

**C131**  
**COMMUNICATION**  
**COUNCIL – October 20, 2021**  
**CW (2)- Report No. 46, Item 9**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Vaughan City-Wide Comprehensive Zoning By-law - October 20, 2021 City Council Meeting - 7960 Kipling Avenue - D'Aversani Holdings Inc.  
**Date:** October-19-21 10:49:59 AM

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**From:** Natalie Ast <nast@overlandllp.ca>  
**Sent:** Tuesday, October 19, 2021 10:49 AM  
**To:** Clerks@vaughan.ca; Brandon Correia <Brandon.Correia@vaughan.ca>  
**Cc:** Christopher Tanzola <ctanzola@overlandllp.ca>  
**Subject:** [External] Vaughan City-Wide Comprehensive Zoning By-law - October 20, 2021 City Council Meeting - 7960 Kipling Avenue - D'Aversani Holdings Inc.

**RE: Vaughan City-Wide Comprehensive Zoning By-law – City Council Meeting October 20, 2021  
D’Aversani Holdings Inc. – 7960 Kipling Avenue**

**\*\* Request for Notice & Comments on New Vaughan Comprehensive Zoning By-Law \*\***

We are the solicitors for D’Aversani Holdings Inc., the owner of the property municipally known as 7960 Kipling Avenue (the **“Subject Property”**). The Subject Property is located on the northwest corner of Woodbridge Avenue and Kipling Avenue and is currently occupied by a retail bakery and restaurant.

We have recently been retained and are monitoring the Vaughan Official Plan Review process and the development applications proposed at 0 Woodbridge Avenue. We would like to take this opportunity to briefly comment on the new Vaughan City-Wide Comprehensive Zoning By-law (the **“New By-law”**), in advance of the City Council meeting proceeding on October 20, 2021, where we understand the New By-law will be adopted by Council.

The Subject Property is currently zoned C3 – Local Commercial Zone, Exception 9(450), Schedule E-476 under the in-force Zoning By-law 1-88. The site-specific exception provides permission for a bakery and retail outlet, and an eating establishment with a maximum of 50 seats on the first floor in conjunction with the bakery. There are also site-specific provisions for rear and side yard setbacks, minimum lot depth, and provisions for minimum number of parking spaces.

The New By-law (as outlined in the Draft Final Zoning By-law) proposes to zone the property as GMU-255 General Mixed-Use Zone.

The GMU category permits for a range of uses including, but not limited to: art studio, business service, clinic, hotel, micro-manufacturing, office, personal service, pet services, restaurant, retail, service or repair shop, shopping centre, supermarket, theatre etc. The designation also provides for some community uses, however it does not permit residential uses. There are also specific lot and building requirements associated with the GMU zone.

However, the site-specific exception, GMU-255 permits one bakery and retail outlet for baked

goods, an eating establishment on the first floor and a minimum number of parking spaces, as well as site specific lot and building requirements that appear to be consistent with the existing requirements in By-law 1-88.

We are writing to ensure that the Subject Property does not lose any existing permissions, and also that the New By-law appropriately reflects the development potential of the site.

We ask that you please receive this correspondence as part of the communications for the October 20, 2021 Council Meeting, and provide written notice of passing of the New By-law to the undersigned. Our address for mailing purposes is Overland LLP, 5255 Yonge Street, Suite 1101, Toronto, Ontario, M2N 6P4, attn: Natalie Ast.

Thank you for this opportunity to comment on the New By-law. Should you have any questions, please do not hesitate to contact the undersigned, or in my absence, Christopher Tanzola ([ctanzola@overlandllp.ca](mailto:ctanzola@overlandllp.ca)).

Natalie Ast

**Overland LLP**

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