

DRAFT Recommendation (September 2012)

The Yonge Steeles Corridor Secondary Plan be modified by:

1. Deleting “Schedule 1 (North) Secondary Plan Area” and replacing it with the “Schedule 1 (North) Secondary Plan Area” attached hereto; thereby bringing all of the Dorian Place subdivision land under the Yonge Steeles Corridor Secondary Plan;
2. Deleting “Schedule 2 (North) Land Use, Height & Density” and substituting the Schedule 2 (North) Land Use, Heights & Density” attached hereto; thereby designating all of the Dorian Place subdivision lands “Low-Rise Residential” and “Parks” and permitting only detached houses;
3. Adding the “Schedule 2A (North) Land Use, Heights & Density” attached hereto; thereby designating the Dorian Place subdivision lands “Mid-Rise Mixed-Use (D:1.5, H:8)” and “Parks”, subject to fulfilling the requirements of section “8.6 Special Provisions for Dorian Place”;
4. Adding “Schedule 5 (North) Proposed Local Streets” attached hereto thereby making provision for a new laneway connection between Bunker Road and Longbridge Road;
5. Adding the “Appendix A-1 Development Concept – Dorian Place” attached hereto;
6. Adding the following policies in respect of the future development of the Dorian Place subdivision:

“8.6 Special Provisions for Dorian Place

- a) Notwithstanding Policy 9.2.2.1 c. respecting uses permitted in the “Low Rise Residential” designation on the lands that comprise the Dorian Place subdivision as shown on Schedule 2 “Land Use, Height & Density” (North) only Detached Houses shall be permitted;
- b) Notwithstanding Policy 8.6.a) the Dorian Place lands may be developed in accordance with Schedule 2A “Land Use, Height & Density” (North) subject to satisfying the following criteria:
 - i. The assembly of all lands comprising the Dorian Place subdivision as shown on Schedule 2 (North) “Land Use, Height & Density” to create a single development block for the purposes of submitting complete development applications under the Planning Act necessary to effect the comprehensive development of the site (e.g. Zoning Amendment, Site Plan and Condominium approval);
 - ii. For the purposes of b)i) above “assembly” means the acquisition of the single development block by a single owner; or where there are multiple owners, entering into an arrangement amongst the owners, to the satisfaction of the City, sufficient to enable

the submission of development applications applying to the entire site as a single entity;

- iii. Prior to the submission of any of the implementing applications identified in b)i) above, the applicant shall enter into an agreement with the City for the purposes of acquiring all or part of the Dorian Place road allowance for the purpose of its integration into the comprehensive plan.
 - iv. The plan shall make provision for a public street, as shown on Schedule 5 (North) "Proposed Local Streets" to provide for the future connection to Longbridge Road to the north and provide access to the planned public park located on the west side of the development block.
- c) All implementation measures identified by this Plan and the Vaughan Official Plan continue to apply including those respecting submission requirements and bonusing under Section 37 of the Planning Act."
7. Making corresponding modifications to the Vaughan Official Plan – Volume 1, Schedules 13 and 13-T "Land Use" and Schedule 14-A "Areas Subject to Secondary Plans" to show the Dorian Place lands as part of the Yonge-Steeles Secondary Plan Area, a.k.a. the "Yonge Street Corridor" Secondary Plan Area.