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MGP File: 17-2595

November 6<sup>th</sup>, 2017

Mayor Maurizio Bevilacqua and Members of Council  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Via email to City Clerks (clerks@vaughan.ca)

**PUBLIC HEARING  
COMMUNICATION**

**Date: Nov 7/17 ITEM NO. 5**

Dear Mayor Bevilacqua and Members of Council:

**RE: Committee of the Whole (Public Hearing) November 7, 2017 Item #5 (P.2017.31)  
Nashville Developments (Barons) Inc. - Revised Draft Plan of Subdivision  
South Side of Nashville Rd, East of CP Rail, Part of Lot 25, Concession 9, City of Vaughan  
City Files Z.17.024 & 19T-17V008**

On behalf of Nashville Developments (Barons) Inc., we are pleased to submit a revised Draft Plan of Subdivision in response to comments heard from City Council, Staff, and residents. We will be attending the Public Hearing on November 7<sup>th</sup>, 2017 to speak to the revisions, which include the following:

- Where possible, the revised plan minimizes the rear-lot interface between proposed and existing lots;
- Elimination of 9.1m (30ft) single detached lots;
- Adjacent to 76 Whisper Lane, we have proposed a 20.2m (60ft) wide lot; and,
- Reduced yield from 66 proposed lots to 62 proposed lots, plus 2 existing dwelling units along Nashville Road.

A digital copy of the revised Draft Plan of Subdivision (dated November 6<sup>th</sup>, 2017) has been attached to this letter. We will follow shortly with hardcopies for circulation by the Planning department.

We look forward to working through the approvals process with you and your Staff.

Yours very truly,

**MALONE GIVEN PARSONS LTD.**

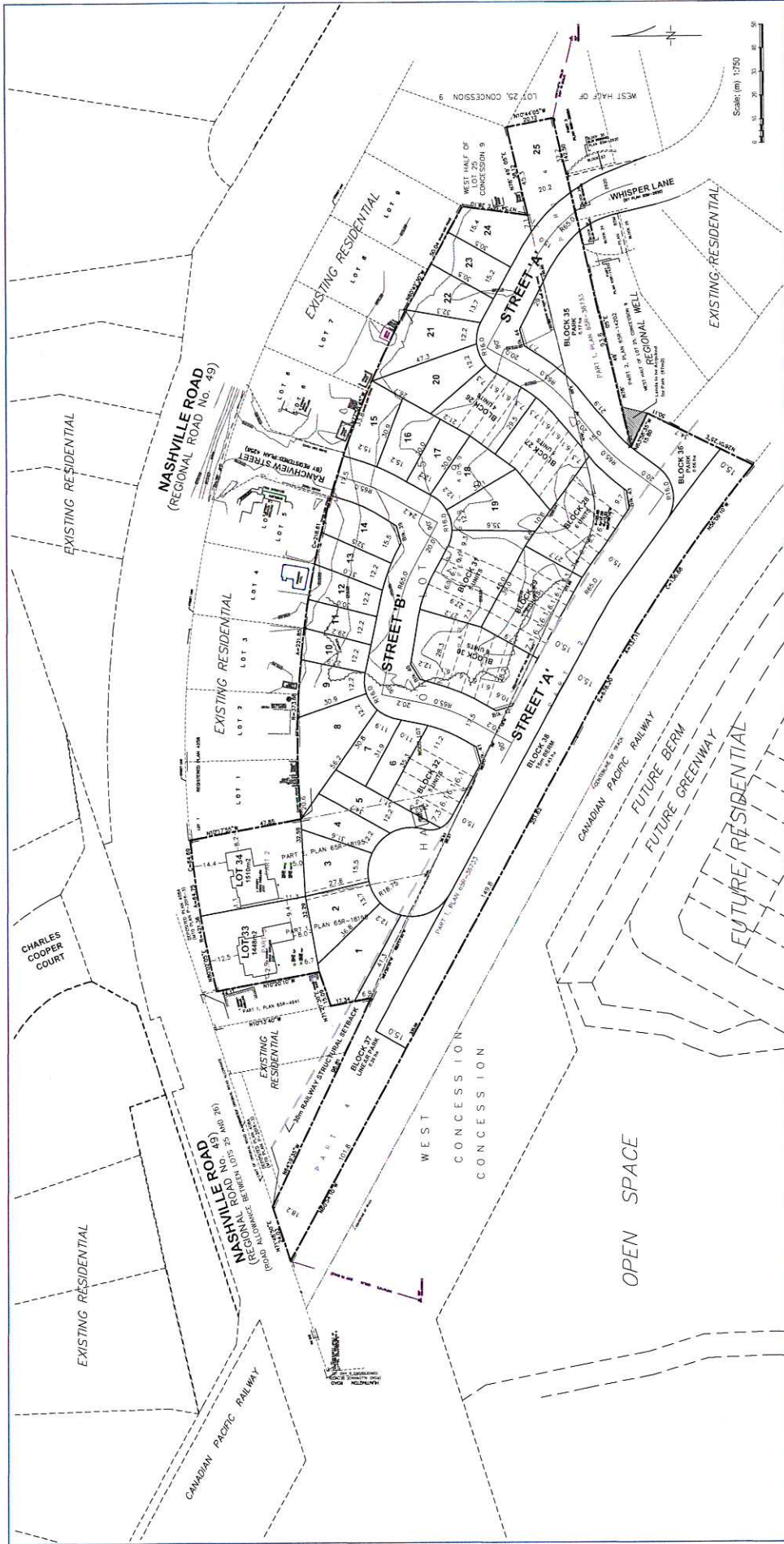
Don Given, MCIP, RPP  
[dgiven@mgp.ca](mailto:dgiven@mgp.ca)

Ms. Judy Jeffers  
RE: Nashville Developments (Barons) Inc.

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November 6, 2017

cc: Judy Jeffers, Vaughan Planning Department  
Mauro Peverini, Vaughan Planning Department  
Kathryn Angus, KARA  
Tas Candaras  
Marco Baldassarra  
TACC Developments



## DRAFT PLAN OF SUBDIVISION

### KEY PLAN

Part of West half of Lot 25  
Concession 9  
Geographic Township of Vaughan  
City of Vaughan  
Regional Municipality of York

Prepared by:  
**MALONE GIVEN PARSONS LTD.**  
140 Rutherford Drive, Suite 201  
Markham, Ontario, L3R 6B3  
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### SCHEDULE OF LAND USE

| LOT/BLOCK | LAND USE                                                                         | UNITS | AREA (m <sup>2</sup> ) | DENSITY   |
|-----------|----------------------------------------------------------------------------------|-------|------------------------|-----------|
| 1-25      | 11.0m (min) Single Detached Residential                                          | 2     | 1.32                   | 18.9 u/ha |
| 26-32     | 12.2m (min) Single Detached Residential                                          | 17    | 1.76                   | 48.8 u/ha |
| 33-34     | 15.2m (min) Single Detached Residential                                          | 37    | 0.76                   | 48.8 u/ha |
| 35-38     | Existing Residential                                                             | 2     | 0.30                   | 0.23      |
| 39        | Parks                                                                            | 2     | 0.23                   | 0.43      |
| 40        | 1.5m Easement                                                                    | 0.01  | 0.01                   | 0.01      |
| 39-44     | 0.3m Easement                                                                    | 0.04  | 0.04                   | 0.04      |
| Roads     | Street A - 11.7m x 10.0m<br>Street B - 11.7m x 10.0m<br>Street C - 11.7m x 10.0m | 64    | 4.25                   |           |
| TOTAL     |                                                                                  |       |                        |           |

### OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Vaughan

*Malone Given Parsons Ltd.*  
Nashville Engineering (Barons) Inc.  
Date: July 7, 2017

### ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT  
CHAPTER P.13 (R.S.O. 1990.)

- (a)(e)(f)(g)(i)(j) - As shown on the Draft Plan.
- (b)(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is clayey to sandy silt fill.
- (h)(k) - Full municipal services to be provided.

NOTE: Contours relate to Canadian Geographic Datum.  
Contour interval is 1m with 25m interpolated.

Date: July 7, 2017  
Project No: 17-2595

### SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*C. P. P.*  
C. P. P. ENGINEERING LTD.  
ON-ROAD LAND SURVEYORS  
Date: July 7, 2017