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**C4
COMMUNICATION
COUNCIL – JANUARY 25, 2022
CW (PM) - Report No. 3, Item 3**

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

January 18, 2022
File 7466

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
2975, 2985, 2993 Teston Rd, Vaughan
Related OMB File PL171151**

Weston Consulting is the planning consultant for Jane Teston Holdings Inc. the registered owner of 2975, 2985, 2993 Teston Rd. in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Committee of the Whole (Public Meeting) Report titled “City-Wide Comprehensive Zoning By-law: Amendments to Transition Provisions” and provide the enclosed comments on behalf of the landowner.

2985 and 2993 Teston Rd. are zoned “A – Agricultural Zone” while 2975 Teston Rd. is zoned “R4 – Residential Four Zone” by in-force Vaughan Zoning By-law 1-88. Applications for an 11 storey mid-rise building were filed in January, 2017. The subject lands are now subject to an Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) appeal filed in November, 2017.

Through the CZBL, the subject lands are proposed to be zoned “RE(EN) – Residential Estate (Established Neighbourhoods) Zone” and “R4(EN)-759 – Fourth Density Residential (Established Neighbourhood) – Exception 759 Zone” which reflect the current status of the lands. While we appreciate that the draft CZBL reflects current land uses as no approvals by the OLT have been issued, we are aware that the CZBL will contain transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands given the current active status of the OLT decision noted above. The following provision is provided in the amended transition provisions:

1.6.3.3.1 *The requirements of this By-law do not apply to prevent the approval of applications for zoning by-law amendment, minor variance, site plan, plan of subdivision, consent, part-lot control exemption or plan of condominium if the application was filed and deemed complete in accordance with the City of Vaughan Official Plan, 2010 on or before the effective date of this By-law.*

We are supportive of this provision and submit that under this provision, there will be a process in which a new site-specific zoning can be implemented for the subject lands in accordance with any future approval by the OLT.

In summary, we support of the amendments to the transition provisions to Section 1.6.3.3. We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting on January 18, 2022.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 226 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Senior Associate

c. Client