Draft of the CZBL



IBI GROUP
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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.

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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

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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.

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Conclusion

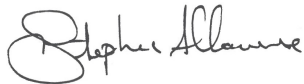
On behalf of our clients, we continue to contend that the CZBL accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing and ultimately successfully and collaboratively settled upon. IBI Group and our clients are 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

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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
Lot and Building Requirements						
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 ²)	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>

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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>

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						<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>
Podium and Tower						
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>

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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>

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					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 ²)	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 setback 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>
Active Use Frontage Requirements					
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.
Landscape Requirements					
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.

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						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.
Additional requirements to Table 10-3:						
(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						

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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"> a. Business service; b. Clinic; c. Community facility; d. Personal service; e. Restaurant; and, f. Retail. 	<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>

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		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

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		<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"> 1. Any building or structure; 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; 3. A minimum required amenity area; and, 4. A stormwater management facility. 	<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"> 1. A minimum amenity area shall be required for the following dwelling types: <ol style="list-style-type: none"> a. Apartment dwelling; b. Block townhouse dwelling; c. Multiple-unit townhouse dwelling; and, d. Podium townhouse dwelling. 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. 	
4.3.2	<p>Minimum Required Amenity Area</p> <ol style="list-style-type: none"> 1. For a block townhouse dwelling, the minimum amenity area requirement shall be 10.0 m2 per dwelling unit. 2. For a multiple-unit townhouse dwelling and podium townhouse dwelling, the minimum amenity area requirement shall be 10.0 m2 for the first eight dwelling units, and an additional 8.0 m2 of amenity area shall be required for each additional dwelling unit. 3. For an apartment dwelling, the minimum amenity area requirement shall be 8.0 m2 per dwelling unit for the first eight dwelling units, and an additional 5.0 m2 of amenity area per dwelling unit shall be required for each additional dwelling unit. 	<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>

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<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>

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		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>

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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 m² 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 m² 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	<p>1. The subject land is located at 6701 Highway 7.</p> <p>2. The submission is requesting reconsideration of the proposed zoning for the subject land that would impact interior and exterior yard setbacks.</p> <p>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.</p>
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Site-specific Exception	<p>1. The subject lands are located at 1118 and 1136 Centre Street.</p> <p>2. The submission requests consideration of the VOP 2010 designation including the range of permitted uses, heights and densities.</p> <p>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.</p>
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<p>1. The subject lands are located at 1118 and 1136 Centre Street.</p> <p>2. The submission notes current LPAT appeals.</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>
C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Proposed Zoning	<p>1. The subject land is located at 3812 Major Mackenzie Drive.</p> <p>2. The submission is requesting reconsideration of the subject land proposed zoning.</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>

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	<p>1. The subject land is located at 12355 Mill Road. 2. The submission is requesting a site specific exception. 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.</p>
C2	10/13/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located 9600 Highway 7. 2. The submission is requesting reconsideration of proposed zoning for the subject land. 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.</p>
C20	10/26/2020	9650 Highway 27	Barbir and Associates	Draga		Proposed Zoning	<p>1. The subject land is located at 9650 Highway 27. 2. The submission is requesting reconsideration of proposed zoning for the subject land. 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.</p>
C21	10/26/2020	3660 Rutherford Rd	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located at 3660 Rutherford Road. 2. Submission requests deferral on a zoning decision until the outcome of PL130754 has been determined. 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.</p>
C22	10/26/2020	south-east corner of Weston Rd. and Retreat Blvd.	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located on the south-east corner of Weston Rd. and Retreat Boulevard. 2. The submission requests deferral of any zoning by-law until the conclusion of the LPAT process. 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>

C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Transition	<p>1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street.</p> <p>2. Request to exclude lands from City-wide ZBL due to active applications OP.19.014, Z.19.038, 19T-19V007.</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>
C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Proposed Zoning	<p>1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue and 737 & 757 Clarence Street.</p> <p>2. The submission is requesting the OS2 zone be changed to reflect the existing residential zoning (R2 within 1-88)</p> <p>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.</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Site-specific Exception	<p>1. Subject lands are located at 140 Northview Boulevard.</p> <p>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).</p> <p>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).</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Land Use Permissions	<p>1. Subject lands are located at 140 Northview Boulevard.</p> <p>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).</p> <p>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).</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Zone Standards	<p>1. The subject lands are located at 140 Northview Blvd.</p> <p>2. The submission requests specific relief for a minimum setback of outside storage abutting a road (20m),</p> <p>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.</p>
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Official Plan Conformity	<p>1. The subject land is located at 140 Northview Boulevard</p> <p>2. The submission is requesting reconsideration of Official Plan conformity to reflect the mid-rise mixed use designation.</p> <p>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.</p>
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Site-specific Exception	<p>1. The subject lands are located at 55 Cityview Blvd.</p> <p>2. The submission requests review of previous approvals to ensure special provisions accurately reflect existing approvals.</p> <p>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.</p>

C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Editorial or Clerical Correction	<ol style="list-style-type: none"> 1. The subject land is located at 55 Cityview Boulevard. 2. The submission is requesting clarity on how exceptions to 1-88 are carried forward in chapter 14 of the new zoning by-law. 3. The Project Team acknowledge this comment. The E-figure has been updated to reflect accurate permissions for 55 Cityview Blvd.
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 55 Cityview Boulevard. 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. 3. The Project Team acknowledge this comment and have reviewed the site specific exception in accordance with the submission.
C26	10/27/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 9600 Highway 27. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 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.
C27	10/27/2020	8849 Regional Road 27	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 8849 Regional Road 27. 2. The submission is requesting updated permissions to reflect LPAT approval. 3. The Project Team acknowledge this comment and have revised chapter 14 - special provisions as a result
C28	10/27/2020	9867 Highway 27	EMC Group Limited	Nadia	Zuccaro	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 9867 Highway 27. 2. The submission is requesting that the land remain in the 'A' zone. 3. Staff have reviewed this request and support the existing agricultural zoning for these lands, which have an existing agricultural use.
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"> 1. The subject land is located within Blocks 11 and 18. 2. The submission is requesting revisions to the Carville area Special Provisions to reflect the by-law amendments to 1-88. 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
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"> 1. Lands are located within Blocks 11 and 18. 2. The submission requests that a portion of lands be re-zoned to match the abutting properties. 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.

C3	10/13/2020	9650 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 9650 Highway 27. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 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.
C30, C31	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The submission applies to various properties across the City. 2. The submission seeks clarity among permitted uses in the residential zones. 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
C30, C31	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<ol style="list-style-type: none"> 1. The comments respect a variety of properties, speaking to the diversity of housing needs across the City. 2. The submission seeks further recognition of various forms of supportive housing programs offered across the City. 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.
C32	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<ol style="list-style-type: none"> 1. The Subject lands are within the VMC Secondary Plan area. 2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA. 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.
C32	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Zone Standards	<ol style="list-style-type: none"> 1. The subject property is located at 99 Peelar Road. 2. The submission requests review of applicable zone standards for the property 3. The Project Team acknowledges this comment. Further updates to zone standards are not supported at this time.
C33	10/27/2020	7551 &7601 Jane Street	KLM Planning Partners	Maurizio	Rogato	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 7551 and 7601 Jane Street. 2. The submission is requesting the proposed zoning align with the Official Plan designation. 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.
C33	10/27/2020	7551 &7601 Jane Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 7551 and 7601 Jane Street. 2. The submission is requesting reconsideration of the land use permissions, including height and density, for the proposed subject lands. 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.

C34	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 3812 Major Mackenzie Drive. 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. 3. Staff have reviewed this request and acknowledge this comment. At this time, staff remain supportive of the proposed lot and building requirements.
C34	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 3812 Major Mackenzie Drive. 2. The submission is requesting reconsideration of the zone standards for the proposed subject land. 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.
C35	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is located at 7141 Highway 50. 2. The submission is requesting reconsideration of the proposed zoning to ensure Official Plan conformity. 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.
C35	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 7141 Highway 50. 2. The submission is requesting reconsideration of the zone standards for the proposed subject land. 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.
C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 10037 Keele Street. 2. The submission notes general support for the Draft Zoning By-law. 3. Staff have reviewed and acknowledge this comment.

C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 10037 Keele Street. 2. The submission notes general support for the Draft Zoning By-law. 3. Staff have reviewed and acknowledge this comment.
C38	10/27/2020	1 and 180 Promenade Circle	Liberty Development	Jim	Baird	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 1 and 180 Promenade Circle. 2. The submission requests an update to chapter 14 to reflect phase I development approvals 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.
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the proposed transition provisions. 3. Staff have reviewed and acknowledge this comment.
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the exception zone. 3. Staff have reviewed and acknowledge this comment.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting a review of permitted uses. 3. The Project Team acknowledge this comment. Chapter 14 has been amended respecting retail warehouse and hotel uses.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting consideration of uses contemplated by VOP 2010 to be included as of right in the GMU zone. 3. The Project Team acknowledge this comment. Staff remain supportive of GMU zone as proposed.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting "shopping centre" to be recognized in the new zoning by-law. 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.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 7600 Weston Road. 2. The submission is requesting a review of the new landscape requirements proposed for the subject property. 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.
C40	10/28/2020	7080 Yonge Street	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 7080 Yonge Street. 2. The submission notes specific considerations for 7080 Yonge Street prior to the consideration of pre-zoning. 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.
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	<ol style="list-style-type: none"> 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.
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the proposed transition provisions. 3. Staff have reviewed and acknowledge this comment.

C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 8885 & 9001 Jane Street. 2. The submission notes concerns with the proposed zoning. 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.
C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 8885 & 9001 Jane Street. 2. The submission is requesting increased permissions with the proposed zoning to the subject land to include a motor vehicle shop. 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.
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 9000 Bathurst Street 2. The submission is requesting that the new by-law reflect the LPAT decision respecting the zoning of these lands. 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.
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Transition	<ol style="list-style-type: none"> 1. The subject land is located at 9000 Bathurst Street 2. The submission is requesting confirmation respecting transition provisions of the new zoning by-law. 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.
C44	10/28/2020	Vaughan Mills Secondary Plan Landowners Group	Weston Consulting	Mark	Emery	Proposed Zoning	<ol style="list-style-type: none"> 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. 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. 3. Staff acknowledge this comment and remain supportive of the proposed Future Development (FD) zoning.
C45	10/28/2020	31 Chicory Gate	Weston Consulting	Tara	Connor	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is located at 31 Chicory Gate. 2. The submission is requesting clarity respecting a home based catering of baked goods 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.

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 & 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 & 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"> 1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street . 2. The submission is requesting a review of the applicable zoning for the Centre Street Corridor. 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.
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Zone Standards	<ol style="list-style-type: none"> 1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street . 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
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"> 1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street . 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C49	10/29/2020	241 Crestwood Road	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood Road. 2. The submission is requesting clarity respecting permissions for a range of supportive housing and respite care uses. 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.
C5	10/9/2020	Clarence Avenue		Sonia	Zorzi	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located on Clarence Avenue 2. The submission notes concerns with the proposed zoning. 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.
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 1500 Centre Street. 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 1500 Centre Street. 2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010. 3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.
C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 300 Atkinson Avenue. 2. The submission notes general support for the proposed zoning. 3. Staff have reviewed this submission and acknowledge this comment.

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 & 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"> 1. The subject land is located at 23 Clarence Street. 2. The submission requests that the proposed zoning ensure Official Plan conformity. 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.
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 23 Clarence Street. 2. The submission requests reconsideration of the proposed zoning for the subject land. 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.
C61	10/28/2020	78 Trowers Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 78 Trowers Road. 2. The submission requests consideration for site specific land use permissions. 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.
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 11650 & 11700 Keele Street. 2. The submission is requesting the final zoning by-law to reflect recent development approvals, in principle. 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.
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 11650 & 1170 Keele Street. 2. The submission is requesting clarity for an LPAT decision which was issued prior to 2015. 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.

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"> 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.
C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Transition	<ol style="list-style-type: none"> 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.
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting consideration of Funeral Establishment uses, which were previously permitted as of right under the 1-88 by-law. 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.
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting clear language respecting permissions for the Glenview Memorial Gardens. 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)
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting the by-law reflect previous approvals, changing the parent zone from A to EM1. 3. Staff have reviewed this request and agree. Easterly portion of lands updated to EM1(H) is per By-law 054-2019
C70	10/28/2020	17 Millwood Parkway	Weston Consulting	Ryan	Guatter	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 17 Millwood Parkway. 2. The submission is requesting the parent zone be updated to residential and open space to reflect recent approval. 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.
C71	10/28/2020	2975, 2985, 2993 Teston Road	Weston Consulting	Martin	Quarcoopome	Transition	<ol style="list-style-type: none"> 1. The subject lands are located at 2975, 2985, 2993 Teston Road 2. The submission requests confirmation respecting transition, referencing an active LPAT (PL171151). 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.

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>

C77	10/28/2020	4850 Highway 7 & 79 Arrowhead Drive	Weston Consulting	Tara	Connor	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 4850 Highway 7 and 79 Arrowhead Drive. 2. The submission requests reconsideration of the land use permissions associated with the proposed zoning 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.
C78	10/28/2020	4190 & 4220 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 4190 and 4220 Steeles Avenue West. 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.
C79	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 7290 Major Mackenzie Drive West. 2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020). 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.
C79	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 5859 Rutherford. 2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020). 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.
C8	10/8/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is located at 6701 Highway 7. 2. The submission is requesting that the property zoning be updated with the most up to date approval. 3. Staff have reviewed this request and have made minor modifications to chapter 14 based on by-law 054-2019.
C80	10/28/2020	7290 Major Mackenzie Drive West	Weston Consulting	Michael	Vani	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 5859 Rutherford. 2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020). 3. Staff have reviewed this request and agree. Chapter 14 has been amended to comply.

C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Mapping	<ol style="list-style-type: none"> 1. The subject lands are located at 7290 Major Mackenzie Drive West. 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. 3. The Project Team acknowledge this comment.
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 71 & 91 Royal Group Court. 2. The submission is requesting that historical minor variances be recognized in final draft. 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.
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject lands are located at 71 & 91 Royal Group Court. 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. 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.
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 10335 Hwy 50. 2. The submission requests consideration of the recent LPAT decision. 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.
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject land is located at 10335 Hwy 50. 2. The submission requests consideration of the recent LPAT decision. 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.

C83	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Editorial or Clerical Correction	<ol style="list-style-type: none"> 1. The subject land is located at 8940 Jane Street. 2. The submission notes general support for transition provisions. 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.
C83	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Transition	<ol style="list-style-type: none"> 1. The subject land is located at 8940 Jane Street. 2. The submission notes general support for transition provisions. 3. Staff have reviewed this submission and acknowledge the comment.
C84	10/28/2020	, 10 & 12 Hartman Avenue and 8307 & 8311 Islington Ave	Weston Consulting	Kevin	Bechard	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 4, 6, 10 and 12 Hardman Avenue and 8307 and 8311 Islington Avenue. 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. 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.
C85	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"> 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. 2. The submission is requesting that the draft zoning by-law further reflect modern parking provisions and consideration for shared parking. 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.
C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting all recent LPAT related approvals be added to the final draft ZBL. 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.
C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting updated special provisions to reflect LPAT approval. 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.

C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Zone Standards	<ol style="list-style-type: none"> 1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting increased clarity respecting outside storage uses, staging, and language. 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.
C87	10/28/2020	0 Keele Street	Blackthorn Development Corp.	Maurizio	Ragato	Other	<ol style="list-style-type: none"> 1. The subject land is located at 0 Keele Street. 2. The submission notes no specific requests are required. 3. Staff have reviewed this submission and acknowledge the comment.
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 10150 Pine Valley Drive. 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". 3. Staff have reviewed this request. Definition respecting 'Funeral Services' amended for clarity. 10150 Pinevalley parent zone 'OS2' proposed
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 10180 & 10200 Pine Valley Drive. 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. 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.
C9	10/23/2020	Hamilton Subdivision	CP Proximity - Ontario	Frank	Gulas	Other	<ol style="list-style-type: none"> 1. The subject lands noted by the submission is the Hamilton Subdivision. 2. The submission notes concerns with the CP proximity and the proposed development. 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.
Email received October 29, 2020	10/29/2020	165 Cityview Boulevard, Vaughan	Weston Consulting	Kurt	Franklin	Transition	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting confirmation respecting transition measures regarding active development applications. 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.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting changes to the range of land-uses applicable to the subject land. 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.

Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are within the VMC Secondary Plan. 2. The submission is requesting a review of permitted uses respecting the VMC zones. 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.
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"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of Secondary Plan policies in the built-to-zone requirements of the VMC zones. 3. Staff have reviewed this request and have made minor modifications to the general provisions applicable to the VMC zones.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Mapping	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting clarity respecting the mapping of site specific development approvals. 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.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting a detailed discussion respecting zone standards, including tower floor plate, minimum amenity area, parking and built to zone requirements. 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.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting modifications to reflect recent development approvals. 3. The Project Team acknowledges this comment. Chapter 14 amended as a result of recent by-laws approved by Council
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting an update to recent site specific approvals. 3. The Project Team acknowledges this comment and propose minor updates to chapter 14 as a result
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"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of minor refinements to various defined terms. 3. The Project Team acknowledges this comment. Minor revisions to Chapter 3 were made to the final draft.
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"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting further consideration of applicable building and setback provisions, to encourage a range of unique urban design outcomes. 3. The Project Team acknowledges this comment and has made minor modification to the built-to-zone requirements to ensure appropriate interpretation of provisions

Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of various policies of the VMC Secondary Plan. 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).
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting revisions to the VMC zone standards. 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.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting that the zones consider additional permitted uses. 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).
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting various definitions be considered. Issue of Active use frontage requirements to be reviewed. 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.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Transition	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting various site specific considerations which may be subject to transition. 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.
C37	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Site-specific Exception	<ol style="list-style-type: none"> 1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7. 2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14). 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.

C37	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Proposed Zoning	<ol style="list-style-type: none"> 1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7. 2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14). 3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.
Email received November 23, 2020	11/23/2020	7973 & 7983 Islington Avenue	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject lands are located at 7973 and 7983 Islington Avenue. 2. The submission is requesting the lots in question be removed from the EN overlay. 3. Staff have reviewed this request. Staff have confirmed that the EN overlay has been correctly applied.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of revised provisions for the VMC zones respecting, GFA, amenity space requirements, as well as continued landmark locations. 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.
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Mapping	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting a mapping review within the pre-zoned VMC lands. 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.
Letter submitted March 10, 2020	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"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting revisions be considered to the building requirements of the VMC zones (tower floor plate, tower separation, etc.) 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.
C60	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"> 1. The subject lands are located at 56 Woodbridge Ave, 15 Clarence St and 23 Clarence St. 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. 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.

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"> 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.
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"> 1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27. 2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial use. 3. Staff have reviewed the request. At this time, staff remain supportive of requirements as proposed through the Third Draft Zoning By-law.
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"> 1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 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.
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"> 1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27. 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. 3. Staff have reviewed the request. Minor revisions made to the definitions and permitted uses to assure further consistency with existing C4 Zone uses.
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"> 1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27. 2. The submission is requesting site specific uses currently permitted be reviewed. 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.
C63	10/28/2020	10489 Islington Ave	Weston Consulting	Michael	Vani	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is located at 10489 Islington Avenue. 2. The submission is requesting clarity among permissions respecting 10489 Islington. 3. The Project Team acknowledges this comment. The final KMS zone intend to address the comments received.
Email received October 29, 2020	10/29/2020	170 Doughton Road	KLM Planning Partners	Mark	Yarranton	Other	<ol style="list-style-type: none"> 1. The subject lands are municipally known as 170 Doughton Road. 2. The submission requests review of chapter 14 respecting these lands. 3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.

<p>Email received October 28, 2020</p>	<p>10/29/2020</p>	<p>7933 Huntington Road & 475,549,379,401 Bowes Road</p>	<p>G&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>C87</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>C88</p>	<p>10/28/2020</p>	<p>10150, 10180 & 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 & 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>C88</p>	<p>10/28/2020</p>	<p>10150, 10180 & 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>C61</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"> 1. The subject lands are located at 8810 and 8820 Jane Street. 2. The submission is requesting changes to requirements for the Prestige Employment (EM1) zone. 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.
C52	10/27/2020	8520 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 8520 Jane Street. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 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.
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"> 1. The subject land is located at the east side of Jane Street, east to Kayla Crescent. 2. The submission is requesting changes to the proposed zoning for the subject land. 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.
C52	10/27/2020	3603 Langstaff Road	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 3602 Langstaff Road. 2. The submission is requesting clarification if a supermarket is a permitted use for the General Commercial (GC) Zone. 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.
C52	10/27/2020	310, 330 & 346 Millway Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject lands are located at 310, 330 and 347 Millway Road. 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. 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.
C52	10/27/2020	9796 Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	<ol style="list-style-type: none"> 1. The subject land is located at 9796 Dufferin Street. 2. The submission is requesting that Exception Zone 54 identify the existing uses on the subject property. 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.
C52	10/27/2020	9828 Dufferin Street	KLM Planning Partners	Roy	Mason	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject land is located at 9828 Dufferin Street. 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. 3. Staff have reviewed this request and acknowledge this comment.
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"> 1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street. 2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning. 3. Staff have reviewed this request and acknowledge this comment. .

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 & 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 & 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"> 1. The subject land is located at the north side of Woodbridge Avenue and west of Kipling Avenue. 2. The submission is requesting consideration regarding the Utility (U) Zone applicable to the subject land. 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.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood. 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. 3. Staff have reviewed this request and acknowledge this comment.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood. 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". 3. Staff have reviewed this request and acknowledge this comment.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Mapping	<ol style="list-style-type: none"> 1. The subject land is located at 241 Crestwood. 2. The submission is requesting that lands subject to exception zone 1100 be rezoned from Agricultural (A) to Major Institutional (I1). 3. Staff have reviewed this request and acknowledge this comment.
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"> 1. The subject land is located at 52 Forest Circle Court. 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". 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.
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"> 1. The subject land is located south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400 2. The submission is requesting that the VMC zone requirements be modified to align further with the Secondary Plan. 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.
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"> 1. The subject land refer to on-going development applications in the Southwest Quadrant of the VMC Secondary Plan. 2. The submission is requesting clarification respecting transition. 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.
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"> 1. The subject land is located within the VMC Secondary Plan area. 2. The submission is requesting that the by-law reflect permissions of by-law 092-2020 and 052-2019. 3. Staff have reviewed this request and acknowledge this comment.

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>

Email received October 27, 2020	10/27/2020	7725 Jane Street	Davies Howe	Monica	Khemraj	Official Plan Conformity	<ol style="list-style-type: none">1. The subject property is located at 7725 Jane Street.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.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.
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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

**Communication : C 56
Committee of the Whole (2)
June 8, 2021
Item # 8**

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 18th 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 8th, 2021

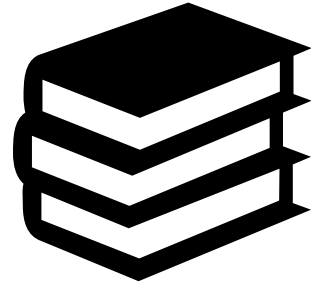
Overview

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

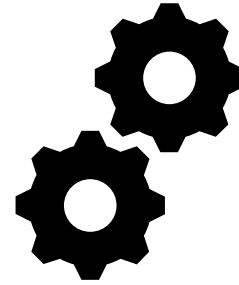
Project Timeline

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



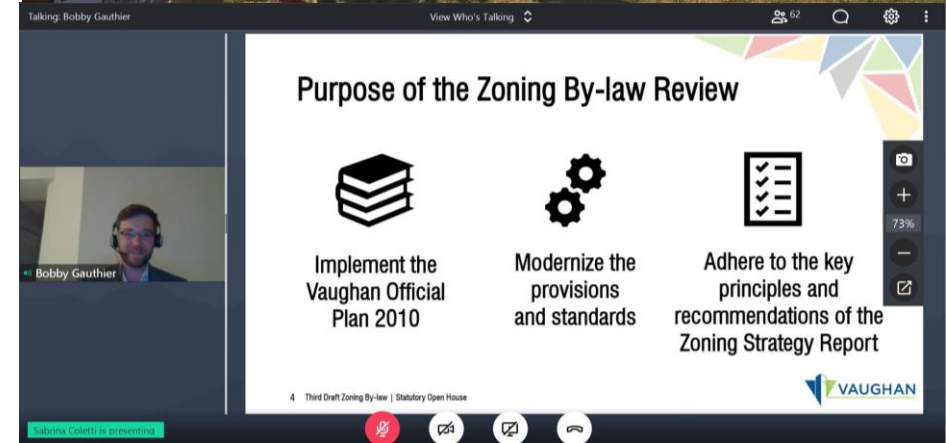
**Implement the 2010
Vaughan Official Plan**



**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

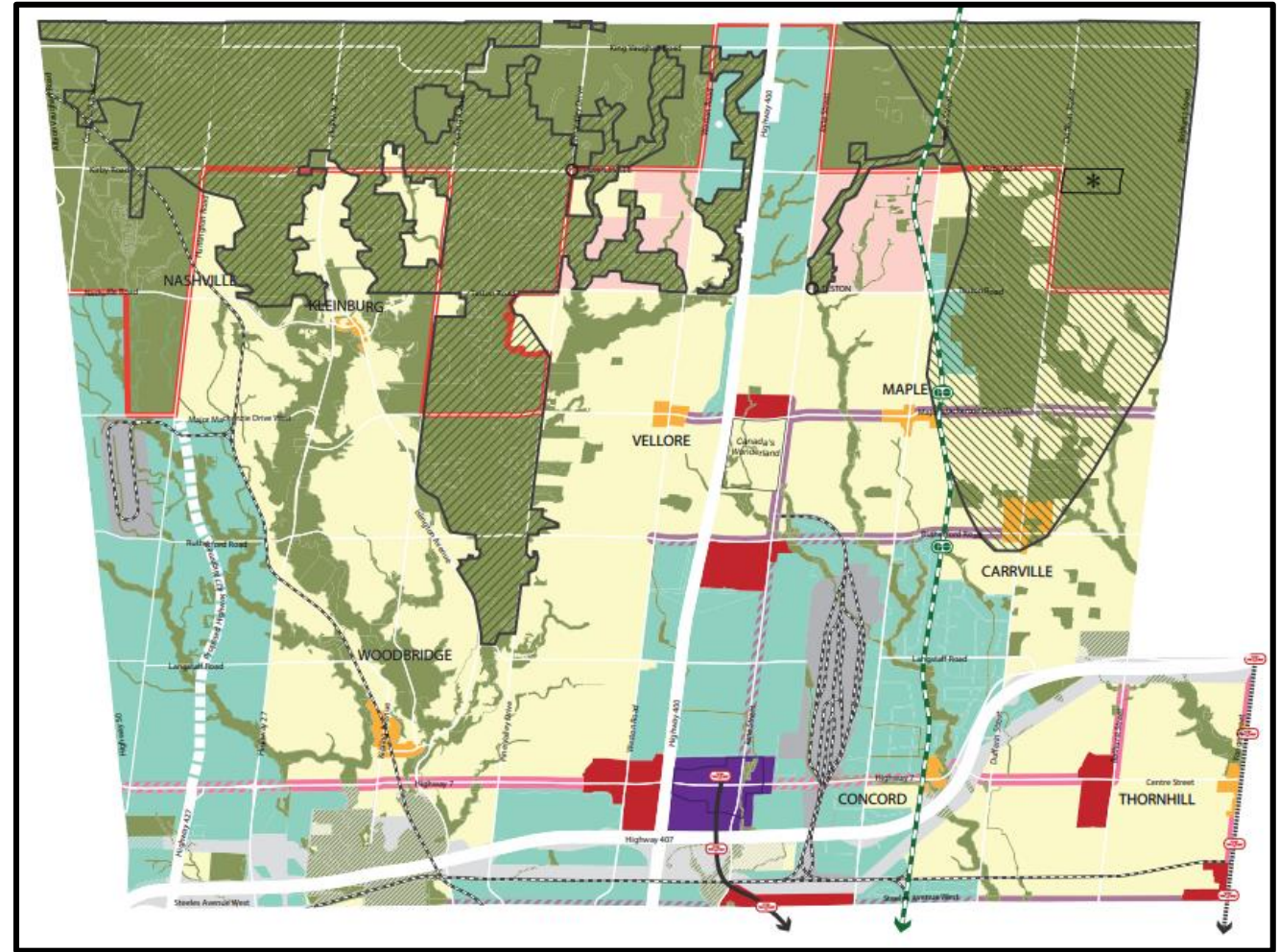


Final Comprehensive Zoning By-law

- 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:

- Subsection 3.8 g) respecting Parking Requirements;
- Subsection 3.9 a) respecting Loading Space Requirements;
- Subsection 3.13 respecting Minimum Landscaped Area;
- Subsection 5.1.2 (b) respecting Open Storage;
- 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"](#):

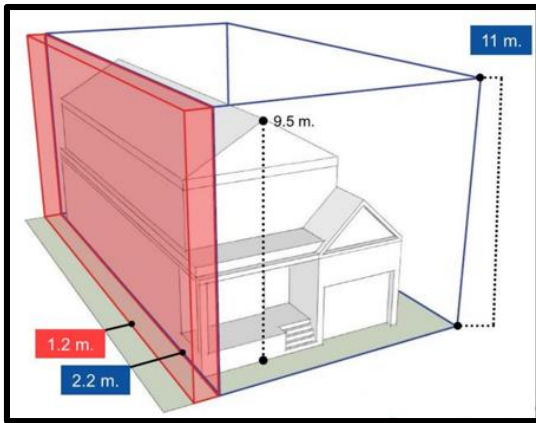
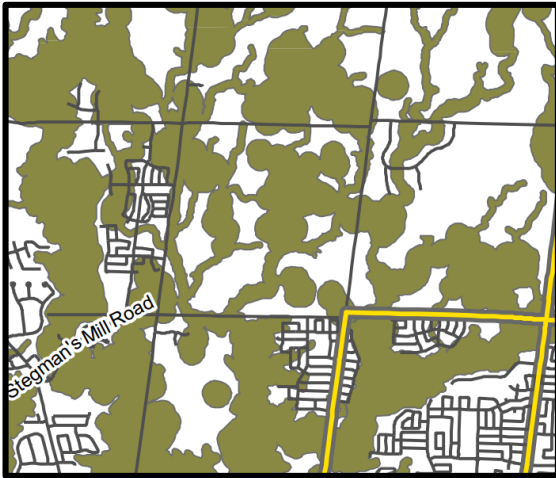
- The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 metres;
- The inventory roof top parking area shall be accessed by a vehicle lift;
- Loading spaces are not required, the loading and unloading of vehicles shall only take place in the loading area shown on [Schedule "E-1514"](#);
- A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping;
- A 0.40 metres wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue;
- 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;
- The maximum lot coverage shall be 33.5%;
- 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

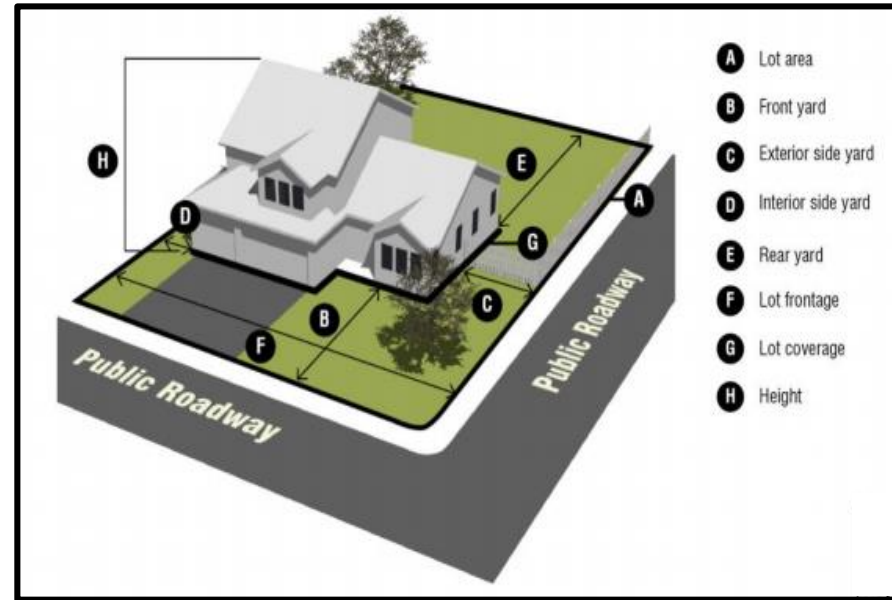
7.2.1 Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

	RE	R1	R2	R3	R4	R5
Residential Uses						
Independent living facility	•	•	•	•	•	•

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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.

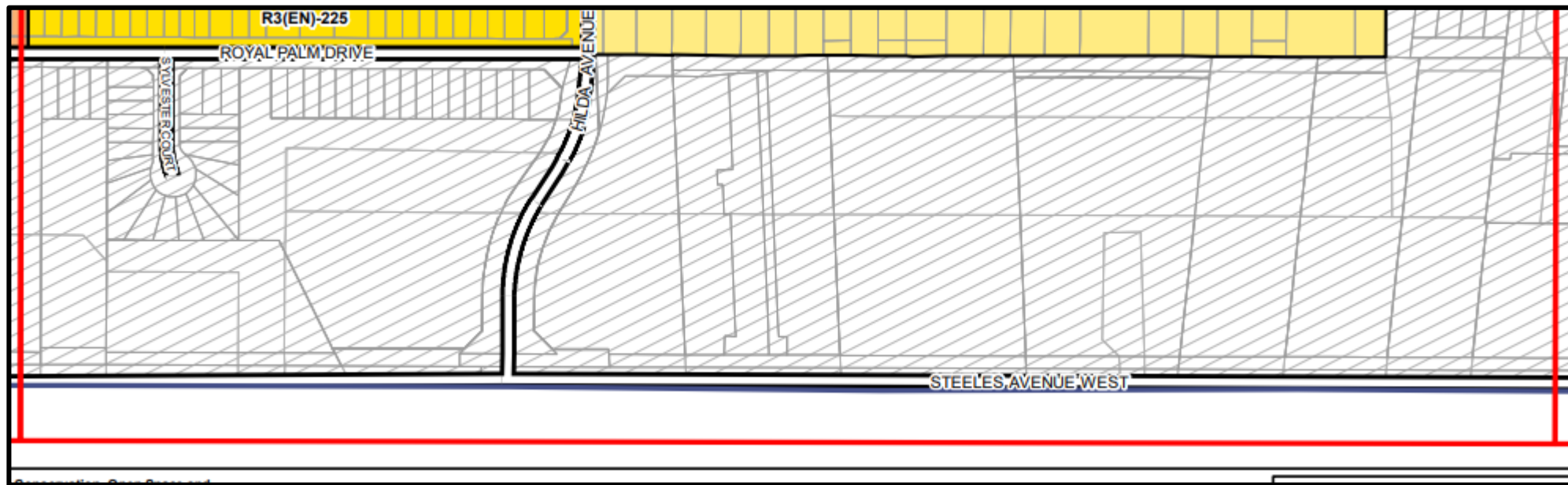
Non-operative Notations

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