

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2018

Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 30, 2018.

3 DRAFT PLAN OF SUBDIVISION FILE 19T-17V012 ZONING BY-LAW AMENDMENT FILE Z.17.035 DM11 INCORPORATED WARD 5 - VICINITY OF CENTRE STREET AND DONNA MAE CRESCENT

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018, be approved;**
- 2) That the following deputations and communications, be received:**
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;**
 - 2. Mr. John Stephenson, Donna Mae Crescent, Thornhill, and Communication C5 and C6, both dated January 23, 2018;**
 - 3. Mr. Daniel Weisz, Centre Street, Thornhill;**
 - 4. Mr. Eli Palachi, Centre Street, Thornhill; and**
- 3) That the following communications, be received:**
 - C2 Mr. Mike Zichowski, Thornridge Drive, Vaughan, dated January 9, 2018; and**
 - C4 Frances and Sam Accard, dated January 20, 2018.**

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.035 and Draft Plan of Subdivision File 19T-17V012 for the subject lands shown on Attachments #1 and #2, to permit a residential plan of subdivision consisting of 6 lots that would be developed with detached dwellings, as shown on Attachments #3 and #4, together with site-specific zoning exceptions to the R1V Old Village Residential Zone identified on Table 1.

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Recommendation

1. THAT the Public Hearing report for Files Z.17.035 and 19T-17V012 (DM11 Incorporated) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Report Highlights

- To receive input from the public and the Committee of the Whole on a residential plan of subdivision consisting of 6 lots.
- The proposal conforms to Vaughan Official Plan 2010, but requires a Zoning By-law Amendment to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Background

The subject lands are located west of Yonge Street and south of Centre Street, and are known municipally as 11 and 19 Donna Mae Crescent, shown as “Subject Lands” on Attachments #1 and #2. The surrounding land uses are shown on Attachments #1 and #2.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2 to permit a residential plan of subdivision with 6 lots that would be developed with detached dwellings, as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.17.035 to amend Zoning By-law 1-88, to permit site-specific zoning exceptions to the R1V Old Village Residential Zone subject to Exception 9(662), as identified in Table 1.
2. Draft Plan of Subdivision File 19T-17V012, as shown on Attachment #3, to facilitate a residential plan of subdivision consisting of the following:

Lots for Single Detached Residential Dwellings (Lots 1 to 4)	0.51 ha
Lots for Existing Dwellings (Blocks 5 and 6)	0.27 ha
Public Right-of-Way (Street “1”)	0.14 ha
Total	0.92 ha

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Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: December 22, 2017.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m and to the Springfarm Ratepayers Association.

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 Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Zoning exceptions are required to permit the development

The following site-specific zoning exceptions to the R1V Old Village Residential Zone of Zoning By-law 1-88 are required to permit the development proposal, as shown on Attachments #3 and #4:

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Table 1:

	By-law Standard	Requirements of the R1V Old Village Residential Zone, Exception 9(662)	Proposed Exceptions to the R1V Old Village Residential Zone, Exception 9(662)
a.	Minimum Lot Frontage	30 m	23.7 m (Lots 1 and 2) 26.7 m (Lots 3 and 4) 27 m (Block 5) 18 m (Block 6)
b.	Minimum Front Yard Setback (Lots 1 to 4 and Block 5)	9 m	7.5 m
c.	Maximum Building Height	9.5 m	11 m
d.	Maximum Lot Coverage	20%	28%, inclusive of unenclosed porches (covered or uncovered) provided that the maximum lot coverage for the main dwelling shall not exceed 25%
e.	Minimum Development Standards for “Block 6” i) Front Yard Setback (Street “1”) ii) Exterior Side Yard Setback (Donna Mae Crescent) iii) Rear Yard Setback (East property line)	i) 9 m ii) 9 m iii) 7.5 m	i) 7.5 m to the existing dwelling ii) 4.3 m for the existing dwelling iii) 1.5 m to the existing detached garage

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Additional zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application, and will be considered in a technical report to a future Committee of the Whole meeting.

The proposal conforms to the Official Plan, but requires amendments to Zoning By-law 1-88

Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010).▪ The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing 6 lots having frontages ranging from 18 m to 26.7 m that would be developed with detached dwellings. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, as shown on Attachment #2, and are subject to site-specific Exception 9(662), which permits single detached dwellings with a minimum lot frontage of 30 m and minimum lot area of 845 m².▪ The Owner has submitted Zoning By-law Amendment File Z.17.035 to permit the site-specific zoning exceptions to the R1V Old Village Residential Zone, identified in Table 1 of this report.

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Through a preliminary review of the applications, the Development Planning Department has identified matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the VOP 2010 policies, particularly Section 9.1.2.3 respecting compatibility within established community areas, and Section 9.2.3.1 respecting development criteria for detached dwellings.
b.	Appropriateness of Proposed Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zoning exceptions to the R1V Old Village Residential Zone, as identified in Table 1 of this report, will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Low-Rise Residential Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods.
d.	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The subject lands are located adjacent to the Thornhill Heritage Conservation District, as shown on Attachment #2. ▪ The property located at 121 Centre Street, which abuts the subject lands to the east, is designated under Part IV of the <i>Ontario Heritage Act</i>, (the J.E.H / Theroux Macdonald House), as shown on Attachment #2. ▪ The Owner is required to submit a Stage 1 Archaeological Assessment and a Heritage Impact Study for review by the Urban Design and Cultural Heritage Division.

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	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the subject applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Functional Servicing and Stormwater Management Report - Environmental Noise Assessment - Arborist Report - Tree Inventory and Preservation Plan - Geotechnical Report - Phase 1 Environmental Site Assessment - Architectural Design Brief ▪ Additional studies/reports may be required as part of the development application review process.
f.	Draft Plan of Subdivision File 19T-17V012	<ul style="list-style-type: none"> ▪ Draft Plan of Subdivision File 19T-17V012 will be reviewed in consideration of the surrounding land uses, and to implement draft plan of subdivision conditions to ensure the appropriate road alignment and connection, servicing and grading and other municipal, regional and community agency requirements. ▪ The Development Engineering Department must review and approve the design, alignment, width, radii and configuration of “Street 1”, as shown on Attachment #3.

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	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the draft plan of subdivision process, if the applications are approved.
h.	Parkland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.
i.	Allocation and Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the entirety of lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.

Financial Impact

Not applicable.

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Broader Regional Impacts/Considerations

The applications have been circulated to the York Region Community Planning and Development Services Department 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 applications will be considered in the technical review of the applications, 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.

For more information, please contact: Mark Antoine, Planner, Development Planning Department, Extension 8212.

Attachments

1. Location Map
2. Context Location Map
3. Draft Plan of Subdivision
4. Streetscape Plan

Prepared by

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

(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.)

Subject: file nos. z17,035 and 19T-V012

PUBLIC HEARING
COMMUNICATION

Date: Jan 23/18 ITEM NO. 3

From: mike zichowski [mailto: [REDACTED]]
Sent: January-09-18 11:00 AM
To: DevelopmentPlanning@vaughan.ca
Subject: file nos. z17,035 and 19T-V012

The submitted plans for a subdivision on 11 and 19 Donna Mae Cres, do not meet the criteria for R1V and contain far too many amendments to the existing Thornhill village land use code with far reaching negative consequences to existing property values.

An excessive amount of 50 ft. trees would be sacrificed for this development to proceed. The existing charm and quaintness of the village would be altered by an intrusion of houses not nature friendly with conservation lands and requiring street lighting. A laneway effect would be created along with neighboring frontage on Donna Mae being severely interrupted.

Perhaps two lots might be accommodated for development and probably receive a higher price than the proposed high density of four.

Allowing this development to proceed would entice neighboring properties to sever portions and amalgamate with the proposed crescent structure.

Yours sincerely

Mike Zichowski

[REDACTED] thornridge dr.
[REDACTED]

Subject: 11 and 19 Donna Mae Crescent

PUBLIC HEARING
COMMUNICATION

C4

Date: Jan 23/18 ITEM NO. 3

From: Frances Accardi [mailto: [REDACTED]]
Sent: January-20-18 2:04 PM
To: DevelopmentPlanning@vaughan.ca
Subject: 11 and 19 Donna Mae Crescent

I am writing regarding the properties at 11 and 19 Donna Mae Crescent.

Tony and Theresa Baldassarra are the owners of the properties. It is File Z 17.035 for Zoning By-law amendment and File 19T-17V012 for Draft Plan of Subdivision that are under review.

I am a resident at [REDACTED] Donna Mae Crescent and I fully support the above application for severance and building of 4 additional homes for a total of 6 homes.

I would appreciate being informed of the result of this application.

Frances and Sam Accard

Subject:

File Z.17.035 and VOP 2010

**PUBLIC HEARING
COMMUNICATION**

C5

Date: Jan 23/18 ITEM NO. 3

From: jeev.stephen [mailto: [REDACTED]]**Sent:** January-23-18 1:28 PM**To:** DevelopmentPlanning@vaughan.ca**Subject:** File Z.17.035 and VOP 2010

Attention : Mark Antoine,

One of the planning department Report Highlights for File Z.17.035 indicates that the proposed work conforms to Vaughan Official Plan 2010.

I believe the proposal may not be in compliance with several VOP 2010 sections, including;

- 3.6.6.15 Stormwater Management with volume control that maintains recharge rates, flow paths and water quality,
- 9.1.2.2 Community Areas with established development requires 7 specific elements to be addressed,
- 9.1.2.3 Policies to maintain the character of community areas shall apply to all developments based on current zoning.

It is important to note that the recently approved and constructed dwellings on both Block 5 and Block 6 are not in compliance with current R1V zoning minimum requirements based on the current lots.

The proposed lot size reductions for each Block leads to further non-compliance, for example the minimum front yard setback for dwellings on existing lots for Block 5 and the minimum outside side yard setback for Block 6.

I personally think that these additional variances for the existing Blocks are reasonable and acceptable. However, the variance requests for the new lots are not acceptable or reasonable.

My opinion is that in order to conform to VOP 2010, in this area of Old Thornhill adjacent to the Thornhill Heritage Conservation District, any new building lots to be created by a zoning by-law and Draft Plan of Subdivision must comply with all R1V minimum zoning requirements and any new road must retain the typical rural cross-section design characteristics.

Regards,

John Stephenson

[REDACTED] Donna Mae Cres

Sent from my Galaxy Tab® S2

Subject:

Zoning file Z.17.035 and 19T-17V012, regarding 11 and 19 Donna Mae Cres.

From: jeev.stephen [mailto:]**Sent:** January-22-18 3:51 PM**To:** DevelopmentPlanning@vaughan.ca**Subject:** Zoning file Z.17.035 and 19T-17V012, regarding 11 and 19 Donna Mae Cres.**PUBLIC HEARING
COMMUNICATION**

Date: Jan 23/18 ITEM NO. 3

Attention: Mark Antoine,

I live at Donna Mae Crescent. I am a father of two daughters. I attended Thornhill Public School and Thornhill Secondary School and am a longtime resident on Donna Mae.

I have reviewed the application and the associated reports, plans and other documents submitted by the applicant for the new development proposed for Donna Mae Crescent and identified several concerns that should be addressed before any further consideration of the application.

1. New road and intersection design.

The concern is safety. The proposed design appears to increase the risk of head-on collisions at the existing blind corner on Donna Mae. Pedestrian safety is also a concern due to the apparent wide throat on "Street 1" where it intersects with Donna Mae.

2. Stormwater Management.

Despite the LID methods and a sophisticated storage and flow control system proposed to service the new development, from an overall perspective of the existing street, it appears completely inadequate for the new development site, the existing street drainage system, and for the protection of the public, property and the environment.

If a storm sewer is proposed to service the new development it MUST be a development specific new storm sewer that connects directly to the trunk sewer on Centre St. with no discharge to, or impact on the existing street ditch drainage system, OR installation of a storm sewer along the entire length of Donna Mae providing complete stormwater servicing for all existing and new dwellings.

The Stormwater Management report did not address any inadequacies and/or risks of the existing ditch or provide any indication that it could safely convey any additional flow not to mention the impact of an approximately 50% increase as is estimated to discharge from the development.

3. Proposed plotting and massing is not compatible with R1V zoning or the streetscape of the existing stable community of old Thornhill.

R1V height limits are important and include prohibition of artificially elevating the existing grade (beyond certain proscribed limits) to establish a higher lot elevation at the front of a new dwelling, the point from which building height is measured. 11 metre high houses are far too high for the area. (Doesn't an 11 m house usually include a full 3 storeys of above ground living space?)

4. Accessibility

Since the proposed development abuts a public park in the Heritage Conservation District it would be a good idea to construct a path for walking and bicycle access from the new public street to the park and this will then provide better car-free access to and from Yonge Street and the Thornhill Public School.

5. Impact on the Thornhill Heritage Conservation District landscape.

A strong case can be made that the landscape (trees, topography, buildings, structures, path and streets) on and surrounding the MacDonald House property constitute a significant cultural heritage landscape.


The Provincial Policy statement requires the conservation of significant cultural heritage landscapes.

Regardless of the official designation it is important for the impact on the surrounding landscape be clearly understood before any development of the site.

Perhaps the Commissioner of Planning should consider implementing a Site Plan Agreement which is required to secure the City's interest in the MacDonald House property and protection of the cultural heritage landscape of the Thornhill Heritage Conservation District.

Regards,

John Stephenson

 Donna Mae Cres., Thornhill, L4J 1Z9

Sent from my Galaxy Tab® S2

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 23, 2018

WARD: 5

**TITLE: DRAFT PLAN OF SUBDIVISION FILE 19T-17V012
ZONING BY-LAW AMENDMENT FILE Z.17.035
DM11 INCORPORATED
VICINITY OF CENTRE STREET AND DONNA MAE CRESCENT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.035 and Draft Plan of Subdivision File 19T-17V012 for the subject lands shown on Attachments #1 and #2, to permit a residential plan of subdivision consisting of 6 lots that would be developed with detached dwellings, as shown on Attachments #3 and #4, together with site-specific zoning exceptions to the R1V Old Village Residential Zone identified on Table 1.

Recommendation

1. THAT the Public Hearing report for Files Z.17.035 and 19T-17V012 (DM11 Incorporated) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Report Highlights

- To receive input from the public and the Committee of the Whole on a residential plan of subdivision consisting of 6 lots.
- The proposal conforms to Vaughan Official Plan 2010, but requires a Zoning By-law Amendment to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Background

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Lots for Existing Dwellings (Blocks 5 and 6)	0.27 ha
Public Right-of-Way (Street “1”)	0.14 ha
Total	0.92 ha

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- a) Date the Notice of Public Hearing was circulated: December 22, 2017.

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- b) Circulation Area: 150 m and to the Springfarm Ratepayers Association.

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 Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Zoning exceptions are required to permit the development

The following site-specific zoning exceptions to the R1V Old Village Residential Zone of Zoning By-law 1-88 are required to permit the development proposal, as shown on Attachments #3 and #4:

Table 1:

	By-law Standard	Requirements of the R1V Old Village Residential Zone, Exception 9(662)	Proposed Exceptions to the R1V Old Village Residential Zone, Exception 9(662)
a.	Minimum Lot Frontage	30 m	23.7 m (Lots 1 and 2) 26.7 m (Lots 3 and 4) 27 m (Block 5) 18 m (Block 6)
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	By-law Standard	Requirements of the R1V Old Village Residential Zone, Exception 9(662)	Proposed Exceptions to the R1V Old Village Residential Zone, Exception 9(662)
e.	Minimum Development Standards for “Block 6” i) Front Yard Setback (Street “1”) ii) Exterior Side Yard Setback (Donna Mae Crescent) iii) Rear Yard Setback (East property line)	i) 9 m ii) 9 m iii) 7.5 m	i) 7.5 m to the existing dwelling ii) 4.3 m for the existing dwelling iii) 1.5 m to the existing detached garage

Additional zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application, and will be considered in a technical report to a future Committee of the Whole meeting.

The proposal conforms to the Official Plan, but requires amendments to Zoning By-law 1-88

Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010). ▪ The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing 6 lots having frontages ranging from 18 m to 26.7 m that would be developed with detached dwellings. The proposal conforms to the Official Plan.
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Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, as shown on Attachment #2, and are subject to site-specific Exception 9(662), which permits single detached dwellings with a minimum lot frontage of 30 m and minimum lot area of 845 m². ▪ The Owner has submitted Zoning By-law Amendment File Z.17.035 to permit the site-specific zoning exceptions to the R1V Old Village Residential Zone, identified in Table 1 of this report.
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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the VOP 2010 policies, particularly Section 9.1.2.3 respecting compatibility within established community areas, and Section 9.2.3.1 respecting development criteria for detached dwellings.
b.	Appropriateness of Proposed Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zoning exceptions to the R1V Old Village Residential Zone, as identified in Table 1 of this report, will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Low-Rise Residential Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods.
d.	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The subject lands are located adjacent to the Thornhill Heritage Conservation District, as shown on Attachment #2. ▪ The property located at 121 Centre Street, which abuts the subject lands to the east, is designated under Part IV of the <i>Ontario Heritage Act</i>, (the J.E.H / Theroux Macdonald House), as shown on Attachment #2.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Owner is required to submit a Stage 1 Archaeological Assessment and a Heritage Impact Study for review by the Urban Design and Cultural Heritage Division.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the subject applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Functional Servicing and Stormwater Management Report - Environmental Noise Assessment - Arborist Report - Tree Inventory and Preservation Plan - Geotechnical Report - Phase 1 Environmental Site Assessment - Architectural Design Brief ▪ Additional studies/reports may be required as part of the development application review process.
f.	Draft Plan of Subdivision File 19T-17V012	<ul style="list-style-type: none"> ▪ Draft Plan of Subdivision File 19T-17V012 will be reviewed in consideration of the surrounding land uses, and to implement draft plan of subdivision conditions to ensure the appropriate road alignment and connection, servicing and grading and other municipal, regional and community agency requirements. ▪ The Development Engineering Department must review and approve the design, alignment, width, radii and configuration of "Street 1", as shown on Attachment #3.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the draft plan of subdivision process, if the applications are approved.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.
i.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the entirety of lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.

Financial Impact

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Broader Regional Impacts/Considerations

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For more information, please contact: Mark Antoine, Planner, Development Planning Department, Extension 8212.

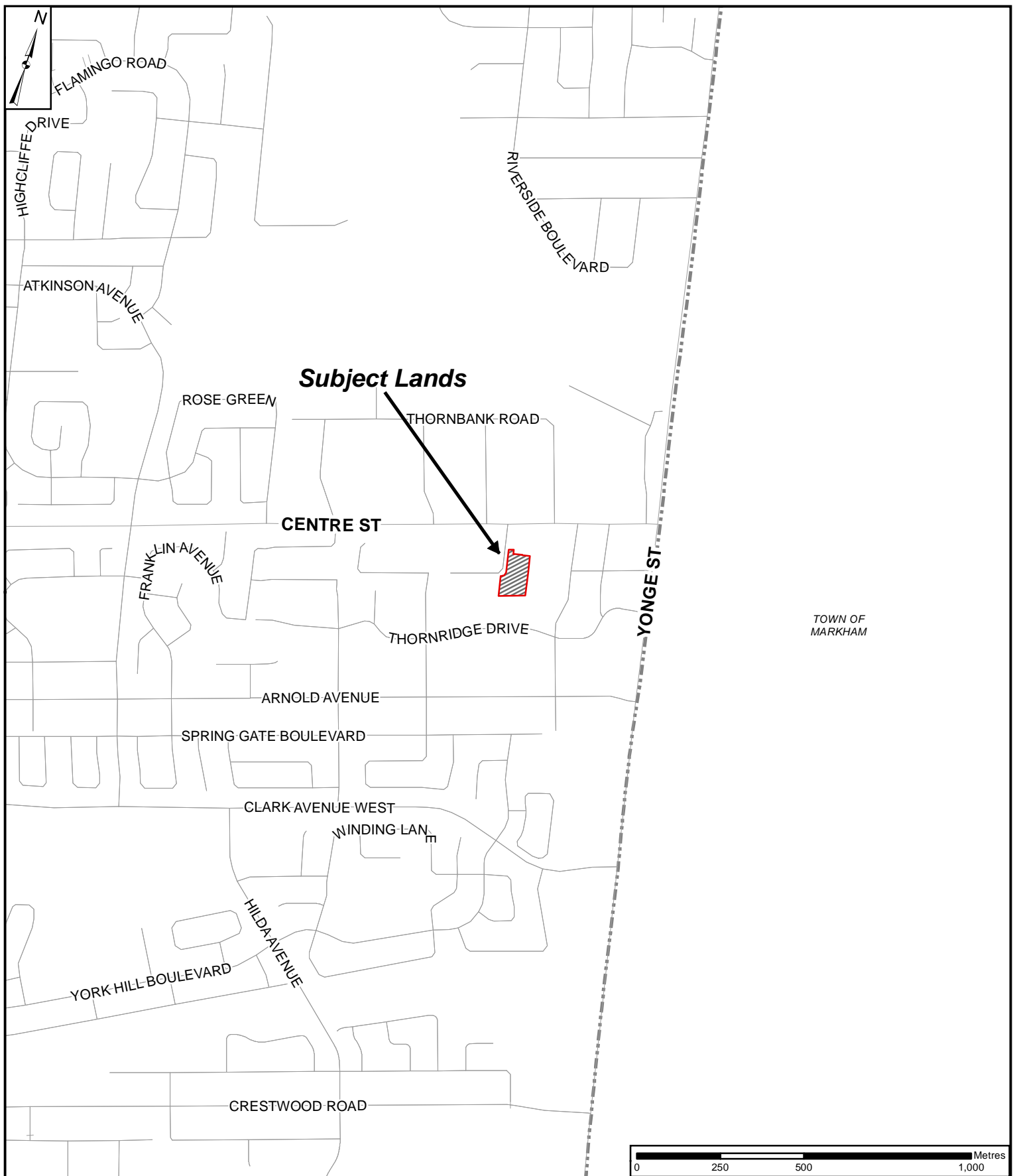
Attachments

1. Location Map
2. Context Location Map
3. Draft Plan of Subdivision
4. Streetscape Plan

Prepared by

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

/CM



Context Location Map

LOCATION:
Part of Lot 30, Concession 1

APPLICANT:
DM11 Incorporated

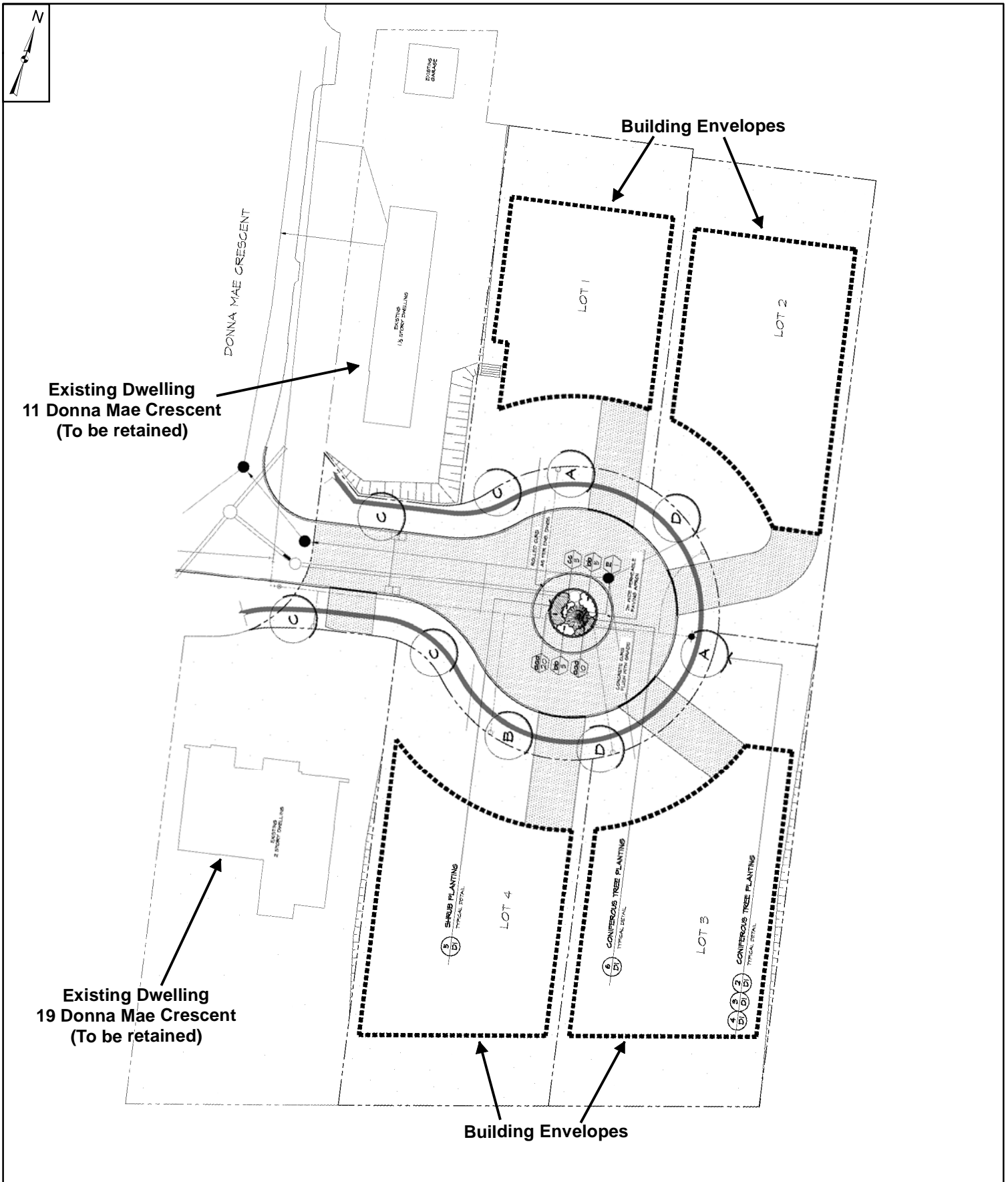


Attachment

FILES:
Z.17.035 & 19T-17V012

DATE:
January 23, 2018

1



Streetscape Plan

LOCATION:
Part of Lot 30, Concession 1

APPLICANT:
DM11 Incorporated



Attachment

FILES:
Z.17.035 & 19T-17V012

DATE:
January 23, 2018

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