



Councillor Josh Matlow

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Monday, January 11 2021

**Re: 350 Vaughan Road – Amendment to By-law Nos. 108-2017 and 109-2017**

At its meeting held on February 3, 2016, City Council adopted Toronto and East York Community Council Item TE13.4 which recommended amendments to former City of York zoning by-law 1-83 and City of Toronto zoning by-law 569-2013 to permit redevelopment of 350 Vaughan Road in the form of seven 3-storey detached houses and two 3-storey semi-detached units. City Council enacted By-law Nos. 108-2017 and 109-2017 to permit the development and a section 37 agreement was entered into to secure matters of legal convenience, including conveyance of a lane widening abutting the site.

Since the date of approval, the applicant has worked to satisfy a number of conditions prior to building permit issuance, including the aforementioned conveyance of a lane widening. The owner is undertaking environmental remediation works on portions of the site so the lane conveyances meet City standards.

The owner of the site has requested they be permitted to develop the site in phases, allowing building on the western portion of the site while the remainder undergoes further remediation. City staff are willing to review this request, but have determined that such phased build-out will require an amendment to the previously approved by-laws, as well as public consultation. Staff should be directed to report to a future meeting of Toronto and East York Community Council regarding any recommended amendments to the by-laws, any required amendments to the section 37 agreement, or other matters that may be required to respond to this request.

Since becoming the local councillor, I have heard from many members from the community that this vacant site is an eyesore and would benefit from a plan that would lead to its restoration and usability. I support working towards a pragmatic solution recommended by city staff to allow this approved proposal to move forward.

**RECOMMENDATIONS:**

1. Toronto and East York Community Council direct the Director, Community Planning, Toronto and East York District, in consultation with appropriate staff from Transportation Services and Legal Services, to report to a future meeting of TEYCC with amendments to the by-laws for 350 Vaughan Road to permit the development to proceed in two phases, and bring forward any required zoning by-law amendment to a statutory public meeting under the Planning Act after holding a community consultation meeting.

2. Notice for the community consultation meeting shall be given to landowners and residents within 120 metres of the site, and to interested parties of Toronto and East York Community Council Item TE13.4, with all mailing costs to be borne by the applicant.

Sincerely,

Josh Matlow  
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