

C128
COMMUNICATION
COUNCIL – October 20, 2021
CW (2)- Report No. 46, Item 9

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: Communication for October 20 Council meeting
Date: October-19-21 9:49:32 AM
Attachments: [Ltr Oct 19 2021 comprehensive zoning.PDF](#)

From: Barnett, Chris <CBarnett@osler.com>
Sent: Tuesday, October 19, 2021 9:39 AM
To: Clerks@vaughan.ca
Subject: [External] Communication for October 20 Council meeting

Please see attached correspondence related to the Comprehensive zoning by-law. Could it please be added to the communications on that item?

Thank you.

Chris Barnett

Partner

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Osler, Hoskin & Harcourt LLP | osler.com

*I am working from home for the foreseeable future. I am online and available at 416.885.3680 if you need to speak to me. Be well.

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October 19, 2021

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Ottawa

Vancouver

Dear Mayor and Members of Council:

New York

**Committee of the Whole Report No. 46- Item 7
City Wide Comprehensive Zoning By-law**

We act on behalf of 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited (collectively referred to as “**Humboldt Properties**”). Our clients have filed applications for Official Plan and zoning by-law amendment as well as draft plan of subdivision approval for its properties that would permit the development of a high density mixed use proposal.

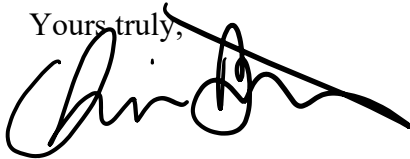
Our clients have reviewed the various staff reports and comments provided on the proposed draft comprehensive zoning by-law to be considered by Council. Our clients share (and rely on) the concerns expressed by the Yonge Steeles Landowners Group Inc. (our clients are members of the Group) in the letters dated December 4, 2020, June 18, 2021, and October 12, 2021 from KLM Planning Partners.

In particular, our clients do not believe that excluding the lands in the Yonge Steeles Corridor Secondary Plan from the re-zoning exercise, thus leaving in place the existing zoning of Restricted Commercial (with site specific exception) is appropriate. These zoning permissions do not reflect the planned function for this area as a high density mixed use and residential area. While our clients continue to take issue with the heights and densities proposed in the approved (and appealed) Yonge Steeles Corridor Secondary Plan, there is no doubt that the existing zoning in the area is inappropriate and not consistent with how the area will develop.

Our clients take the position that the appropriate zoning for its properties is reflected in the submitted (and recently revised) zoning by-law amendment application. The existing zoning does not take into consideration the proposed Yonge North Subway extension as well as the role this area will play as a Major Transit Station Area and the densities associated with that designation.

We ask that we be provided with a copy of Notice of any decision made by Council with respect to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Barnett", written over the text "Yours truly,".

Chris Barnett
Partner

CB:s

c: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited