

C133
COMMUNICATION
COUNCIL – October 20, 2021
CW (2)- Report No. 46, Item 9

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Written Submission - Council October 20th, 2021
Date: October-19-21 12:00:38 PM
Attachments: [2021.10.19 Council Letter Comprehensive Zoning By-Law Review.pdf](#)

From: Kayly Robbins <krobbins@westonconsulting.com>
Sent: Tuesday, October 19, 2021 12:00 PM
To: Clerks@vaughan.ca
Cc: Martin Quarcoopome <mquarcoopome@westonconsulting.com>; Brandon Correia <Brandon.Correia@vaughan.ca>
Subject: [External] Written Submission - Council October 20th, 2021

Hello,

On behalf of our client we wish to submit a written correspondence for Item 7.4.9 (Committee of the Whole Report No. 46, Item 9) City-Wide Comprehensive Zoning By-law The Corporation of the City of Vaughan.

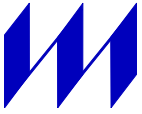
We ask that the attached correspondence be placed on the October 20th, 2021 Council agenda for review and acceptance by the Mayor and Members of Council.

Thank you,

KAYLY ROBBINS, MPI, MCIP, RPP
PLANNER

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**WESTON
CONSULTING**

planning + urban design

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

October 19, 2021
File 10230-1

Attn: Mayor and Members of Council

**RE: City-Wide Comprehensive Zoning By-Law
10223 Hwy 50, Vaughan**

Weston Consulting is the Planning Consultant for the owners of 10223 Hwy 50 in the City of Vaughan (the subject lands). On their behalf, we submitted the attached letter dated September 24, 2021 regarding the Comprehensive Zoning By-law which proposes to rezone the subject lands to *Future Development (FD)*. This zoning category would limit the use of the site to existing farming operations, whereas the current zoning under Zoning By-law 1-88 permits farming, institutional, recreational and limited commercial uses.

The letter was submitted prior to the Committee of the Whole Meeting on October 13, 2021 in which it formed part of the agenda. Our concerns raised in the attached letter have not been addressed. We respectfully relay our original concerns and request that the City provide flexibility in the FD provisions to allow for all uses permitted under Zoning By-law 1-88 on a temporary basis while development applications are being processed for the subject lands.

Should you have any questions, please do not hesitate to contact the undersigned at extension 266.

Yours truly,

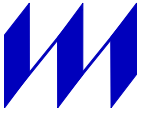
Weston Consulting

Per:

Martin Quarcoopome, BES, MCIP, RPP
Senior Associate

cc Clients

Att. Correspondence sent Sept. 24, 2021



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City of Vaughan
Office of the Deputy City Manager
Planning and Growth Management Portfolio
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

September 24, 2021
File 10230-1

**Attn: Brandon Correia, BES, PMP
Manager, Special Projects**

Dear Sir,

**RE: Comprehensive Zoning By-Law Review
10223 Hwy 50, Vaughan**

Weston Consulting is the Planning Consultant for the owners of 10223 Hwy 50 in the City of Vaughan (the subject lands). The subject lands currently contain a single detached dwelling with the majority of the property actively used for farming purposes.

The intent of this letter to advise the City of Vaughan a development application that will be submitted to redevelop the subject lands for employment uses, which uses are in accordance with official plan policy (the "Development Application"). The City's Official Plan and West Vaughan Employment Area Secondary Plan designates the front portion of the lands as *Prestige Employment* with the balance designated *General Employment* and portions designated *Natural Area*. It is important to note that the Secondary Plan requires the subject lands and surrounding lands (Block 66) to be developed via a comprehensive Block Plan that would add additional time to the processing of any land use planning application.

The in-force zoning under By-law 1-88 zones the property *Agricultural (A)* and *Open Space (OS1)*, are reflective of the current site uses. The new Comprehensive Zoning By-law proposes to rezone the lands within Block 66 to *Future Development (FD)* and *Environmental Protection (EP)*, which acknowledges the intent to redevelop the area for urban uses. While the landowner is supportive of this acknowledgment, there is a concern with the use of this placeholder zone. The provisions of the FD zone note:

"To permit only existing uses, limit the building envelope and require a planning application to amend the By-law in order to evaluate a proposal for urban development".

Therefore, while any development application is being processed to bring the lands into conformity with the City's Official Plan, the use of the lands would be limited to the existing farming uses, while the current *Agricultural* zone in By-law 1-88 permits farming, institutional, recreational and limited

commercial uses. As the FD zone is presently worded, it would prevent the subject lands from being used for anything other than farming uses.

The landowner may explore temporary institutional, recreational and commercial uses on the subject lands, in accordance with the in-force zoning, while the Development Application is in process. As currently worded, the draft Comprehensive Zoning By-law would require a zoning by-law amendment to permit uses that already permitted today. If the lands are rezoned FD, an application for a use that is permitted today could not be made as-of-right during the 2 year moratorium period after the subject by-law is enacted. In this regard, we hereby request that the City provide flexibility in the FD provisions to allow for all uses permitted under Zoning By-law 1-88 on a temporary basis while the Development Application is processed that would bring the lands into conformity with the City's Official Plan.

Should you have any questions, please do not hesitate to contact the undersigned at extension 266.

Thank you.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Senior Associate

Cc Client