



**COMMUNICATION C36**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

October 12, 2021

c/o Todd Coles, City Clerk  
City of Vaughan  
City Clerk's Department  
Vaughan City Hall  
2141 Major Mackenzie Dr W  
Vaughan, ON  
L6A 1T1

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

**Re: Committee of the Whole (2) – October 13, 2021**  
**Agenda Item # 9 – City-wide Comprehensive Zoning By-law**  
**The Corporation of the City of Vaughan**  
**Vaughan NW Residences Inc.**  
**City File No's. 19T-19V005 & Z.19.029**  
**Municipal Address: 10083 & 10101 Weston Road, City of Vaughan**  
**Legal Description: Part of the West Half of Lot 21, Concession 5, City of Vaughan,**  
**Regional Municipality of York**

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

KLM Planning Partners Inc. is the land use planner by Vaughan NW Residences Inc. (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law (the “**CZBL**”). The lands are located north of Major Mackenzie Drive West and east of Weston Road and are known municipally as 10083 & 10101 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 33 West and the community known as Vellore Centre. Applications for draft of plan of subdivision and Zoning By-law Amendment received approval by the City of Vaughan Council on February 17, 2021. The lands are currently vacant.

We understand the City of Vaughan (the “**City**”) is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. One of the stated intents of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible. Based on our review of Schedule A – Map 163 and Map 164, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the RT(H)-963 Zone. However, Section 14 – Exceptions, Exception 963 of the CZBL does not reflect the site-specific Zoning By-law No. 034-2021 that was approved by Council on February 17, 2021 and should be rectified.

We submitted our concerns in our letter to Committee of the Whole dated June 7, 2021 and at its meeting on June 8, 2021, Committee provided direction to staff to address all site specific concerns raised. Despite this and City staff's comment response matrix indicating the issues raised have been resolved, we have had no communication with staff in this regard.

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 new zone requirements of the CZBL which has different Zones, General Provisions, Zone requirements and Definitions than By-law 1-88.

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 CBZL 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.

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

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.Pl.  
*SENIOR PLANNER II*

cc: Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Brendan Correia, Manager, Special Projects  
Vaughan NW Residences Inc.