

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016

By receiving Confidential Communication C8 from the Deputy City Solicitor, dated January 18, 2016.

ZONING BY-LAW AMENDMENT FILE Z.15.021

1834371 ONTARIO INC.

WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated January 12, 2016, be approved;
- 2) That the following deputations be received:
 1. Mr. David McKay, MHBC Planning Limited, Weston Road, Woodbridge, on behalf of the applicant;
 2. Mr. David Butterworth, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of the applicant;
 3. Mr. Alexander Suriano, Davies Howe Partners LLP, Spadina Avenue, Toronto; and
 4. Mr. Robert Miller, Scargall Owen-King LLP, Yonge Street, Toronto, representing York Condominium Corporation 499 (YCC499); and
- 3) That the following Communications be received:
 - C1 Mr. John M. Alati, Davies Howe Partners LLP, Spadina Avenue, Toronto, dated January 8, 2016;
 - C2 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 12, 2016; and
 - C3 Mr. Barry A. Horosko, Horosko Planning Law, North Queen Street, Toronto, dated January 12, 2016.

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

- ## Contribution to Sustainability

Economic Impact

$$\dots/2$$

CITY OF VAUGHAN

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: December 18, 2016
- b) Circulation Area: 150 m
- c) The application was also advertised as follows:
 - on the City's On-line Calendar;
 - included in the December 21, 2016, and January 4, 2016, e-news City Update, which is e-mailed to over 8,000 subscribers;
 - posted to the City's website at www.vaughan.ca and two Notice Signs were installed on the property (one along Regional Road 7 and one along Maplecrete Road) in accordance with the City's Notice Sign Procedures and Protocol;
 - on the December 17 and 24, 2016, and January 7, 2016, City Page; and,
 - posted on the City's Facebook and Twitter sites up to the January 12, 2016, Public Hearing.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.021 for the subject lands shown on Attachments #1 and #2, to revise the approved zoning for the building envelopes, building heights and conceptual site plan for the subject lands as shown on Attachments #3 and #4 to facilitate the reorganization of the proposed building envelopes as shown on Attachment #5 and the revised conceptual development as shown on Attachments #6 to #10. Table 1 below provides a summary of the proposed changes to the approved conceptual site plan:

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Table 1: Changes to the Approved Conceptual Site Plan		
	Approved Conceptual Site Plan (Attachment #4)	Proposed Conceptual Site Plan (Attachment #6)
Number of Phases	3	2
Holding Symbol “(H)” Removal Conditions	References 3 Phases	Reference 2 Phases
Office Building Location	Northeast corner of the subject lands	Northwest corner of the subject lands
Office Building Height	12-storeys	15-storeys
Future East-West Road Connection to Lands to the West	Located solely on the subject lands	Equally shared with the abutting south property
Building Envelopes and Setbacks	Based on the previous squared built form design	Curved built form design
Proposed Public Square	Depicted as a square shaped Public Square	Curved shaped Public Square
Gross Floor Area (GFA) and Floor Space Index (FSI)	Retail: 3,301 m ² Office: 20,207 m ² Residential: 87,119 m ² Total GFA: 110,627 m ² Density: 5.5 FSI (including 20,207 m ² Office GFA)	Retail: 3,148 m ² Office: 20,207 m ² Residential: 92,272 m ² Total GFA: 110,627 m ² Density: 5.5 FSI (excluding 20,207 m ² Office GFA) – see the Preliminary Review section of this report (Item b)

The proposed two-phased, mixed-use development proposal shown on Attachments #6 to #10 consists of the following:

- a) four residential towers with building heights ranging from 14-storeys to 35-storeys and a total of 1,328 residential units;
- b) one 15-storey office building with a total Gross Floor Area (GFA) of 20,207 m²; and,
- c) 3,148 m² of ground related commercial uses.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">Southwest corner of Maplecrete Road and Regional Road 7, known municipally as 2951 Regional Road 7 and 180 and 190 Maplecrete Road, shown as “Subject Lands” on Attachments #1 and #2.The subject lands are located within the south east quadrant of the Vaughan Metropolitan Centre (VMC), which is the area planned as the future downtown for the City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “Corporate Centre Node” by the in-effect OPA #500 (Corporate Centre Plan), as amended by OPAs #528, #663 (The Avenue 7 Land Use Future Study Plan), and OPA #746, which extends the “Gateway Site” designation to 180 Maplecrete Road thereby permitting a maximum building height of 35-storeys and a Floor Space Index (FSI) of 5.5 on the entirety of the subject lands. OPA #746 further permits an urban square of approximately 0.25 ha. The proposed development ranges in height from 14 to 35-storeys with a maximum FSI of 5.5, and therefore, conforms to the Official Plan.The subject lands are designated “Station Precinct” and “Neighbourhood Precinct” by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan), which forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010), and has been endorsed by Vaughan Council and York Region, and is pending approval from the Ontario Municipal Board (OMB).
Zoning	<ul style="list-style-type: none">The subject lands are zoned C9 (H) Corporate Centre Zone and OS2 (H) Open Space Park Zone, both with the Holding Symbol “(H)” by Zoning By-law 1-88, as amended by site-specific By-law 095-2014.Site-specific By-law 095-2014 was approved by the OMB on June 16, 2016, based on the original conceptual site plan shown on Attachment #5. Since the approval of the site-specific By-law by the OMB, the Owner now proposes to amend their conceptual site plan, as summarized in Table 1 and as shown on Attachments #6 to #10, which now requires the amendments to the approved building envelopes in site-specific By-law 095-2014.All other approvals based the original conceptual site plan and permitted in By-law 095-2014 are not proposed to be amended, including the following:

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	<ul style="list-style-type: none">a) the 2.01 ha land area;b) a maximum of 1,328 residential units;c) uses permitted on the subject lands;d) 5.5 FSI maximum density;e) 35-storey maximum building height;f) stratified Public Square (public) arrangement; and,g) stratified north-south and east-west local roads (public) arrangement. <ul style="list-style-type: none">▪ To facilitate the proposed conceptual site plan, an amendment to Zoning By-law 1-88, as amended by site-specific By-law 095-2014, is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Appropriateness of the Proposed Building Envelopes and Setbacks	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed amendments to the approved building envelopes and setbacks on the subject lands will be reviewed in consideration of the planned and surrounding land uses and the policies of the Official Plan.▪ The Owner shall provide the grade vents and exit stair locations and details from the underground parking levels to the satisfaction of the Vaughan Development Planning and Parks Development Departments.
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan (not yet in effect)	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the policies in the VMC Plan including, but not limited to:▪ the vision and principles identified in the Plan including the contribution of the proposed development to creating a VMC downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green, and beautiful;▪ the development criteria policies, specifically the maximum tower floor plate area of 750 m²;▪ the urban design and built form policies of the Plan; and,▪ the requirement for a Noise and Vibration Study for residential development proposals.

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		<ul style="list-style-type: none"> Aligning with the policies of the VMC Plan (Section 8.1.3), the proposed mixed-use development contains over 10,000 m² GFA (20,207m²) devoted to office uses within the “Station Precinct” designation. The VMC Plan as endorsed by Vaughan Council, permits the exclusion of the office use GFA from the density calculation. The proposed conceptual site plan, shown on Attachment #6, excludes the 20,207 m² office GFA, and has allowed the Owner to maintain the originally approved density of 5.5 FSI on the subject lands. For the Owner to take advantage of this policy, the final approval of the VMC Plan is required.
c.	VMC Community Improvement Plan (CIP) for Office Uses	<ul style="list-style-type: none"> On November 17, 2016, Vaughan Council considered the Community Improvement Plan (CIP) for office uses in the VMC, which will require final approval by York Region and the Ministry of Municipal Affairs and Housing (MMAH). One of the qualifiers for a CIP incentive is that a development must contain at least 7,000 m² of office space. The proposed mixed-use development fulfills the criteria required to apply for the CIP program. The review of any application will consider the emerging policies of the VMC CIP Plan for Office Uses.
d.	Supporting Documents	<p>The following documents submitted in support of the application must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning (DEIP) and Development Planning Departments:</p> <ul style="list-style-type: none"> Sun/Shadow Study Pedestrian Level Wind Preliminary Assessment Phase 1 Environmental Site Assessment Functional Servicing Report Grading Plan Noise and Vibration Report
e.	CN Rail	<ul style="list-style-type: none"> The Owner must address noise mitigation measures and compliance with the Ministry of Environment and Climate Change (MOECC) noise guidelines under NPC-300 Class 1 (Urban) environment for the proposed mixed-use development to ensure land use compatibility within the noise influence area of CN’s MacMillian Yard, to the satisfaction of CN Rail and the City.
f.	Related Development Applications	<ul style="list-style-type: none"> The related Site Development File DA.13.021 will be reviewed to ensure appropriate building and site design, pedestrian and barrier-free accessibility, access, sustainability features, internal traffic circulation, parking, landscaping, servicing and grading, stormwater management, surrounding pedestrian and vehicular connectivity, and street level animation. The related Draft Plan of Subdivision File 19T-13V006 will be reviewed to ensure the appropriateness of the proposed street network in consideration of the fine-grain street network of the

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		<p>VMC Plan, the response to streetscape components, stratified arrangements under the proposed new local roads and the public square, and connectivity to the lands to the west.</p> <ul style="list-style-type: none">▪ The configuration of the proposed stratified public square will be reviewed for parkland dedication and credits, which will include a thorough review of the valuation of credits for lands encumbered by underground parking, exit stairs, access and maintenance easements, etc., to the satisfaction of the City of Vaughan.
g.	Vaughan Design Review Panel	<ul style="list-style-type: none">▪ The application will be reviewed with regard to the recommendations of the Vaughan Design Review Panel of September 25, 2016.
h.	Black Creek Renewal	<ul style="list-style-type: none">▪ The Owner shall submit to the satisfaction of the Vaughan DEIP Department and the Toronto and Region Conservation Authority (TRCA), a “Black Creek Renewal Integration Study/Compatibility Study” being a demonstration plan (conceptual) that considers the feasibility of the proposed building envelopes located along the west property line adjacent to the Black Creek flood line in advance of the final Black Creek Renewal work, which is expected to be completed in 2017. The Owner will be required to submit a detailed Study based on the outcome of the demonstration plan, which will be required prior to the approval of Site Development File DA.13.021.▪ The VMC Master Servicing Plan and the Black Creek Optimization Study recommends the following improvements to service urban growth in the VMC and surrounding Black Creek Watershed area:<ul style="list-style-type: none">a) Improve the quality of runoff contributing to the Black Creek from the lands within the VMC, which includes work related to the Stormwater Management Facility located on the northeast corner of Jane Street and Regional Road 7;b) Address flooding issues adjacent to Jane Street between Regional Road 7 and Highway 407, which includes the construction of a naturalized channel between Regional Road 7 and Highway 407 and related works including the replacement of the two culvert road crossings at Doughton Road and Interchange Way; and,c) In-Stream restoration measures to address localized erosion and bank instability issues within the Black Creek Watershed area, between Highway 407 and Steeles Avenue West.

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		<ul style="list-style-type: none">▪ These works collectively are referred to as the “VMC Jane/Hwy 7 Stormwater Management and Black Creek Flood & Erosion Works.” Upon approval of Site Development File DA.13.021, the Owner shall be subject to a proportionate share of a financial strategy, which will include the enactment of an Area Specific Development Charge (ASDC) to collect the necessary funds for the construction of these works.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Original Schedule to By-law 095-2014
4. Original Conceptual Site Plan
5. Proposed By-law Schedule
6. Proposed Conceptual Site Plan
7. Conceptual Perspective (Southwest View)
8. Conceptual Perspective (Southwest Street View)
9. Conceptual Perspective (Northeast View - Public Square)
10. Conceptual Perspective (Aerial Public Square View)

Report prepared by:

Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



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Lawyers

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C11

Please refer to: **John M. Alati**
e-mail: johna@davieshowe.com
direct line: 416.263.4509
File No. 702614-2

C 1
COMMUNICATION
CW (PH) - JAN 12/16
ITEM - 2

January 8, 2016

By E-Mail Only to stephen.lue@vaughan.ca

Committee of the Whole
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Attention: Mr. Stephen Lue, Senior Planning, City of Vaughan,
Development Planning Department**

Dear Members of the Committee:

**Re: Zoning By-law Amendment Application
City of Vaughan File Number: Z.15.021
1834371 Ontario Inc.
2951 Highway 7, 180 and 190 Maplecrete Road**

We are counsel to 2431247 Ontario Limited ("Zzen 2"), the owner of the property at 7725 Jane Street (the "Zzen 2 Lands"). The Zzen 2 Lands are intended to be developed as a mixed-use residential building.

1834371 Ontario Inc. ("Liberty") is the owner of the neighbouring properties at 2951 Highway 7 and 180 and 190 Maplecrete Road (the "Liberty Lands"). The Liberty Lands are located directly east of, and abut, the Zzen 2 Lands.

Liberty has submitted a Zoning By-law Amendment application to the City of Vaughan in order to amend site specific Zoning By-law 095-2014 (the "Application"). The Application is known as municipal file number Z.15.021 and is related to the following municipal file numbers: OP.12.010, Z.12.025, and 19T-13V006. The purpose of the Application is to revise the zoning that was previously approved for the Liberty Lands to permit changes to the proposed mixed-use development.

The revised proposal changes the location of an east-west road intended to be located at the southwest portion of the Liberty Lands (the "Access Road").



Davies
Howe
Partners
LLP

Schedules showing the original and revised location of the proposed Access Road are included as Appendix "A" to this correspondence.

The purpose of this letter is to outline Zzen 2's concerns with the Application and, in particular, with the location of the Access Road. The Application and the revised proposal for the Liberty Lands has a significant impact on the future development of the Zzen 2 Lands, as well as on the potential for development of the property owned by YCC 499 immediately south (the "YCC 499 Lands"). Issues including access, servicing, and grading must be addressed comprehensively for the Liberty, Zzen 2, and YCC 499 Lands to ensure development on all those properties are not negatively impacted. Specifically, the City should ensure that the proposed Access Road is properly located to achieve connectivity to Jane Street as intended in Schedule C to the Vaughan Metropolitan Centre Secondary Plan. More specifically, Liberty should be required to locate the Access Road to align with the shared property line between the Zzen 2 and YCC 499 Lands, so that the location of the new Access Road and its extension to Jane Street is appropriately situated along the Zzen 2 and YCC 499 properties to achieve connectivity to Jane Street and to allow those properties to redevelop. Additionally, any proposed arrangements for access should ensure that the Zzen 2 Lands could proceed with redevelopment independently should the YCC 499 Lands not develop in the near term.

We previously advised the City in our correspondence dated May 13, 2015 and September 25, 2015 of Zzen 2's concerns regarding Liberty's proposal. In addition, our firm requested notice from the City for all matters related to Liberty's Application and proposed development. Copies of those letters are attached as Appendix "B".

Notwithstanding our firm's previous request for notice, we were not provided any such notice of the upcoming public meeting regarding the zoning amendment Application to be considered on January 12, 2016. As a result, we again request that the City provide our firm with notice of all staff reports, meetings, agenda items, decision, etc., in connection with the Application and any other related applications pertaining to the development of the Liberty Lands.

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Page 3

Davies
Howe
Partners
LLP

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Yours truly,

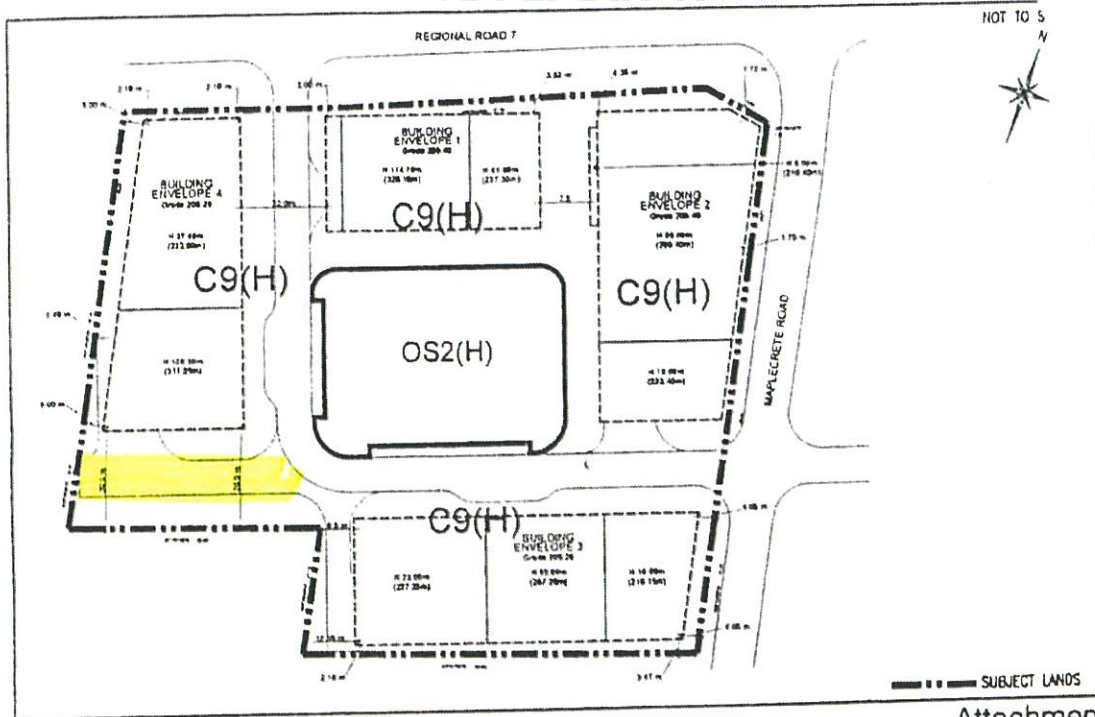
DAVIES HOWE PARTNERS LLP

For: 
John M. Alati
JMA:AJS

Encls: As above.

Copy: Clients
Ms. Claudia Storto, City Solicitor, City of Vaughan
Mr. Jeffrey Abrams, City Clerk, City of Vaughan

C1.4 APPENDIX "A"



Original Schedule
to By-Law 095-2014

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



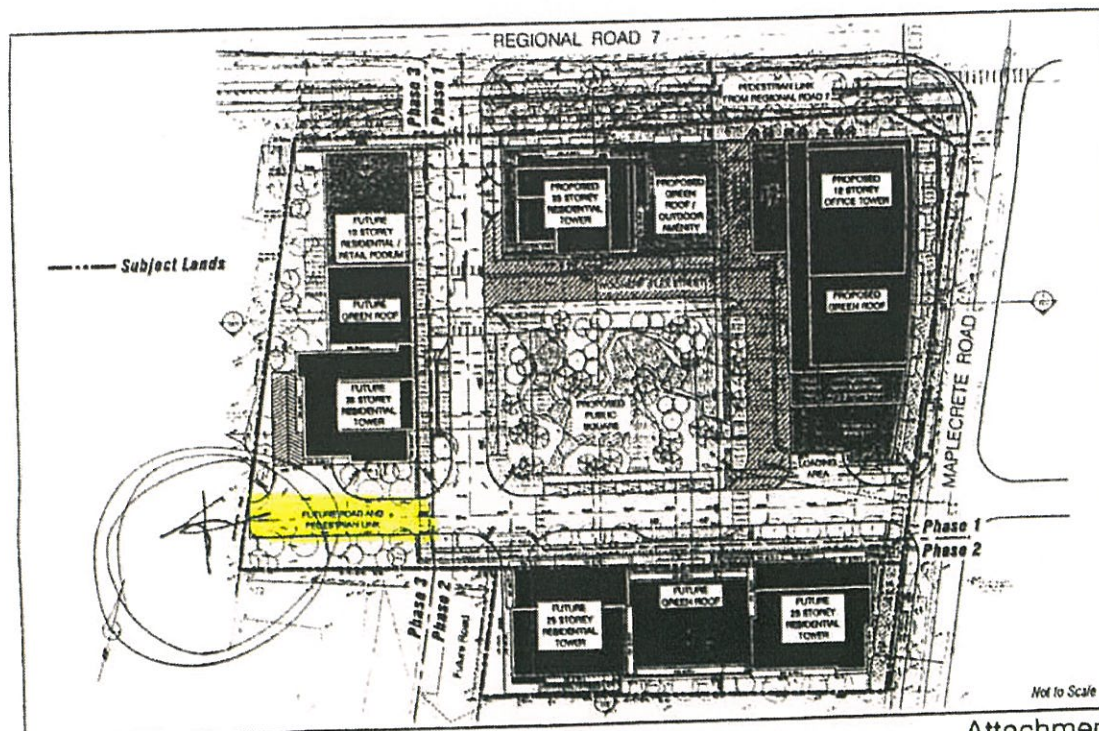
Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

3



Original Conceptual Site Plan

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

FILE: Z.15.021



Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

4

[illegible]Proposed By-Law
Schedule

LOCATION
Part of Lot 5, Concession 4
N. 56th Street (Arrowsmith) / Rd. 130

APPLICANT
1834371 Ontario Inc.



RELATED FILES: OP 12 010, Z 12 025, 19T-1JYD06

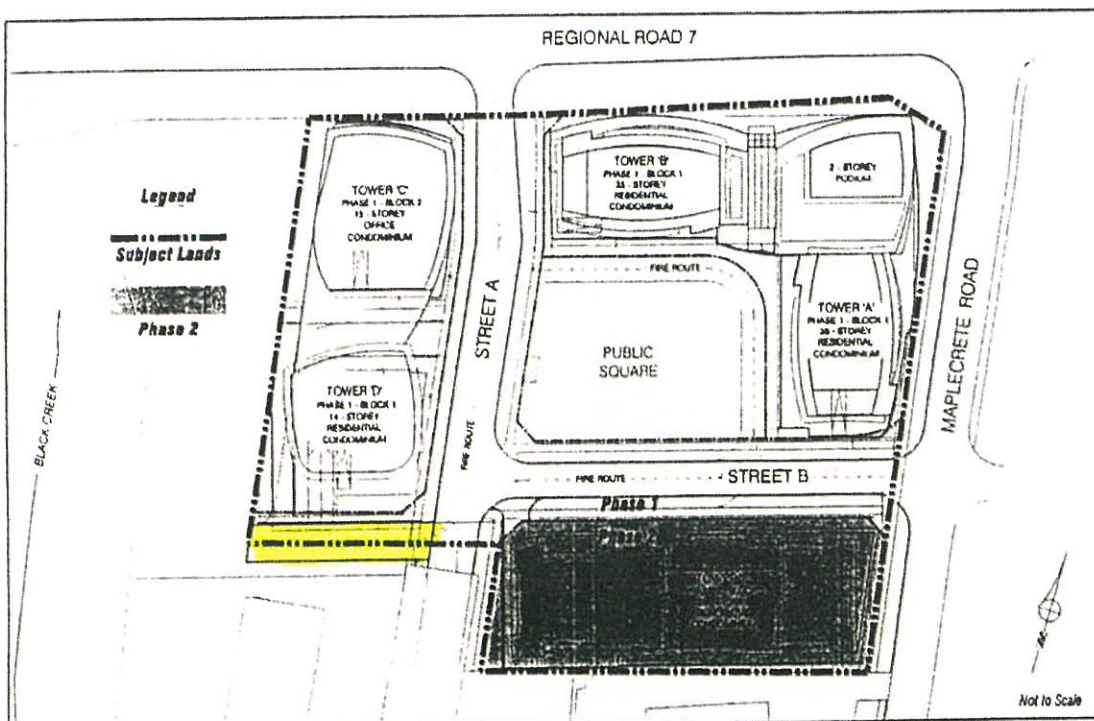
DATE: December 18, 2015

Attachment

FILE: Z 15 021

DATE: December 18, 2015

5



Proposed
Conceptual Site Plan

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc



RELATED FILES: OP 12 010, Z 12 025, 19T-13V008
DATE: December 18, 2015

Attachment

FILE: 2.15 021

DATE: December 18, 2015

6

C1.6
APPENDIX "B"



Davies
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Please refer to: **John Alati**
e-mail: johna@davieshowe.com
direct line: 416.263.4509
File No. 702612

May 13, 2015

By E-Mail Only to stephen.lue@vaughan.ca

Mr. Stephen Lue, Planner
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Lue:

**Re: Vaughan Metropolitan Centre Secondary Plan Appeal
Potestas Properties Inc. (Appellant 108) ("Potestas")
7725 Jane Street, Vaughan (the "Property")
OMB File No.: 111184**

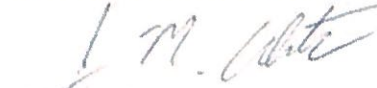
We are counsel to Potestas, the owner of the Property, and an appellant in the above noted Board matter. We are writing to propose an integrated and comprehensive access solution that includes Potestas, Liberty, and YCC 499.

It is our position that the City should properly impose, as a final condition of approval on Liberty, (either at the site plan or final plan of subdivision stage) a requirement to provide for a future connection of its local road to the road network proposed for the Potestas' site, in order to achieve connectivity to Jane Street, as set out at Schedule C of the VMC Secondary Plan. More specifically, Liberty should be required to shift the location of its currently proposed southern most east-west road stub further north, thereby allowing for an alignment with a proposed road that would straddle the south lot line of the Potestas' property and the north lot line of YCC 499's property so that the location of the new road would be equally split between our client's property and the YCC 499 property.

It is our view that this would provide a necessary and prudent connection at a location where the grade differential between the Liberty site and the Potestas/YCC 499 properties is less severe.

Please feel free to contact the undersigned to discuss this matter further.

Yours truly,
DAVIES HOWE PARTNERS LLP


John M. Alati

copy: Ms. Claudia Storto, City Solicitor
Ms. Lyn Townsend, Legal Counsel

C1.7



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Please refer to: **John Alati**
e-mail: johna@davieshowe.com
direct line: 416.263.4509
File No. 702612

September 25, 2015

By E-Mail Only to claudia.storto@vaughan.ca

Ms. Claudia Storto
City Solicitor
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Storto:

**Re: Vaughan Metropolitan Centre Secondary Plan Appeal
2431247 Ontario Limited ("Zzen 2") (Appellant 108)
7725 Jane Street, Vaughan (the "Property")
OMB File No.: 111184**

As you know, we are counsel to Zzen 2, an appellant in the above noted Board matter. Zzen 2 has recently acquired the Property from Potestas Properties Inc. (Appellant 108) ("Potestas"), and has assumed the Potestas appeal.

We are writing in furtherance to our previous correspondence dated May 13, 2015, to reiterate our concerns with the Liberty development proposal, immediately east of the Property. We understand that Liberty may be seeking either draft plan or site plan approval, at this time.

It is our position that the City should properly impose, as a final condition of approval on Liberty (either at the site plan or final plan of subdivision stage), a requirement to provide for a future connection of its local road to the road network proposed for the Property, in order to achieve connectivity to Jane Street, as set out at Schedule C of the VMC Secondary Plan. More specifically, Liberty should be required to shift the location of its currently proposed southernmost east-west road stub further north, thereby allowing for an alignment with a proposed road that would straddle the south lot line of the Property, and the north lot line of YCC 499's property, so that the location of the new road would be equally split between our client's property and the YCC 499 property.

It is our view that this would provide a necessary and prudent connection at a location where the grade differential between the Liberty site and the Zzen 2 property is less severe.



Davies
Howe
Partners
LLP

We have taken the liberty of forwarding a copy of this letter to Stephen Lue, who we understand is the planner at the City with carriage of the Liberty file. We would also request that a copy of this letter be brought to the attention of City Council.

Please provide our firm with notice of any staff reports, meetings, agenda items, decisions, etc., in connection with the Liberty application.

Please feel free to contact the undersigned to discuss this matter further.

Yours truly,

DAVIES HOWE PARTNERS LLP



John M. Alati

copy: Mr. Jeffrey Abrams, City Clerk
Ms. Lyn Townsend, Counsel
Mr. Stephen Lue, City Planner



C 2.1

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F. 905.669.0097
klmplanning.com

P-2471

January 12, 2016

By E-mail only

City of Vaughan
c/o Jeffrey A. Abrams, City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mayor and Members of Council

**Re: Zoning By-law Amendment Application
City of Vaughan File: Z.15.021
1834371 Ontario Inc.
2951 Highway 7 and 180 and 190 Maplecreek Road
City of Vaughan**

C 2
COMMUNICATION
CW (PH) - <u>JAN 12/16</u>
ITEM - <u>2</u>

Dear Mayor and Members of Council,

We are the land use planning consultant acting on behalf of York Condominium Corporation 499 ("YCC 499") who own lands located at 7685 – 7695 Jane Street (the "Subject Lands") in the City of Vaughan. The subject lands are situated south of Highway 7, on the east side of Jane Street and have an area of approximately 1.025 ha (2.534 acres). The subject lands are situated within the Vaughan Metropolitan Centre Secondary Plan ("VMCSP") and are designated "Station Precinct", "Neighbourhood Precinct" and "Major Parks and Open Space". The subject lands are planned to be redeveloped in the future from the existing single-storey industrial/commercial building to a more intensive mixed-use development in support of the land use designations on the subject lands and the planned vision of the VMC to be the new downtown of Vaughan.

On behalf of our client, we have had the opportunity to review the Committee of the Whole (Public Hearing) Report with respect to the above-noted matters being

considered at the January 12, 2016 Statutory Public Hearing and wish to express our concerns with the development concept included within the report.

1834371 Ontario Inc. (the "Applicant") intends to develop their lands at 2951 Highway 7 and 180 and 190 Maplecrete Road with a mix of residential, office and other non-residential uses in 4 apartment towers ranging from 14 to 35 storeys in height and one 15 storey office building with associated ground floor retail uses. The Applicant's lands are situated northeast of the subject lands owned by YCC 499 and in fact share a portion of the property line near the northern boundary of the subject lands (see Attachment #1). We understand the purpose of the requested Zoning By-law Amendment is to seek revisions to a previously approved site-specific Zoning By-law to facilitate changes in the layout and design of the proposed development on the Applicant's lands

The Applicant's lands and the subject lands are all situated within the VMCSPP and such should be developed in a comprehensive manner to ensure the development potential of all of these lands is not negatively impacted. We are not concerned with the densities and heights proposed insofar as they implement the vision of the VMCSPP. However, policies in the VMCSPP respecting access, connectivity, urban design and built form can limit the ability of YCC 499 to develop the subject lands if the area is not developed and planned in a comprehensive manner.

We are most concerned with the location of the east west road as it relates to the "mews or local street" required by the VMCSPP. We are also concerned with the grades and drainage where the proposed east west road is proposed and how this can be coordinated between neighbours in order to provide vehicular and pedestrian connections in this general location given fairly substantial existing grading concerns.

At this time, we respectfully request that Council direct staff to coordinate a meeting with the affected landowners including our client ("YCC 499"), 1834371 Ontario Inc, the landowner immediately north of the subject lands and east of the Applicant's lands (Zzen) in an effort to resolve the issues identified in this letter among others.

Furthermore, we have not had the opportunity to review the file and public record including all supporting studies, drawings and reports in support of the revisions to the Applicant's development proposal prior to the Public Meeting. We reserve our right to provide further comments to Council which may identify further concerns after we have had an opportunity to review the public record and file in more detail.

By copy of this letter, we are formally requesting to be notified of any future reports and/or public meetings, open houses, meetings with staff, as well as any notice regarding the Committee of the Whole or Council related to the applications by 1834371 Ontario Inc.

C 2.3

We trust the foregoing is in order. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

We thank you for your attention to these matters.

Yours very truly,

KLM PLANNING PARTNERS INC.

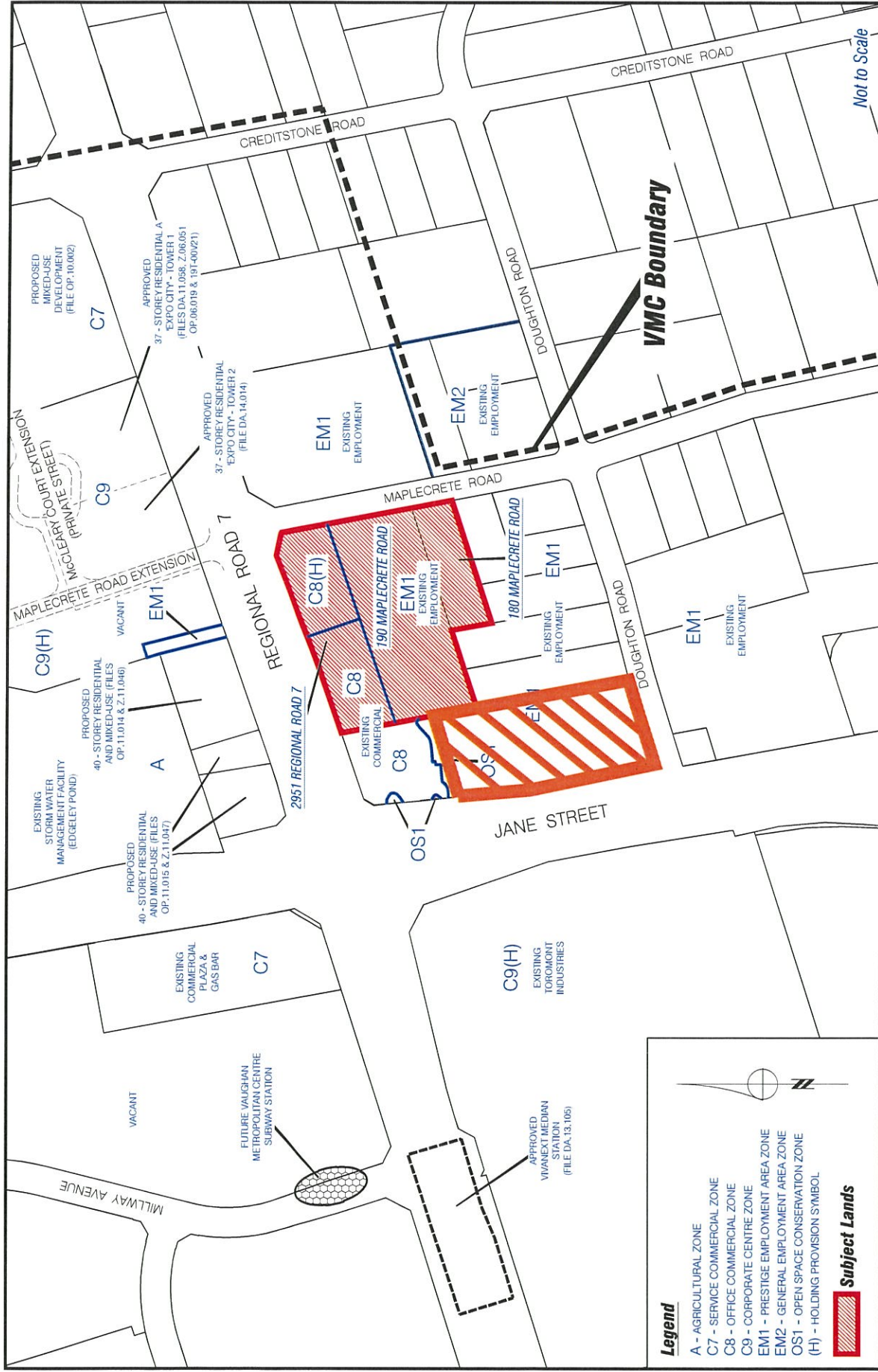
A handwritten signature in black ink, appearing to read 'Ryan Mino-Leahan', with a stylized, flowing script.

Ryan Mino-Leahan, MCIP, RPP
Associate/Senior Planner

Copy: John Mackenzie, Deputy City Manager, Planning and Growth Management
Stephen Lue, Senior Planner
Client
Robert Miller, Scargall Owen-King LLP

C24

Attachment #1



Legend

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION SYMBOL

Subject Lands



Location Map

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

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YCC 499
Lands



Attachment

FILE: Z.15.021

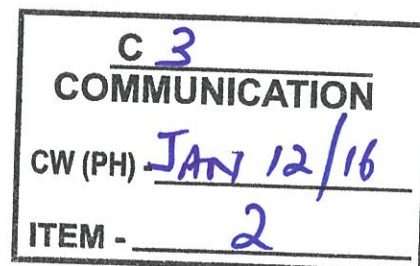
RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

2

January 11, 2016

Committee of the Whole
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Attention: Mayor and Members of Council

Dear: Mayor and Members of Council

**Re: Zoning By-law Amendment Application
City of Vaughan File Number: Z.15.021
1834371 Ontario Inc.
2951 Highway 7, 180 & 190 Maplecrete Road – Public Meeting Jan 12, 2016 Item 2**

We are the lawyers acting on behalf of 1834371 Ontario Inc. ("Liberty Development") regarding the above noted matter.

As you are aware, City Council adopted Zoning By-Law 095-2014 to permit development on the subject site on June 24, 2014. This Zoning By-law is in full force and effect.

More recently, Liberty Development has sought to amend Zoning By-law 095-2014 to adjust the development standards to implement a revised development form. The overall unit count and density remain unchanged.

Zzen Developments have recently purchased the adjoining site at 7725 Jane Street and retained Mr. John Alati of Davies Howe LLP to further the development potential of these lands.

Mr. Alati has, by letter of January 8, 2016, made certain submissions to your Committee regarding the Liberty application and ask that the Liberty application be modified to the benefit

of his client but with impact to Liberty Development. In our respectful view, these submissions contain misleading and erroneous information, misrepresenting the existing approvals of the Liberty site and policies applicable thereto.

Mr. Alati asserts that the Vaughan Metropolitan Centre ("VMC") Secondary Plan policies would guarantee that his client would be serviced to the east by a new connection through, and not on the edge of, the Liberty lands. In response, we submit:

1. Mr. Alati's clients have existing access to Jane Street through connections onto Jane Street. Please see the attached Figure 1.
2. The VMC Secondary Plan has already identified the location of any new connection to the east. The location proposed by Liberty is generally the same as per existing and approved Official Plan designations. The location is illustrated on the attached Figure 2. The new connection proposed by Liberty is located so that it is equally shared between Liberty to the north and the neighbour to the south in the same general location as set out in the VMC Secondary Plan. This is consistent with the VMC policies.
3. The location of the connection in approved Zoning By-law 095-2014 does not provide direct access to Mr. Alati's client. Zzen will still need to take access through the lands to the south (YCC 499).
4. Mr. Alati's assertion that the connection should be placed on the common property line between Zzen and York Condominium Corporation 499 ("YCC 499") would significantly move the east-west connection away from the location specified in the VMC Secondary Plan. Mr. Alati's proposal is not consistent with the VMC policies. The existing OP does not show a connection to Mr. Alati's clients lands.
5. Mr. Alati's client has an easement across the YCC 499 lands for access and servicing. These are private arrangements between the two owners. There is no requirement in the VMC Secondary Plan for Liberty to provide access to Mr. Alati's client's lands.
6. The modification proposed by Mr. Alati would negatively impact the Liberty development, both from what is already approved in Zoning By-law 095-2014 and what is being proposed to be changed.
7. Mr. Alati's client has no proposal for the development of their site. Instead they are looking to Liberty to change the Liberty plans notwithstanding Zzen having their own existing access to Jane Street.

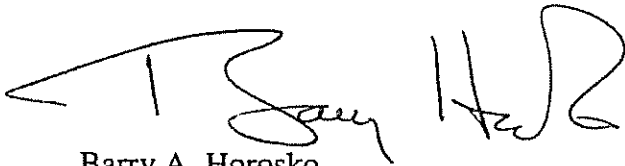
In conclusion, the Liberty proposal conforms to the existing approved Official Plan policies (where the location of the connection has been shown for years) and the location as shown in the VMC Secondary Plan. The neighbour is trying to better his position by shifting a road connection which will significantly impact the development of the Liberty site.

Please be advised that our client has tried on several occasions to meet with Mr. Alati's clients to discuss these matters in a private environment. These meetings have been cancelled by Mr. Alati's clients with no recent attempts to reschedule or explore opportunities for resolution in a practical fashion.

Liberty remains available to meet with the neighbour.

All respectfully submitted,

HOROSKO PLANNING LAW

A handwritten signature in black ink, appearing to read 'Barry Horosko', with a stylized flourish at the end.

Barry A. Horosko

encl.

cc: F. Darvish, Liberty Development
L. Phillips, Liberty Development
D. McKay, MHBC
C. Storto, City of Vaughan

C34



Data Source: First Base Solutions Aerial Flown 2014

Figure 1
Property Access
Map

LEGEND

- 1834371 ONTARIO INC. ("Liberty")
- Zzen Group
- York Condominium Corporation 499

Property Access Locations

DATE: January 11, 2016

NOT TO SCALE

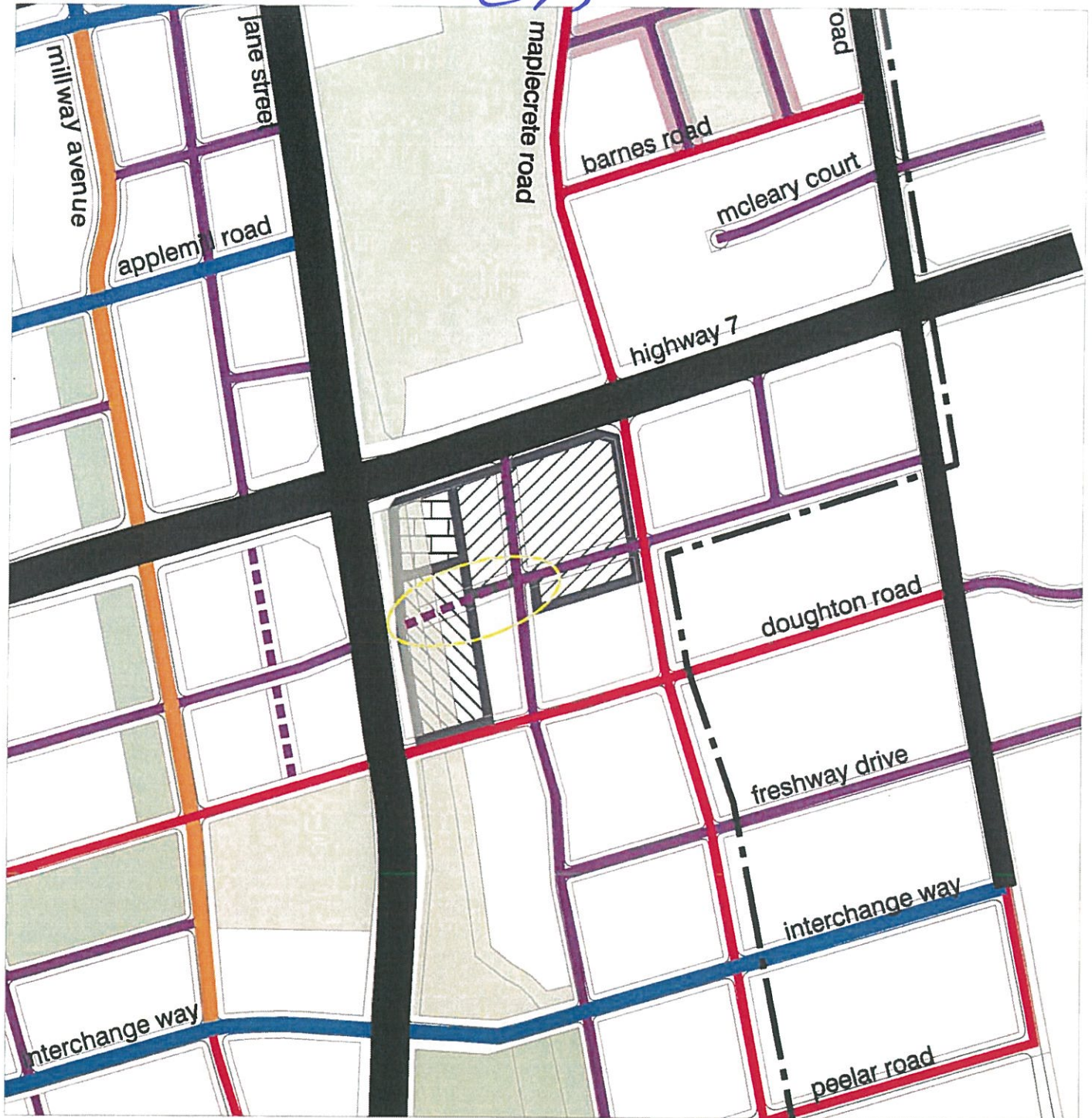


Vaughan, Ontario

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1512E_Figure Mapping_January 2016 Fig 1.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
239-7250 WESTON ROAD, WOODBRIDGE, ON, L4L 8G7
P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

C3.5



Data Source: Schedule 'C' - Street Network of the Vaughan Metropolitan Centre Plan (2013)

Figure 2
Vaughan Metropolitan Centre Plan:
Schedule 'C' -
Street Network

Vaughan, Ontario

LEGEND		
	1834371 ONTARIO INC. ("Liberty")	arterials (width to be consistent with Region of York Official Plan)
	Zzen Group	minor arterial (33 m)
	York Condominium Corporation 499	major collectors (28-33 m)
		special collector (33 m)
		minor collectors (23-26 m)
		local streets (20-22 m)
		Mews / Street Studied
		mews or local streets (15-17 m) (see Policy 4.3.16)
		special study area A (see Policies 4.3.9 and 8.1.17)
		major parks and open spaces
		see Policy (new Policy after 4.3.1)
		see Policy 4.3.17
		see Policy 6.3.1
		see Policy 4.3.11

DATE: January 11, 2016

SCALE 1 : 5,000



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ARCHITECTURE
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2. ZONING BY-LAW AMENDMENT FILE Z.15.021 P.2016.2
1834371 ONTARIO INC.
WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.15.021 (1834371 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: December 18, 2015
- b) Circulation Area: 150 m
- c) The application was also advertised as follows:
 - on the City's On-line Calendar;
 - included in the December 21, 2015, and January 4, 2016, e-news City Update, which is e-mailed to over 8,000 subscribers;
 - posted to the City's website at www.vaughan.ca and two Notice Signs were installed on the property (one along Regional Road 7 and one along Maplecrete Road) in accordance with the City's Notice Sign Procedures and Protocol;
 - on the December 17 and 24, 2015, and January 7, 2016, City Page; and,
 - posted on the City's Facebook and Twitter sites up to the January 12, 2016, Public Hearing.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.021 for the subject lands shown on Attachments #1 and #2, to revise the approved zoning for the building envelopes, building heights and conceptual site plan for the subject lands as shown on Attachments #3 and #4 to facilitate the reorganization of the proposed building envelopes as shown on Attachment #5 and the revised conceptual development as shown on Attachments #6 to #10. Table 1 below provides a summary of the proposed changes to the approved conceptual site plan:

Table 1: Changes to the Approved Conceptual Site Plan		
	Approved Conceptual Site Plan (Attachment #4)	Proposed Conceptual Site Plan (Attachment #6)
Number of Phases	3	2
Holding Symbol “(H)” Removal Conditions	References 3 Phases	Reference 2 Phases
Office Building Location	Northeast corner of the subject lands	Northwest corner of the subject lands
Office Building Height	12-storeys	15-storeys
Future East-West Road Connection to Lands to the West	Located solely on the subject lands	Equally shared with the abutting south property
Building Envelopes and Setbacks	Based on the previous squared built form design	Curved built form design
Proposed Public Square	Depicted as a square shaped Public Square	Curved shaped Public Square
Gross Floor Area (GFA) and Floor Space Index (FSI)	Retail: 3,301 m ² Office: 20,207 m ² Residential: 87,119 m ² Total GFA: 110,627 m ² Density: 5.5 FSI (including 20,207 m ² Office GFA)	Retail: 3,148 m ² Office: 20,207 m ² Residential: 92,272 m ² Total GFA: 110,627 m ² Density: 5.5 FSI (excluding 20,207 m ² Office GFA) – see the Preliminary Review section of this report (Item b)

The proposed two-phased, mixed-use development proposal shown on Attachments #6 to #10 consists of the following:

- a) four residential towers with building heights ranging from 14-storeys to 35-storeys and a total of 1,328 residential units;
- b) one 15-storey office building with a total Gross Floor Area (GFA) of 20,207 m²; and,
- c) 3,148 m² of ground related commercial uses.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Southwest corner of Maplecrete Road and Regional Road 7, known municipally as 2951 Regional Road 7 and 180 and 190 Maplecrete Road, shown as “Subject Lands” on Attachments #1 and #2.▪ The subject lands are located within the south east quadrant of the Vaughan Metropolitan Centre (VMC), which is the area planned as the future downtown for the City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Corporate Centre Node” by the in-effect OPA #500 (Corporate Centre Plan), as amended by OPAs #528, #663 (The Avenue 7 Land Use Future Study Plan), and OPA #746, which extends the “Gateway Site” designation to 180 Maplecrete Road thereby permitting a maximum building height of 35-storeys and a Floor Space Index (FSI) of 5.5 on the entirety of the subject lands. OPA #746 further permits an urban square of approximately 0.25 ha. The proposed development ranges in height from 14 to 35-storeys with a maximum FSI of 5.5, and therefore, conforms to the Official Plan.▪ The subject lands are designated “Station Precinct” and “Neighbourhood Precinct” by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan), which forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010), and has been endorsed by Vaughan Council and York Region, and is pending approval from the Ontario Municipal Board (OMB).
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned C9 (H) Corporate Centre Zone and OS2 (H) Open Space Park Zone, both with the Holding Symbol “(H)” by Zoning By-law 1-88, as amended by site-specific By-law 095-2014.▪ Site-specific By-law 095-2014 was approved by the OMB on June 16, 2015, based on the original conceptual site plan shown on Attachment #5. Since the approval of the site-specific By-law by the OMB, the Owner now proposes to amend their conceptual site plan, as summarized in Table 1 and as shown on Attachments #6 to #10, which now requires the amendments to the approved building envelopes in site-specific By-law 095-2014.▪ All other approvals based the original conceptual site plan and permitted in By-law 095-2014 are not proposed to be amended, including the following:<ul style="list-style-type: none">a) the 2.01 ha land area;b) a maximum of 1,328 residential units;c) uses permitted on the subject lands;d) 5.5 FSI maximum density;

	<ul style="list-style-type: none"> e) 35-storey maximum building height; f) stratified Public Square (public) arrangement; and, g) stratified north-south and east-west local roads (public) arrangement. <ul style="list-style-type: none"> ▪ To facilitate the proposed conceptual site plan, an amendment to Zoning By-law 1-88, as amended by site-specific By-law 095-2014, is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Appropriateness of the Proposed Building Envelopes and Setbacks	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed amendments to the approved building envelopes and setbacks on the subject lands will be reviewed in consideration of the planned and surrounding land uses and the policies of the Official Plan. ▪ The Owner shall provide the grade vents and exit stair locations and details from the underground parking levels to the satisfaction of the Vaughan Development Planning and Parks Development Departments.
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan (not yet in effect)	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the policies in the VMC Plan including, but not limited to: <ul style="list-style-type: none"> ▪ the vision and principles identified in the Plan including the contribution of the proposed development to creating a VMC downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green, and beautiful; ▪ the development criteria policies, specifically the maximum tower floor plate area of 750 m²; ▪ the urban design and built form policies of the Plan; and, ▪ the requirement for a Noise and Vibration Study for residential development proposals. ▪ Aligning with the policies of the VMC Plan (Section 8.1.3), the proposed mixed-use development contains over 10,000 m² GFA (20,207m²) devoted to office uses within the “Station Precinct” designation. The VMC Plan as endorsed by Vaughan Council, permits the exclusion of the office use GFA from the density calculation. The proposed conceptual site plan, shown on Attachment #6, excludes the 20,207 m² office GFA, and has allowed the Owner to maintain the originally approved density of 5.5 FSI on the subject lands. For the

	MATTERS TO BE REVIEWED	COMMENTS
		Owner to take advantage of this policy, the final approval of the VMC Plan is required.
c.	VMC Community Improvement Plan (CIP) for Office Uses	<ul style="list-style-type: none"> On November 17, 2015, Vaughan Council considered the Community Improvement Plan (CIP) for office uses in the VMC, which will require final approval by York Region and the Ministry of Municipal Affairs and Housing (MMAH). One of the qualifiers for a CIP incentive is that a development must contain at least 7,000 m² of office space. The proposed mixed-use development fulfills the criteria required to apply for the CIP program. The review of any application will consider the emerging policies of the VMC CIP Plan for Office Uses.
d.	Supporting Documents	<p>The following documents submitted in support of the application must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning (DEIP) and Development Planning Departments:</p> <ul style="list-style-type: none"> Sun/Shadow Study Pedestrian Level Wind Preliminary Assessment Phase 1 Environmental Site Assessment Functional Servicing Report Grading Plan Noise and Vibration Report
e.	CN Rail	<ul style="list-style-type: none"> The Owner must address noise mitigation measures and compliance with the Ministry of Environment and Climate Change (MOECC) noise guidelines under NPC-300 Class 1 (Urban) environment for the proposed mixed-use development to ensure land use compatibility within the noise influence area of CN's MacMillian Yard, to the satisfaction of CN Rail and the City.
f.	Related Development Applications	<ul style="list-style-type: none"> The related Site Development File DA.13.021 will be reviewed to ensure appropriate building and site design, pedestrian and barrier-free accessibility, access, sustainability features, internal traffic circulation, parking, landscaping, servicing and grading, stormwater management, surrounding pedestrian and vehicular connectivity, and street level animation. The related Draft Plan of Subdivision File 19T-13V006 will be reviewed to ensure the appropriateness of the proposed street network in consideration of the fine-grain street network of the VMC Plan, the response to streetscape components, stratified arrangements under the proposed new local roads and the public square, and connectivity to the lands to the west. The configuration of the proposed stratified public square will be reviewed for parkland dedication and credits, which will include

	MATTERS TO BE REVIEWED	COMMENTS
		a thorough review of the valuation of credits for lands encumbered by underground parking, exit stairs, access and maintenance easements, etc., to the satisfaction of the City of Vaughan.
g.	Vaughan Design Review Panel	<ul style="list-style-type: none"> The application will be reviewed with regard to the recommendations of the Vaughan Design Review Panel of September 25, 2015.
h.	Black Creek Renewal	<ul style="list-style-type: none"> The Owner shall submit to the satisfaction of the Vaughan DEIP Department and the Toronto and Region Conservation Authority (TRCA), a “Black Creek Renewal Integration Study/Compatibility Study” being a demonstration plan (conceptual) that considers the feasibility of the proposed building envelopes located along the west property line adjacent to the Black Creek flood line in advance of the final Black Creek Renewal work, which is expected to be completed in 2017. The Owner will be required to submit a detailed Study based on the outcome of the demonstration plan, which will be required prior to the approval of Site Development File DA.13.021. The VMC Master Servicing Plan and the Black Creek Optimization Study recommends the following improvements to service urban growth in the VMC and surrounding Black Creek Watershed area: <ul style="list-style-type: none"> a) Improve the quality of runoff contributing to the Black Creek from the lands within the VMC, which includes work related to the Stormwater Management Facility located on the northeast corner of Jane Street and Regional Road 7; b) Address flooding issues adjacent to Jane Street between Regional Road 7 and Highway 407, which includes the construction of a naturalized channel between Regional Road 7 and Highway 407 and related works including the replacement of the two culvert road crossings at Doughton Road and Interchange Way; and, c) In-Stream restoration measures to address localized erosion and bank instability issues within the Black Creek Watershed area, between Highway 407 and Steeles Avenue West. These works collectively are referred to as the “VMC Jane/Hwy 7 Stormwater Management and Black Creek Flood & Erosion Works.” Upon approval of Site Development File DA.13.021, the Owner shall be subject to a proportionate share of a financial strategy, which will include the enactment of an Area Specific Development Charge (ASDC) to collect the necessary funds for the construction of these works.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Original Schedule to By-law 095-2014
4. Original Conceptual Site Plan
5. Proposed By-law Schedule
6. Proposed Conceptual Site Plan
7. Conceptual Perspective (Southwest View)
8. Conceptual Perspective (Southwest Street View)
9. Conceptual Perspective (Northeast View - Public Square)
10. Conceptual Perspective (Aerial Public Square View)

Report prepared by:

Stephen Lue, Senior Planner, ext. 8210

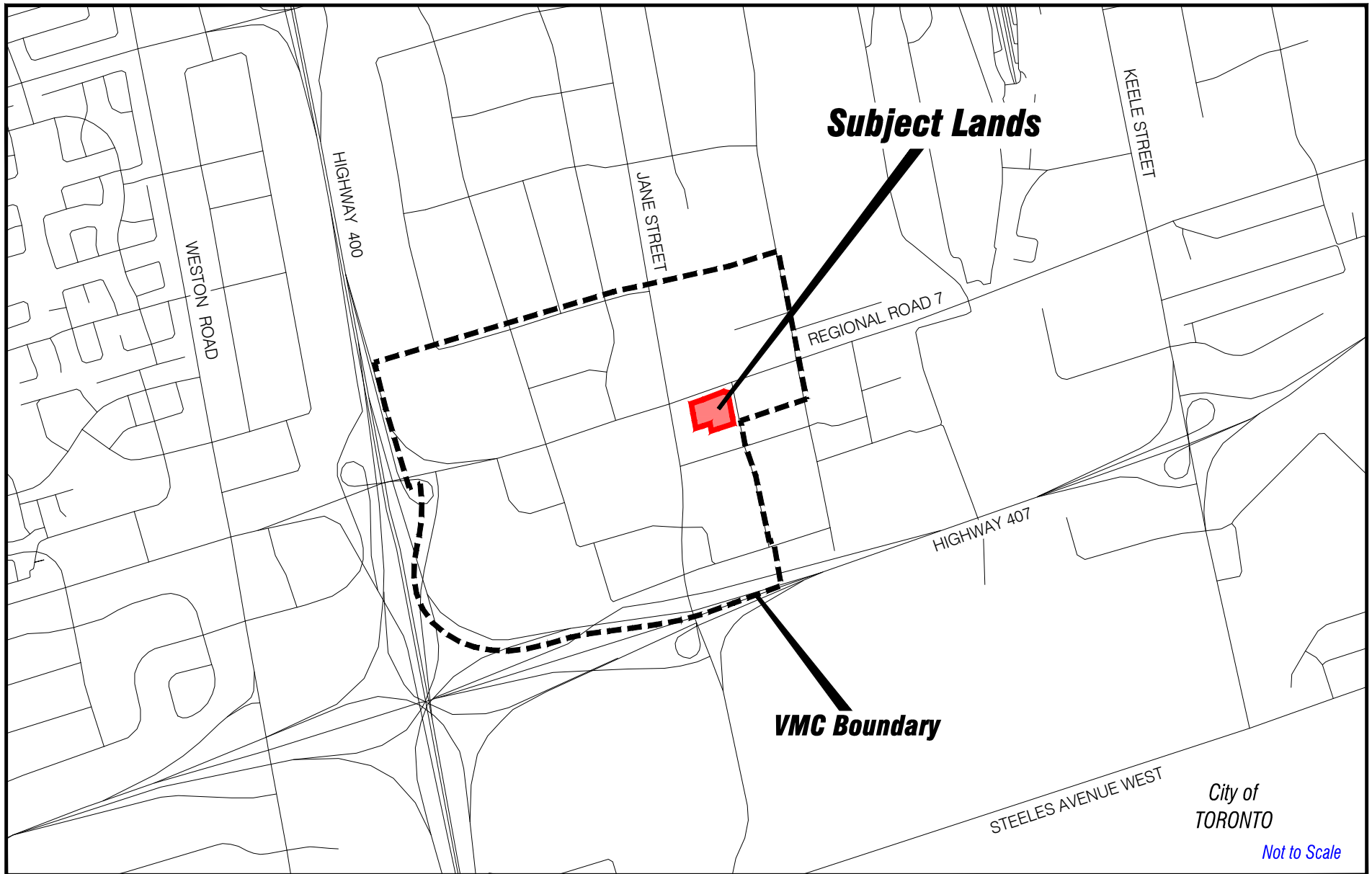
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

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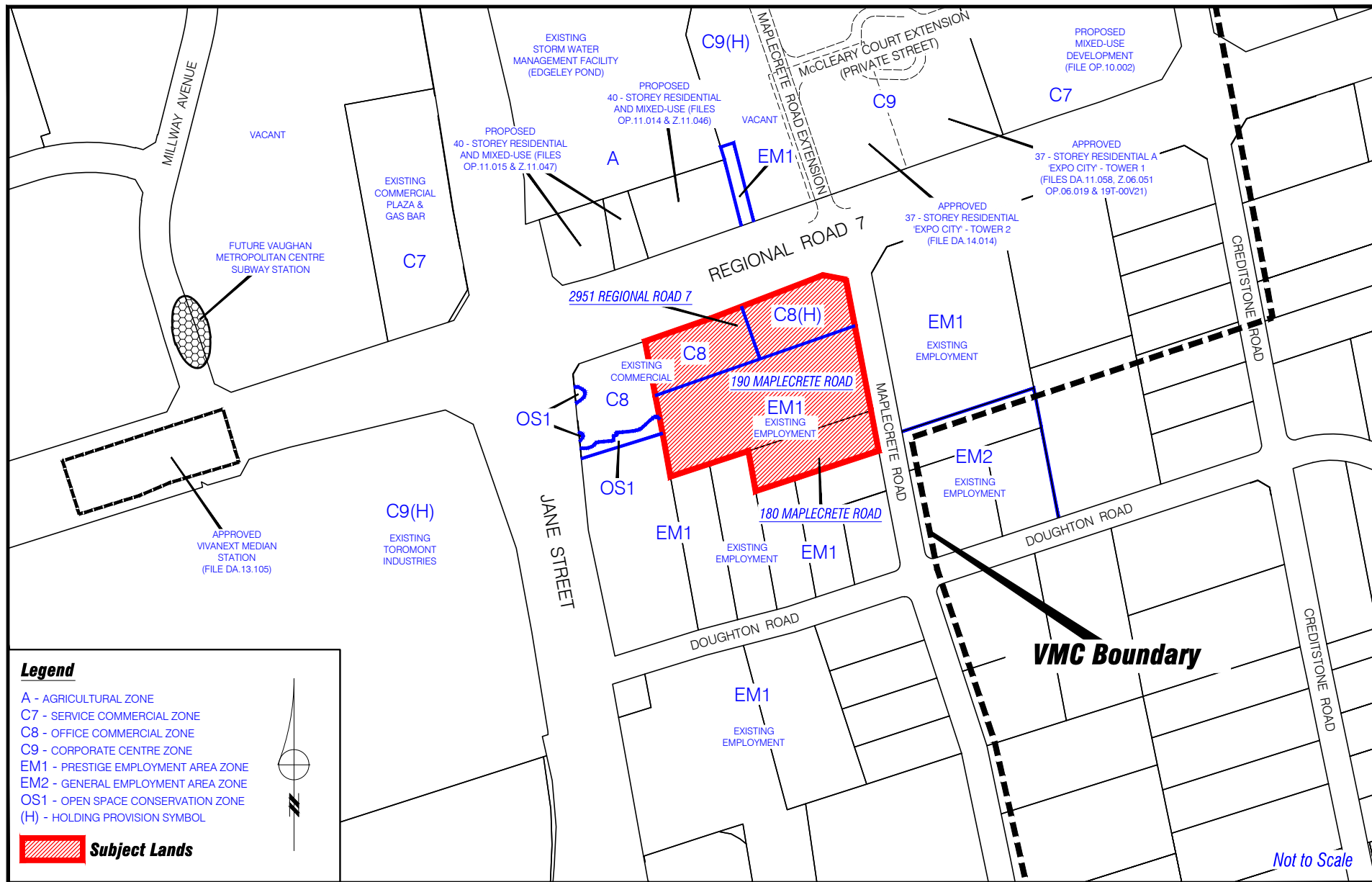
Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

1



Location Map

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

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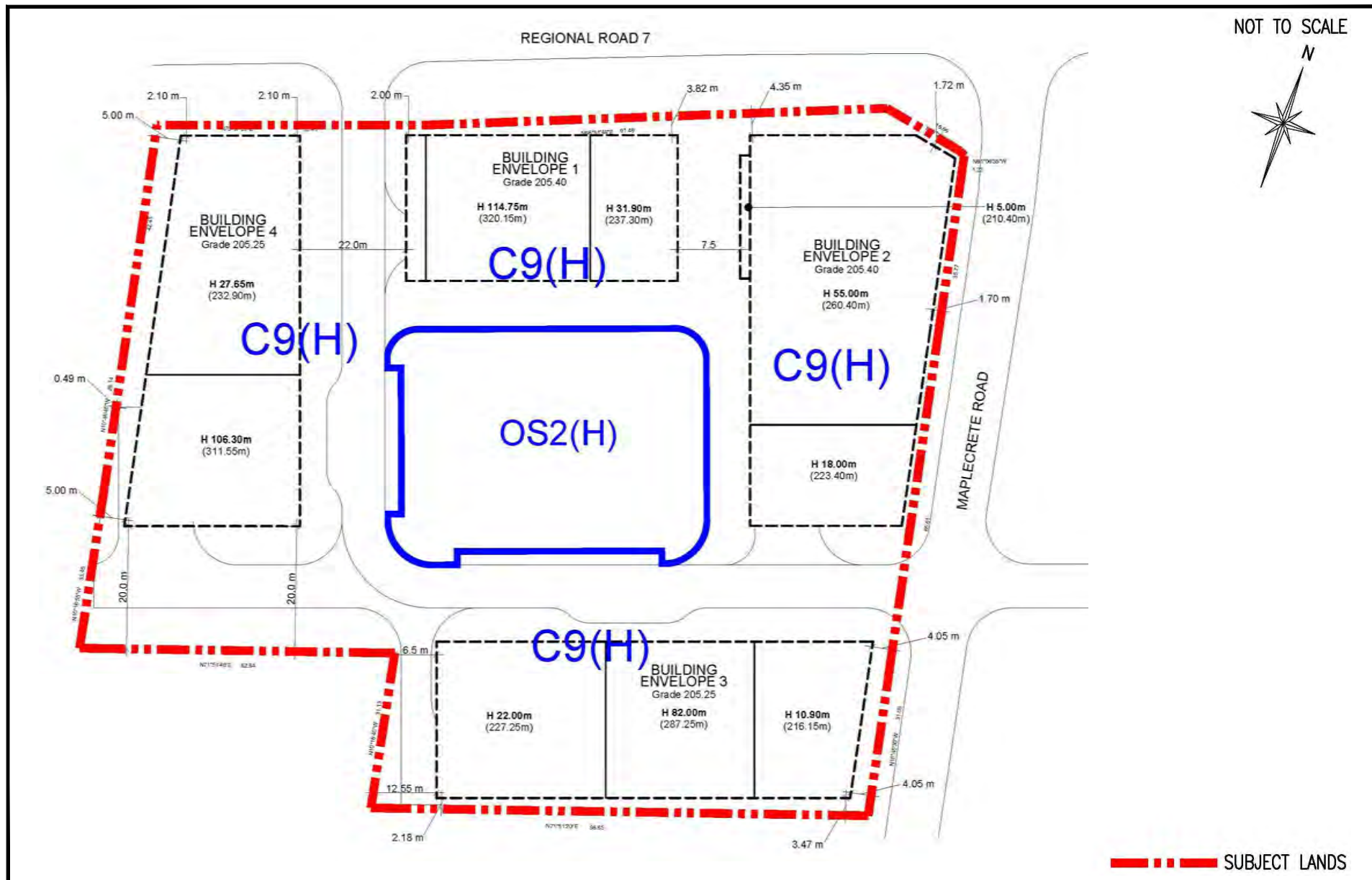
Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

2



Original Schedule to By-Law 095-2014

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



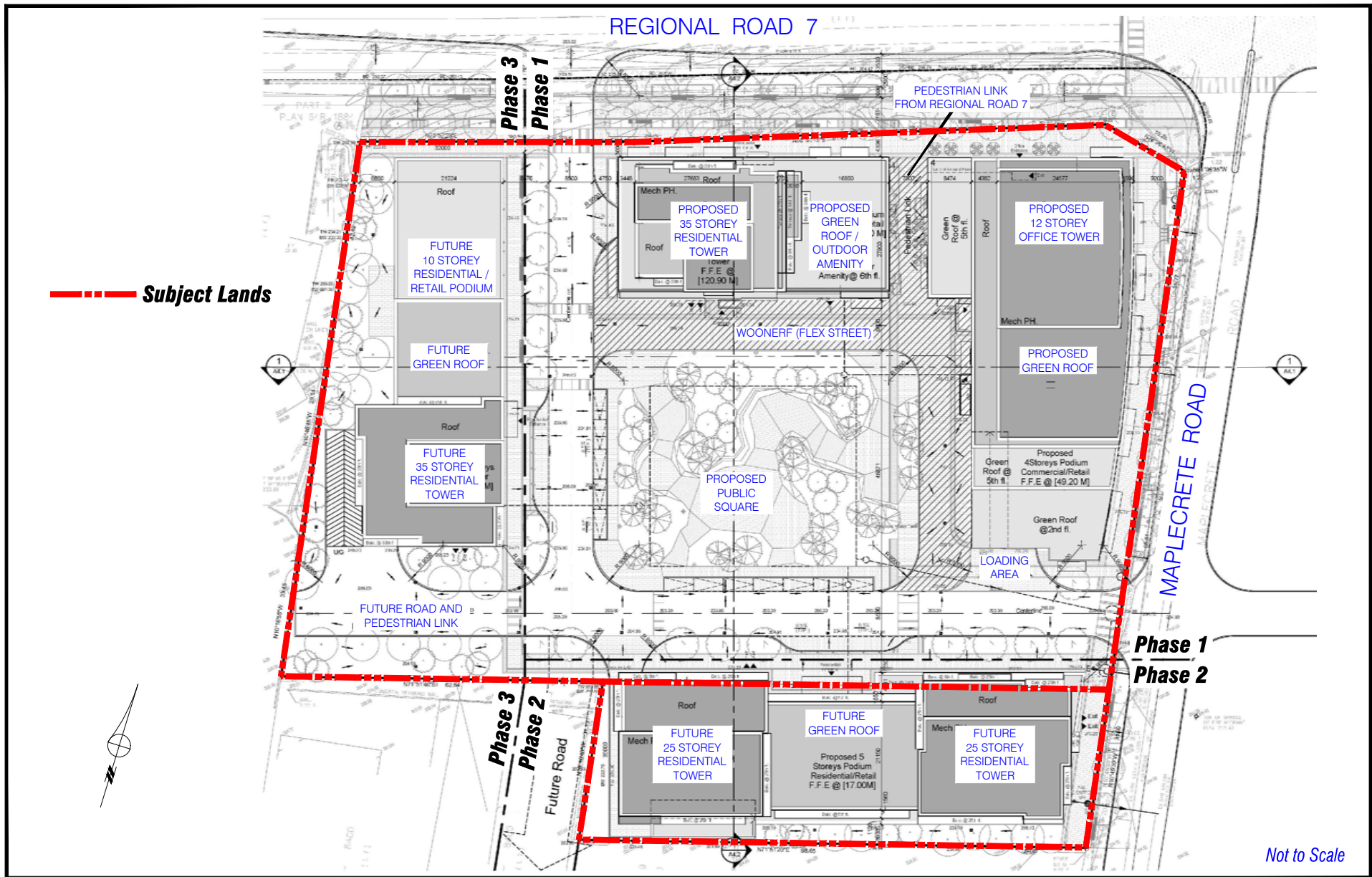
Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

3



Original Conceptual Site Plan

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

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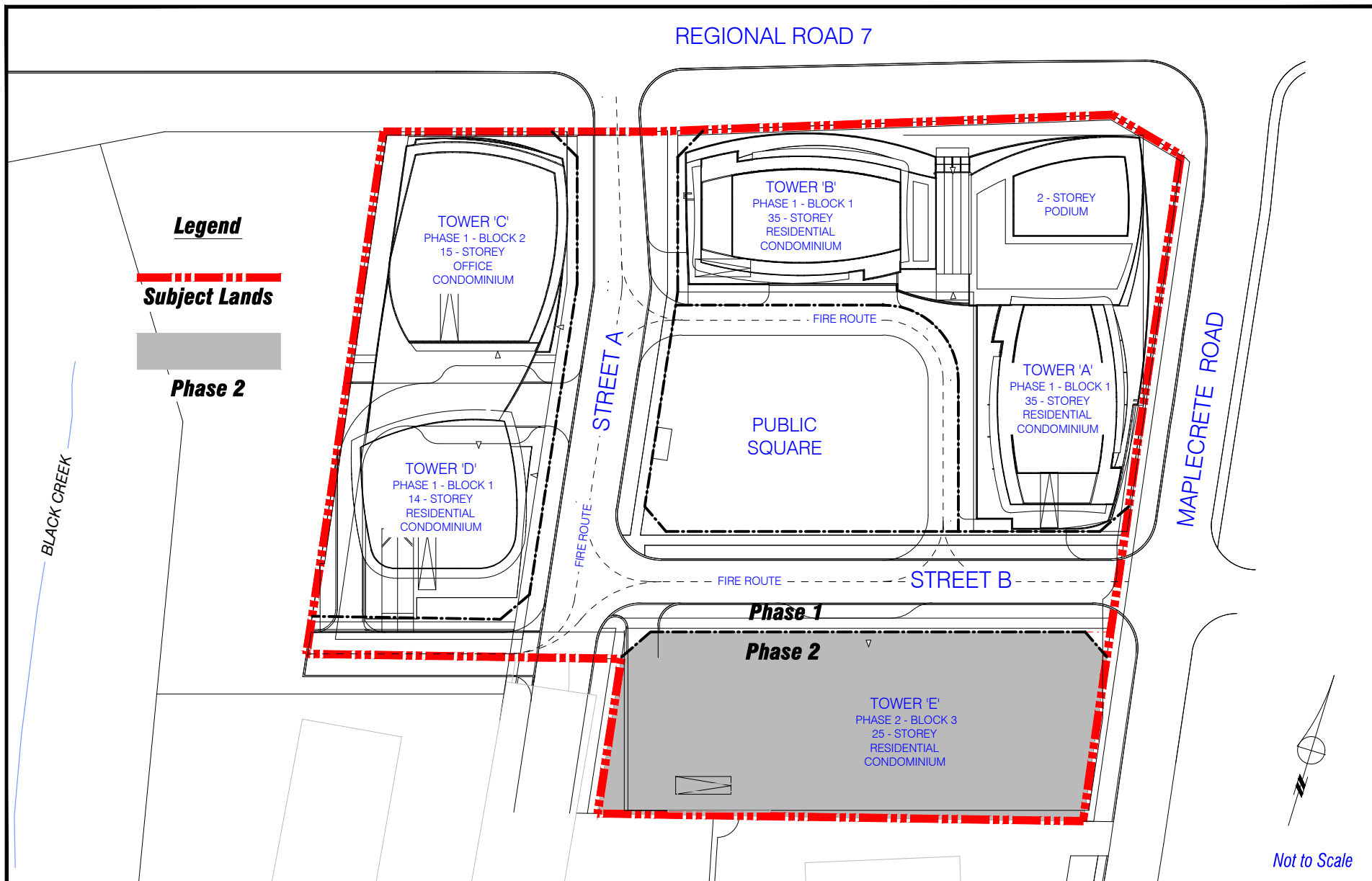
Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

4



Proposed Conceptual Site Plan

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006

DATE: December 18, 2015

6



Regional Road 7 and Maplecrete Road

Conceptual Perspective (Southwest View)

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006, DA.13.021

DATE: October 21, 2015

7



Regional Road 7 and Maplecrete Road

Conceptual Perspective (Southwest Street View)

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006, DA.13.021

DATE: October 21, 2015

8



Conceptual Perspective (Northeast View - Public Square)

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



RELATED FILES: OP.12.010, Z.12.025, 19T-13V006, DA.13.021

DATE: October 21, 2015

Attachment

FILE: Z.15.021

9



Conceptual Perspective (Aerial Public Square View)

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



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Attachment

FILE: Z.15.021

RELATED FILES: OP.12.010, Z.12.025, 19T-13V006, DA.13.021

DATE: October 21, 2015

10