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COMMUNICATION – C88
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

DELIVERED VIA EMAIL

October 28, 2020

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

Attention: **Mr. Todd Coles, City Clerk**

RE: **Comments: City-Wide Comprehensive Zoning By-Law Review**
10150, 10180, & 10220 Pine Valley Drive
City of Vaughan, Region of York

Dear Sir,

I write on behalf of Serenity Valley P. Lawn Management Inc., being the Registered Owner of lands municipally addressed as 10150 Pine Valley Drive, Ms. Dina Giambattista, Owner of 10180 Pine Valley Drive, & Ms. Alexandra Tam, Owner10220 Pine Valley Drive and located on the north side of Major Mackenzie Drive, west of Pine Valley Drive, within the City of Vaughan *("Subject Lands")*.

We appreciate the opportunity to provide comments pertaining to the Third Draft of City of Vaughan's comprehensive, City-wide review of Zoning By-Law No. 1-88 *(CZBL)*.

Current Zoning per City of Vaughan Zoning By-law No. 1-88, as amended

The Subject Lands are Zoned with multiple zones, applying to each respective property, as follows:

1. 10150 Pine Valley Drive: 'OS2' Zone *(Open Space Park)*.
2. 10180 Pine Valley Drive: 'RR' Zone with Exception No. 111 *(Rural Residential Zone)*.
3. 10220 Pine Valley Drive: 'RR' Zone *(Rural Residential Zone)*.

Proposed Zoning

The proposed Zoning per the CZBL seeks to zone each property, as follows:

1. 10150 Pine Valley Drive: 'OS1' Zone *(Public Open Space Zone)*.

Email: mrogato@blackthorncorp.ca **www.blackthorncorp.ca** **Tel: (416) 888-7159**

2. 10180 Pine Valley Drive: 'RE' Zone with Exception No. 48 *(Estate Residential Zone)*.

3. 10220 Pine Valley Drive: 'RE' Zone *(Estate Residential Zone)*.

Comments

The Subject Lands municipally addressed as 10150 Pine Valley Drive have been approved for Mausoleum Uses, currently permitted within the existing Zoning and the proposed OS1 Zone does permit a 'Cemetery' use, which includes a Mausoleum.

Our office requests clarity if such a use would also *permit the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services*, per the 'Funeral Services' definition within the proposed CZBL, which is not a permitted use within an OS1 Zone. While the transition regulations of the proposed CZBL seeks to capture all previously approved development applications and/or building permit applications, our office respectfully wishes to confirm all site specific permissions, associated with lands municipally addressed as 10150 Pine Valley Drive be carried forward into the proposed CZBL.

Further, our office respectfully requests the City reconsider the proposed zoning of lands municipally addressed as 10180 Pine Valley Drive and 10220 Pine Valley Drive and instead rezone the Subject Lands to form part of the OS1 Zone. The said lands are adjacent to the 10150 Pine Valley Drive lands, currently proposed to be zoned OS1 Zone. As such, zoning all lands within the same Zone *(e.g. OS1 Zone)* would avoid a split zone situation, should the lands be merged into one lot, which the current Owners are currently considering.

Our office would be pleased to arrange a Meeting with the appropriate City personnel to review this request in detail.

Lastly, we request notice of any updates or matters related to the CZBL including a Notice of Decision. Thank you for the opportunity to review the Third Draft of the CZBL and provide Comments for consideration by City personnel and Members of Committee of the Whole.

Your attention and consideration of the above Comments is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:
Mr. Brandon Correia, Manager of Special Projects, City of Vaughan
Client