

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 5, Report No. 15, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on April 11, 2018, as follows:

By replacing recommendation 2) of the Committee of the Whole (Public Hearing) with the following:

- “2) That should a community meeting need to be held, that it be organized by the Local Councillor with the applicant, 3 or 4 key residents, interested Regional Councillors, and staff, to address outstanding issues;”***

5 ZONING BY-LAW AMENDMENT FILE Z.18.005 GRAZIO DEVITTORIS, 2561074 ONTARIO INC. VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

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 April 4, 2018, be approved;**
- 2) That should KARA wish to have a community meeting, that staff be in attendance at the meeting;**
- 3) That the following deputations be received:**
 - 1. Mr. Adam Grossi, Humphries Planning Group, representing the applicant;**
 - 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 - 3. Mr. Eric Laichter, Kleinburg BIA, Nashville Road, Kleinburg;**
 - 4. Mr. Ken Schwenger, Coldspring Road, Kleinburg; and**
 - 5. Mr. Frank Fallico, Kellam Street, Kleinburg; and**
- 4) That communication C3 from Ms. Kathryn Angus, Kleinburg & Area Ratepayer’s Association, dated April 2, 2018, be received.**

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.005 for the subject lands shown on Attachment #1 and #2 to permit the construction of a 2½-storey commercial building with an eating establishment on the ground floor and 3 residential units on the second floor, as shown on Attachments #3 to #5.

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Report Highlights

- To receive input from the public and the Committee of the Whole for a proposed 2½-storey building with ground floor commercial uses and 3 residential units on the second floor.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Hearing report for File Z.18.005 (Grazio Devittoris, 2561074 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands are located on the east side of Islington Avenue between Kellam Street and John Street and are municipally known as 10513 Islington Avenue, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Amendments to Zoning By-law 1-88 are required to impliment the development proposal

The Owner has submitted Zoning By-law Amendment File Z.18.005 to amend the development standards for the C11 Mainstreet Commercial Zone of Zoning By-law 1-88, as identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: March 9, 2018.

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 Signs Procedures and Protocols.
- b) Circulation Area: 150 m (as shown on Attachment #2) and to the Kleinburg Area 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 a technical report to be considered at a future Committee of the Whole meeting.

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Previous Reports/Authority.

N/A

Analysis and Options

The proposed mixed-use development conforms to the Official Plan

The subject lands are designated “Mainstreet Commercial” by Vaughan Official Plan (VOP) 2010, Volume 2, Specific Policy Area 12.4 Kleinburg Core, which permits a maximum building height of 2½-storeys and a Floor Space Index (FSI) of between 0.2 and 1 times the area of the lot. The “Mainstreet Commercial” designation permits the following uses:

- Retail Stores;
- Personal Service Shops;
- Professional and Business Offices;
- Small scale hotels or “Village Inns”;
- Bed and Breakfast operations;
- Restaurants including sidewalk cafes;
- Small scale mixed-use developments with at-grade commercial uses and an upper floor residential component;
- Detached residential dwellings;
- Converted dwelling in the form of a residential conversion to a permitted commercial and mixed-use development;
- Parks and Open Space; and
- Public and Institutional Uses.

The property is subject to the Kleinburg-Nashville Heritage Conservation District (HCD) Plan by VOP 2010 Section 12.2, Volume 2, Heritage Conservation Districts, as the property is Designated Part V under the *Ontario Heritage Act*.

The proposed 2½-storey building with a ground floor eating establishment and 3 residential units in the second floor and a density of 0.57 (FSI) times the area of the lot, conforms to the Official Plan.

Amendments to Zoning By-law 1-88 are required to permit the proposed development

The subject lands are zoned C11 Mainstreet Commercial Zone by Zoning By-law 1-88, which permits the proposed eating establishment and residential uses. The Owner is proposing to maintain the existing C11 Mainstreet Commercial Zone on the subject lands, with the following site-specific zoning exceptions to permit the proposed development:

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Table 1

	Zoning By-law 1-88 Standards	C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone
a.	Minimum Parking Requirement	Residential Units: 3 units @ 1.5 spaces per unit = 5 parking spaces Eating Establishment: 277.19 m ² @ 16 spaces/ 100 m ² GFA = 45 parking spaces Total Parking Required: 50 spaces	18 spaces
b.	Minimum Parking Stall Size	6 m x 2.7 m	<ul style="list-style-type: none"> • 6 m x 2.67 m (2 spaces) • 5.92 m x 2.7 m (6 spaces)
c.	Minimum Dimensions for an Accessible Parking Space	6 m x 3.4 m with an access aisle measuring 1.5 m in width	6 m x 3.9 m with no access aisle
d.	Minimum Width for an Access Driveway	7.5 m if shared 5.4 m - 7.5 m if not shared	3 m shared driveway (will require reciprocal easements with landowner to the south)
e.	Minimum Width of Parking Aisle for Parking Spaces with an Angle of 44 degrees or less	4 m	3 m for spaces 1, 2, and 3

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f.	Minimum Interior Side Yard Setback (North)	1.8 m	0 m
g.	Minimum Front Yard Setback (Islington Avenue)	2 m	1.7 m
h.	Minimum Setback to a Covered Porch (Patio)	2 m	0 m
i.	Minimum Required Landscape Strip Abutting Islington Avenue	2 m	0 m
j.	Minimum Required Landscape Strip Abutting an R1 Residential Zone (East)	2.4 m	0 m (east lot line)
k.	Minimum Required Landscape Strip Abutting a Zone other than Open Space or Residential	1.8 m	0 m (north and south lot lines)
l.	Minimum Landscape Coverage	10%	6.2%
m.	Maximum Eaves Encroachment	0.5 m into a required yard	0 m (north interior yard)

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n.	Use of Basements/Cellars	Cellar or a basement shall be used for no other purpose than storage, mechanical and/or laundry facilities or parking	Permit the basement to be used for washrooms
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Additional zoning exceptions maybe 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.

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	City of Vaughan Official Plan Policies	<ul style="list-style-type: none">• The application will be reviewed in consideration of the applicable VOP 2010 policies.
b.	Heritage Vaughan Committee/Conformity with Cultural Heritage Policies	<ul style="list-style-type: none">• The development proposal must be reviewed by the Heritage Vaughan Committee and the Committee's decision ratified by Vaughan Council prior to the Zoning By-law Amendment and Site Development Applications being considered by Council.• The application will be reviewed in consideration of the Kleinburg-Nashville HCD Plan and the VOP 2010 policies pertaining to Cultural Heritage.
c.	Appropriateness of the Proposed Site- Specific Zoning Exceptions	<ul style="list-style-type: none">• The appropriateness of the proposed amendments to the C11 Mainstreet Commercial Zone development standards of Zoning By-law 1-88 will be reviewed in consideration of, but not limited to, the existing and planned surrounding land uses, with particular consideration given to the proposed land uses and built form compatibility.

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	MATTERS TO BE REVIEWED	COMMENTS
d.	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, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
e.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the subject application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> Planning Justification Report Arborist Report and Tree Preservation Plan Heritage Impact Assessment Urban Design Brief Servicing Design Compliance Letter Parking Study The requirement for additional studies/information may be identified through the development application review process.
f.	Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.17.113 to permit the proposed development, which will be reviewed in consideration of, but not limited to, the following matters: <ul style="list-style-type: none"> the appropriateness of the proposed site organization and built form in relation to neighbouring properties along Islington Avenue; the adequate buffering and screening of the parking area to the neighbouring residential land uses; the appropriateness of all commercial signage and lighting; the retention and preservation of mature trees on the subject property and the neighbouring properties;

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	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> proper vehicular (including service vehicles such as fire and garbage trucks) turning movements; pedestrian and barrier free accessibility; accessibility and location of the proposed parking spaces; and appropriate site design and building materials, snow storage, stormwater management, and servicing and grading. <p>All issues identified through the review of the related Site Development Application will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole Meeting.</p>
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 site plan review process, if the application is approved.
h.	Existing Trees	<ul style="list-style-type: none"> The Arborist Report and Tree Preservation Plan submitted in support of the subject application must be reviewed and approved by the Development Planning, Parks and Forestry Operations, and Parks Development Departments. Should it be determined that trees are proposed to be removed, then the appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.

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	MATTERS TO BE REVIEWED	COMMENTS
i.	Waste Management	<ul style="list-style-type: none">The Owner is proposing an internal garbage room, as shown on Attachment #3. The location and design of the garbage room will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department, Solid Waste Management Division, and the Development Planning Department.
j.	Cash-in-Lieu of Parking	<ul style="list-style-type: none">The Owner is required to submit an Appraisal Report to assist in determining the value of each parking space to be provided through cash-in-lieu.
k.	Easement for Shared Driveway	<ul style="list-style-type: none">The Owner is proposing a 6 m wide mutual driveway to access the site and the parking area. One half (3 m) of the proposed driveway is located on the adjacent property to the south. The Owners will be required to obtain reciprocal easements from the Committee of Adjustment to permit the proposed mutual driveway. If reciprocal easements cannot be secured, changes to the proposed site plan may be required.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment.

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.

For more information, please contact: Daniel Rende, Planner I, Development Planning Department, Extension 8112

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations

Prepared by

Daniel Rende, Planner I, ext. 8112

Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Interim Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

(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: 10489 Islington Avenue
Attachments: 10489 Islington Ave.pdf

**PUBLIC HEARING
COMMUNICATION**

Date: Apr 4/18 **ITEM NO.** 5

From: Kathryn Angus [mailto:Kathryn.Angus@hhangus.com]

Sent: Monday, April 02, 2018 9:02 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>

Subject: 10489 Islington Avenue

Good morning Mayor Bevilacqua and Members of Council: please find attached a letter from the Kleinburg & Area Ratepayer's Association with regards to the above-noted Zoning By-law Amendment File Z.18.005, Grazio Devittoris, 2561074 Ontario Inc., 10489 Islington Avenue.

Within the content of the letter we are noting our concerns, the main one being the issue of parking. May we ask that this be noted at the Committee of the Whole (Public Hearing) Report for April 4th, 2018.

Regards

Kathryn Angus
President
Kleinburg & Area Ratepayer's Association

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

March 30, 2018

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1P7

Sent Via Email

RE: **Wednesday April 4, 2018, Committee of the Whole (Public Hearing), Agenda Item 5
ZONING BY-LAW AMENDMENT FILE Z.18.005
GRAZIO DEVITTORIS, 2561074 ONTARIO INC.
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(PH\)0404_18_5.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(PH)0404_18_5.pdf)

Dear Mayor Bevilacqua and Members of Council:

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our concerns to the proposed development. After reviewing the proposed development, we believe that specific elements of this application undermine the historical nature of the Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. KARA cannot support the proposed development in its current form and we respectfully request that the applicant be requested to reconsider and amend the current application.

Among the issues of concern, the parking proposed in this application is fundamentally flawed. The applicant's proposal creates a parking deficiency of 32 parking stalls that would certainly exacerbate an already serious parking deficiency within the Kleinburg Village Core. As you are aware, parking that cannot be accommodated by respective Kleinburg establishments, results in vehicles spilling onto Islington and Nashville, some of which are illegally parked. Within recent years, each development application within Kleinburg has incrementally contributed to parking shortages within the Village, resulting in frustrating and negative visitor experiences.

Comments from friends and family visiting Kleinburg consistently lament the fact that Kleinburg's heritage designation has been severely compromised due to our inability to create and move forward with a well thought-out parking strategy to accommodate the Village of Kleinburg. Cash-in-lieu of parking is often used as a remedy to applications that do not satisfy parking requirements. Cash-in-lieu of parking is not a comprehensive strategy and will not solve this issue. Until we have a comprehensive parking strategy, development applications such as this one should be rejected.

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: kara@kara-inc.ca Website: www.kara-inc.ca

With respect to the 18 parking spots proposed by the applicant, we reject the proposition of reducing the size of the parking spots as an acceptable solution. It is obvious that if the applicant had followed the official size of the parking spots, there would be fewer than the 18 parking spots proposed. We also find the applicant's proposal to reduce the size of the parking spot for persons with disabilities to be extremely insensitive. Furthermore, the location and distance of the designated handicapped parking spot from the proposed entrance demonstrates a lack of thought as well as compassion to persons with disabilities.

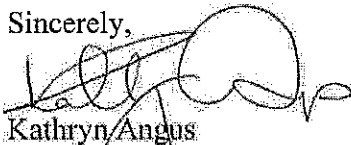
Our current traffic and parking deficiencies do not come without a price. Pedestrian safety is at risk when people are forced to walk around vehicles into the street, and bicycle riders are squeezed for road space. A tragedy is almost a certainty without a comprehensive parking strategy and solution. Furthermore, the current parking model does not serve Kleinburg businesses very well and they suffer greatly when visitors do not return out of frustration.

KARA is also opposed to the exceptions proposed to the Zoning By-law I-88 standards. Specifically, KARA is opposed to the ZERO metre setbacks and landscape strips in items; f, h, i, j, k and m as well as the reduced front yard setback from 2 metres to 1.7 metres. The Village of Kleinburg's heritage depends heavily on maintaining as much green space and mature trees to augment its historical designation and therefore KARA objects to the proposed reduction of landscape size from 10% to 6.2%. Any deviation to setbacks, landscape strips and landscape coverage would be precedent setting and would further erode the look and feel of Kleinburg.

KARA has also reviewed the applicant's architectural elevation designs and has concluded that they leave much to be desired for a heritage district such as Kleinburg. The proposed designs lack contextual value, heritage character and provide very little to complement the heritage nature of the broader Kleinburg Village Core.

Given our position, KARA is always very open to provide input and reviewing a resubmission of the application. However, KARA would also like to stress that the current City parking model is failing our historical village and that a comprehensive parking strategy and solution is long overdue and needs to be developed as soon as possible.

Sincerely,



Kathryn Angus

President, Kleinburg and Area Ratepayers Association

[KARA@kara-inc.ca](mailto:kara@kara-inc.ca)

cc: KARA Board and Members
KARA Development Committee

Committee of the Whole (Public Hearing) Report

DATE: Wednesday, April 04, 2018

WARD: 1

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.005
GRAZIO DEVITTORIS, 2561074 ONTARIO INC.
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

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.18.005 for the subject lands shown on Attachment #1 and #2 to permit the construction of a 2½-storey commercial building with an eating establishment on the ground floor and 3 residential units on the second floor, as shown on Attachments #3 to #5.

Report Highlights

- To receive input from the public and the Committee of the Whole for a proposed 2½-storey building with ground floor commercial uses and 3 residential units on the second floor.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Hearing report for File Z.18.005 (Grazio Devittoris, 2561074 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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f.	Minimum Interior Side Yard Setback (North)	1.8 m	0 m
g.	Minimum Front Yard Setback (Islington Avenue)	2 m	1.7 m
h.	Minimum Setback to a Covered Porch (Patio)	2 m	0 m
i.	Minimum Required Landscape Strip	2 m	0 m

	Zoning By-law 1-88 Standards	C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone
	Abutting Islington Avenue		
j.	Minimum Required Landscape Strip Abutting an R1 Residential Zone (East)	2.4 m	0 m (east lot line)
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l.	Minimum Landscape Coverage	10%	6.2%
m.	Maximum Eaves Encroachment	0.5 m into a required yard	0 m (north interior yard)
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Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
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b.	Heritage Vaughan Committee/Conformity with Cultural Heritage Policies	<ul style="list-style-type: none"> The development proposal must be reviewed by the Heritage Vaughan Committee and the Committee's decision ratified by Vaughan Council prior to the Zoning By-law Amendment and Site Development Applications being considered by Council. The application will be reviewed in consideration of the Kleinburg-Nashville HCD Plan and the VOP 2010 policies pertaining to Cultural Heritage.
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	MATTERS TO BE REVIEWED	COMMENTS
e.	Studies and Reports	<ul style="list-style-type: none"> • The Owner has submitted the following studies and reports in support of the subject application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Planning Justification Report • Arborist Report and Tree Preservation Plan • Heritage Impact Assessment • Urban Design Brief • Servicing Design Compliance Letter • Parking Study • The requirement for additional studies/information may be identified through the development application review process.
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	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> • appropriate site design and building materials, snow storage, stormwater management, and servicing and grading. • All issues identified through the review of the related Site Development Application will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole Meeting.
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 site plan review process, if the application is approved.
h.	Existing Trees	<ul style="list-style-type: none"> • The Arborist Report and Tree Preservation Plan submitted in support of the subject application must be reviewed and approved by the Development Planning, Parks and Forestry Operations, and Parks Development Departments. Should it be determined that trees are proposed to be removed, then the appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.
i.	Waste Management	<ul style="list-style-type: none"> • The Owner is proposing an internal garbage room, as shown on Attachment #3. The location and design of the garbage room will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department, Solid Waste Management Division, and the Development Planning Department.

	MATTERS TO BE REVIEWED	COMMENTS
j.	Cash-in-Lieu of Parking	<ul style="list-style-type: none"> The Owner is required to submit an Appraisal Report to assist in determining the value of each parking space to be provided through cash-in-lieu.
k.	Easement for Shared Driveway	<ul style="list-style-type: none"> The Owner is proposing a 6 m wide mutual driveway to access the site and the parking area. One half (3 m) of the proposed driveway is located on the adjacent property to the south. The Owners will be required to obtain reciprocal easements from the Committee of Adjustment to permit the proposed mutual driveway. If reciprocal easements cannot be secured, changes to the proposed site plan may be required.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment.

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.

For more information, please contact: Daniel Rende, Planner I, Development Planning Department, Extension 8112

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations

Prepared by

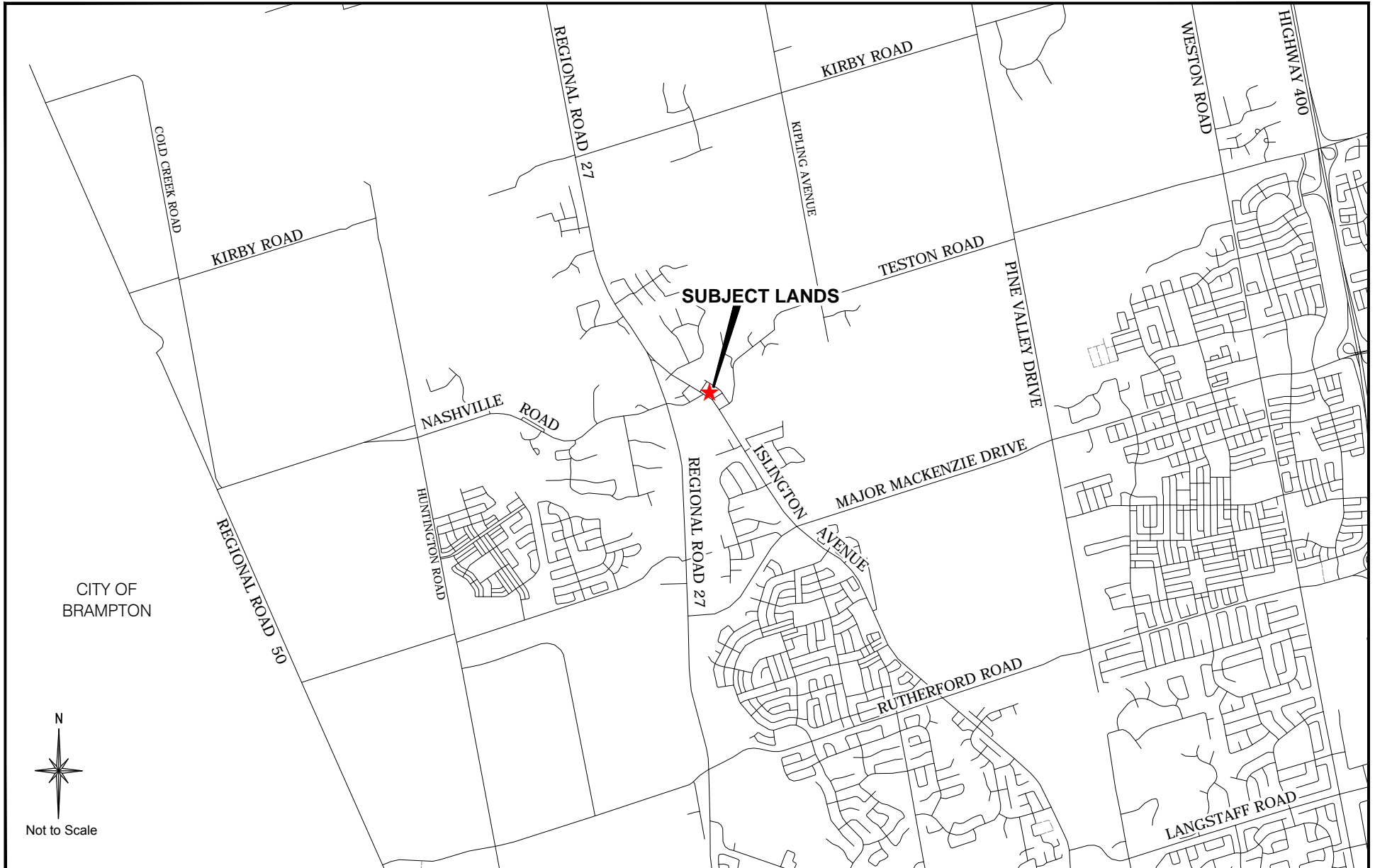
Daniel Rende, Planner I, ext. 8112

Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Interim Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

Location: Part of Lot 24,
Concession 8

Applicant: Grazio Devittoris,
2561074 Ontario Inc.

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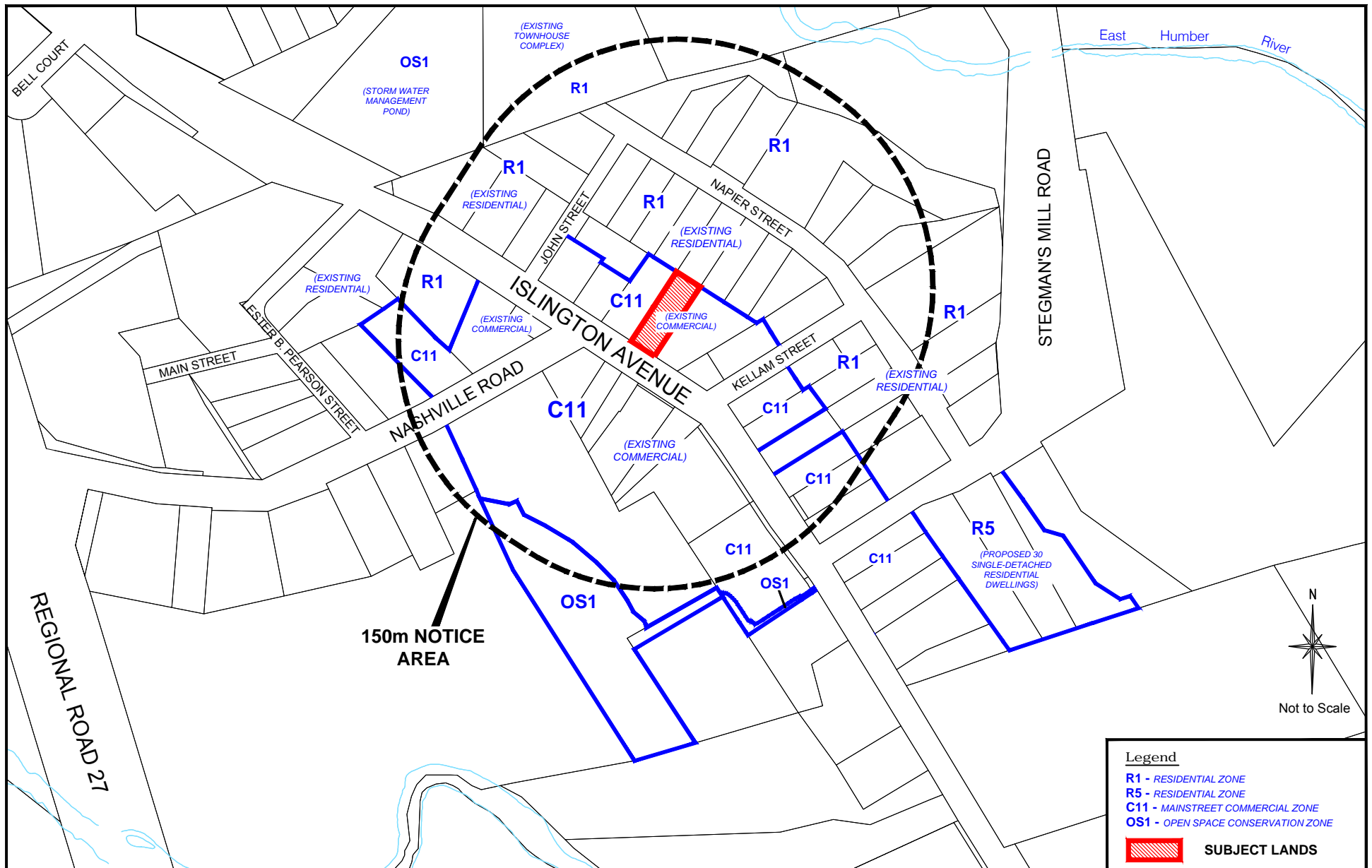


Attachment

Files: Z.18.005 &
DA.17.113

Date:
April 4, 2018

1



Location Map

Location: Part of Lot 24,
Concession 8

Applicant: Grazio Devittoris,
2081447 Ontario Inc.

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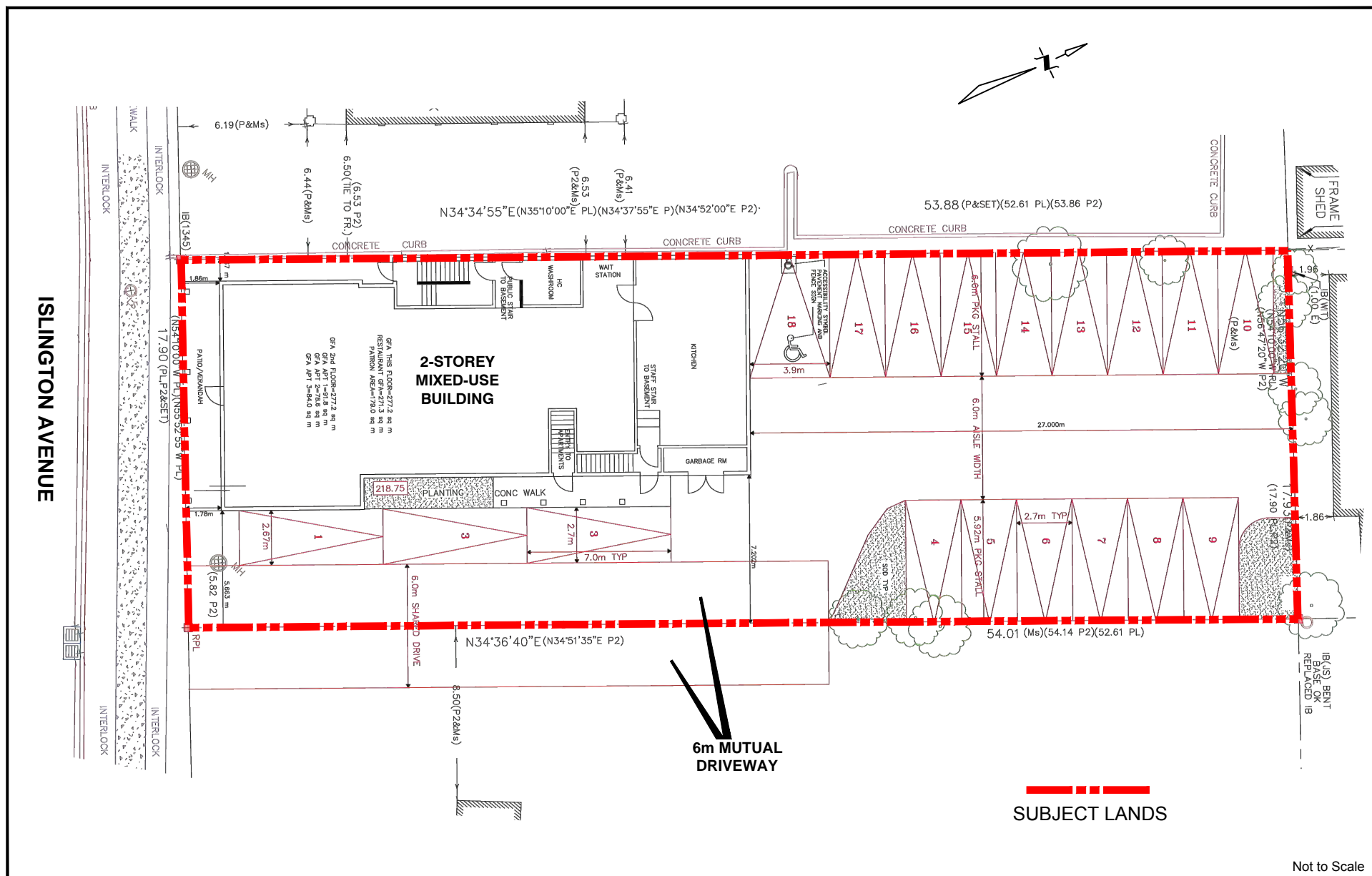


Attachment

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DA.17.113

Date:
April 4, 2018

2



Site Plan

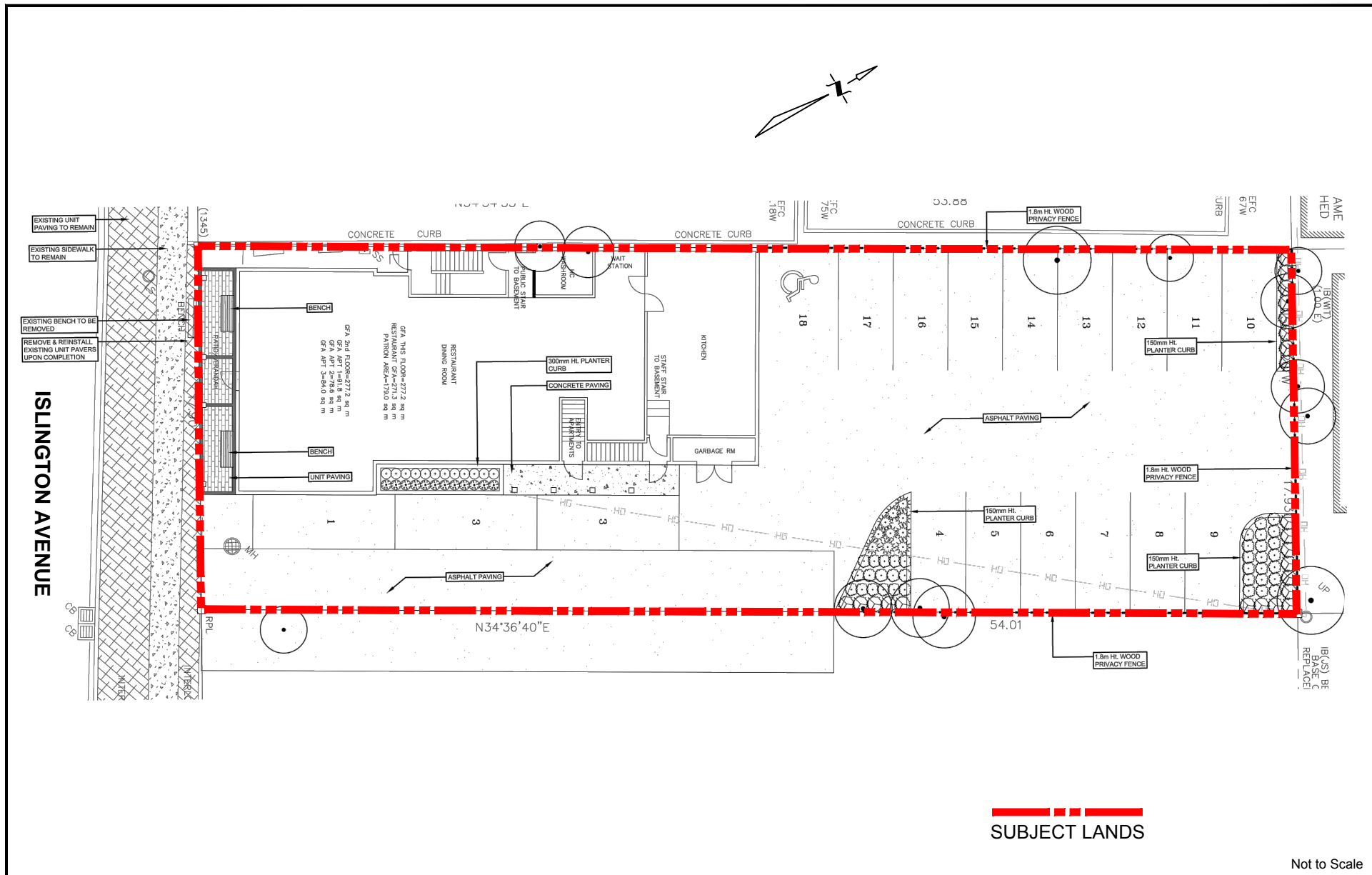
*Applicant: Grazio Devittoris,
2561074 Ontario Inc.*

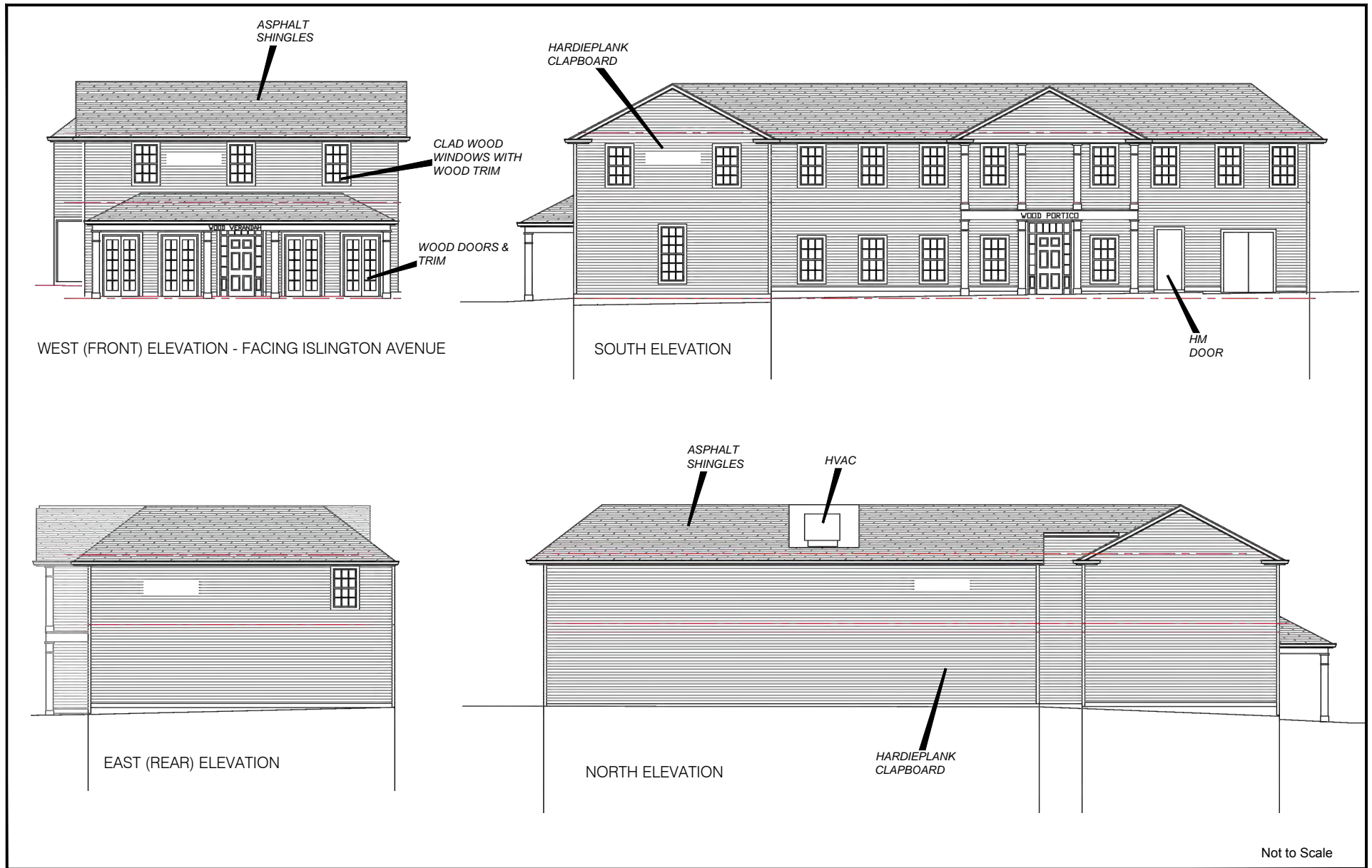


Attachment

Date:
April 4, 2018

3





Building Elevations

Location: Part of Lot 24,
Concession 8

Applicant: Grazio Devittoris,
2561074 Ontario Inc.



VAUGHAN

Development Planning Department

Attachment

Files: Z.18.005 &
DA.17.113

Date:
April 4, 2018

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