



P-3010, 3011, 3012

October 11, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

COMMUNICATION C22
ITEM NO. 9
COMMITTEE OF THE WHOLE (2)
October 13, 2021

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Sent by Email: clerks@vaughan.ca

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Committee of the Whole – October 13, 2021
Agenda Item # 9 – City-wide Comprehensive Zoning By-law
City-Wide Comprehensive Zoning By-law (“CZBL”)
The Corporation of the City of Vaughan
Anatolia Block 59 Developments Limited
Application File No’s: 19T-18V009 & DA.18.065, 19T-18V011 & DA.18.067 and 19T-18V010 & DA.18.066
Related Files No: BL.59.2018, Z.18.025, Z.18.027 & Z.18.026
8811 Huntington Road, 9151 Huntington Road and 6560 & 6880 Langstaff Road and 8555 Huntington Road

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, **Anatolia Block 59 Developments Limited** with respect to the above noted lands (the “Subject Lands”). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned with how the proposed City-wide Comprehensive Zoning By-law may impact the Subject Lands.

Our client has Council approved Site Development Applications and approved site-specific zoning by-law amendments. However, not all building permits have yet been obtained nor have their draft plans been approved. Furthermore, our client has relied on By-law 1-88, as amended in designing and marketing their proposed buildings. The site-specific zoning by-law amendments for the Subject Lands amend the provisions of By-law 1-88, conforms to the Vaughan Official Plan 2010, represents good planning and were approved by Vaughan Council. We are not satisfied that the new provisions will allow the registration of our clients’ Site Plans, and Plans of Subdivision and issuance of building permits for the Subject Lands as permitted by By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88. Furthermore, based on our review of Schedule A – Maps 82, 100 and 118 and Section 14 – Exceptions of the CZBL – **it appears that the CZBL does not reflect the site-specific Zoning By-law's that were approved by Council on January 26th, 2021.**

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered, in part or in whole, and where all building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern. Therefore, our fundamental concern is that we fail to see how the transition provisions of Section 1.6 will ensure building permits for the Subject Lands will be processed under By-law 1-88 as the approved instruments originally intended.

In light of the above, we continue to request that the Subject Lands be left out of the new CZBL so that the zoning permissions approved for the Subject Lands and intended to implement the proposed development, are not impacted. Alternatively, we would request clear site specific exceptions that would state “The CZBL shall not apply and By-law 1-88, as amended, shall continue to apply for purposes of issuing building permits where prior to the adoption of the CZBL a notice of approval has been issued by the City or decision or order has been issued by the OMB or Tribunal for a zoning by-law amendment, draft plan of subdivision and/or Site Plan Approval.”

Based on the foregoing, we would respectfully request that prior to adoption of the CZBL that the matter be deferred so that we may resolve our concerns with staff. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Virtanen, MCIP, RPP
Partner

cc: Bekir Elmaagacli, Anatolia Block 59 Developments Limited
Baran Yilmaz, Anatolia Block 59 Developments Limited
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brendan Correia, Manager, Special Projects