

EMC File: 97169
October 8, 2021

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

Emailed: Clerks@vaughan.ca

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

COMMUNICATION C18
ITEM NO. 9
COMMITTEE OF THE WHOLE (2)
October 13, 2021

Dear Sir,

Re: Approval of City-Wide Comprehensive Zoning By-Law (CZBL)
Committee of the Whole Meeting (2) October 13, 2021
240 Fenyrose Crescent
Communication Item # 19
City of Vaughan, Region of York

EMC Group Limited acts as the planning consultant for the property owners of 240 Fenyrose Crescent, Vaughan. We note that the property has been improperly identified as 270 Fenyrose Cres. in the Public Comment Response Matrix – Updated, included in the staff report of October 13, 2021.

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 and modifications are contemplated to the by-law mapping to reflect our request.

However, we have remaining concerns with the Open Space Zone proposed at the rear of the property. In Schedule A-Map 107 (Sept 2021) the mapping illustrates the rear portion of the property as “Public Open Space” (OS1-198).

It is our opinion that a more appropriate OS zone for the rear of the property would be “Private Open Space” (OS2) consistent with the current zoning within By-law 1-88, as the portion of the lands being labelled as Public Open Space are in fact under the private ownership of my client, and not publicly owned lands. The proposed zoning in the CZBL, identifies my client’s property to be within the same zone as the abutting Fenyrose Parkette to the west creating confusion with respect to the land use.

We look forward to reasonable consideration of our comments.

Regards,

EMC GROUP LIMITED



Nadia Zuccaro, MCIP, RPP
Planner

C: Client