



GROUP LIMITED

Engineers
Planners
Project Managers

File: 200170

October 27, 2020

City of Vaughan

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

Attention: Todd Coles
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

Re: Comments on City-wide Comprehensive Zoning By-law
1431613 Ontario Limited
9867 Highway 27
City of Vaughan, Region of York

EMC Group Limited acts as the planning consultant for 1431613 Ontario Limited with respect to the lands known as 9867 Highway 27, Vaughan. The comments to follow outline our concerns with the Third Draft of the Comprehensive Zoning By-law dated September 2020.

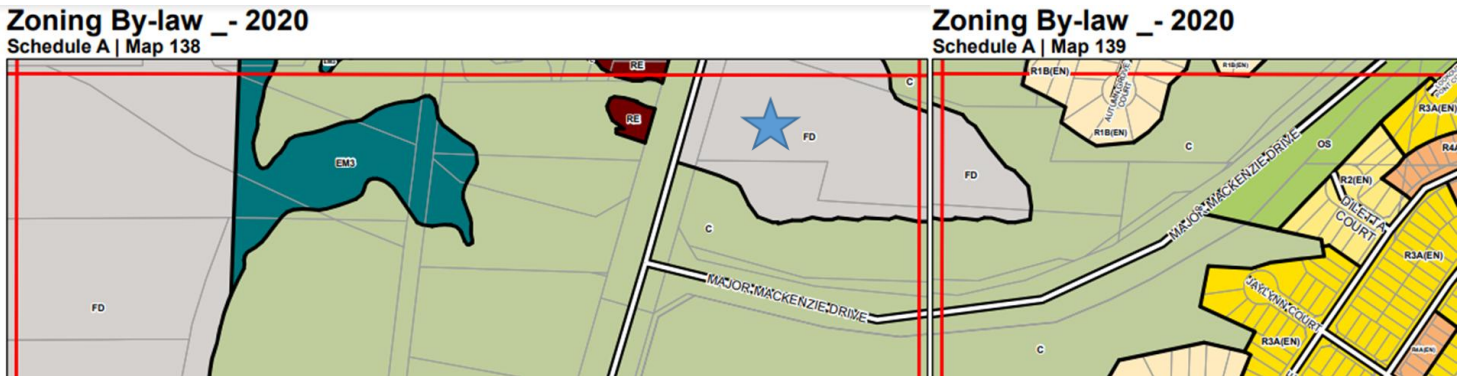
Our comments with respect to the City-Wide Comprehensive Zoning By-Law are in regards to the rezoning of the Subject Lands from Agricultural Zone (A) to Environmental Protection (EP). In reference to the Comprehensive Zoning By-law Schedule A- Maps 138 and 139 (September 2020) the By-law illustrates the subject property in its entirety, as Environmental Protection (EP-459).

We note that the Environmental Protection land designation over the entire 9867 Highway 27 property does not conform to the existing land use designations as outlined in the Vaughan Official Plan (2010) or the OPA #610 (Valley Policy Area 4). The City of Vaughan Official Plan (2010) Schedule 13 Land Use designates the property as "Low-Rise Residential" which allows for low-rise residential uses. The subject property is further designated as a "Valley Policy Area 4" by Official Plan Amendment #610 which permits a "Residential enclave development" (See Attached).

In the Second Draft of the Comprehensive By-law (January 2020) the lands were more accurately reflected as Future Development (FD) and Conservation (C), to which we had previously expressed concerns regarding the by-law schedules and online interactive mapping not corresponding correctly. To our surprise, the updated mapping included in the Third Draft (September 2020) version has been changed inaccurately, further not reflecting the Official Plan and OPA in force.

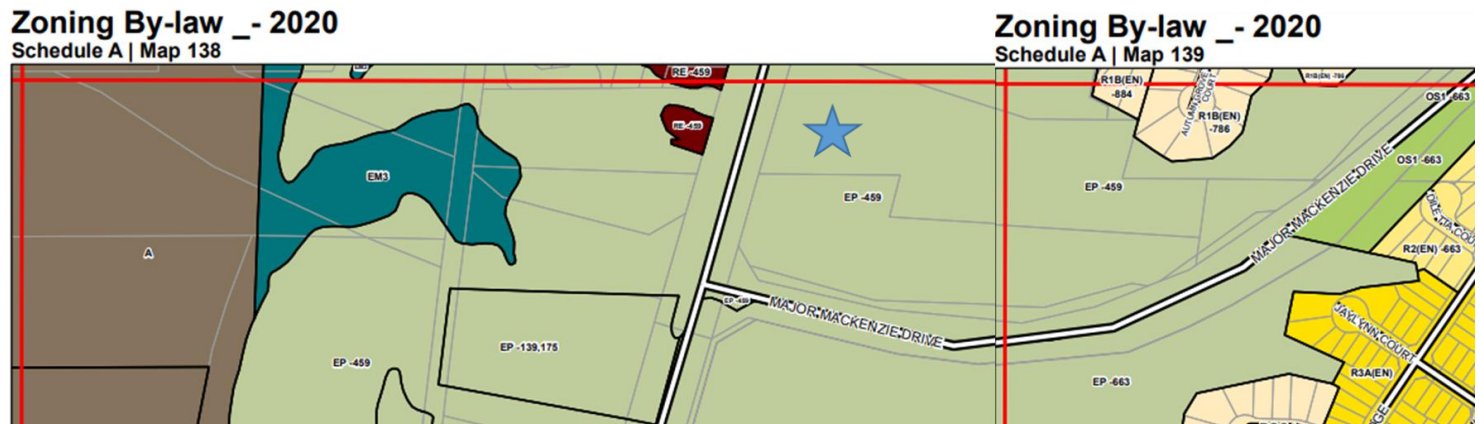
Map images from the Second Draft City Wide Comprehensive By-law (Jan 2020) and the third draft (Sept. 2020) are appended below for ease of reference.

Image 1: Second Draft Comprehensive By-law Schedule A- Maps 138 & 139 (January 2020)



★ Subject Lands

Image 2: Third Draft Comprehensive By-law Schedule A- Maps 138 & 139 (September 2020)



★ Subject Lands

We respectfully request that the Zoning By-Law designations on the subject property be changed to Future Development (FD). This would be consistent with existing planning legislation as per the City of Vaughan Official Plan (2010) and OPA #610 (Valley Policy Area 4).

It is noted that we have actively participated during the various stages of the Vaughan Comprehensive Zoning By-Law process. To date we have not received comments from City Staff. We attach copies of our correspondence.

Should you have any questions or concerns regarding the request, we ask that you please do not hesitate to contact our office.

Yours Truly,

EMC GROUP LIMITED



Nadia Zuccaro, MCIP, RPP
Planner

Att.

C: Brandon Correia- Manager of Special Projects
C: 1431613 Ontario Limited

Certificate of Approval

AMENDMENT No. 610


TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved, as modified, pursuant to Sections 17 and 21 of the Planning Act and came into force on December 17, 2004.

Date: May 18/04



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #601, the Kleinburg-Nashville Community Plan, by redesignating the lands currently designated as "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor", and by adding policies relating to development of the five designations and the Regional Road 27 Valleyland Trail.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown as "Area Subject to Amendment No. 610" on Schedules "1" and "2" attached hereto. The subject lands are located along Regional Road 27, between Rutherford Road and Nashville Road, comprising the lands within the valley corridor of the main branch of the Humber River, being Parts of Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concessions 8, and Part of Lots 22 and 23, Concession 9, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor", is based on the following:

1. Section 4.10.10.1 15) of OPA #601 (the Kleinburg/Nashville Community Plan) contains policies providing for the study of the subject lands to determine if development in portions of the valley (study area) is appropriate, and if so, to identify the appropriate, primarily low intensity land uses.
2. The lands to be redesignated to "Valley Policy Area" are located outside of areas of environmental hazards (Regional Storm Floodplain, steep slopes, erosion areas) and do not contain significant natural heritage features (woodlands, wetlands). All other lands within the study area will be redesignated to "Valley and Stream Corridor", subject to the "Valley and Stream" policies of OPA 601, providing for their long term ecological protection.
3. The land uses permitted in this amendment are consistent with the existing land uses currently within the area and are primarily residential.
4. The Corridor Management Plan prepared in support of this Official Plan Amendment, provides for a comprehensive analysis of the valley corridor and sets out recommendations for both the

- i. lotting, form and structure of the proposed residential development;
 - ii. functional servicing report;
 - iii. opportunities to maximize naturalized open space areas;
 - iv. integration of the Regional Road 27 Trail system;
 - v. protection of natural features; and
 - vi. a comprehensive urban design plan.
- d) To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial roads. This buffer shall generally be 30-50m wide and landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.
- e) All new development within "Valley Policy Area 2" shall be serviced by full municipal water and sanitary servicing, subject to the policies in Subsection 4.1.2(2) of this Plan, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

iii) Valley Policy Area 3

- a) Residential development shall be permitted, subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and the "Environmental" Policies in Section 4.10 of this Plan.
- b) All new development within "Valley Policy Area 3" shall be serviced as per Section 4.1.2(2) of this Plan.
- c) All new development shall comply with Section 4.10.14 (3) of this Plan.

iv) Valley Policy Area 4

- a) Lands located west of Regional Road 27:
 - 1. The existing residential uses outside of the Regional Storm Floodplain will be recognized; limited new residential development or redevelopment may be permitted which is

compatible with the existing housing form and lot sizes in the area;

2. All new development shall be serviced in accordance with Subsection 4.1.2(2) of this Plan.

9867 HWY 27

b)

Lands located east of Regional Road 27:

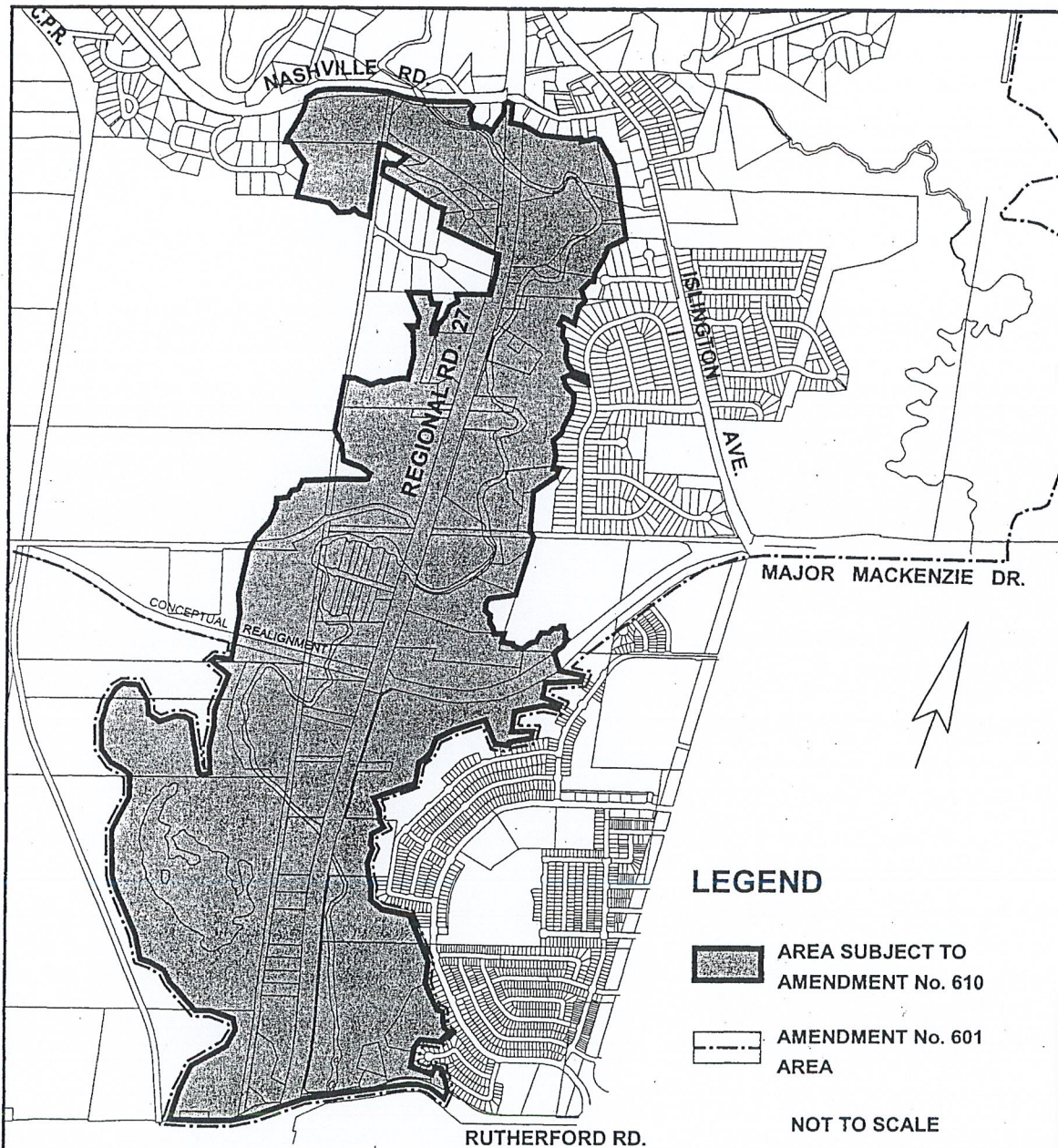
1. Residential enclave development is permitted which low in scale and ground-related, and is buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.
2. Development is subject to the "Environmental" policies in Section 4.10 of this Plan.
3. Prior to development of this site, a comprehensive development plan shall be prepared by all landowners for approval by Council, which shall detail:
 - i. lotting, form and structure of the proposed residential development;
 - ii. functional servicing report;
 - iii. opportunities to maximize naturalized open space areas;
 - iv. integration of the Regional Road 27 Trail system;
 - v. protection of natural features;
 - vi. a comprehensive Urban Design Plan;
 - vii. integration of a gateway feature;
 - viii. *co-ordinated and consolidated access that minimizes the number of vehicles access points to Regional Roads; and*
 - ix. *provisions for the accommodation of the future jog elimination at Major Mackenzie Drive and Regional Road 27.*
4. To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial

roads. This buffer shall generally be 30-50m wide and landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.

5. Any development within this Policy Area shall be serviced by full municipal water and sanitary servicing subject to the policies in Section 4.12.2 of this plan, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.
6. All new development shall comply with Section 4.10.14 (3) of this Plan.

e) Adding the following to Section 4.11.2.4 (3):

1. The Regional Road 27 Trail is a north-south local trail connecting to the Inter Regional Trail and other planned and existing trails.
2. The Regional Road 27 Trail shall be established generally in the preferred trail location shown on Schedule "A" and Appendix "B" to this Plan. An amendment to the Official Plan is not required to implement the trail in a location different from that shown on Schedule "A" and Appendix "B", provided that the intent of the Trail Plan is maintained to the satisfaction of the City.
3. The preferred alignment of Regional Road 27 Trail shall be implemented as a condition of approval of Planning Act applications for development/redevelopment of lands, through agreements with private landowners or through public-sponsored projects where the trail is on public lands.
4. Where the City determines that it is not possible to achieve the preferred trail location, the alternate location, associated with the Regional Road 27 right-of-way, may be implemented without amendment to this Plan.
5. The trail shall be constructed in a way which minimizes the ecological impacts, in consultation and partnership with the Toronto and Region Conservation Authority.



LOCATION:

PART OF LOTS 16 TO 24,
CONCESSION 8 &
PART OF LOTS 22 & 23,
CONCESSION 9

THIS IS SCHEDULE '1'
TO AMENDMENT No. 610
ADOPTED THE 8th DAY OF MAR., 2004

SIGNING OFFICERS

W.D. Biese
MAYOR

S. L. L. L.
CLERK

THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 601

ADOPTED THE ____ DAY OF ____, 2001

SIGNING OFFICERS

MAYOR

CLERK

LEGEND

- ☐ SERVICED RESIDENTIAL
- ☐ FUTURE RESIDENTIAL
- ☐ SUBURBAN RESIDENTIAL
- ☐ CORE AREA
- ☐ SPECIAL USE - GOLF
- ☐ RURAL AREA
- ☐ VALLEY AREA
- ☐ OPEN SPACE
- ☐ NEIGHBOURHOOD PARK
- ☐ LINEAR PARK
- ☐ INTER-REGIONAL TRAIL
- ☐ WASTE DISPOSAL ASSESSMENT AREA
- ☐ REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
- ☐ REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
- ☐ ELEMENTARY SCHOOL
- ☐ AMENDMENT AREA
- ☐ VALLEY POLICY AREAS 1 TO 4

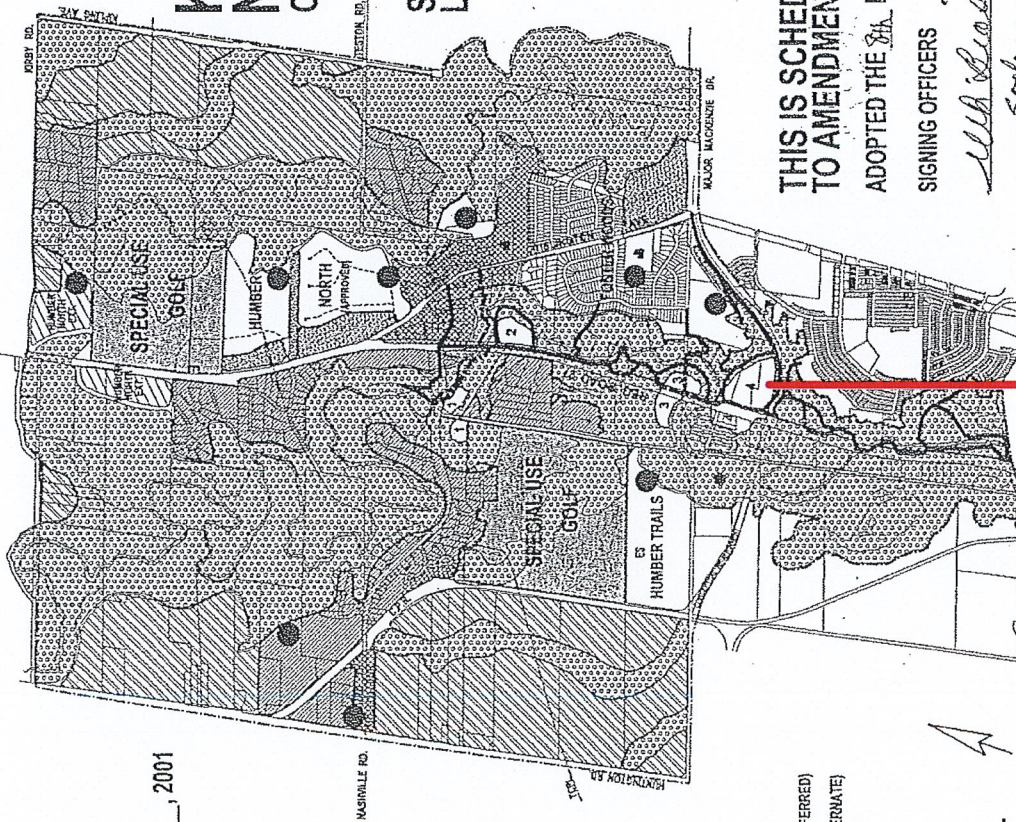
SCALE



IN ACCORDANCE WITH THE ACTING

KLEINBURG NASHVILLE COMMUNITY PLAN

SCHEDULE 'A' LAND USE



THIS IS SCHEDULE '2'
TO AMENDMENT NO. 610

ADOPTED THE 24 DAY OF MAR., 2004

SIGNING OFFICERS

W. B. B. B.
MAYOR

S. S. S.
CLERK



Re: 9867 Highway 27, Vaughan

COMMENT FORM

City-wide Comprehensive Zoning By-law Review

Event Date: January 28, 2020

Please provide contact information, including your e-mail address, and check the box below if you wish to receive project updates by e-mail or if you wish to be contacted about your comments. You will have the option to unsubscribe from receiving project updates by e-mail at any time. ☒ Please add me to the mailing list ☒ Please contact me

Name Nadia Zuccaro (EMC Group Ltd.)	E-mail nzuccaro@emcgroup.ca	Telephone 905-738-3939 ext 229
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Comments, Questions, Concerns

We request some clarification with respect to the overlays seen on the online interactive map when viewing the subject
properties. On the online interactive map, 9867 Highway 27 has unidentifiable green overlays along the frontage of Hwy
27, and at the rear end of the site. We suggest that the green overlay blocks be removed from the online interactive map
to accurately reflect the By-Law Zones. We appreciate if we could also meet to discuss the proposed FD (Future
Development Zone) and clarify the implications of this zoning.

☐ Continued on the back...

Brandon Correia, Project Manager Telephone: 905-832-8510 ext. 8227 Email: brandon.correia@vaughan.ca	City of Vaughan, Building Standards Department 2141 Major Mackenzie Drive Vaughan, ON L6A 1T1
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This form may contain personal information as defined under the Municipal Freedom of Information and Protection of Privacy Act. This information is collected under the legal authority of the Municipal Act, 201, S.O. 2001 c.25, as amended. This information will be used by the City of Vaughan to notify interested parties about the City-wide Comprehensive Zoning By-law Review and will become a part of Building Standards Department files, where applicable. Questions regarding this collection may be directed to Building Standards Department, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1, 905-832-8510.

Nadia Zuccaro

From: Nadia Zuccaro <nzuccaro@emcgroup.ca>
Sent: Wednesday, February 5, 2020 11:06 AM
To: 'brandon.correia@vaughan.ca'
Cc: 'Mario Zuccaro'; 'filing@emcgroup.ca'
Subject: City- Wide Comprehensive Zoning By-law Review- Our Comments
Attachments: City of Vaughan By-Law Review Comment Forms January 28 2020..pdf

Hi Brandon,

Thank you for taking the time to speak with Mario Zuccaro about the City's new draft zoning by-law at the January 28, 2020 'Second Draft Open House' at Father Ermano Bulfon CC. We have had a chance to review the document and have a number of comments relating to specific properties and the by-law in general that we would like to share.

Comments on the following addresses are included in the attachment:

1. 69 & 73 Nashville Road, Kleinburg;
2. 240 Fenrose Crescent, Woodbridge;
3. 11023 & 11035 Huntington Road, Kleinburg;
4. 9867 Highway 27, Kleinburg;
5. 7575 & 7577 Keele Street, Concord;
6. 7689 Keele Street, Concord;
7. 31 Napier Street, Kleinburg;

As discussed, we would appreciate meeting with you to discuss the issues brought up in the attached comment sheets. Please let us know when you have some time to meet with Mario and I.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,

Nadia Zuccaro, MCIP, RPP
Planner

EMC Group Limited

Engineers, Planners, Project Managers

7577 Keele Street, Suite 200, Vaughan, Ontario, L4K 4X3

T.905.738.3939 x 229

F.905.738.6993

E. nzuccaro@emcgroup.ca

www.emcgroup.ca

To help us stop the spread of viruses, we request that all email sent to our office includes project name, number, and recipient's name in the subject line.

CONDITIONS OF RECEIPT OF DIGITAL DATA

In the event of a dispute over inconsistencies between documents contained in the attached storage media and the original documents retained by EMC Group Limited, those retained by EMC Group Limited shall constitute the original document for record keeping purposes. Unauthorized alteration, copying or use of this digital data shall be deemed an infringement of the Canadian Copyright Act.

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Nadia Zuccaro

From: Kevin Ayala Diaz <kayaladiaz@emcgroup.ca>
Sent: Friday, June 26, 2020 12:26 PM
To: brandon.correia@vaughan.ca
Cc: 'Nadia Zuccaro'; filing@emcgroup.ca
Subject: City-wide Comprehensive Zoning By-Law Review -Our Comments

Hello Brandon,

What is the status on the City-wide Comprehensive Zoning By-Law Review.

We have sent our comments and wanted to know if they have been addressed in anyway? Have comments been made back?

Comments on the following addresses were made earlier this year.

1. 69 & 73 Nashville Road, Kleinburg
2. 240 Fenrose Crescent, Woodbridge
3. 11023 & 11035 Huntington Road, Kleinburg
4. 9867 Highway 27, Kleinburg
5. 7575 & 7577 Keele Street Concord
6. 7689 Keele Street, Concord
7. 31 Napier Street, Kleinburg

Please provide any information of the ongoing review. Thanks

Best Regards

Kevin Ayala Diaz, M.E.S., B.Arch.
Planner

EMC Group Limited
Engineers, Planners, Project Managers
7577 Keele Street, Suite 200
Vaughan, Ontario, L4K 4X3
t. 905.738.3939 x 225
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e. kayaladiaz@emcgroup.ca

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Nadia Zuccaro

From: Kevin Ayala Diaz <kayaladiaz@emcgroup.ca>
Sent: Monday, July 20, 2020 4:34 PM
To: brandon.correia@vaughan.ca
Cc: 'Nadia Zuccaro'; filing@emcgroup.ca
Subject: City-wide Comprehensive Zoning By-Law Review

Hello Brandon.

We would like to inquire over the status of the City-wide Comprehensive Zoning By-Law Review. We submitted comments in January 2020, have they been reviewed or addressed? Please give me a call to discuss, thanks.

Comments on the following addresses were made earlier this year.

1. 69 & 73 Nashville Road, Kleinburg
2. 240 Fenyrose Crescent, Woodbridge
3. 11023 & 11035 Huntington Road, Kleinburg
4. 9867 Highway 27, Kleinburg
5. 7575 & 7577 Keele Street Concord
6. 7689 Keele Street, Concord
7. 31 Napier Street, Kleinburg

I inquired about this in June 2020 and have not heard from you back.

Best Regards

Kevin Ayala Diaz, M.E.S., B.Arch.
Planner

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Engineers, Planners, Project Managers
7577 Keele Street, Suite 200
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Nadia Zuccaro

From: Nadia Zuccaro <nzuccaro@emcgroup.ca>
Sent: Monday, October 19, 2020 5:27 PM
To: 'Correia, Brandon'
Cc: 'Mario Zuccaro'; kayaladiaz@emcgroup.ca
Subject: RE: [External] Comments on Third Draft Comprehensive By-law- RE: 9867 Highway 27
Attachments: OPA 610.pdf

Hi Brandon,

Thank you for your email.

We would appreciate if we could schedule a skype call later this week. I am available everyday generally from 1pm onwards. If you could set up a call I would appreciate it.

But in the meantime, I am having a hard time understanding your response as I understood through the open house presentation, that the Zoning by-law is meant to conform to the Official Plan and should be aligned with the Policies as outlined in the plan.

It is not our intention to have this by-law pre-zone the property, but we find that the EP-459 zone is much more restrictive than the existing A Zone, or even the previously proposed Future development zone. This is what we would like to discuss since the property is designated for some residential uses.

I have attached the OPA document (OPA 610) I had referred to in my last email to show the approved OP uses on the lands. The lands fall into Valley Policy Area 4.

We look forward to meeting with you and being able to further discuss this with the consulting team. Please include both Mario and Kevin on the invite.

Regards,

Nadia Zuccaro, MCIP, RPP
Planner

EMC Group Limited
Engineers, Planners, Project Managers
7577 Keele Street, Suite 200, Vaughan, Ontario, L4K 4X3
T.905.738.3939 x 229
F.905.738.6993
E. nzuccaro@emcgroup.ca
www.emcgroup.ca

From: Correia, Brandon [mailto:Brandon.Correia@vaughan.ca]
Sent: Monday, October 19, 2020 10:55 AM
To: 'Nadia Zuccaro' <nzuccaro@emcgroup.ca>
Subject: RE: [External] Comments on Third Draft Comprehensive By-law- RE: 9867 Highway 27

Hi Nadia,

Can I suggest we set up a time to further discuss your concerns later this week or early next week ? If you provide a time, I can arrange a skype call. Generally, these lands and surrounding are not proposing pre-zoning. An application for re-zoning would be required for some of the uses which may be contemplated at an Official Plan policy level. However, I am happy to discuss this further with staff and our lead consultant.

Best Regards,

Brandon

Brandon Correia, BES PMP
Manager, Special Projects
905-832-8585 ext. 8227 | brandon.correia@vaughan.ca

City of Vaughan | Planning & Growth Management Portfolio
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

From: Nadia Zuccaro <nzuccaro@emcgroup.ca>
Sent: Thursday, October 08, 2020 1:02 PM
To: Correia, Brandon <Brandon.Correia@vaughan.ca>
Cc: 'Mario Zuccaro' <mzuccaro@emcgroup.ca>
Subject: [External] Comments on Third Draft Comprehensive By-law- RE: 9867 Highway 27

Hi Brandon,

I hope you are doing well. I wanted to send this email as a follow up to my telephone message of yesterday afternoon so you may have some context regarding some very serious concerns we have regarding the third draft comprehensive by-law regarding **9867 Highway 27** located generally at the north east corner of Highway 27 and Major Mackenzie Drive.

In reference to the Comprehensive Zoning By-law Schedule A- Maps 138 and 139 (September 2020) the By-law illustrates the subject property in its entirety, as Environmental Protection (EP-459). The Environmental Protection land designation over the entire 9867 Highway 27 property does not conform to the existing land use designations outlined in the Vaughan Official Plan (2010) or the OPA #610, nor is it in line with the current Agricultural zoning in by-law 1-88.

The City of Vaughan Official Plan (2010) Schedule 13 Land Use designates the property as “Low-Rise Residential” which allows for low-rise residential uses. The subject property is further designated as a “Valley Policy Area 4” by Official Plan Amendment #610 which permits a “Residential enclave development”.

In the Second Draft of the Comprehensive By-law (January 2020) the lands were more accurately reflected as Future Development (FD) and Conservation (C), to which we had previously expressed concerns regarding the by-law schedules and online interactive mapping not corresponding correctly. To our surprise, the updated mapping included in the Third Draft (September 2020) version has been changed inaccurately, further not reflecting the Official Plan and OPA in force.

Map images comparing the second draft City wide Comprehensive By-law (Jan 2020) and the third draft (Sept. 2020) are attached for your ease of reference.

I would like to discuss this as soon as possible, and hope that you could kindly provide me with a response prior to the Virtual Open House meeting next week.

Regards,

Nadia Zuccaro, MCIP, RPP
Planner

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