

**DATE:** September 29, 2014  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Otello Santini, Development/Transportation Engineering  
**MEETING DATE:** October 2, 2014  
**OWNER:** SERGE POPOV  
**FILE(S):** B058/14

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**Location:** Part of Lot 69, Concession 1 (Lot 26, RP3205) municipally known as 69 Crestwood Road.

**Proposal:** To convey the parcel of land to an existing lot marked "A" on the attached sketch, for residential purposes, together with all required easements and right-of-ways, if required, and retain land marked "B" on the attached sketch for residential purposes.

**General Description:** The severed and retained lands are located on the south side of Crestwood Road.

**Road Network:** The retained lands have frontage and access to a municipal road (Crestwood Road). The conveyed lands will have access to a municipal road through the proposed consolidation of lands with the abutting lot situated to the east of the subject lot (67 Crestwood Road). The Owner shall provide a plan showing the proposed driveway access to the satisfaction of the Development/Transportation Engineering Department.

**Water/Sanitary Servicing:** Based on the as-built construction drawings for Crestwood Road, the subject lot (retained lands) has an existing connection to an existing 250 mm diameter sanitary sewer and a 300 mm diameter watermain located on Crestwood Road. The conveyed lands would have access to existing municipal services through the proposed consolidation of lands with the abutting lot, 67 Crestwood Road.

**Stormwater Management:** The Owner shall provide a conceptual Grading Plan showing existing and proposed grades and drainage pattern(s) for the proposed severance to the satisfaction of the Development/Transportation Engineering Department.

**Comments:** The subject lands have frontage onto local road Crestwood Road along with the required access to any potential future service connections for watermain, sanitary and storm sewers. As such the Development/transportation Engineering Department has no objection to the proposed severance and conveyance. Note that any existing and/or unused services shall be decommissioned at the Owner's expense. Also, the sanitary, storm and water service connections which are not in place on the municipal road allowance to the property line shall be arranged for installation by the City on payment of installation costs by the owner. To initiate the installation of the service connection(s) the owner shall file an application with the Environmental and Technical Services of the Public Works Department.

The associated neighbourhood plan (*VOP 2010, Vol. 1, refer to Schedule 9*) accommodates for a future road link (minor collector) extending from Hilda Avenue through to Powell Road along the southern boundary of the subject lands. Note the City has not yet received all of the necessary road dedications at this time. Consequently, the Owner will be required to convey a minimum 10.0 metre wide strip of land along the rear portion of the subject lot based on the minimum requirements for a local minor collector road.

# memorandum

Accordingly, the Development/Transportation Engineering Department has no further comments or objection to Consent Application B058/14, subject to the following condition(s):

**Condition(s):**

1. The Owner shall provide a conceptual site grading and/or servicing plan for the severed and retained lands, to the satisfaction of the Development/Transportation Engineering Department. The conceptual plan should identify all existing and/or proposed services, existing and/or proposed grades and include an acceptable driveway access, if applicable, for the conveyed lands, and if required for the retained lands as well.
2. The Owner shall convey a 10.0 metre wide strip of land along the rear of Part of Lot 69 (Lot 26, RP3205) for the future municipal road allowance to the City of Vaughan at no cost and free of charge and encumbrance to the City, and to the satisfaction of the Development/Transportation Engineering Department.