



**COMMUNICATION C12**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

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SENT VIA EMAIL

File: P-3036

October 8, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
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**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)  
Avenue 7 Developments Inc.  
2267 Highway 7 and 7700 Keele Street  
City of Vaughan**

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Dear Hon. Mayor Bevilacqua and Members of Council:

KLM Planning Partners Inc. ("KLM") is the land use planner for Avenue 7 Developments Inc., ("the client"), owner of 2267 Highway 7 and 7700 Keele Street ("the subject lands") in the City of Vaughan. 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.

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 Council dated June 14, 2021 outlining concerns with the proposed CZBL and requesting that in addition to the newly proposed uses under the Employment Mixed Use (EMU) Zone, the proposed CZBL recognize and carry forward all of the existing permissions on the subject lands and continue to permit those uses which are permitted today, and which were legally obtained.

We maintain that this would reduce instances of legal non-conforming use. In addition, transitioning all of the currently approved and in-force permissions will provide more certainty to our client with respect to attracting tenants to the site or allowing existing tenants to expand while the overall development concept for the future re-development of the subject lands goes through the proper channels for approval.

KLM has made numerous attempts to contact staff with regard to the request made on June 14, 2021 however staff did not engage KLM or our client on this matter. Furthermore, our comments have not been included in the Comment-Response Matrix (Attachment 12) prepared by staff and therefore remain entirely unaddressed.

Given the above, we respectfully request that the CZBL be referred back to staff to address these unresolved comments and afford our client an opportunity to discuss them with staff in greater detail.

Respectfully submitted,

**KLM PLANNING PARTNERS INC.**



Christine Halis, MCIP, RPP  
Senior Planner

Copy: Avenue 7 Developments Inc.  
Brandon Correia, Project Manager, City of Vaughan