

January 17, 2022

By E-Mail Only to *clerks@vaughan.ca*

His Worship Mayor Maurizio Bevilacqua and Members of Council  
The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

**Attention: Todd Coles, City Clerk**

Your Worship and Members of Council:

**Re: Committee of the Whole, January 18, 2022  
City-Wide Comprehensive Zoning By-law 001-2021 (the “New ZBL”)  
Transition Provision Amendments, File No. Z.21.052  
Inconsistencies and Administrative Amendments  
Submission of York Major Holdings Inc. (“York Major”)**

We are counsel to York Major, which has an interest in lands listed in **Appendix A**. York Major is an Appellant in the Ontario Land Tribunal proceeding concerning the New ZBL.

On behalf of York Major, we have reviewed the proposed modifications to the New ZBL, as contained in two separate Staff Reports dated January 18, 2022, respectively addressing transition provisions and technical revisions.

The purpose of this letter is to express our client’s concern regarding the proposed revisions to the transitional provisions of the New ZBL (the **“Proposed Amendments”**).

Our client’s concerns regarding the Proposed Amendments relate to the failure of the City to correctly transpose its site-specific zoning permissions into the New ZBL. Specifically, the Proposed Amendments omit site-specific zoning definitions for “Residence Suite” and “Dwelling, Apartment” as included in the City’s former Zoning By-law 1-88 (the **“Former ZBL”**).

### **Site-Specific Exemptions**

It appears that s. 1.6.2.6 has been introduced to address situations where site-specific approvals have not been addressed by the New ZBL. Problematically, the new clause fails to account for situations where an exception has been incorrectly transposed into the New By-law.

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A provision clarifying that the original site-specific approval prevails in the event of a conflict with the New By-law should be added.

### **Conclusion**

We thank you for the opportunity to provide comments and kindly request confirmation of receipt of these written submissions, along with, notice of all future steps in this matter.

Yours sincerely,



**Michael Melling**

MWM: al

copy: Ms. Wendy Law, Deputy City Manager, Legal and Administrative Services, and City Solicitor  
Ms. Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate  
Ms. Candace Tashos, Legal Counsel  
Mr. Nick Spensieri, City Manager  
Mr. Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Mr. Brandon Correia, Manager of Special Projects, Planning and Growth Management  
Mr. Elvio Valente, Building Standards, Manager, Zoning Services and Zoning Administrator  
Mr. Ryan Mino-Leahan, B.U.R.P.I., M.C.I.P., R.P.P., KLM Planning Partners Inc.  
Client

## Appendix A

- 10500 Dufferin Street.
- 10000 Dufferin Street.
- 1500, 1520, 1530 and 1540 Major Mackenzie Drive.
- 1840, 1850, 1860 and 1900 Major Mackenzie Drive.
- 150, 170, 190, 200 McNaughton Road East.
- 191 McNaughton Road East.
- 211 McNaughton Road East.
- 225 McNaughton Road East.
- 245 McNaughton Road East.
- 99, 100, 110, 111 and 120 Eagle Rock Way.
- 200, 211, 220, 250, 251, 270, 271, 290, 291, 310, 311, 330, 331, 370, 401, 420, 421, 471, 480, 520, 521 Rodinea Road.