

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 Islamic Shia Ithna-Asheri Jamaat of Toronto (“ISIJ”)

We are counsel to ISIJ, the owner of the lands municipally known as 9000 Bathurst Street, Vaughan. ISIJ is an Appellant in the Ontario Land Tribunal proceeding concerning the New ZBL.

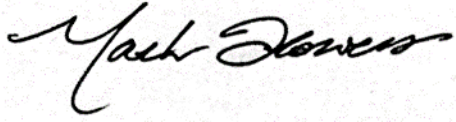
On behalf of ISIJ, we have reviewed the proposed modifications to the New ZBL, as contained in the Staff Report dated January 18, 2022, addressing the transition provisions.

The purpose of this letter is to express our client’s concern regarding the proposed revisions to the transitional provisions of the New ZBL and specifically with regard to section 1.6.4.

While our client acknowledges the proposed clarification revision to section 1.6.4.1, section 1.6.4.2, as written, repeals of the transition provisions of the New ZBL after 10 years. This provision, combined with section 1.6.4.1 as revised, continues to not address developments in which the build-out horizon is potentially greater than 10 years, it also does not address the fundamental problem of indeterminate liability for property owners and is arbitrary. Our client urges the City to adopt a more measured approach by converting the 10-year sunset date to a review of the transition provisions in 10 years.

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 truly,
DAVIES HOWE LLP



Mark R. Flowers

Professional Corporation

MRF:SL

copy: Client
Martin Quarcoopome, Weston Consulting