

C4.1



HUMPHRIES PLANNING GROUP INC.

February 6, 2017
File: 06125

Clerk
City of Vaughan
2141 Major Mackenzie Drive
City of Vaughan, ON
L6A 1t1

Attn: Mr. Jeffrey Abrams

Re: Comment Letter regarding Draft Plan of Subdivision Application
19T-16V001 and Zoning By-law Amendment Z.16.016 –
Dufferin Vistas Ltd.
Vicinity of Dufferin Street and Maurier Boulevard
Committee of the Whole Meeting February 7, 2017

Humphries Planning Group Inc. represents 1275620 Ontario Inc/Gocar Holdings Inc. owner of lands located to the immediate north of the subject site. We have reviewed the staff report and attachments and wish to express objection to the application on the basis that a 3m wide landscape buffer has not been provided along the northerly property limit per the executed **SETTLEMENT AGREEMENT** dated May 27, 2015 as reached between the applicant and 1275620 Ontario Inc / Gocar Holdings Inc.

We respectfully request that Committee/Council amend the staff recommendation as contained in the report and associated Figures to include the 3m landscape buffer as settled between the two parties. We provide herein a copy of the executed agreement and a redlined attachment for your information and use as required for assistance in ensuring that the terms of the Settlement are incorporated in the decision of Committee and Council.

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C 4.2

In addition to the above, we formally request that the City include Humphries Planning Group Inc. on the notification list for any future meetings and decisions regarding this item or any forthcoming zoning by-law amendment or site plan application. Should you have any questions, please contact the undersigned at extension 244.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



**Rosemarie L Humphries BA, MCIP, RPP
President**

Encl. Settlement Agreement
 Redlined Plan in accordance with Settlement Agreement

cc Mayor and Council Members
 John Mackenzie, Deputy City Manager
 Mark Antoine, Planner
 1275620 Ontario Inc/Gocar Holdings Inc.

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SETTLEMENT AGREEMENT

May 27th, 2015

Gocar Holdings Inc. & Courtview Estates Inc. (collectively "Century Grove") and Dufferin Vistas Ltd. ("Dufferin") have reached agreement in respect of the lands owned by Dufferin and known municipally as 230 Grand Trunk Avenue in the City of Vaughan (the "Dufferin Lands") as follows:

1. Century Grove agrees to support the position of Dufferin, and not seek party status, in the Ontario Municipal Board appeal regarding the Dufferin Lands (the "Dufferin Lands Appeal") or otherwise assist anyone in opposition to Dufferin Lands Appeal.
2. Dufferin agrees to provide a three (3.0) metre landscape buffer (the "Buffer"), which is to remain in private ownership, on any future lots on the Dufferin Lands adjacent to Blocks 6-11 on Plan 65M-4396 as part of any plan of subdivision Dufferin may file in the future regarding the Dufferin Lands.
3. The terms of this agreement will remain confidential between Century Grove and Dufferin. The only time this agreement may be disclosed is after Dufferin has filed an application for approval of a plan of subdivision for the Dufferin Lands and only if the Buffer has not been incorporated into the proposed plan of subdivision.

Dated this 27th day of May, 2015.

Gocar Holdings Inc.

Courtview Estates Inc.

Dufferin Vistas Inc.

Per:


CoFFredo J. Tullio

Per:


~~CoFFredo~~

Per:

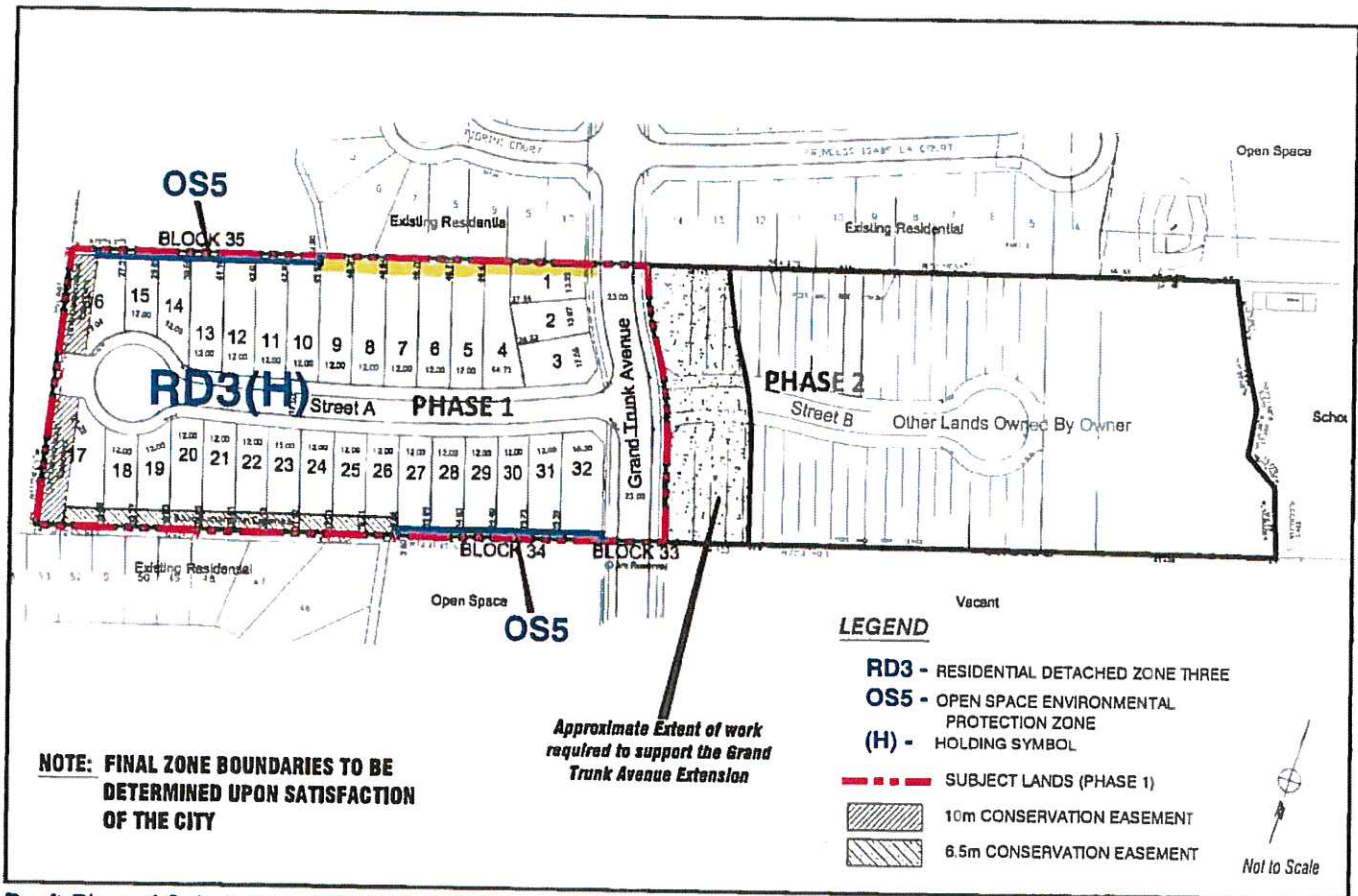


Title: PRÉSIDENT

Title: A.S.O.

Title: Cam Milani, ASO

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Draft Plan of Subdivision File 19T-16V001 & Proposed Zoning (Phase 1)

APPLICANT: Dufferin Vistas Ltd
LOCATION: Part of Lot 17 Concession 3



Attachment
FILE(S) Z.16.015 & 19T-16V001
DATE February 7 2017
5

3m Landscape Buffer

Britto, John

C4.5

From: Rosemarie Humphries <rhumphries@humphriesplanning.com>
Sent: February-07-17 9:11 AM
To: Abrams, Jeffrey; Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; MacKenzie, John; Antoine, Mark; gvitullo@mosaikhomes.com; Rob Vitullo
Subject: FW: Comment Letter re City Files 19T-16V001 & Z.16.016 - Dufferin Vistas Ltd.
Attachments: DOC758.pdf
Importance: High

Hello,

Please find attached a communication from Humphries Planning Group Inc. in regards to Item 5 of the February 7th 2017 Vaughan Committee of the Whole. This letter is prepared on behalf of HPGI's clients, 1275620 Ontario Inc. and Gocar Holdings Inc., owners of lands located immediately to the north of the subject site. The letter expresses our client's objection to the application as currently presented as it is in keeping with an executed settlement agreement between Dufferin Vistas Ltd. Gocar Holdings.

Rosemarie L. Humphries BA, MCIP, RPP
President

HUMPHRIES PLANNING GROUP INC.
216 Chrislea Road, Suite 103. Vaughan L4L 8S5
t: 905.264.7678 ext 244 f: 905.264.8073

~DO SOMETHING GOOD EVERY DAY!~