

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 13, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 20, 2015.

13

**SITE DEVELOPMENT FILE DA.14.005
ROMDOR DEVELOPMENTS INC. C/O CONDOR PROPERTIES
WARD 4 - VICINITY OF BATHURST STREET AND ILAN RAMON BOULEVARD
(Referred)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated September 2, 2014, be approved, subject to the following, as outlined in Communication C1 from the Commissioner of Planning, dated December 18, 2014:**
 - 1. That Recommendation #1 and Attachments #3 and #4, be deleted and replaced with the following:**
 - "1. That Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) BE APPROVED, to permit the installation of a 30 m high monopole telecommunication tower, together with 1.8 m high coniferous landscaping and iron fencing surrounding the associated compound for the radio equipment cabinets for Bell Mobility Inc., on the subject lands shown on Attachments #1 and #2, in accordance with revised Attachments #3 and #4 attached to this Communication and Attachments #5 and #6 in the staff report;" and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Council, at its meeting of September 9, 2014, adopted the following recommendation (Item 16, Report No. 36):

By approving that this matter be deferred to a future Committee of the Whole meeting in accordance with the request from Bell Mobility, contained in Communication C23 from Shehryar Khan, Fontur International Ltd., dated September 8, 2014.

Recommendation of the Committee of the Whole meeting of September 2, 2014:

The Committee of the Whole recommends:

- 1) That Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) to permit the installation of a 35 m high monopole telecommunication tower and associated radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2, be refused;**
- 2) That the deputation of Mr. James Henley, Bell Mobility, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated September 2, 2014

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Item 13, CW Report No. 2 – Page 2

Recommendation

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

1. THAT Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) BE APPROVED, to permit the installation of a 35 m high monopole telecommunication tower and associated radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

Pursuant to the City's current telecommunication tower/antenna facilities protocol, the Proponent (Bell Mobility Inc.) held a Public Consultation Meeting on May 15, 2014, which is discussed in the Protocol section of this report.

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.14.005 on the subject lands shown on Attachments #1 and #2, to permit the installation of a 35 m high monopole telecommunication tower with internal antennas and associated radio equipment cabinets, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the southwest corner of Major Mackenzie Drive and Ilan Ramon Boulevard, municipally known as 955, 965, 975 and 995 Major Mackenzie Drive, in the City of Vaughan.

City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, Vaughan Council adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's Protocol, all new tower/antenna systems proposed by telecommunications carriers (as superseded by Industry Canada's Protocol, June 2014) require consideration by Vaughan Council.

In accordance with the Protocols, the Proponent attended a Pre-Application Consultation meeting with the Vaughan Planning Department prior to submitting the subject application. The Proponent conducted a survey of the surrounding area and determined that there were no existing facilities suitable for co-location within the vicinity network coverage. The location of existing telecommunication towers that required and were granted municipal concurrence within the vicinity of the subject lands are located on Attachment #1.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Facility Task Force comprised of residents, industry representatives, and two Vaughan Council Members to review the City of Vaughan's existing Protocol for establishing Telecommunication Tower/Antenna Facilities.

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On June 7, 2011, Vaughan Council also resolved:

“THAT Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Tower/Antenna Facilities.”

The subject Site Development application is proceeding to the Committee of the Whole meeting on September 2, 2014, in accordance with the above resolution.

The Task Force developed a comprehensive work plan to formulate a Findings Report with assistance from City staff. The Task Force also consulted with and heard presentations from a variety of sources such as Industry Canada, Public Health Ontario, Bell Mobility, and telecommunication industry professionals. The Task Force approved the final Findings Report at its last meeting on December 17, 2013, and forwarded the Findings Report and the following recommendation to the Committee of the Whole meeting on January 14, 2014, which Vaughan Council adopted on January 28, 2014:

“That the Findings Report be referred to staff for review, and that a report be provided to a future Committee of the Whole meeting; and,

That the Findings report form the basis for developing the City of Vaughan’s Telecommunication Facility Siting Protocol.”

City Staff reviewed the approved Findings Report and provided recommendations through a report from the Commissioner of Planning for consideration by the Committee of the Whole on June 17, 2014. On June 24, 2014, Vaughan Council adopted the following recommendation:

“THAT the Vaughan Planning Department be directed to prepare a new City of Vaughan Telecommunication Facility Siting Protocol (“Protocol”), for consideration at a future Committee of the Whole (Working Session) meeting, in early 2015.”

The City’s in-effect Protocol states that applications for telecommunication towers located within the urban area require the Proponent to provide notice of a Community Information Meeting by regular mail to all landowners within a radius of 120 m from the tower base, or within a distance of three times the height of the proposed tower, whichever is greater.

On May 15, 2014, the Proponent held a Community Information Meeting at the Maple Community Centre from 6:00 pm to 8:00 pm. In accordance with the City’s Protocol, notice for this meeting was provided by regular mail within a 120 m radius to all notified residents a minimum of 20 days in advance of the Community Information Meeting. No residents attended the Public Consultation Meeting and no concerns by residents have been received by the Planning Department.

Official Plan and Zoning

The subject lands are designated “Low-Rise Mixed-Use” by City of Vaughan Official Plan 2010 (VOP 2010). VOP 2010 encourages the development of comprehensive high-speed telecommunications and data networks throughout Vaughan to contribute to economic competitiveness and support widespread access to such services. The telecommunications and data policies of VOP 2010 do not apply until such time as the Telecommunication Facility Siting Protocol Task Force has concluded its work and Vaughan Council has adopted a new telecommunications tower protocol.

The subject lands are zoned C4 Neighbourhood Commercial Zone and are subject to site-specific Exception 9(1319).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 13, CW Report No. 2 – Page 4

The *Radiocommunication Act* designates Industry Canada as the approval authority for all matters respecting telecommunication towers and antenna facilities. Federal regulations are not subject to Provincial policies, which include the *Planning Act* and *Building Code Act*. As such, telecommunication towers and antenna facilities are exempt from municipal official plan policies and zoning by-law requirements and site plan control (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

Planning Considerations

The proposed 180 m² equipment compound is enclosed by a 2.4 m high chain link fence. The compound includes a 35 m high white monopole tower with internal antennas (flagpole design) and two radio equipment cabinets, as shown on Attachments #3 to #6. The accessory radio cabinets are constructed of galvanized steel and measure approximately 2.0 m x 2.4 m in area and 2.4 m in height, as shown on Attachments #5 and #6. All hydro requirements to service the equipment cabinets for the telecommunication tower must be to the satisfaction of PowerStream Inc.

The Proponent is proposing a temporary access from Major Mackenzie Drive in order to construct the telecommunication tower. Once construction is complete, servicing and maintenance of the tower and associated cabinets is via an existing asphalt driveway entering from Ilan Ramon Boulevard and through a proposed pedestrian footway, as shown on Attachments #3 and #4.

The proposed compound is located in proximity to Major Mackenzie Drive. In order to mitigate the visual exposure of the compound and associated radio cabinets, the Proponent has agreed to install coniferous landscape screening in the form of 1.8 m cedar trees around the entirety of the compound. In addition, five (5) existing deciduous trees located within the compound area are to be relocated within the vicinity of the compound, thereby providing additional screening of the proposed compound to Major Mackenzie Drive.

The Proponent has advised that the proposed telecommunication tower is required to address existing and proposed network gaps along Major Mackenzie Drive as a result of future residential development. The Proponent conducted a search radius for existing telecommunication infrastructure and found the closest telecommunication tower to be approximately 1.4 km away from the proposed tower. The proposed tower has been designed to support co-location with additional carriers. The Planning Department has no objection to the proposed layout, design and location of the compound and telecommunication tower.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the proposal. Prior to construction, the Proponent must provide an effective erosion and sediment control plan to prevent construction impacts to any natural heritage features located on the subject lands, to the satisfaction of the TRCA.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Plan and Manage Growth & Economic Vitality

The proposal will support the development of a high-speed telecommunications and data network throughout Vaughan to contribute to economic competitiveness and support widespread access to such services.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

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Regional Implications

On April 23, 2009, York Region adopted Industry Canada's Protocol (CPC-2-0-03) to reduce redundancies and permit a more efficient and consistent approach for regulating telecommunication facilities, while providing an opportunity for local municipalities to determine individual procedures and protocols. The proposed compound area and telecommunication tower conforms to York Region's adopted Protocol.

The York Region Transportation and Community Planning Department has reviewed the proposed temporary construction driveway access from Major Mackenzie Drive and has no objections to its location. The Proponent is required to obtain a Road Occupancy Permit from York Region prior to commencing any work on Major Mackenzie Drive.

Conclusion

The Vaughan Planning Department has reviewed the proposal for a 35 m high monopole telecommunication tower and associated radio equipment cabinet in accordance with the Official Plan, Zoning By-law 1-88, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems, and the requirements of City Departments and external public agencies. The installation of the tower and accessory radio equipment is considered acceptable. Accordingly, the Planning Department can support the approval of Site Development File DA.14.005.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout & Elevation Plan
5. Cabinet Details, South Elevation
6. Cabinet Details, West Elevation
7. Communication C23

Report 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.)

c. <u>1</u>
Communication
cw: <u>Jan 13/15</u>
Item: <u>13</u>

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: DECEMBER 18, 2014

**SUBJECT: COMMUNICATION
ITEM #13 - COMMITTEE OF THE WHOLE MEETING - JANUARY 13, 2015**

**ITEM #16 - COMMITTEE OF THE WHOLE – SEPTEMBER 2, 2014 (WHICH WAS
ADOPTED AS AMENDED BY VAUGHAN COUNCIL ON SEPTEMBER 9, 2014)**

**SITE DEVELOPMENT FILE DA.14.005
ROMDOR DEVELOPMENTS INC. C/O CONDOR PROPERTIES
WARD 4 - VICINITY OF BATHURST STREET AND ILAN RAMON BOULEVARD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation #1 and Attachments #3 and #4 as contained in Item #13 of the Committee of the Whole Agenda dated January 13, 2015, be deleted and replaced with the following:
 - "1. THAT Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) BE APPROVED, to permit the installation of a 30 m high monopole telecommunication tower, together with 1.8 m high coniferous landscaping and iron fencing surrounding the associated compound for the radio equipment cabinets for Bell Mobility Inc., on the subject lands shown on Attachments #1 and #2, in accordance with revised Attachments #3 and #4 attached to this Communication and Attachments \$5 and #6 in the staff report."

Background

On September 2, 2014, the Committee of the Whole considered Item #16 respecting Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) and resolved the following:

"That Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) to permit the installation of a 35 m high monopole telecommunication tower and associated radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2, be refused".

On September 9, 2014, Vaughan Council considered the above recommendation from the Committee of the Whole, and resolved the following:

"By approving that this matter be deferred to a future Committee of the Whole meeting in accordance with the request from Bell Mobility, contained in Communication C23 from Shehryar Khan, Fontur International Ltd., dated September 8, 2014."

Since the Vaughan Council Meeting of September 9, 2014, the proponent (Bell Mobility) has provided an addendum to their Site Selection Justification Report, dated November 4, 2014, and has revised their site plan and compound layout and elevation plan, as shown on revised Attachments #3 and #4 to this Communication, to address the following concerns raised by the Committee of the Whole:

- The view of the tower, equipment base and compound, given its proximity to Major Mackenzie Drive and the proposed park and community centre located west of the subject lands, as shown on Attachment #2; and,
- The proximity of the tower to the existing Day Nursery located on the southeast portion of the subject lands.

View of the Tower, Equipment Base and Compound

The proponent conducted a viewshed study that examined the visual impact of the proposed telecommunication tower on the future park and community centre to the west of the subject lands, as shown on Attachment #2. The findings of the viewshed study indicate that reducing the height of the tower from 35 m to 30 m will mitigate the visual impact of the tower as a result of mature landscaping located in the valleylands, and the distance between the subject lands and the future community centre and park. Accordingly, the proponent has reduced the height of the telecommunication tower to 30 m, as shown on revised Attachment #4, attached hereto to this Communication, which is satisfactory to the Vaughan Planning Department.

The proposed compound is located in proximity to Major Mackenzie Drive. The proponent is providing additional landscaping in the form of 1.8 m high coniferous trees around the entirety of the compound to mitigate the visual exposure of the compound, associated radio cabinets and base of the tower, as shown on revised Attachment #4. The proponent will also be using iron fencing around the perimeter of the compound that is similar in style and material to the existing iron fencing located on the subject lands. On this basis, the Vaughan Planning Department is satisfied with the visual mitigation measures to screen the proposed compound, associated radio cabinets, and base of the telecommunications tower.

Proximity of the Tower to the Existing Day Nursery

An existing Day Nursery is located in the end unit of the building on the southeast portion of the subject lands, as shown on revised Attachment #3, attached hereto to this Communication. The proposed telecommunications tower is located approximately 190 m away from the existing Day Nursery. An existing rooftop telecommunications installation owned by Rogers Communications is also located approximately 70 m away from the Day Nursery, on the adjacent building to the north, as shown on Attachment #3.

The proposed Bell Mobility telecommunications tower is located approximately 2.5 times farther from the Day Nursery than the Rogers rooftop installation, and is located at the farthest possible location away from the Day Nursery on the subject lands. In addition, Bell Mobility attests that the technical provisions are available for co-location on the proposed tower, thereby providing Rogers the opportunity to remove their rooftop installation and co-locate on the proposed Bell Tower upon expiry of their existing lease with the landowner. Accordingly, the Vaughan Planning Department is satisfied with the location of the proposed Bell tower in relation to the existing Day Nursery, as the tower can facilitate the relocation of the Rogers installation that is in closer proximity to the Day Nursery.

Conclusion

The Vaughan Planning Department is satisfied with the changes outlined in the proponent's addendum to their Justification Report, dated November 4, 2014. The height of the proposed telecommunications tower has been lowered from 35 m to 30 m, and further clarification has been provided regarding additional landscaping and screening of the compound and associated radio cabinets. Additionally, the telecommunication tower is approximately 190 m away from the existing day nursery and can support co-location for the existing Rogers rooftop installation.

Should the Committee of the Whole concur, the revised recommendation can be approved to permit the proposed 30 m high monopole telecommunication tower together with landscaping and iron fencing surrounding the associated compound. Additionally, Attachments #3 and #4 in the Staff report can be deleted and replaced with Attachments #3 and #4, attached hereto in this Communication.

Respectfully submitted,

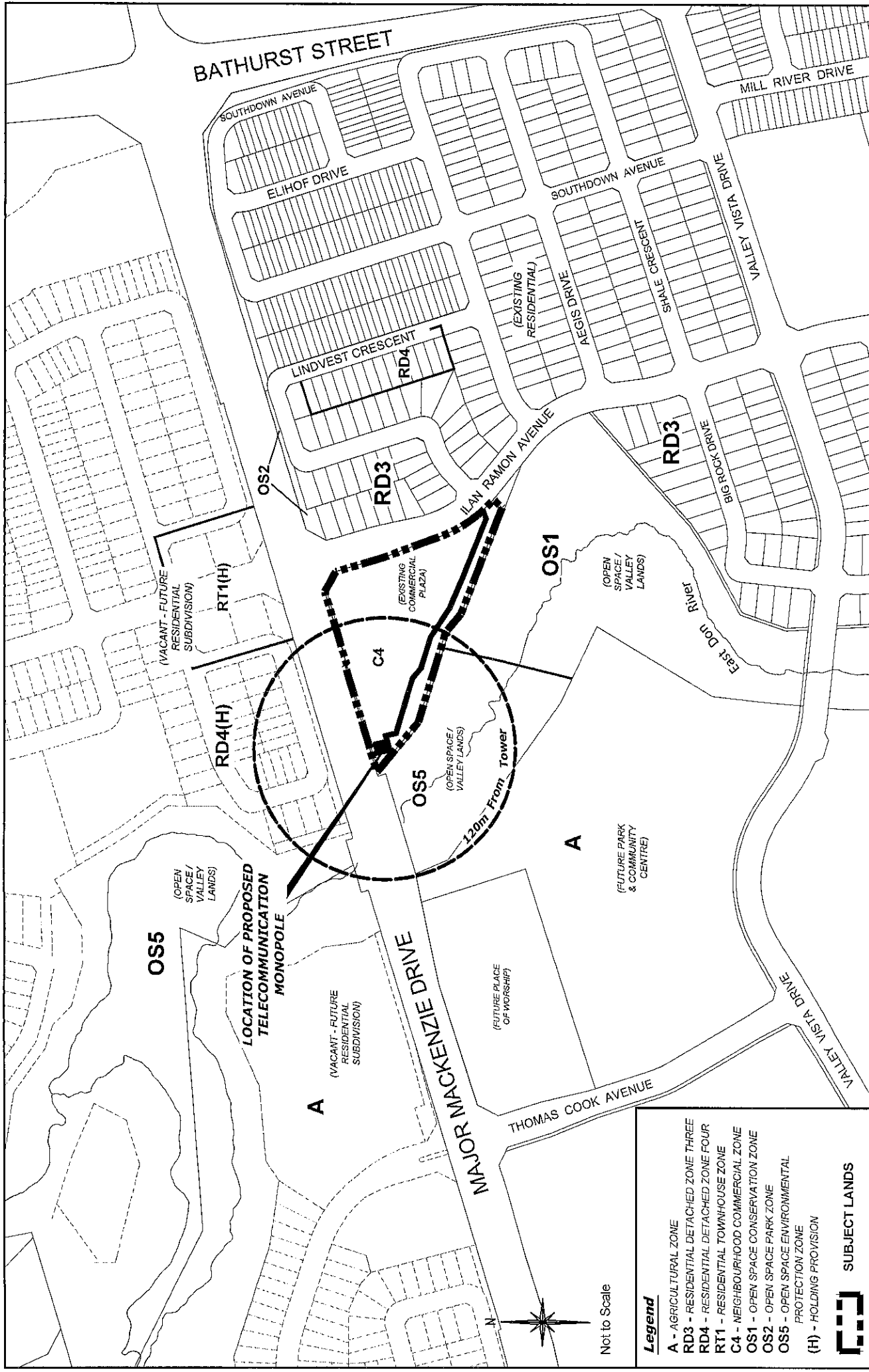
A handwritten signature in black ink, appearing to read 'John Mackenzie', with a large, stylized initial 'J' and a horizontal line extending to the right.

JOHN MACKENZIE
Commissioner of Planning

Attachments: Attachment #2 - Location Map
Revised Attachment #3 - Site Plan
Revised Attachment #4 - Compound Layout & Elevation Plan

MA/lg

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



Legend

- A - AGRICULTURAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Romdor Developments Inc. c/o Condor Properties

NS\DP1\3 ATTACHMENTS\DA\da.14.005.dwg



Attachment

FILE:
DA.14.005

DATE:
January 13, 2015

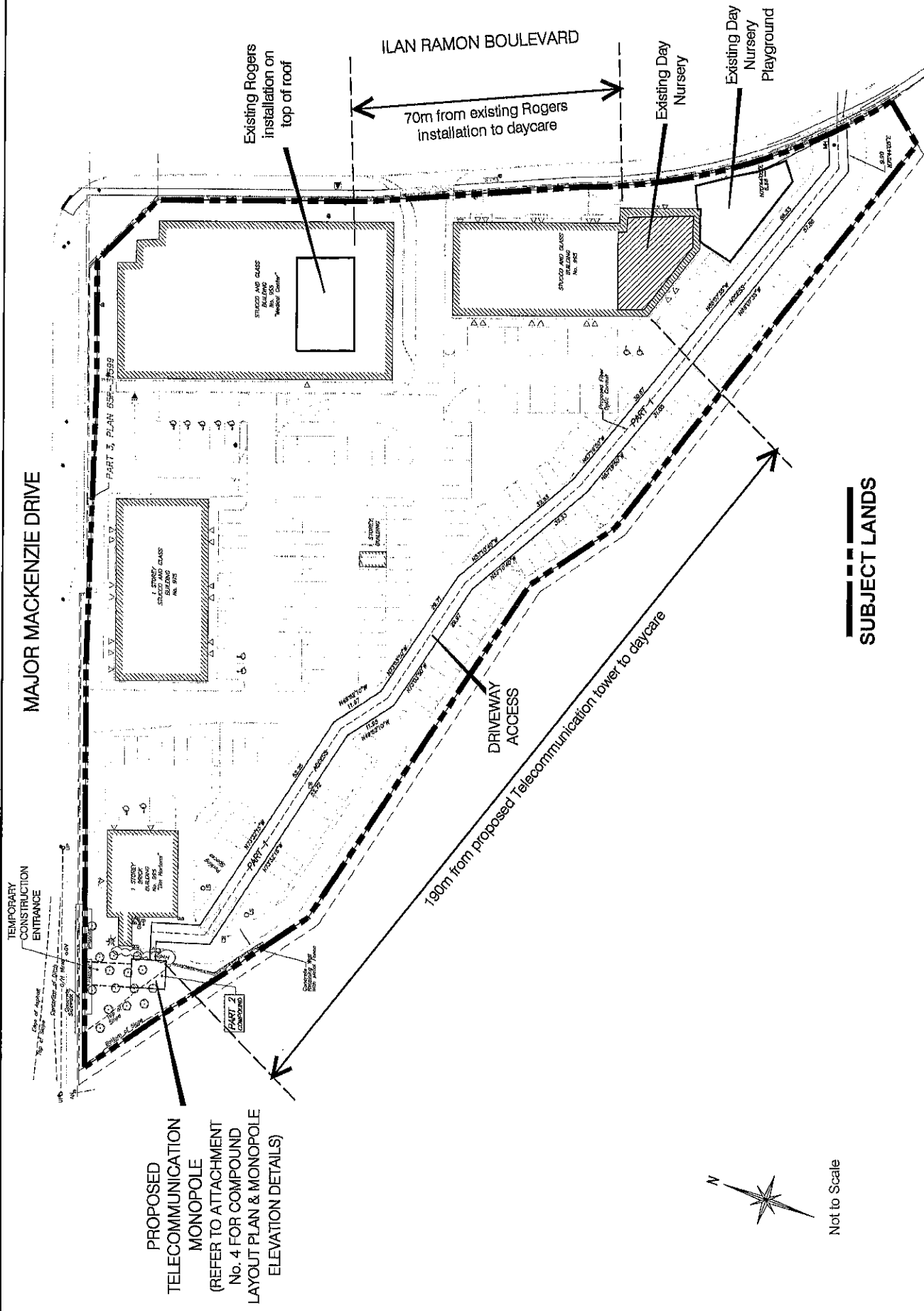
2

Attachment

FILE:
DA:14.005

Development Planning Department

DATE: 3, 2015





PROPOSED
STEEL EQUIPMENT
CABINETS

2.4m HIGH
WROUGHT IRON
FENCING

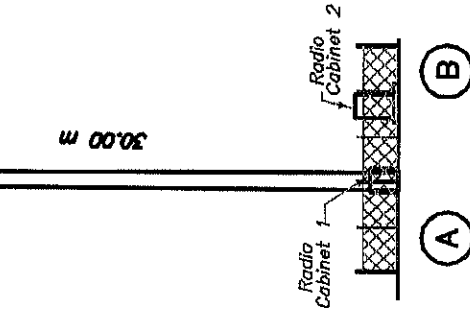
PROPOSED
SHROUDED
FLAGPOLE

1.8m HIGH
CONIFEROUS
SCREENING

PROPOSED
FOOTWAY

8.07
4.15 0.91 1.00
1.80 1.84 1.83 1.00
0.30

SEE ELEVATION PLAN
7.66 1.00 0.91 2.22 2.43 1.00
5.98 6.98 0.30
0.30



ELEVATION PLAN

PROPOSED COMPOUND LAYOUT PLAN

- NOTES**
- (N1) PROPOSED SHROUDED FLAGPOLE. PAINT COLOUR SUBJECT TO MAY CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED FOUNDATION DESIGN PENDING SOIL REPORT
 - (N2) PROPOSED RADIO EQUIPMENT CABINETS ON REINFORCED CONCRETE SLAB.
 - (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
 - (N4) PROPOSED 2.4 m HIGH WROUGHT IRON SECURITY FENCE SURROUNDING THE COMPOUND.
 - (N5) REMOVE EXISTING TOPSOIL PROOF ROLL SUBGRADE, ADD 300 mm GRANULAR A ACROSS CABINET AREA. FINISHED GRAVEL SURFACE TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURE AT MIN. 1% IN ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
 - (N6) ASPHALT ACCESS WAY TO REMAIN.
 - (N7) PROPOSED BLACK CHAIN LINK GATE.
 - (N8) PROPOSED FOOTWAY.
 - (N9) 1.2M CONIFEROUS LANDSCAPING SURROUND COMPOUND.
 - (N10) PROPOSED HEDGE SURROUNDING THE COMPOUND.
 - (N11) EXISTING TREES WITHIN THE COMPOUND AND TEMPORARY ENTRANCE AREA TO BE RELOCATED.
 - (N12) TEMPORARY CONSTRUCTION ENTRANCE.

Not to Scale

Compound Layout & Elevation Plan

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Romdor Developments Inc. c/o Condor Properties
N:\JPT\1 ATTACHMENTS\DA\da_14.005.dwg



Attachment

FILE:
DA.14.005

DATE:
January 13, 2015

4

COMMITTEE OF THE WHOLE JANUARY 13, 2015

SITE DEVELOPMENT FILE DA.14.005

ROMDOR DEVELOPMENTS INC. C/O CONDOR PROPERTIES

WARD 4 - VICINITY OF BATHURST STREET AND ILAN RAMON BOULEVARD

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Recommendation of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated September 2, 2014

Recommendation

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Contribution to Sustainability

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Economic Impact

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Toronto and Region Conservation Authority

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Relationship to Vaughan Vision 2020/Strategic Plan

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i) Plan and Manage Growth & Economic Vitality

The proposal will support the development of a high-speed telecommunications and data network throughout Vaughan to contribute to economic competitiveness and support widespread access to such services.

Regional Implications

On April 23, 2009, York Region adopted Industry Canada's Protocol (CPC-2-0-03) to reduce redundancies and permit a more efficient and consistent approach for regulating telecommunication facilities, while providing an opportunity for local municipalities to determine individual procedures and protocols. The proposed compound area and telecommunication tower conforms to York Region's adopted Protocol.

The York Region Transportation and Community Planning Department has reviewed the proposed temporary construction driveway access from Major Mackenzie Drive and has no objections to its location. The Proponent is required to obtain a Road Occupancy Permit from York Region prior to commencing any work on Major Mackenzie Drive.

Conclusion

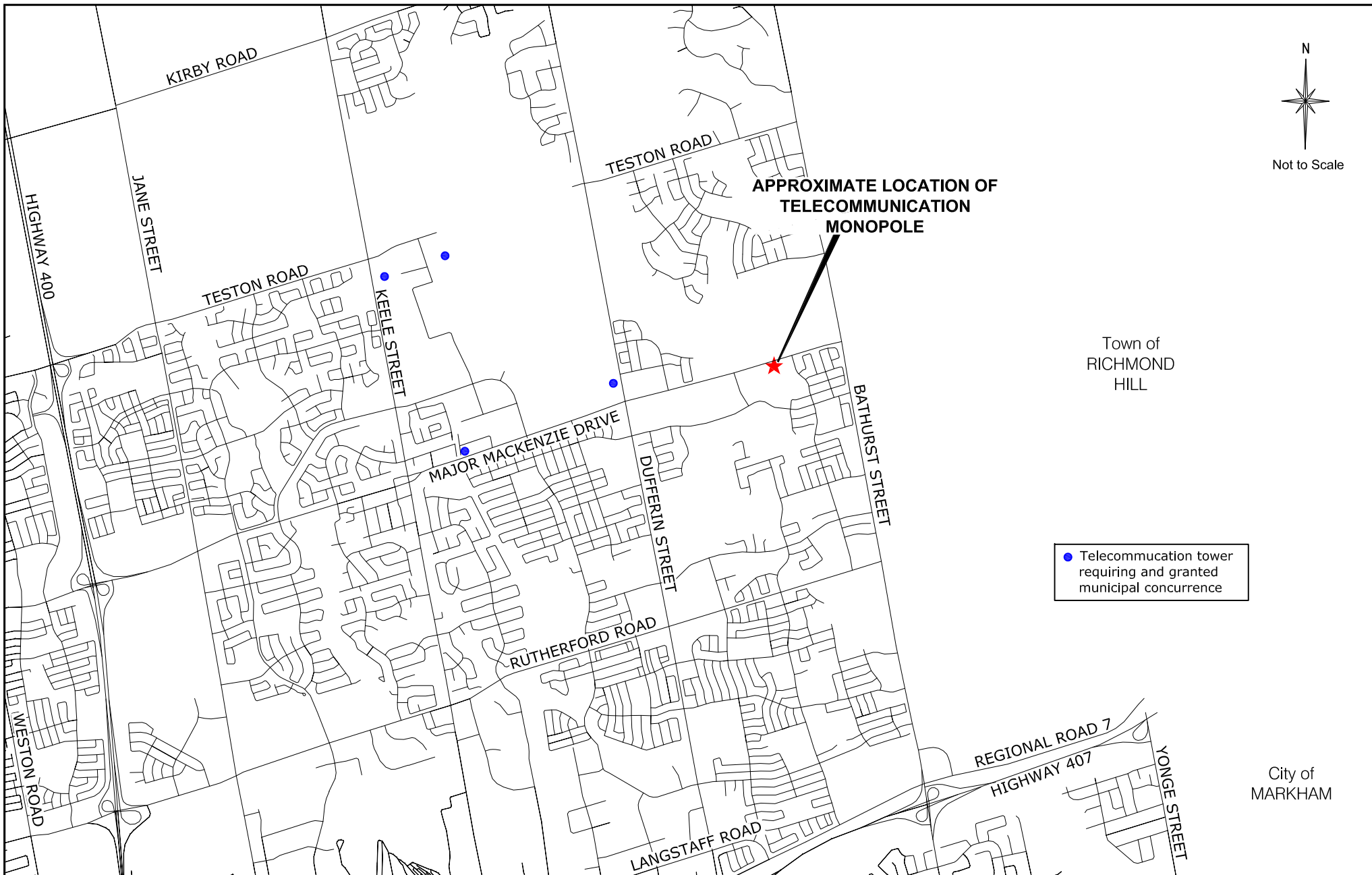
The Vaughan Planning Department has reviewed the proposal for a 35 m high monopole telecommunication tower and associated radio equipment cabinet in accordance with the Official Plan, Zoning By-law 1-88, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems, and the requirements of City Departments and external public agencies. The installation of the tower and accessory radio equipment is considered acceptable. Accordingly, the Planning Department can support the approval of Site Development File DA.14.005.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout & Elevation Plan
5. Cabinet Details, South Elevation
6. Cabinet Details, West Elevation
7. Communication C23

Report prepared by:

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



Context Location Map

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Romdor Developments Inc. c/o Condor Properties

N:\DFT\1 ATTACHMENTS\DA\da.14.005.dwg

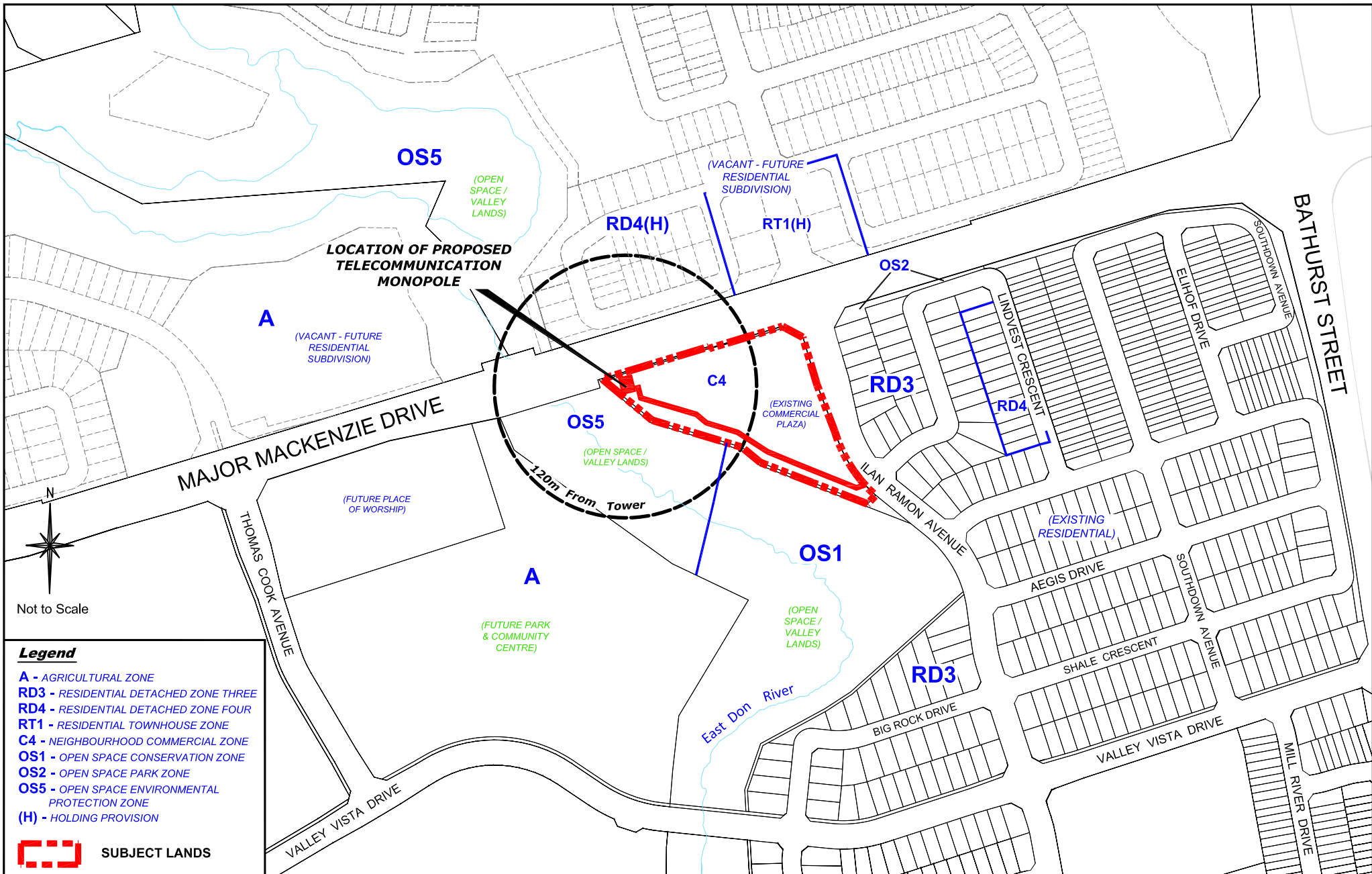


Attachment

FILE:
DA.14.005

DATE:
September 2, 2014

1



Location Map

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Romdor Developments Inc. c/o Condor Properties

N:\DFT\1 ATTACHMENTS\DA\da.14.005.dwg

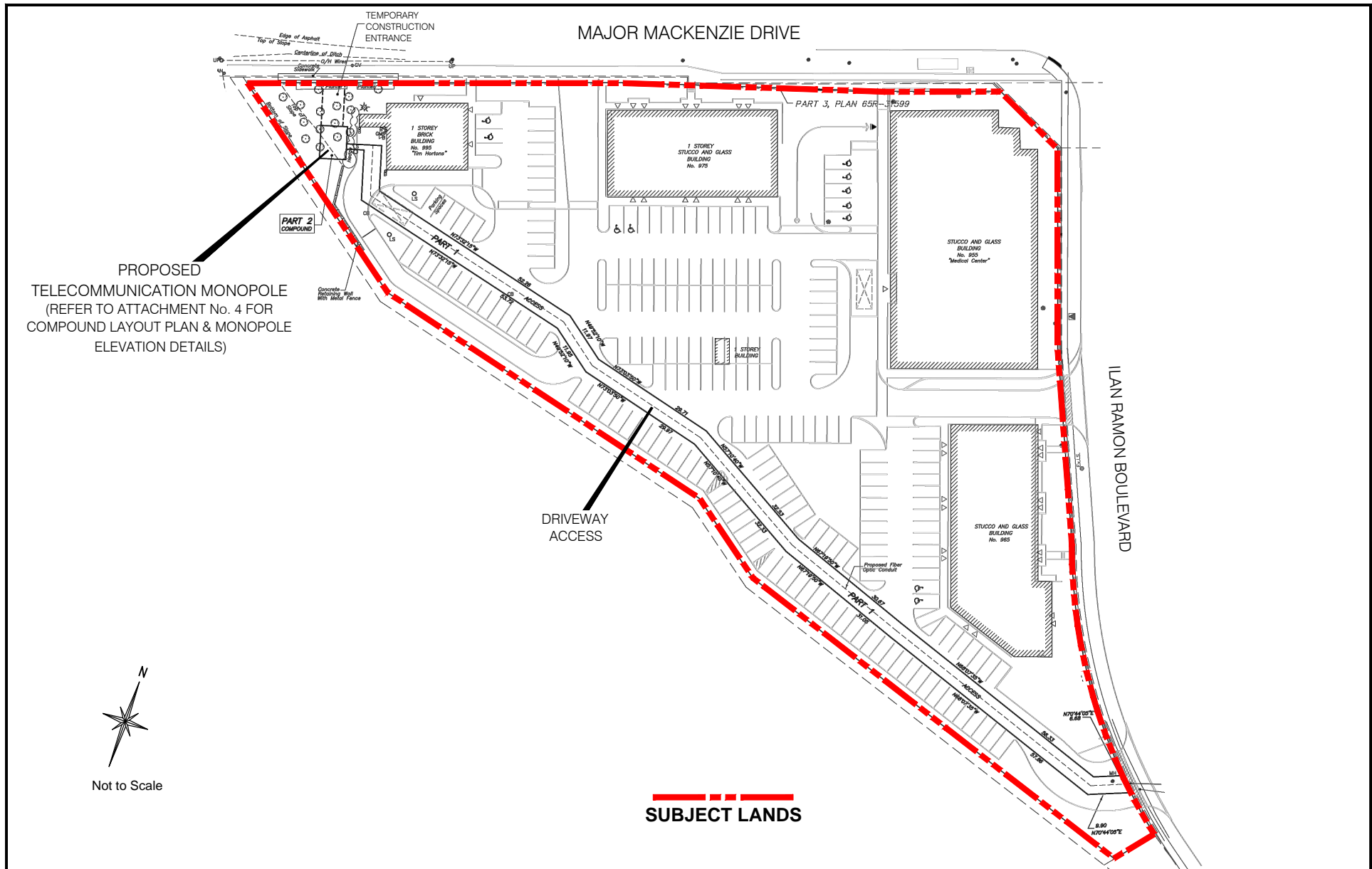


Attachment

FILE:
DA.14.005

DATE:
September 2, 2014

2



Site Plan

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Romdor Developments Inc. c/o Condor Properties

N:\DFT\1 ATTACHMENTS\DA\da.14.005.dwg

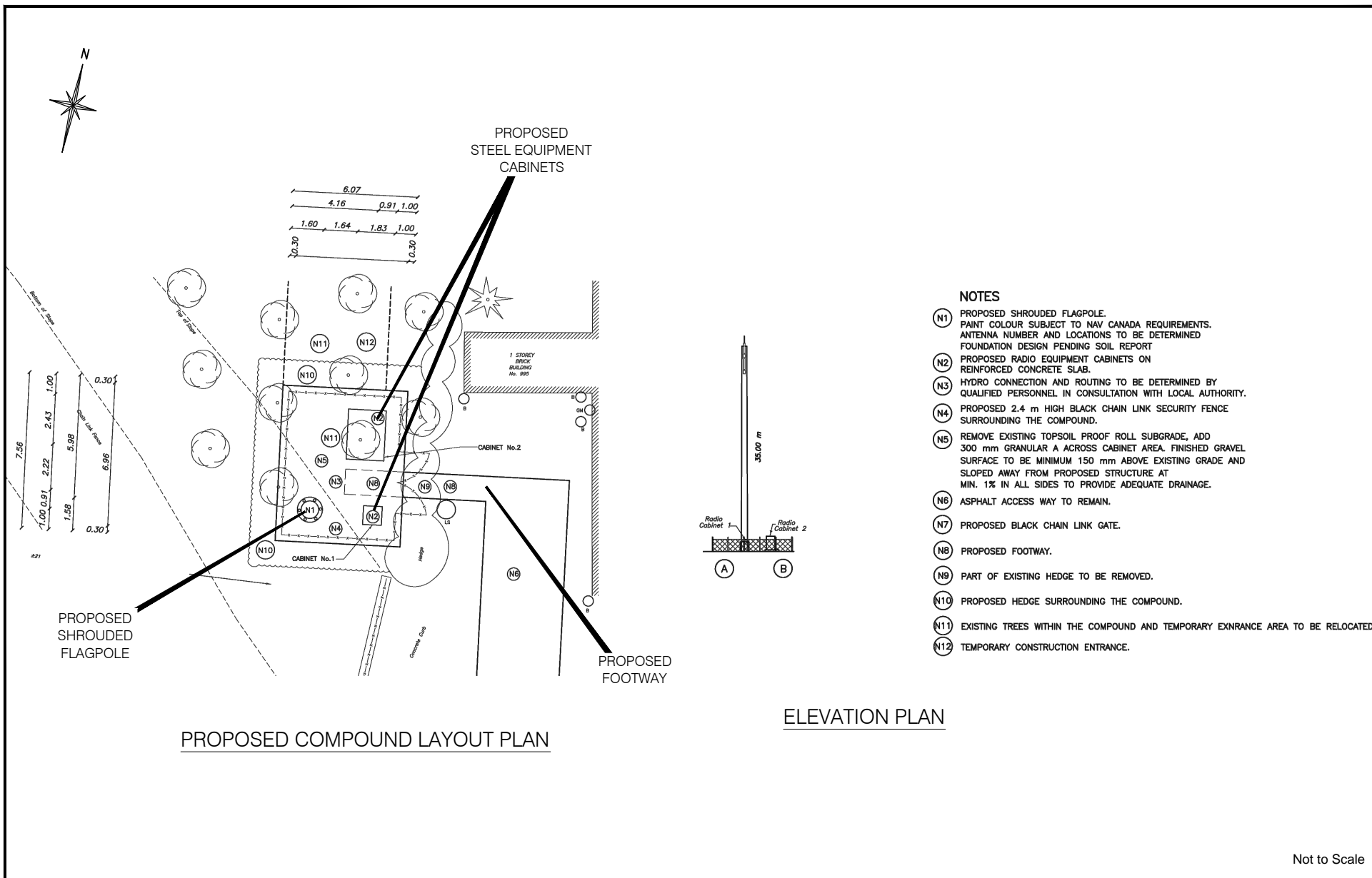


Attachment

FILE:
DA.14.005

DATE:
September 2, 2014

3



Compound Layout & Elevation Plan

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Romdor Developments Inc. c/o Condor Properties

N:\DFT\1 ATTACHMENTS\DA\da.14.005.dwg

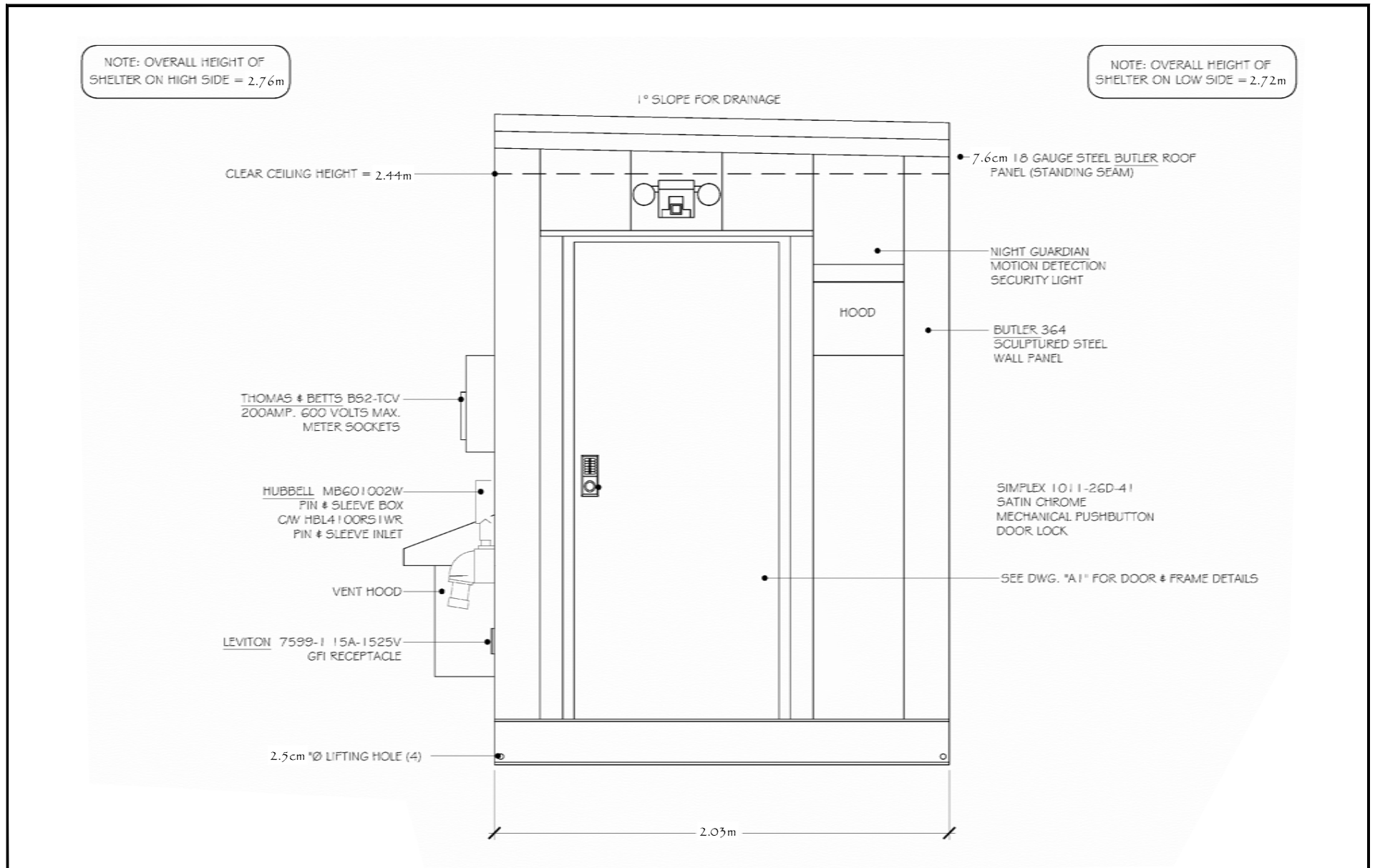


Attachment

FILE:
DA.14.005

DATE:
September 2, 2014

4



Cabinet Details - South Elevation

APPLICANT: Romdor Developments Inc.
c/o Condor Properties

LOCATION: Part of Lot 20,
Concession 2

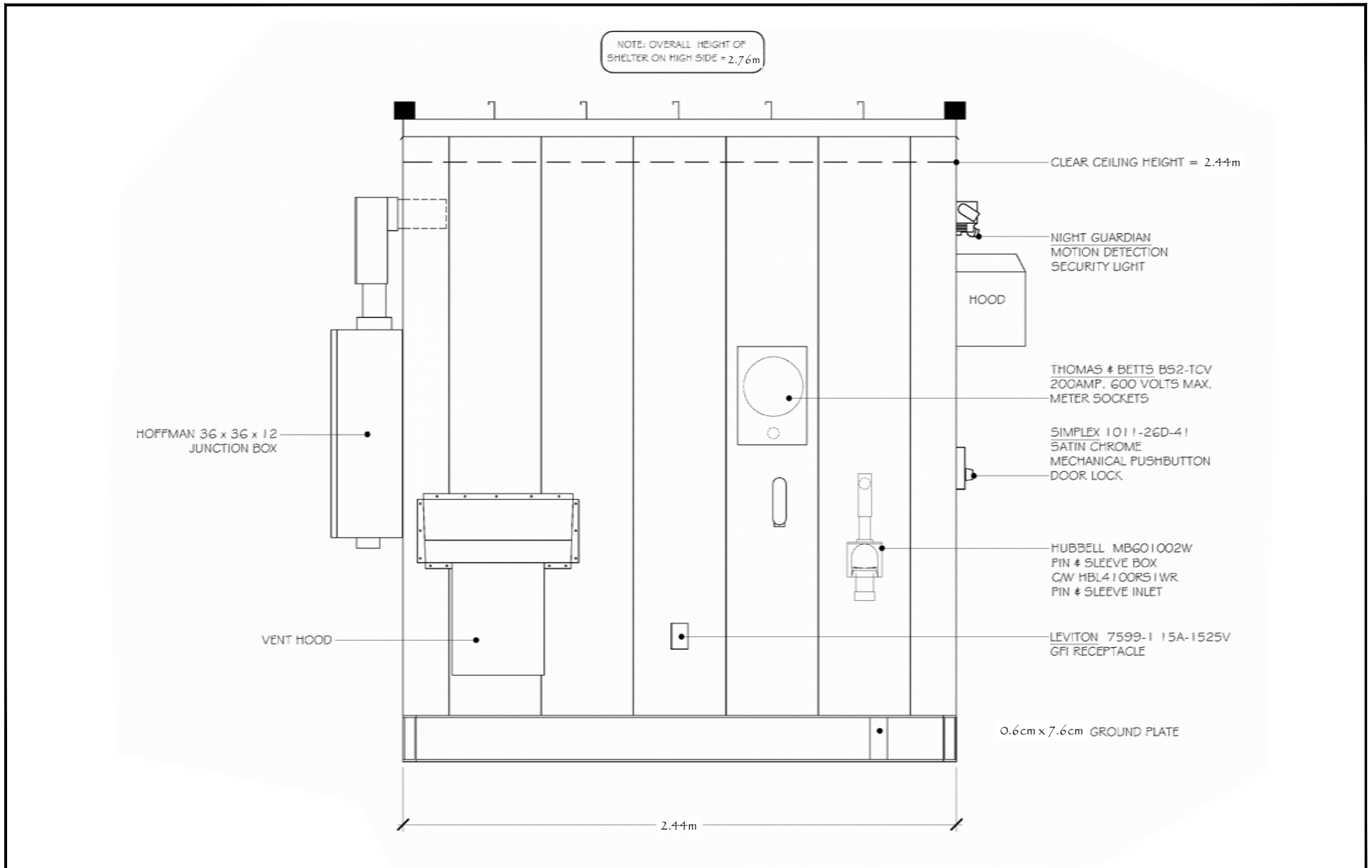


Attachment

FILE:
DA.14.005

DATE:
September 2, 2014

5



Cabinet Details - West Elevation

APPLICANT: Romdor Developments Inc.
c/o Condor Properties

LOCATION: Part of Lot 20,
Concession 2



Attachment

FILE:
DA.14.005

DATE:
September 2, 2014

6

From: Abrams, Jeffrey
Sent: Monday, September 08, 2014 2:19 PM
To: 'Shehryar Khan'
Cc: Racco, Sandra; Zylber, Arthur (3017634); Bellisario, Adelina; McEwan, Barbara
Subject: RE: Request to Defer Item

Shehryar,

I will forward your communication to the Council meeting tomorrow so that Council may be informed of your request. The decision on whether to defer, or take any other action on the matter, will be decided by Council.

Sincerely,

Jeffrey A. Abrams
City Clerk and Returning Officer
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Tel: (905) 832-8585 Ext. 8281
Fax: (905) 832-8535
jeffrey.abrams@vaughan.ca

C	23
Item #	16
Report No.	36 (cw)
Council - September 9/14	



Election Day is October 27, 2014
Advance Voting begins October 11

From: Shehryar Khan [<mailto:Shehryar.Khan@fonturinternational.com>]
Sent: Monday, September 08, 2014 2:01 PM
To: Abrams, Jeffrey
Cc: Racco, Sandra; Zylber, Arthur (3017634)
Subject: Request to Defer Item

Good Afternoon Mr. Abrams,

Bell Mobility Inc. would like to request the clerk's department to defer item no. 16 that was placed on the Committee of Whole Report No.36 on September 2, 2014. A link to the details of that item is provided below.

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0902_14_16.pdf

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL LTD.

70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

(647)-701-4576
shehryar.khan@fonturinternational.com
www.fonturinternational.com

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