

EMC File: 214160
October 8, 2021

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

Emailed: Clerks@vaughan.ca

COMMUNICATION C17
ITEM NO. 9
COMMITTEE OF THE WHOLE (2)
October 13, 2021

Attention: Mr. Todd Coles
City Clerk

Dear Sir,

Re: Approval of City-Wide Comprehensive Zoning By-Law (CZBL)
Committee of the Whole Meeting (2) October 13, 2021
69 and 73 Nashville Road
Communication Item #C19
Kleinburg, City of Vaughan

EMC Group Limited acts as the planning consultant for the property owners of 69 & 73 Nashville Road, within the Village of Kleinburg.

On behalf of our client, we have previously expressed our comments throughout the CZBL process and have had an opportunity to discuss with Brandon Correia, Manager of Special Projects. We appreciate that our comments have been considered however we feel that the response provided by staff within the Public Comment Response Matrix – Updated included in the staff report of October 13, 2021 (Item C19) is unclear.

The subject lands fall within the Kleinburg Main Street Area, that is proposed to be pre-zoned as the (KMS) Main Street Mixed-Use – Kleinburg Zone. We support the pre-zoning as it applies to the subject lands, however it is our opinion that the existing exception (525) applying to the lands should no longer apply as it conflicts with the proposed mixed-use KMS Zoning. It is noted that the property is unique in that it is being pre-zoned from Residential to Mixed-Use and the subject exception 525 outlines residential lot and building requirements and should only be applicable to the former parent zone (R1).

Also, we have asked for clarification previously and would appreciate a response to our inquiry below:

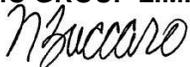
If exception (525) is carried forward, will a Zoning By-law Amendment be required if a future development application is submitted complying to all zone stipulations as outlined in the new KMS Zone?

If the exception is carried forward, and a zoning by-law amendment application will be required to remove the exception, it seems that this would be an ineffective way to handle new development applications within this pre-zoned area. Carrying forward an old exception in a pre-zoned area could trigger unnecessary application processing requirements on all new applications.

We look forward to having the opportunity to meet with Planning staff to further discuss our concerns.

Regards,

EMC GROUP LIMITED



Nadia Zuccaro, MCIP, RPP
Planner
C: Client