

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 4, 2010

Item 1, Report No. 19, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 4, 2010.

**1 ZONING BY-LAW AMENDMENT FILE Z.09.039  
GANZ REALTY LIMITED  
WARD 2**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 20, 2010:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.039 (Ganz Realty Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability 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 Meeting was circulated: March 26, 2010
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- c) Comments Received as of April 9, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the following site-specific zoning exceptions to implement the conceptual site plan for a two-storey multi-unit employment building as shown on Attachment #4:

	<b>By-law Standard</b>	<b>By-law 1-88 EM1 Zone Requirements</b>	<b>Proposed Exceptions to EM1 Zone</b>
a.	Minimum Rear Yard (north)	12 m	6.09m

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b.	Minimum Parking Required for Employment Uses in multi-unit buildings containing more than 4 units	87 spaces	78 spaces
c.	Maximum driveway width (Royal Group Crescent)	7.5 m	7.73 m

Other zoning exceptions may be identified through the detailed review of the application.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 15 Royal Group Crescent, located southwest of Regional Road 27 and Regional Road 7, being Part of Lot 5, Concession 9, and shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Prestige Areas – Centres and Avenue Seven Corridor” by OPA #450, as amended by OPA #601</li> <li>▪ Application conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1013) (Note: Property was previously zoned EM1 Prestige Employment Area Zone).</li> <li>▪ The proposed change in zoning for the subject lands requires an amendment to Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the property to the proposed EM1 Prestige Employment Area Zone category to facilitate the proposed multi-unit employment use building on the subject lands, and the proposed zoning exceptions will be reviewed with regards to compatibility with the surrounding land use context.</li> </ul>

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b.	Urban Design Guidelines	<ul style="list-style-type: none"><li>▪ The proposed development must conform to the applicable Urban Design Guidelines (Vaughan West Employment Area and Vaughan West Corporate Business Park) for the subject lands.</li></ul>
c.	Related Site Plan Application	<ul style="list-style-type: none"><li>▪ The related Site Development Application (File: DA.09.081) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li></ul>
d.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
e.	Additional Studies	<ul style="list-style-type: none"><li>▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to, traffic and parking.</li></ul>

**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 the Region of York 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 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. Contextual Site Plan
4. Conceptual Site Plan with Proposed Zoning
5. Conceptual Landscape Plan
6. Conceptual Elevations

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**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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.)



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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Prestige Area” by OPA #450, as amended by OPA #631.</li> <li>▪ Service Nodes are also permitted in “Prestige Area” designations to a maximum size of 1.2 ha, and are zoned C7 Service Commercial Zone, to permit service commercial uses that serve the businesses in the area.</li> <li>▪ The proposed amendment to the Zoning By-law conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ EM1 Prestige Employment Area Zone by By-law 1-88.</li> <li>▪ An amendment to the Zoning By-law is required to rezone a portion of the property to the proposed C7 Service Commercial Zone in conformity with the “Service Node” policies of the Official Plan.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of Proposed Rezoning, Uses, and Zone Boundary	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the westerly 1.2 ha portion of the overall 1.66 ha property to C7 Service Commercial Zone, to permit service commercial uses on the subject lands will be reviewed in consideration of the Official Plan, Zoning By-law, Block 64 Plan, and the surrounding land use context.</li> <li>▪ The appropriateness of the proposed zone boundary shown on the conceptual site plan on Attachment #3, will need to be amended as it is not considered to be appropriate to establish a zone boundary through a building. The Owner must demonstrate that the easterly lands being maintained as EM1 can be appropriately developed for employment uses. An alternative C7/EM1 zone boundary configuration will need to be explored in consideration of an appropriate site plan layout.</li> </ul>

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b.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>○ The proposed development must conform to the Urban Design and Architectural Guidelines (Huntington Glen (Block 64) Urban Design Guidelines) applicable to the subject lands.</li></ul>
c.	Future Site Plan Application	<ul style="list-style-type: none"><li>○ The Owner will be required to submit a future Site Plan Application which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and servicing and grading.</li></ul>
d.	Sustainable Development	<ul style="list-style-type: none"><li>○ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
e.	Additional Studies	<ul style="list-style-type: none"><li>▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to, traffic and parking.</li></ul>

**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 the Region of York 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 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. Proposed Zoning and Conceptual Site Plan
4. Approved Block 64 Land Use Plan

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**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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.)



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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 4, 2010**

Item 3, Report No. 19, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 4, 2010.

**3**  
**ZONING BY-LAW AMENDMENT FILE Z.10.004**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-10V01**  
**2216840 ONTARIO INC.**  
**WARD 1**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 20, 2010, be approved;
- 2) That the following deputations be received:
  - a) Mr. Navid Companieh, 51 Goldenview Court, Vaughan, L6A 0C7;
  - b) Ms. Sonja Grotsky, 97 Goldenview Court, Vaughan, L6A 0C7;
  - c) Ms. Maria Grazia Malizia, 83 Goldenview Court, Vaughan, L6A 0C7; and
  - d) Mr. Luigi Venir, 101 Goldenview Court, Vaughan, L6A 0C7; and
- 3) That the revised proposed site plans submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.004 and 19T-10V01 (2216840 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.

**Contribution to Sustainability**

The contribution to sustainability 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 Meeting was circulated: March 26, 2010
- b) Circulation Area: 150 m
- c) Comments Received as of April 9, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment Application (File Z.10.004), specifically to rezone the subject lands from A Agricultural Zone to RD2 Residential Detached Zone Two (minimum lot frontage of 15m), RD3 Residential Detached Zone Three (minimum lot frontage of 12m) and OS2 Open Space Park Zone, in the manner shown on Attachment #4, to facilitate a Draft Plan of Subdivision.

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2. A Draft Plan of Subdivision Application (File 19T-10V01) on the subject lands for approval of a proposed draft plan of subdivision as shown on Attachment #3, consisting of the following:

a)	25 lots (Lots 1-25) for detached dwellings (min .12 m, 15 m frontages)	1.663 ha
b)	Roads	0.386 ha
c)	Road widening	0.113 ha
d)	Landscape buffer	0.069 ha
e)	Future development (Blocks 27-31)	0.177 ha
f)	<u>0.3 m reserves</u>	<u>0.004 ha</u>
	Total Area	2.412 ha

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ East of Dufferin Street, south side of Teston Road, in Part of Lot 25, Concession 2, City of Vaughan, municipally known as 1213 Teston Road, within Planning Block 12, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan and Block Plan Designations	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by OPA #600 (Carrville – Urban Village 2), and further identified as “Special Policy Area”, subject to the proposed development having a density between 5 and 14 units per net residential hectare. The Owner currently proposes a density of 12.9 units per net residential hectare.</li> <li>▪ Further designated “Settlement Area” by OPA #604 (Oak Ridges Moraine Conformity Plan), which permits the proposed residential development.</li> <li>▪ “Low Density Residential” and “Valley Land and Open Space Buffers” by the approved Block 12 Plan as shown on Attachment #5.</li> <li>▪ The proposal conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by By-law 1-88.</li> <li>▪ Application does not comply with By-law 1-88, and the property will need to be rezoned to conform to the Official Plan.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed zone categories for the lots and blocks within the proposed subdivision will be reviewed with regards to compatibility with surrounding lot frontages and sizes, land uses, and the approved Block 12 Plan.</li></ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>▪ The proposed development must conform to the approved Urban Design and Architectural Design Guidelines for Block 12.</li></ul>
d.	Servicing Report	<ul style="list-style-type: none"><li>▪ A Functional Servicing Report has been submitted in support of the applications and must be approved to the satisfaction of the Vaughan Engineering Department. Availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.</li></ul>
e.	Environmental Report	<ul style="list-style-type: none"><li>▪ An Environmental report has been submitted in support of the applications and must be approved to the satisfaction of the Vaughan Engineering Department.</li></ul>
f.	Additional Studies	<ul style="list-style-type: none"><li>▪ Review will be given to determine if additional studies are required to support the proposed subdivision development.</li></ul>

**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The applications have been circulated to the Region of York 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 applications will be considered in the technical review of the application, together with comments from the public and 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.

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**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Draft Plan of Subdivision
4. Proposed Zoning
5. Approved Block 12 Plan

**Report prepared by:**

Mary Serino, Planner 1, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(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.)

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 4, 2010**

Item 4, Report No. 19, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 4, 2010.

**4 OFFICIAL PLAN AMENDMENT FILE OP.10.003  
ZONING BY-LAW AMENDMENT FILE Z.10.009  
BUNGALOF INC.  
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 20, 2010, be approved;
- 2) That the following deputations, written submissions, and renderings, be received:
  - a) Mr. Mark Hicks, Dickinson & Hicks Architects Inc., 45 Mill Street, Orangeville, L9W 2M4, and renderings, on behalf of the applicant;
  - b) Mr. Frank Comisso, 27 Autumn Ridge Court, Woodbridge, L4L 0B1, and written submission from Romanov Architects Incorporated, 375 Parkside Drive, Toronto, M6R 2Z6, dated April 16, 2010;
  - c) Mr. David Moreal, 26 Autumn Ridge Court, Woodbridge, L4L 0B1; and
  - d) Mr. Emir Kovacevic, 9 Autumn Ridge Court, Woodbridge, L4L 0B1; and
- 3) That the written submission from Mr. Brian Richardson, 8451 Islington Avenue, Woodbridge, L4L 1X3, dated April 15, 2010, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.10.003 and Z.10.009 (Bungalof 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.

**Contribution to Sustainability**

The contribution to sustainability 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 Meeting was circulated: March 26, 2010
- b) Circulation Area: Minimum 150 m
- c) Comments Received as of April 6, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of 12 duplex dwelling units (each building includes a garage on the ground floor, and one residential unit on each of the second and third floors) on 6 lots within an existing plan of subdivision, as shown on Attachments #3 and #4:

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1. An Official Plan Amendment Application (File OP.10.003) to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Plan), to redesignate the subject lands from “Low Density Residential” to “Medium Density Residential”.
2. A Zoning By-law Amendment Application (File Z.10.009) to amend Zoning By-law 1-88 to rezone the subject lands from R3 Residential Zone to R5 Residential Zone with the following zoning exception:

	<b>By-law Standard</b>	<b>By-law 1-88 R5 Zone Requirements</b>	<b>Proposed Exception to R5 Zone</b>
a.	Minimum Side Yard	1.5m	1.2m

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ West side of Islington Avenue, south of Langstaff Road and north of Hayhoe Lane, municipally known as 8450 - 8472 Islington Avenue, being Part of Block 19 on Registered Plan 65M-3883, and Lots 7-12 on Registered Plan 65M-4051, as shown on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by OPA #240, as amended by OPA #597 (Islington Avenue Corridor Secondary Plan).</li> <li>▪ “Low Density Residential” designation permits single detached and semi-detached units at a maximum density of 8.6 units per gross hectare.</li> <li>▪ Application to facilitate the proposed residential development for 12 duplex units with a density of 23 units per hectare does not conform to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R3 Residential Zone by Zoning By-law 1-88, which permits single detached and semi-detached dwelling units on minimum 12 m frontages.</li> <li>▪ Application to facilitate the proposed residential duplex development does not comply with Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed 12 duplex units on the subject lands will be reviewed in consideration of, but not limited to, the compatibility with the surrounding uses, built form, urban design, environmental sustainability, parking, and traffic.</li> <li>▪ The appropriateness of the proposed “Medium Density Residential” designation and associated increase in density, and the proposed rezoning of the subject lands from R3 Residential Zone to R5 Residential Zone with the site-specific zoning exception that is required to implement the development proposal, will be reviewed in consideration of the conceptual site plan and building elevations for the subject lands, as shown on Attachments #3 and #4.</li> </ul>
c.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat Island” effect, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
d.	Future Site Plan Application	<ul style="list-style-type: none"> <li>▪ Any Site Development Application submitted to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, servicing and grading, and sustainable development features.</li> </ul>
e.	Existing Subdivision Agreement	<ul style="list-style-type: none"> <li>▪ The subject lands are within a registered plan of subdivision (Anland Woodbridge Inc., File 19T-04V16 and registered as Plan 65M-4051) for which a subdivision agreement has been executed. The Owner will be required to satisfy all requirements of the Engineering Department with respect to the development of the subject lands in the context of the existing subdivision agreement.</li> </ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority.</li> </ul>

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**Relationship to Vaughan Vision 2020 / Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The applications have been circulated to the Region of York 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 applications will be considered in the technical review of the applications, together with comments from the public and 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. Conceptual Site Plan
4. Conceptual Elevation Plan

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(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.)