



**WESTON
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planning + urban design

COMMUNICATION C30

ITEM NO. 3

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

January 18, 2022

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

January 17, 2022
File 7935-1

Attn: Todd Coles, City Clerk

**RE: Committee of the Whole – January 18, 2022
City-Wide Comprehensive Zoning By-law 001-2021
Amendments to Transition Provisions
Agenda Item 3.3**

Weston Consulting is the planning consultant for Dufcen Construction Inc., the registered owner of the property located at 7850 Dufferin Street in the City of Vaughan (herein referred to as the “subject property”). We have reviewed the Committee of the Whole Report with respect to amendments to the transition provisions of By-law 001-2021 and are pleased to provide the following comments.

The subject property is zoned *C7 Service Commercial Zone* under By-law 1-88. Applications for Official Plan Amendment (OP.17.013) and Zoning By-law Amendment (Z.17.040) were submitted to the City of Vaughan on December 4, 2017 and deemed complete on June 20, 2019. The applications were appealed to the Ontario Land Tribunal (OLT) on March 16, 2020 pursuant to subsections 17(40) and 34(11) of the *Planning Act*. The OLT approved a settlement agreement between the City of Vaughan and Dufcen Construction Inc. through an interim order that was issued on June 20, 2021. The approved settlement agreement provides for the rezoning of the subject property from *C7 Service Commercial Zone* to *RM2 Multiple Residential Zone* with site specific provisions and *OS2 Open Space Zone*. The final Official Plan Amendment and Zoning By-law Amendment reflecting of the settlement agreement have been submitted to the Tribunal and we anticipate approval and enactment of these instruments shortly.

According to Maps 55 and 56 of Schedule ‘A’ of By-law 001-2021, the subject property is zoned *CMU Community Commercial Mixed Use Zone*. This zone does not reflect the zoning that has been approved by the OLT through the settlement agreement. We have reviewed the transition clause of By-law 001-2021 and the proposed amendments contained in Attachment 3 of the Committee of the Whole Report and we are concerned that it does not go far enough in the transitioning of the approved OLT Zoning once in place.

We request that Policy 1.6.3.3.7 be further amended to recognize the approved OLT Zoning By-law Amendments to Zoning By-law 1-88 through a City-initiated administrative amendments to By-law 001-2021 without the requirement for further amendments to be initiated by proponents.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 236 should you have any questions regarding this submission.

Yours truly,

WESTON CONSULTING

A handwritten signature in black ink, appearing to read 'K. Bechard', written over a horizontal line.

Kevin Bechard, BES, M.Sc., RPP
Senior Associate