

memorandum

DATE: JUNE 19, 2014
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION
COUNCIL MEETING – JUNE 24, 2014

C	<u>12</u>
Item #	<u>53</u>
Report No.	<u>30 (cw)</u>
<u>Council - June 24/14</u>	

ITEM #53 - COMMITTEE OF THE WHOLE – JUNE 17, 2014

**ZONING BY-LAW AMENDMENT FILE Z.13.009
DRAFT PLAN OF SUBDIVISION FILE 19T-13V004
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005
QUADRANT HOLDINGS INC.
WARD 4 - VICINITY OF LEBOVIC CAMPUS DRIVE AND THOMAS COOK AVENUE**

Recommendation

The Commissioner of Planning recommends:

1. THAT Conditions #50 and #53 in Attachment #1 to Item #53 (Quadrant Holdings Inc.) of the Committee of the Whole agenda dated June 17, 2014, be deleted.

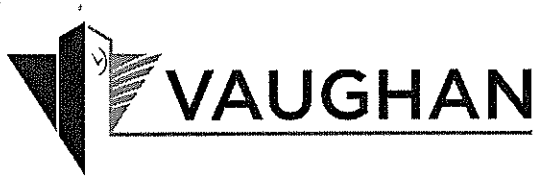
Background

Conditions #50 and #53 in Attachment #1 to Item #53 of the Committee of the Whole indicate the following:

- "50. The owner shall agree in the subdivision agreement to provide a minimum 10m buffer block abutting the Open Space Block 21 along residential blocks on Draft Plan of Subdivision File 19T-13V004; and,
53. The owner shall agree in the subdivision agreement to provide a minimum 10m buffer block abutting the Open Space Block 18 along residential blocks on Draft Plan of Subdivision File 19T-13V005."

The lands were subject to previous Official Plan Amendment (File OP.07.003) and Zoning By-law Amendment (File Z.07.032) applications by the former owner of the subject lands (Joseph and Wolf Lebovic Community Campus), that were approved by Vaughan Council on September 7, 2010. An appropriate buffer area was established through the implementing zoning by-law of the original applications. The new owner is providing additional open space buffers for the subject development to ensure that the development limits are beyond the Regional Storm Flood Plain.

The Toronto and Region Conservation Authority has reviewed the proposed buffer areas for the proposal and has indicated that the proposed development limits and buffer areas are appropriate for the development proposal, as indicated in their comments of March 31, 2014. Accordingly, a further additional 10 m open space buffer abutting the proposed open space blocks is not required, and



memorandum

Conditions #50 and #53 can be deleted, as they were inadvertently included in the Draft Conditions of Subdivision Approval.

Should Council concur, the recommendation in this Communication can be adopted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a large, stylized initial 'J'.

JOHN MACKENZIE
Commissioner of Planning

MA/CM

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Interim Director of Planning / Director of Development Planning
Andrew Pearce, Director of Development/Transportation Engineering