



**COMMUNICATION C24**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

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KLM File: P-3099

October 12, 2021

**c/o Todd Coles, City Clerk**  
**City Clerk's Department**  
**Vaughan City Hall**  
Ground Floor, South Wing  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention:** Todd Coles, City Clerk, and Honourable Mayor & Members of Vaughan Council

**RE:** **COMMUNICATION - Wednesday October 13, 2021, 1:00 PM**  
**Committee of the Whole Meeting (2) -- ITEM #9**  
**Applicant: City of Vaughan**  
**Application: New City-Wide Comprehensive Zoning By-law**

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Dear City Clerk and Honourable Mayor & Members of Vaughan Council,

I am writing this Communication to you on behalf of my client, the **ZZEN Group of Companies Limited ("ZZEN")**, who has several landholdings throughout the City of Vaughan, to which I am writing about, in response to the City-Wide Comprehensive Zoning By-law Review (October 5, 2021 Version) planning report and the draft zoning by-law and site-specific exceptions that were released to the public last week for consideration by the Committee of the Whole on Wednesday October 13, 2021 with the implementing zoning by-law scheduled to be enacted at the Council Meeting of October 20, 2021.

**KLM Planning Partners Inc. ("KLM")** and **ZZEN** have been communicating with Brandon Correia - the Manager of Special Projects overseeing the City-Wide Comprehensive Zoning By-law Review, over the past two years to review, discuss and resolve many of ZZEN's zoning concerns, which we appreciate. **However, a few zoning items remain unresolved including some items that have not been properly incorporated into the site-specific exceptions section of the zoning by-law (Section 14) as was earlier confirmed in writing by Brandon back on May 20, 2021.** These negotiated site-specific exceptions were inadvertently omitted from the June 2021 version, and partially omitted in the October version, which also include schedules and text that have not been corrected or have been incorrectly inputted into the recent by-law document.

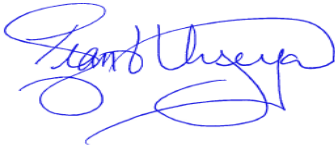
**Our client requests that the implementation of the new zoning by-law BE DEFERRED to allow additional time to discuss the outstanding zoning matters with Brandon Correia to ensure the text and schedules are properly included within the zoning by-law prior to its enactment.**

Our client reserves their right to appeal the zoning by-law should the City-Wide Comprehensive Zoning By-law proceed to be enacted in its current state.

We look forward to further discussions with Brandon Correia to successfully resolve ZZEN's concerns.

Respectfully submitted,

**KLM PLANNING PARTNERS INC.**



**Grant Uyeyama, MCIP, RPP**  
**Principal Planner**

Copy to: Joseph Sgro, General Manager, Director, ZZEN Group of Companies Limited  
Sam Speranza, Director of Development, ZZEN Group of Companies Limited  
Mark Yarranton, Partner, KLM Planning Partners Inc.  
Haiquig Xu, Vaughan Deputy City Manager, Planning and Growth Management  
Brandon Correia, Manager, Special Projects