

October 23, 2020

City of Vaughan

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

COMMUNICATION – C16

ITEM 1

Committee of the Whole (Public Meeting)

October 29, 2020

Attention: Todd Coles
City Clerk

Email: Clerks@vaughan.ca

Dear Sir,

Re: Comments on City-wide Comprehensive Zoning By-law
240 Fenyrose Crescent
City of Vaughan, Region of York

EMC Group Limited acts as the planning consultant for the property owners of 240 Fenyrose Crescent, Vaughan. The comments to follow outline our concerns with the Third Draft of the Comprehensive Zoning By-law dated September 2020.

We note that in the Vaughan Official Plan 2010, the subject lands are entirely designated “Low-Rise Residential” which allows for low-rise residential uses. In reference to the Comprehensive Zoning By-law Schedule A- Map 107 (September 2020), the By-law illustrates the subject property as Estate Residential (RE) & Environmental Protection (EP-198). Within the Third Draft of the Comprehensive Zoning By-law 2020 the proposed Environmental Protection zoning for the rear of the subject property does not conform to the City of Vaughan Official Plan 2010 Schedule 13.

From our research, we understand that during the development of the Plan of Subdivision a man-made concrete lined channel was constructed to convey the external drainage from the Weston Downs Subdivision, and that the lands were void of any vegetation when purchased by the current owner. In the last 20 years the owner undertook to landscape the area to its current state similar to the surrounding executive community. The attached air photo gives an overview of the surrounding lands. It is noted that the surrounding lands exhibit the same attributes and all other surrounding properties have remained entirely in the Estate Residential Zone (RE).

For this reason we do not agree with the partial Environmental Protection Zone (EP) of the subject property as seen in Attachment 2.

Should you have any questions or concerns, we are open to meet with you to discuss the merits of this request.

Yours Truly,

EMC GROUP LIMITED

Kevin Ayala Diaz

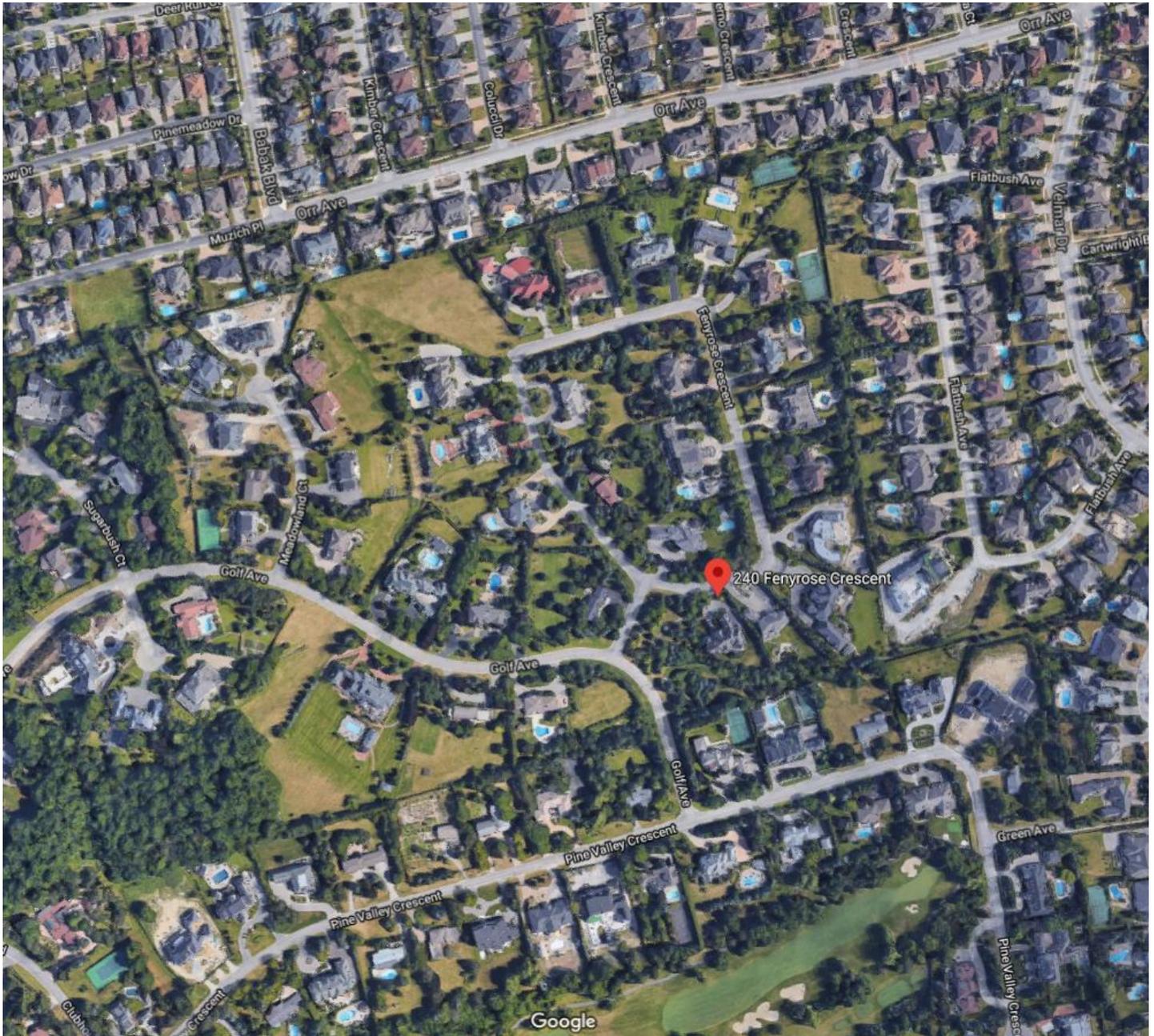
Kevin Ayala Diaz
Planner

Att.

C: - Brandon Correia- Manager of Special Projects
- Josie Zuccaro / 240 Fenytrose Crescent

Attachment 1

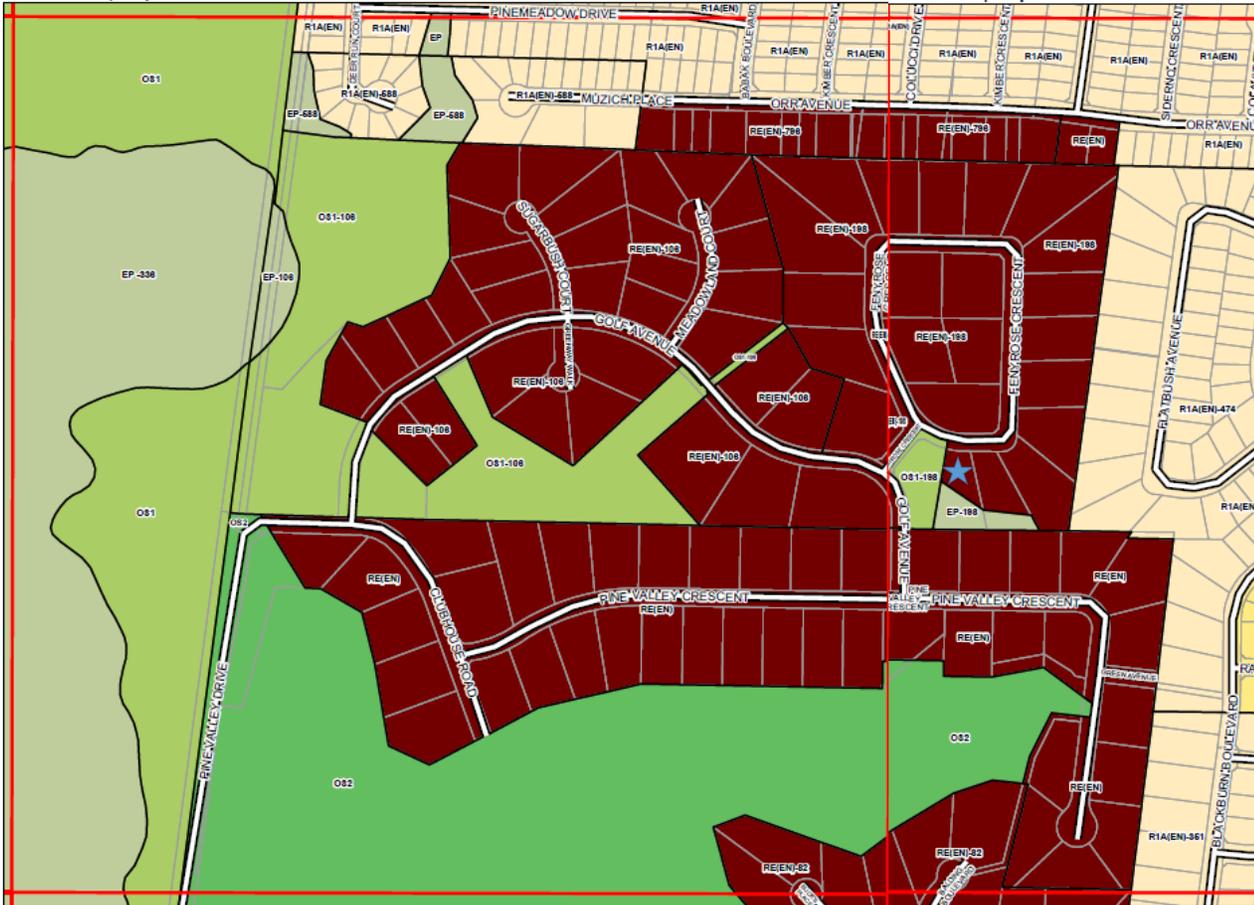
Aerial Photo of 240 Fenyrose Crescent and the Surrounding Residential Area



Attachment 2
Third Draft of the Comprehensive Zoning By Law Schedule A – Map 106 & 107

Zoning By-law - 2020
 Schedule A | Map 106

Zoning By-law - 2020
 Schedule A | Map 107



 **Subject Lands**

Conservation, Open Space and Agricultural Zones	Residential Zones	Commercial Zones	Mixed-Use Zones	Employment Zones	Other Zones
A (Agriculture Zone)	R1 (First Residential Zone)	GC (General Commercial Zone)	LMU (Low-Rise Mixed-Use Zone)	EM1 (Prestige Employment Zone)	H (General Institutional Zone)
OS1 (Public Open Space Zone)	R2 (Second Residential Zone)	NC (Neighbourhood Commercial Zone)	MMU (Mid-Rise Mixed-Use Zone)	EM2 (General Employment Zone)	I2 (Major Institutional Zone)
OS2 (Private Open Space Zone)	R3 (Third Residential Zone)	CC (Convenience Commercial Zone)	HMU (High-Rise Mixed-Use Zone)	EM3 (Mineral Aggregate Operation Zone)	U (Utility Zone)
EP (Environmental Protection Zone)	R4 (Fourth Residential Zone)	SC (Service Commercial Zone)	GMU (General Mixed-Use Zone)		FD (Future Development Zone)
Vaughan Metropolitan Centre Zones	R5 (Fifth Residential Zone)		CMU (Community Commercial Mixed-Use Zone)		PB1 (Parkway Belt Public Use Zone)
V1 (Station Precinct Zone)	RT (Townhouse Zone)				PB2 (Parkway Belt Complementary Use Zone)
V2 (South Precinct Zone)	RM1 (Multiple Residential Zone 1)				PB3 (Parkway Belt West Recreational Zone)
V3 (Neighbourhood Precinct Zone)	RM2 (Multiple Residential Zone 2)				
V4 (Employment Precinct Zone)	RE (Estate Residential Zone)				


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