

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

By receiving the following Communications:

- 3 DRAFT PLAN OF SUBDIVISION FILE 19T-14V008
PINEROLO CONSTRUCTION INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE & DUFFERIN STREET**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated December 2, 2014, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, the residents and appropriate City staff to address issues;
- 3) That the following deputations and Communications be received:
 1. Mr. Murray Evans, Evans Planning Inc., Keele Street, on behalf of the applicant;
 2. Ms. Mary Patrick, Luca Avenue, Maple;
 3. Mr. Emil Carmak, Alex Black Street, Maple, and C21, petition submitted at the meeting;
 4. Mr. Simon Feldberg, Luca Avenue, Maple, and C22, petition submitted at the meeting;
 5. Mr. Justin Rangooni, Alex Black Street, Vaughan; and
 6. Mr. David Rizzi, Alex Black Street, Maple; and
- 4) That communication C16 from Ms. Lizbeth Mancera, William Bowes Boulevard, dated November 27, 2014, be received.

1. THAT the Public Hearing report for File 19T-14V008 (Pinerolo Construction Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

This will be addressed when the technical report is completed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 3, CW Report No. 43 – Page 2

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: November 7, 2014. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the subject lands in accordance with the City's Sign Notification Protocol.
- b) Circulation Area: 150 m as shown on Attachment #2, and to The Valleys of Thornhill Ratepayers Association.
- c) Comments Received as of November 18, 2014:
 - i) S. Yip, Robert Green Crescent, and A. Agayby, Lady Karen Crescent with correspondence dated September 29, 2014 and October 21, 2014, respectively, concerning the lack of public schools in the area and traffic from this development; and,
 - ii) M. Lasky, Alex Black Street with correspondence dated November 6, 2014, concerning overcrowding of residents in the area, safety, and parking and traffic from this development.

The above-noted comments will be considered and addressed through the technical review of the application and reported in the future comprehensive report to the Committee of the Whole.

Purpose

To receive comments from the public and Committee of the Whole on Draft Plan of Subdivision File 19T-14V008 respecting the subject lands shown on Attachments #1 and #2, to facilitate the residential plan of subdivision shown on Attachment #3, consisting of the following:

a)	Lots 1 - 72 inclusive (minimum 7.62 m lot frontage for single detached units)	2.08 ha
b)	Blocks 73-77 (0.3 m Reserves)	0.01 ha
c)	Road (Street "A", 17.5 m width)	0.33 ha
Total Area		2.42 ha

The subject lands were originally reserved for the development of a Public Elementary School Site. The York Region District School Board has identified these lands as being surplus to their needs and no longer requires the lands for an Elementary School Site. The York Region District School Board released the lands back to the original owner being the Block 12 Landowner's Group and the lands were subsequently purchased by Pinerolo.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ North of Major Mackenzie Drive, and east of Dufferin Street, specifically at the northeast corner of Eagles Landing Road and Alex Black Street, being Block 60 on Registered Plan 65M-3949, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated "Oak Ridges Moraine Settlement Area" and "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached residential dwelling units up to three storeys in height situated on a single lot.▪ The Official Plan outlines that in Community Areas with existing development, the scale, massing, setback and orientation of detached houses will respect and reinforce the scale, massing, setback, lotting pattern and orientation of other built and approved detached houses in the immediate area.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 3, CW Report No. 43 – Page 3

	<ul style="list-style-type: none"> The proposed residential Draft Plan of Subdivision includes a lotting pattern that is consistent with the surrounding area and will facilitate residential development that is in keeping with the scale, massing setback, and orientation of the existing surrounding residential development. The proposed subdivision plan conforms in all respects with VOP2010.
Zoning	<ul style="list-style-type: none"> RS1 Residential Semi-Detached Zone by Zoning By-law 1-88, subject to Exception 9(1198), which permits single detached dwelling units with a minimum lot frontage 7.5 m, a minimum lot area of 225 m², and a minimum lot depth of 30 m. The proposed residential lots have a minimum lot frontage of 7.62 m, a minimum lot area 240 m² and a minimum lot depth of 31.5 m. The proposed subdivision plan complies in all respects with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Vaughan Planning Department has identified the following 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 application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Block 12 Plan/Draft Plan of Subdivision	<ul style="list-style-type: none"> The approved Block 12 Plan identifies the subject lands as an elementary school site forming part of a school/park campus that would have included Eagles Landing Park located north of the subject lands, as shown on Attachment #2. The York Region District School Board no longer required the property, and as a result, the property was released back to the original owner being the Block 12 Landowner's Group, who later sold the lands to Pinerolo, who has submitted the subject subdivision application. <p>The lotting and road pattern in the Draft Plan of Subdivision will be reviewed in consideration of the Block 12 Plan and the existing surrounding land uses, including the appropriate interface with Eagles Landing Park and the existing commercial development to the south. The Owner must submit a revised Block 12 Plan to the satisfaction of the City, to show the final lotting and road pattern, if the subject application is approved.</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

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c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for Block 12.
d.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department:<ul style="list-style-type: none">- Functional Servicing Report- Phase One Environmental Site Assessment- Geotechnical Investigation- Noise Impact Study
e.	Archaeological Resource Assessment	<ul style="list-style-type: none">▪ The Owner has submitted correspondence from the Ministry of Culture, dated October 2004, stating that a preliminary Archaeological Resource Assessment dated August 2003, and a letter dated September 30, 2004, from Archaeological Services Inc. was reviewed and no archaeological resources were found. The correspondence indicates that the Ministry concurs with the assessment and is satisfied that its requirements have been met.▪ The Cultural Heritage Division of the Vaughan Planning Department have no further concerns or comments.
f.	Block 12 Developer's Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 12 Landowner's Group Agreement to the satisfaction of the Block 12 Trustee and the City of Vaughan.
g.	Parkland	<ul style="list-style-type: none">▪ The Owner is not required to provide parkland or pay to the City of Vaughan cash-in-lieu of parkland dedication. The cash-in-lieu payment was received through the Block 12 Plan approval process from the Block 12 Landowner's Group.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision 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

CITY OF VAUGHAN

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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. Draft Plan of Subdivision File 19T-14V008

Report prepared by:

Mary Caputo, Planner, ext. 8215
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: FW: File # 19T-14V008

From: Caputo, Mary
Sent: Monday, December 08, 2014 8:27 AM
To: Clerks@vaughan.ca
Subject: FW: File # 19T-14V008

Mary Caputo Hon. B.A.
Senior Planner - OMB

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905.832.8585 X 8215
F 905.832.6080
E-mail: mary.caputo@vaughan.ca
Website: www.vaughan.ca



Please consider the environment before printing this email.

From: Panaro, Doris
Sent: Tuesday, December 02, 2014 4:52 PM
To: 'brucejau@gmail.com'; DevelopmentPlanning@vaughan.ca
Cc: Caputo, Mary
Subject: RE: File # 19T-14V008

Bruce, with reference to your email below, regarding proposed project (19T-14V008), I have forward this onto the Planner overseeing this file for her response to you directly. Thank you.

Doris Panaro
Development Planning Dept.



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1
F: 905.832.6080 | doris.panaro@vaughan.ca | www.cityofvaughan.ca

From: brucejau@gmail.com [<mailto:brucejau@gmail.com>]
Sent: Tuesday, December 02, 2014 4:27 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File # 19T-14V008

RE: Pinerolo Construction Inc. Application
File # 19T-14V008

To whom it may concern,

I live in the immediate area which is adjacent to the area of the proposal.

After reviewing the proposed plan under the above file #, I am writing to express my comments and concerns around this proposal.

I do not support the development of 72 freehold residential single detached dwellings (listed on RS1). This will create additional traffic and congestion in the immediate area which will impact the direct safety of children who are picked up and dropped off by school bus in the morning and afternoon. 4 separate school buses stop along Sir Benson Drive each morning and afternoon adjacent to the proposed property development. The planned layout for Street A will directly result in additional traffic along Sir Benson Drive making it dangerous for children in the area.

Furthermore when we purchased our homes we were told that the area of RS1 was to be zoned for a school not single detached dwellings.

C	7
Item #	3
Report No.	43 (PH)
Council - December 9 / 14	

If the application has already been approved then I request that the number of planned units decrease from 72 to 36. In addition I request that Street A not connect to Sir Benson Drive.

Thank you,
Bruce Au

Sent from my BlackBerry 10 smartphone on the TELUS network.

Subject:
Attachments:

FW: FILE 19T14V008 Letter
letter city of vaughan.docx; ATT00002.htm

From: Lizbeth Mancera [<mailto:lizbethmancera@hotmail.com>]
Sent: Sunday, December 07, 2014 11:10 PM
To: Caputo, Mary
Cc: Clerks@vaughan.ca; Britto, John
Subject: FILE 19T14V008 Letter

C	8
Item #	3
Report No.	43 (PH)
Council -	December 9/14

Hello Mary,

I attended the hearing, but unfortunately Because of traffic issues I got there a little late and it was not possible for me to hand this letter in . However the clerk on duty indicated that I could send it by email. All of our concerns are listed and it's very important for us that this letter is revised.
I'm attaching it and I will send a separate email with the addressees of neighbours collected.

Thanks for the consideration in this matter !

Lizbeth Gallo

November 27th, 2014

Mary Caputo / Planning Department

City of Vaughan

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

Re: 19T-14V008. Proposed plan of subdivision, property located at northeast corner of Eagles Landing Road and Alex Black Street.

The purpose of this letter is to communicate formally our disappointment and concerns in regards to this proposed plan of subdivision and to make a petition to the City of Vaughan to refuse this plan.

As a community, we are extremely concerned for various reasons:

Most importantly, we feel that the amenities around our subdivision which are the park and baseball areas are really small and they don't longer suit our needs since the amount of children has outgrown their capacity. Our children have to wait for "turns" to use the swings and "line up " in order for them to use the basketball courts. The fact that the city could contemplate this proposal seems very unreasonable, it would mean adding more kids and families to this area so simply our children won't even have the opportunity to use these facilities since the space is extremely limited presently, we cannot imagine adding more kids. This is a major concern to all of us as parents.

Secondly, the fact of having 70 extra homes would mean to add approximately 150 people or more to our area would mean excessive traffic and congestion around these areas when it's the only area we have for our kids to ride their bikes, for people to do exercise or go on recreational walks. That would mean we would not be able to use those areas because safety would be a major concern, having our kids ride their bikes when next to the park there is cars coming in and out.

In addition to the reasons explained above, when we purchased our homes in this area the city and builder indicated that the piece of land adjacent to the park would be used to build a school in the near future which was an important aspect to consider for all of us. The fact of contemplating building more homes, it just seems ridiculous to us.

Our proposal would be to expand the current park; ie. Add more swings, bigger playground area and add another basketball court. We don't have any soccer fields or any splash pads where our children can play, just like other communities have them to enjoy, we believe we are entitled to have these facilities

for our families as well. There is no splash pads around this area and there is clearly a need in Vaughan to have more outdoor soccer fields.

We believe the City of Vaughan is responsible for the planning, development and overseeing neighbourhoods making sure the standard of living for every resident is the best possible. As well as designing facilities that actually fulfill the communities needs so every resident can enjoy the way we are all entitled to. Having a piece of land with what we could fulfill the needs to build a bigger park, or adding soccer fields, tennis courts, etc., is really what we are requesting the City of Vaughan instead of a building proposal that would just cause more chaos.

Please take this formal letter and use our addresses as formal request to refuse the proposed plan. We trust, our concerns will be acknowledged and addressed.

We would also like to request to be notified by written of the final decision in respect of the proposed plan.

We await for your response to this matter.

Sincerely,



C 21	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	3

Communication C21

Committee of the Whole (Public Hearing) – December 2, 2014

Item - 3

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 139

There is genuine concern amongst the existing residents of the surrounding neighbourhood that the construction of the specified number of homes in the portion of land would inevitably lead to overcrowding and increased local traffic/vehicle congestion, in addition to severely restricting the land available for recreational use, such a parks and/or children's play areas.

A copy of the entire petition document containing a total of 7 pages is on file in the City Clerk's Office.



C 22	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	3

Communication C22
Committee of the Whole (Public Hearing) – December 2, 2014
Item - 3

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 27

There is genuine concern amongst the existing residents of the surrounding neighbourhood that the construction of the specified number of homes in the portion of land would inevitably lead to overcrowding and increased local traffic/vehicle congestion, in addition to severely restricting the land available for recreational use, such a parks and/or children's play areas.

A copy of the entire petition document containing a total of 2 pages is on file in the City Clerk's Office.

Britto, John

C 16.1

From: Lizbeth Mancera <lizbethmancera@hotmail.com>
Sent: Tuesday, December 02, 2014 4:46 PM
To: Caputo, Mary
Cc: Clerks@vaughan.ca
Subject: Re: Concern 19T-14V008 file

C 16	
COMMUNICATION	
CW (PH)	Dec 2/14
ITEM -	3

Hello,

Yes our major concerns are that the current subduction is really crowded as it is so to support 70 more homes seems irrational ! Traffic and congestion would be around the only are we have to enjoy with our families.

I really hope our voices we'll be heard and the City will refuse this plan. ,
Regards,

Sent from my iPhone

> On Nov 28, 2014, at 3:28 PM, Caputo, Mary <Mary.Caputo@vaughan.ca> wrote:

>

> Hi Lizbeth,

>

> Can you please restate your concerns and copy the clerks department at clerks@vaughan.ca so they can make an official record of your comments.

>

> Thank you,

>

> Mary Caputo Hon. B.A.

> Senior Planner - OMB

>

> Development Planning Department

> City of Vaughan

> 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 T 905.832.8585 X 8215

> F 905.832.6080

> E-mail: mary.caputo@vaughan.ca

> Website: www.vaughan.ca

>

>

> P Please consider the environment before printing this email.

>

>

> -----Original Message-----

> From: Lizbeth Mancera [<mailto:lizbethmancera@hotmail.com>]

> Sent: Thursday, November 27, 2014 9:53 AM

> To: Caputo, Mary

> Subject: Concern 19T-14V008 file

>

> Hello Mary,

>

C 16.2

> I spoke to you on the phone indicating my concern and many others in our neighborhood about this plan to build more homes. And this email is to state our concerns and we would like to know how they are going to be addressed.

>

> Here below are the addresses of homeowners that are very against this project. If some of the owners cannot make it to the hearing one of us will be there to represent all of us.

>

>

> Sincerely,

>

> 2 william bowes

> 1 william bowes

> 19 william bowes

>

>

>

>

>

> Sent from my iPhone

>

> This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

3. **DRAFT PLAN OF SUBDIVISION FILE 19T-14V008 P.2014.42**
PINEROLO CONSTRUCTION INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE & DUFFERIN STREET

Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File 19T-14V008 (Pinerolo Construction Inc.) BE RECEIVED; and, that any issues identified be addressed by the 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 a Public Hearing was circulated: November 7, 2014. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the subject lands in accordance with the City's Sign Notification Protocol.
- b) Circulation Area: 150 m as shown on Attachment #2, and to The Valleys of Thornhill Ratepayers Association.
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School Board released the lands back to the original owner being the Block 12 Landowner's Group and the lands were subsequently purchased by Pinerolo.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> North of Major Mackenzie Drive, and east of Dufferin Street, specifically at the northeast corner of Eagles Landing Road and Alex Black Street, being Block 60 on Registered Plan 65M-3949, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
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	MATTERS TO BE REVIEWED	COMMENT(S)
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	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Block 12 Plan/Draft Plan of Subdivision	<ul style="list-style-type: none"> The approved Block 12 Plan identifies the subject lands as an elementary school site forming part of a school/park campus that would have included Eagles Landing Park located north of the subject lands, as shown on Attachment #2. The York Region District School Board no longer required the property, and as a result, the property was released back to the original owner being the Block 12 Landowner's Group, who later sold the lands to Pinerolo, who has submitted the subject subdivision application. <p>The lotting and road pattern in the Draft Plan of Subdivision will be reviewed in consideration of the Block 12 Plan and the existing surrounding land uses, including the appropriate interface with Eagles Landing Park and the existing commercial development to the south. The Owner must submit a revised Block 12 Plan to the satisfaction of the City, to show the final lotting and road pattern, if the subject application is approved.</p>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for Block 12.
d.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> - Functional Servicing Report - Phase One Environmental Site Assessment - Geotechnical Investigation - Noise Impact Study
e.	Archaeological Resource Assessment	<ul style="list-style-type: none"> The Owner has submitted correspondence from the Ministry of Culture, dated October 2004, stating that a preliminary Archaeological Resource Assessment dated August 2003, and a letter dated September 30, 2004, from Archaeological Services Inc. was reviewed and no archaeological resources were found. The correspondence indicates that the Ministry concurs with the assessment and is satisfied that its requirements have been met. The Cultural Heritage Division of the Vaughan Planning Department have no further concerns or comments.
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	MATTERS TO BE REVIEWED	COMMENT(S)
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Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision 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. Draft Plan of Subdivision File 19T-14V008

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483

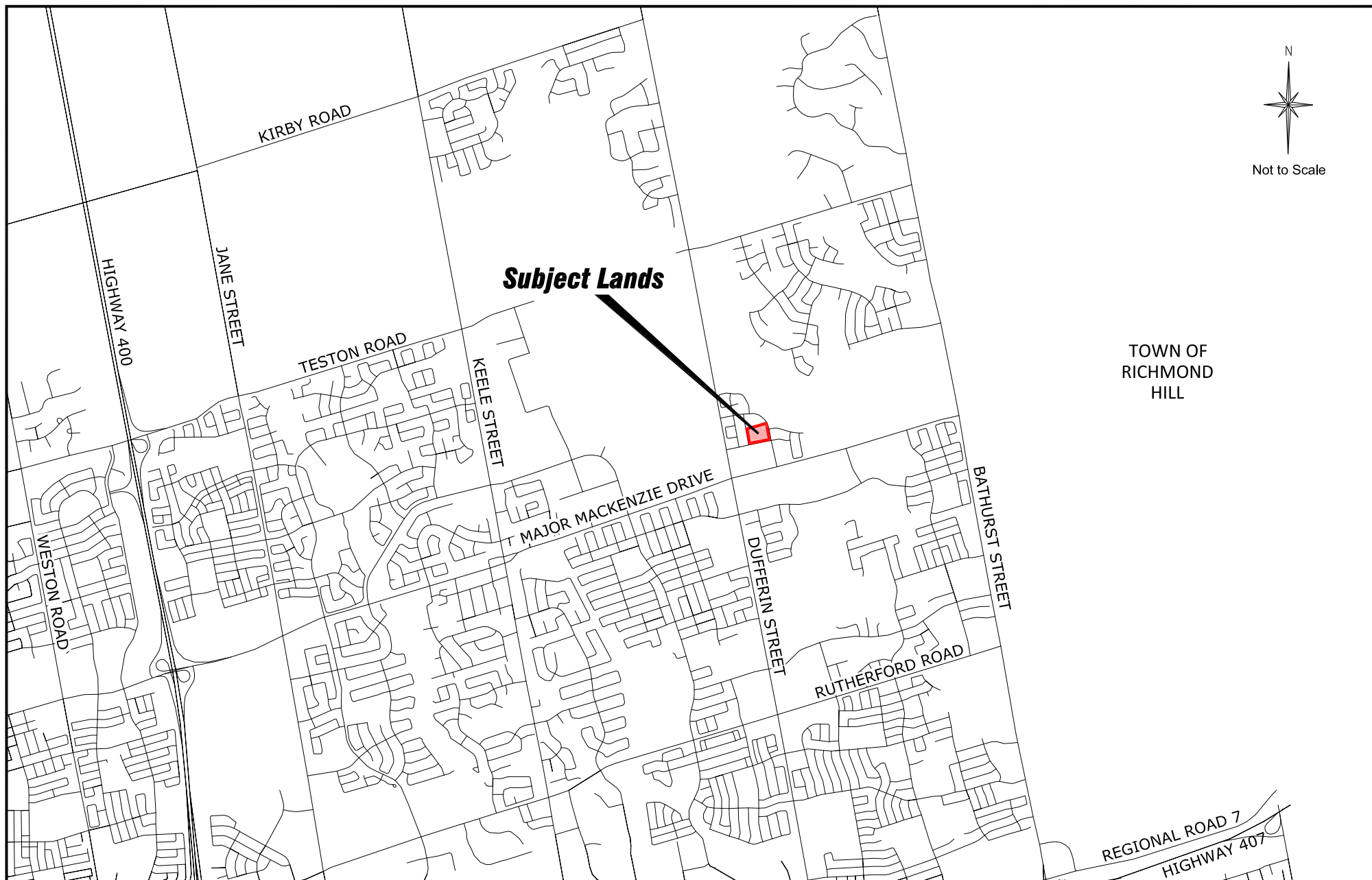
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 21, Concession 2

APPLICANT:
Pinerolo Construction Inc.

N:\DFT\1 ATTACHMENTS\19\19t-14v008.dwg

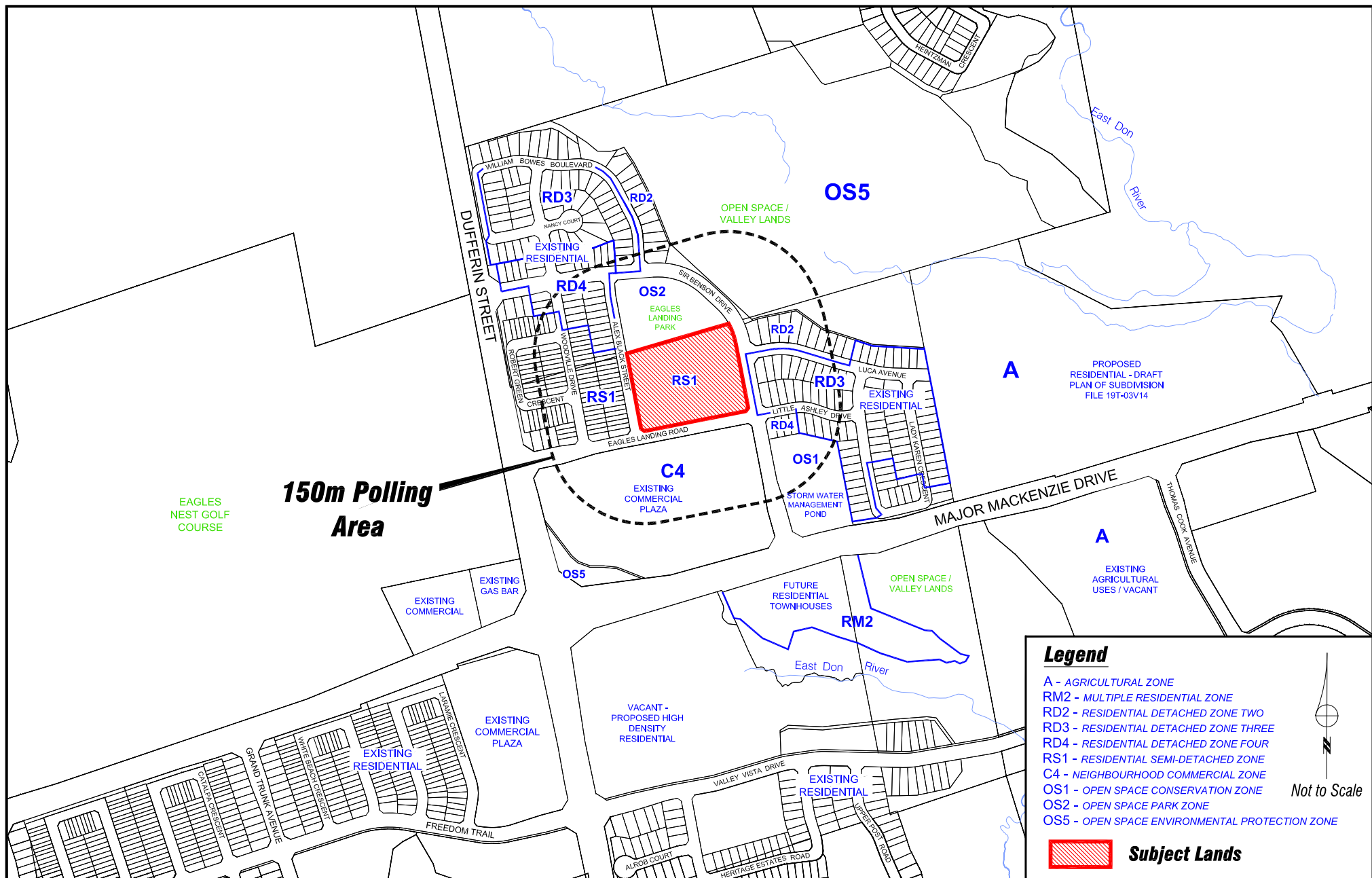


Attachment

FILE:
19T-14V008

DATE:
December 2, 2014

1



Location Map

LOCATION:
Part of Lot 21, Concession 2

APPLICANT:
Pinerolo Construction Inc.

N:\DFT\1 ATTACHMENTS\19\19t-14v008.dwg



Attachment

FILE:
19T-14V008

DATE:
December 2, 2014

2

