

C106
COMMUNICATION
COUNCIL " October 20, 2021
CW (2)- Report No. 46, Item 9

From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: Committee of the Whole Submission - Item 6.9 Comprehensive Zoning By-law Review (Wed. Oct. 13, 2021)
Date: October-13-21 10:21:00 PM
Attachments: [P-3014 Comprehensive ZBL Review Ltr 2 - Oct. 12 2021.pdf](#)

From: Christine Halis <CHalis@klmplanning.com>
Sent: Tuesday, October 12, 2021 6:20 PM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>; Clerks@vaughan.ca
Cc: Darius Rybak (DRybak@AspenRidgeHomes.com) <DRybak@AspenRidgeHomes.com>; Victor Closson <vclosson@aspenridgehomes.com>; Keith MacKinnon <KMackKinnon@KLMPPlanning.com>; Natalie Wong <Natalie.Wong@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>
Subject: [External] Committee of the Whole Submission - Item 6.9 Comprehensive Zoning By-law Review (Wed. Oct. 13, 2021)

Good Evening,

Please find a submission regarding Wednesday's Agenda Item 6.9 – City-Wide Comprehensive Zoning By-law Review attached. Could you kindly confirm receipt?

Sincerely,

Christine Halis MCIP, RPP
SENIOR PLANNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

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SENT VIA EMAIL

File: P-3014

October 12, 2021

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

Attention: Hon. Mayor Bevilacqua and Members of Council

**RE: Comments on City-Wide Comprehensive Zoning By-law
In Response to Committee of the Whole Agenda Item 6.9 (Wed. October 13, 2021)
Metrus (Terra) Properties Inc. c/o Aspen Ridge Homes
7800 Jane Street
City of Vaughan**

Dear Hon. Mayor Bevilacqua and Members of Council:

KLM Planning Partners Inc. ("KLM") is the land use planner for Metrus (Terra) Properties Inc. c/o Aspen Ridge Homes ("the client"), owner of 7800 Jane Street ("the subject lands"). On behalf of our client, we respectfully request that the City-Wide Comprehensive Zoning By-law ("CZBL") be referred back to staff for further consultation and resolution of outstanding comments for the reasons set out below.

The subject lands are located at the southeast corner of Highway 7 and Jane Street in the City of Vaughan, within the Station Precinct of the Vaughan Metropolitan Centre (VMC) Secondary Plan Area, under the City of Vaughan Official Plan (2010) ("VOP 2010").

On June 22, 2021, Council recommended that the CZBL be deferred to the Committee of the Whole meeting on October 13, 2021 and directed staff "to address all site-specific concerns raised with a view to having the By-law conform to the VOP 2010 (as amended), legally existing uses and all Provincial plans".

KLM submitted comments to City staff on September 8, 2021 outlining concerns with the proposed Zoning By-law schedule (Map 51) which depicts a non-existent east-west road connection bisecting the subject lands. This road is contemplated by the VMC Secondary Plan, while active development application OP.20.003 (and related applications 19T-20V002, Z.20.008 and DA.20.041) propose to delete this road from the Secondary Plan schedules. While it is our understanding that Council wishes to have the new CZBL conform to the Official Plan, it is not standard practice to show future contemplated roads on a zoning schedule. It is standard practice to show existing lot and road fabric on zoning schedules, as has been done in other Secondary Plan areas in the City.

Staff have prepared a Comment-Response Matrix (Attachment 12 to the Staff Report) which includes reference to our prior correspondence. In our opinion, the matrix incorrectly interprets the issues raised as our concern is not a transitional matter. Our client was not given the opportunity to discuss their concerns with Staff, which may have clarified this matter.

We respectfully request that the By-law be referred back to staff for additional consultation with stakeholders which were not afforded the opportunity to discuss their concerns with staff. If not referred back to staff we would respectfully request, at a minimum, that the requested revision to Map 51 be made as a technical change at the earliest opportunity after Council approval.

Respectfully submitted,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner



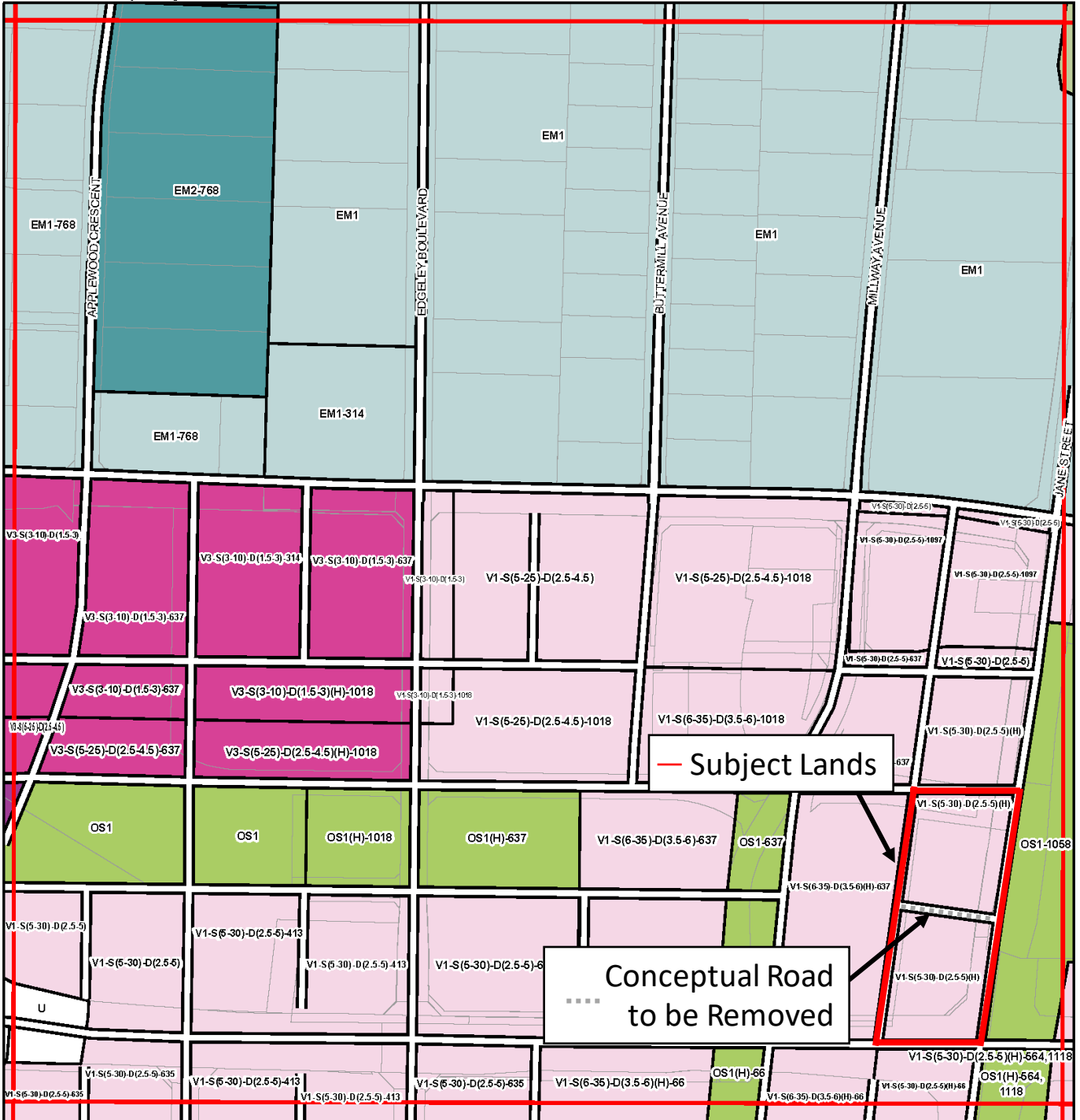
Christine Halis, MCIP, RPP
Senior Planner

Attachments:

1. Map 51 Markup

Copy:

Natalie Wong, Senior Planner, City of Vaughan
Brandon Correia, Project Manager, City of Vaughan
Metrus (Terra) Properties Inc.



— Subject Lands

Conceptual Road
to be Removed

- 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 (Employment Commercial Mixed-Use Zone)
 - RMS (Main Street Mixed-Use - Kleinburg Zone)
 - MMS (Main Street Mixed-Use - Maple Zone)
 - VMS (Main Street Mixed-Use - Woodbridge Zone)
 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)

- Other Zones**
- I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)

These lands shall not be subject to Zoning By-law 2021-01

VAUGHAN **vsp**

89	90	91	92	93
69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

Final: May, 2021

