From: Matthew Di Vona
To: Clerks@vaughan.ca
Cc: Cam Milani Milanigroup
Subject: [External] Parkland Dedication By-law Update (COW June 7, 2022 - Agenda Item #6.27)
Date: June-07-22 9:56:20 AM
Attachments: PastedGraphic-4.png
Teston Sands Draft Plan.pdf
Rizmi Draft Plan.pdf
Dufferin Vistas Draft Plans.pdf

Dear Clerks -

I am counsel to Dufferin Vistas Ltd., Teston Sands Inc., and Rizmi Holdings Limited. As such, I am writing on their behalf, in relation to their respective landholdings, as set out below.

I. 230 Grand Trunk Avenue

Dufferin Vistas Ltd. is the owner of 230 Grand Trunk Avenue (Phases 1 and 2) (the "DV Property"). As Council may be aware, the DV Property is subject to two previous decisions of the OLT approving OPA, ZBLA, and Draft Plans for residential uses (see Dufferin Vistas Draft Plans attached).

As it relates to the DV Property, we have the following questions and concerns regarding the intended new Parkland By-law:

- A public trail/walkway has been approved on the DV Property. The CIty's Staff Report and the proposed Parkland By-law make mention of full parkland credit for passive recreation uses, including, but not limited to, trails, *etc*. Please confirm that the proposed trail/walkway on the DV Property would qualify under the City's proposed Parkland By-law for full (100%) parkland credit, subject to Council approval, and is not subject to any other standards or criteria; and
- As it relates to section 3(3)(e) of the proposed Parkland By-law, please confirm that if the City's Official Plan is not updated to provide further applicable criteria, than this section shall be inoperative and will not affect the ability to provide parkland credits in the interim period.

II. 1600 Teston Road

Teston Sands Inc. is the owner of 1600 Teston Road (the "TS Property"). As Council may be aware, the TS Property is the subject of a previous decision of the OLT approving OPA, ZBLA, and Draft Plan for residential uses (see Teston Sands Draft Plan attached).

As it relates to the TS Property, we have the following concern regarding the intended new Parkland By-law:

- Section 4(7) of the proposed Parkland By-law appears to disregard the applicability of section 51.1(4) of the *Planning Act*, whereby the City shall use a different valuation date for calculating cash-in-lieu of parkland, in certain circumstances. Section 51.1(4) of the *Planning Act* reads, as follow:
    - For the purpose of determining the amount of any payment required under subsection (3) or (3.1), the value of the land shall be determined as of the day

before the day of the approval of the draft plan of subdivision. [Emphasis added.]

- This would have specific application to the TS Property and OLT approval, which included conditions pdf approval that were negotiated and agreed to with counsel to the City dealing specifically with this matter, and presented to the OLT for approval on consent by all parties to that hearing, including the City.

III. 11333 Dufferin Street

Rizmi Holdings Limited is the owner of 11333 Dufferin Street (the "Rizmi Property"). As Council may be aware, the Rizmi Property is the subject of a previous decision of Council approving a Draft Plan for Phase 1 for residential uses (see Rizmi Draft Plan attached).

As it relates to the Rizmi Property, we have the following concern regarding the intended new Parkland By-law:

- An underground storm water facility was approved in principle on the Rizmi Property. The City's Staff Report and the proposed Parkland By-law make mention of full parkland credit for underground storm water facilities. Please confirm that the land encumbered by the underground storm water facility proposed on the Rizmi Property would qualify under the City's proposed Parkland By-law for full (100%) parkland credit, subject to Council approval, and is not subject to any other standards or criteria.

We ask that Council direct staff to engage Dufferin Vistas Ltd., Teston Sands Inc., and Rizmi Holdings Limited, in order to resolve their respective concerns with the proposed Parkland By-law.

Please provide the undersigned with notice of the City's decisions in this matter.

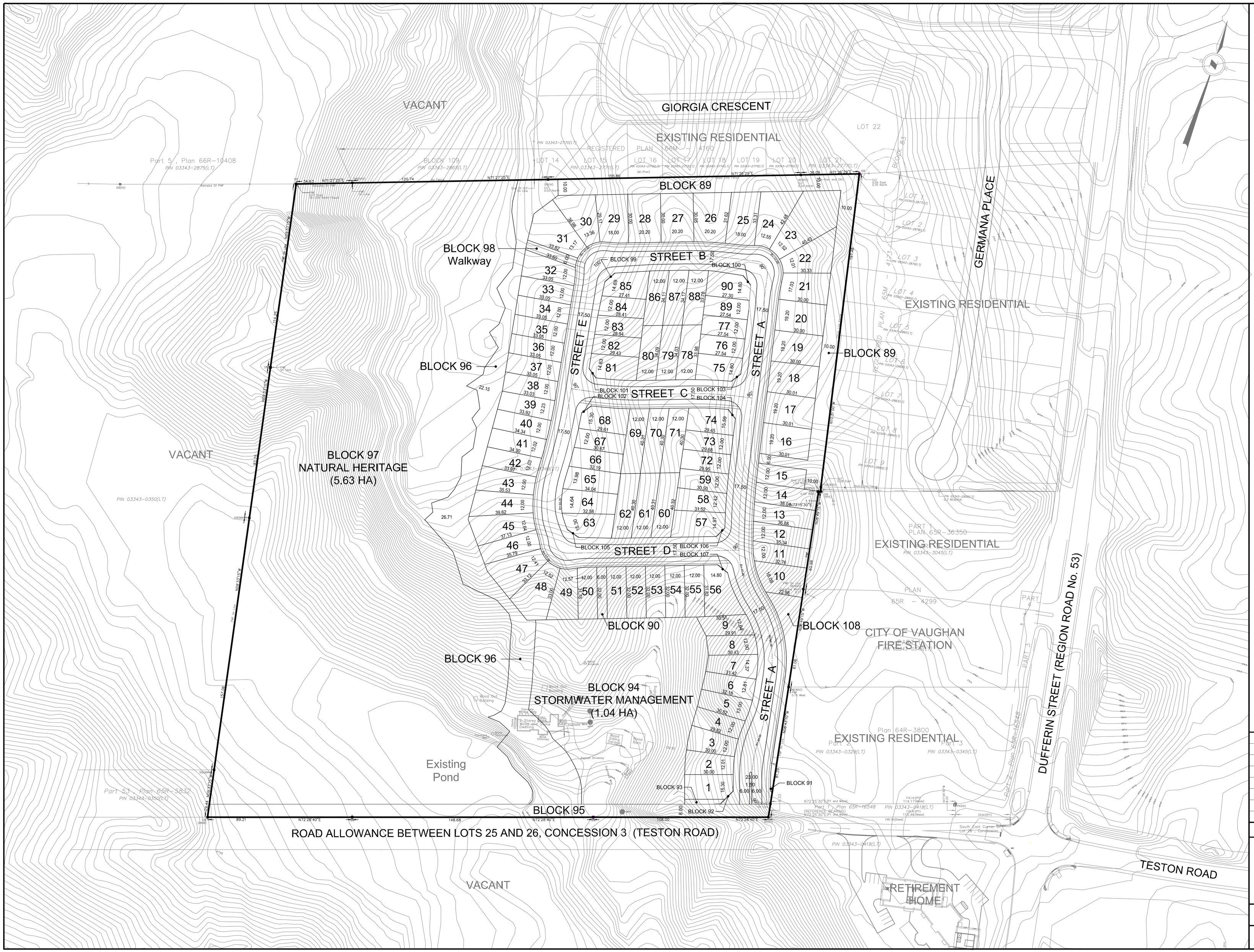
Kind regards,
M.

Matthew A. Di Vona

Di Vona Law

Di Vona Law Professional Corporation
77 Bloor Street West, Suite 600
Toronto, ON M5S 1M2
Direct Line 416-562-9729
www.divonalaw.com

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KEY PLAN

DRAFT PLAN OF PROPOSED SUBDIVISION

PART OF LOT 26
CONCESSION 3
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK.

SCALE 1 : 1000

25 20 15 10 5 0 25 50metres

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE LUCAS AND ASSOCIATES TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF VAUGHAN FOR APPROVAL.

July 11, 2017
DATE

TESTON SANDS INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP WITH ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

July 11, 2017
DATE

M.J. FISHER, Ontario Land Surveyor
J.D. BARNES LIMITED, (416) 661-1463

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN
b) SHOWN ON PLAN
c) SEE KEY PLAN
d) RESIDENTIAL
e) SHOWN ON PLAN
f) SHOWN ON PLAN
g) SHOWN ON PLAN
h) MUNICIPAL WATER
i) SAND AND GRAVEL
j) SHOWN ON PLAN
k) MUNICIPAL SANITARY SEWERS
g) NONE

STATISTICS

	UNITS	%	AREA	%
12.00 m SINGLE DETACHED (LOTS 1-15, 20-24, 30-90)	79	87.78	3.46 ha	25.27
17.00 m SINGLE DETACHED (LOTS 21)	1	3.33	0.05 ha	0.37
18.00 m SINGLE DETACHED (LOTS 25 & 29)	2	3.33	0.12 ha	0.88
20.00 m SINGLE DETACHED (LOTS 16-20, 26-28)	8	8.89	0.47 ha	3.42
NATURAL HERITAGE (BLOCK 97)			5.63 ha	41.12
VEGETATION PROTECTION ZONE (BLOCK 96)			0.65 ha	4.75
WALKWAY/SWM ACCESS (BLOCKS 90 & 98)			0.04 ha	0.29
STORMWATER MANAGEMENT BLOCK (BLOCK 94)			1.04 ha	7.60
OPEN SPACE BLOCK (BLOCK 89 & 108)			0.46 ha	3.36
SOUND ATTENUATION BLOCK (BLOCK 93)			0.01 ha	0.07
0.3 m RESERVES BLOCKS 91, 92, 99-107)			0.01 ha	0.07
ROAD WIDENING (BLOCK 95)			0.28 ha	2.05
ROADS			1.47 ha	10.75
TOTAL	90	100.00	13.69 ha	100.00

No.	Description	Date
7.	Add Open Space Block 89; Add Lots 1-3	Jan 29, 2019
6.	Revise Road Alignment at Lots 20-21, 27-29	May 4, 2018
5.	Provide Larger Buffer Block	Apr 21, 2018
4.	Add NH Block and SWM Block	Apr 16, 2018
3.	Add 21 m Lots	Apr 4, 2018
2.	Revise Road Alignments	Mar 27, 2018
1.	Revise Plan Based on New Staking of Woodlands	Jan 11, 2018

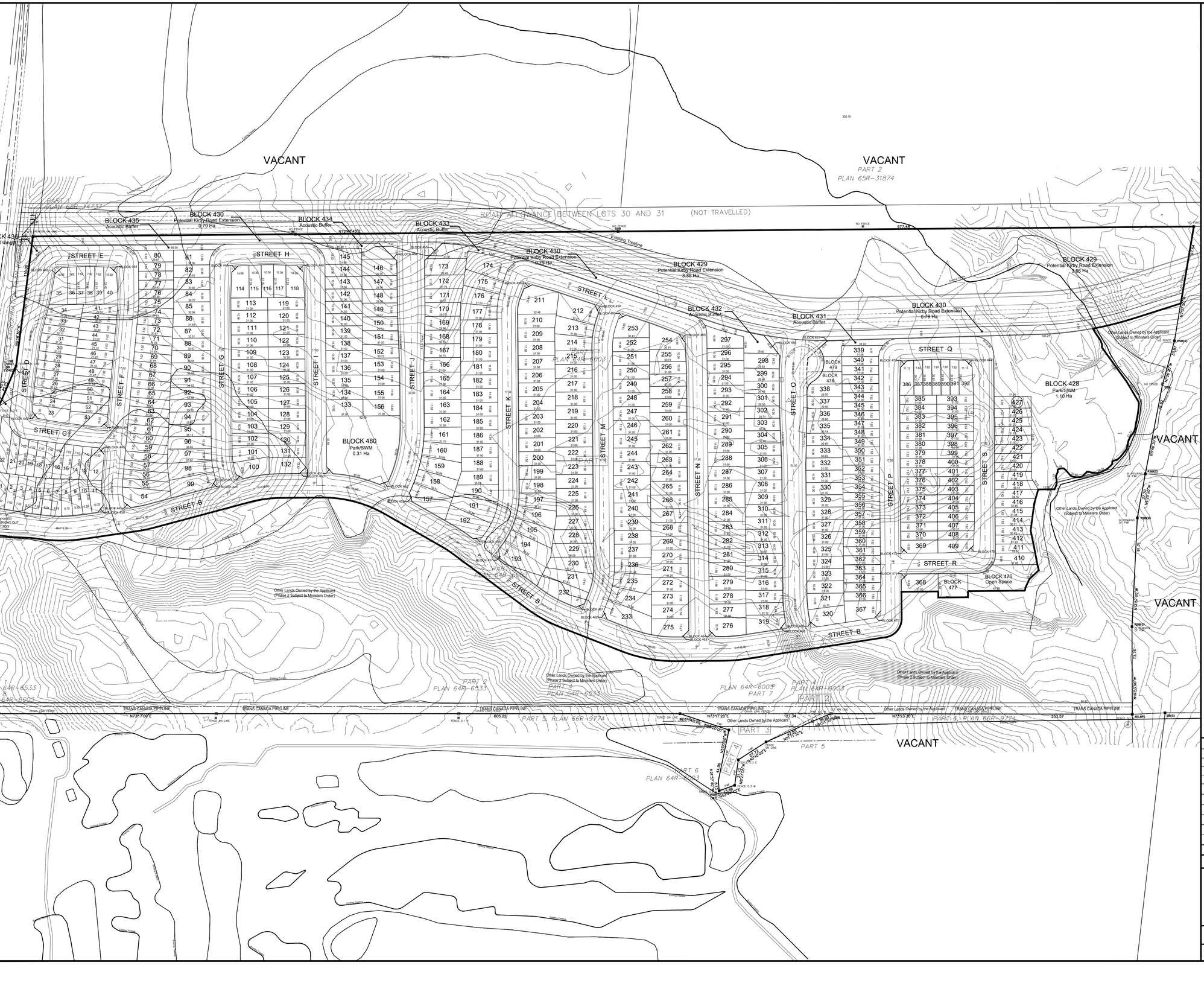
REVISIONS

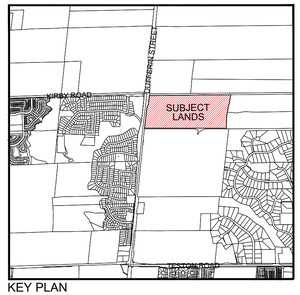
Lucas & Associates
Consultants in Planning and Land Development

24 Debra Crescent, Barrie, Ontario L4N 3T1
(705) 721-9635 Fax (705) 721-7367

DATE : December 2, 2016 | DRAWN BY : G.J.L.

DWG NAME : DRAFT PLAN OF SUBDIVISION.DWG





KEY PLAN

DRAFT PLAN OF PROPOSED SUBDIVISION

PART OF LOT 30
CONCESSION 2
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

0 20 50 75 100 125

SCALE 1 : 1500 Metric

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE LUCAS AND ASSOCIATES TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF VAUGHAN FOR APPROVAL.

December 7, 2017
DATE

RIZMI HOLDINGS LIMITED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP WITH ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

10-02-2018
DATE

SHANE RAJAKULENDRAN, O.L.S./O.L.I.P

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN
b) SHOWN ON PLAN
c) SEE KEY PLAN
d) RESIDENTIAL
e) SHOWN ON PLAN
f) SHOWN ON PLAN
g) SHOWN ON PLAN
h) MUNICIPAL WATER
i) SAND AND GRAVEL
j) SHOWN ON PLAN
k) MUNICIPAL SANITARY SEWERS
g) NONE

STATISTICS

	UNITS	%	AREA	%
7.62 m SINGLE DETACHED (LOTS 1 - 80, 339 - 367, 369 - 427)	168	39.16	4.23 ha	15.50
10.36 m SINGLE DETACHED (LOTS 81 - 145, 254 - 258, 293 - 338)	116	27.51	3.94 ha	14.44
11.58 M SINGLE DETACHED (LOTS 146 - 253, 259 - 292, 368)	143	33.33	5.60 ha	20.53
FUTURE RESIDENTIAL (BLOCKS 478 - 479)	2	33.33	0.04 ha	1.15
OPEN SPACE (Acoustic Barriers) (BLOCKS 431 - 435, 437)			0.31 ha	1.14
OPEN SPACE (SWM/Park) (BLOCKS 428, 476, 480)			1.51 ha	5.53
OPEN SPACE (Sanitary Pump Station) (BLOCKS 477)			0.05 ha	0.18
POTENTIAL KIRBY ROAD EXTENSION (BLOCKS 429 - 430)			4.65 ha	17.05
0.3 RESERVE & SIGHT TRIANGLE (BLOCKS 436, 438 - 475)			0.01 ha	0.04
ROADS			6.94 ha	25.44
TOTAL	429	100.00	27.28 ha	100.00

No.	Description	Date
11.	Correct Block Numbering and Statistics Table	04/09/20
10.	Add Block 430 to Kirby Road Extension	03/09/20
9.	Add Street O Cul De Sac, Revise Street D and E Bend)	28/08/20
8.	Add Block 478 (Sanitary Pumping Station)	19/08/20
7.	Correct Statistics Table	12/08/20
6.	Add Note to Other Lands Owned by Applicant	10/08/20
5.	Fifth Submission	20/07/20
4.	Fourth Submission	20/04/20
3.	Third Submission	18/02/20
2.	Correct Block Numbering; Adjust rear of Lots 101-102	04/12/19
1.	Second Submission	08/07/19

REVISIONS

Lucas & Associates
Consultants in Planning and Land Development
21 White Oaks Road, Barrie, Ontario L4N 5A2
(705) 727-8335

DATE: November 15, 2017 | DRAWN BY : G.J.L.

DWG NAME : RIZMI DRAFT PLAN OF SUBDIVISION.DWG

PRINCESS ISABELLA COURT

Open Space

Existing Residential
65M-4068

PART 3

(0.3m Reserve)

N72°36'30"E ±73.137

N72°36'55"E 145.165

153.11

CHAIN LINK FENCE

65.18

POST AND WIRE FENCE

BUIDING

POND

Grand Trunk Avenue

R = 126.473
A = 34.640
C = 34.531

R = 103.500
A = 28.531
C = 28.440

23.00

99.00

28.20 | 38.40 | 32.40

Block 33
Min. 6m On-Street Townhouses
4 units
0.093 ha

Block 34
Min. 6m On-Street Townhouses
6 units
0.125 ha

Block 35
Min. 6m On-Street Townhouses
5 units
0.099 ha

Block 39
Open Space Buffer
0.552 ha

Block 40
Environmental Protection
0.763 ha

STREET 'B'

17.50

153m

R111.25

R18.75

79.67

R10

R50

12.77

15.90

18.35

18.47

11.42

13.87

2.91

7.30

9.07

10.34

6.18

N26°35'35"W 26.861

N31°32'50"W 14.645

N27°3'40"W 5.302

N8°09'35"W 17.560

N60°14'50"W 15.178

N20°08'25"W 22.021

N17°28'20"W 3.496

65.80

193.438

Block 38
Min. 6m On-Street Townhouses
5 units
0.098 ha

Block 37
Min. 6m On-Street Townhouses
7 units
0.137 ha

Block 36
Min. 6m On-Street Townhouses
6 units
0.120 ha

±37.84

30.01 | 45.07 | 38.40

101m

9.16

N72°21'25"E ±48.50

N72°31'40"E 176.12

(0.3m Reserve)

REMAINS OF POST AND WIRE FENCE

PART 1, PLAN 65R-5194
PIN 03340 - 0858

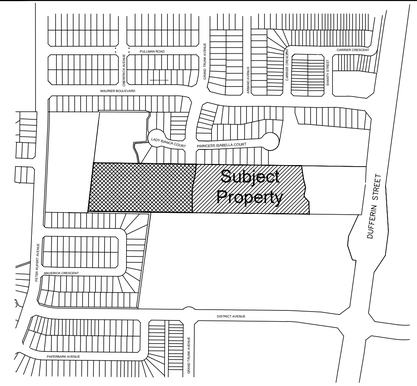
PART 1, PLAN 65R-27948

Vacant

PART 1, PLAN 65R-27948
PIN 03340-0967

Grand Trunk Avenue

School



KEYPLAN — Subject Property — Other Lands Owned by Applicant

LAND USE - AREA TABLE	20187 - 54dp		October 13, 2021
On-Street Townhouses	Blocks 33-38	29%	0.672
Open Space Buffer	Block 39	24%	0.552
Environmental Protection	Block 40	33%	0.763
Roads		14%	0.332
Total		**100%**	**2.319 ha±**

ROADS		
17.5m Public R.O.W.	153 m	0.332
Total		**0.332 ha**

ESTIMATED UNIT COUNT	
Min. 6.0m On-Street Townhouse	33 units

LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, J - As Shown on Plan
C. This represents the applicant's entire holding of undeveloped land in the vicinity.
D. Residential Towns, Open Space Buffer, Environmental Protection, Roads.
H. Municipal water to be provided.
I. Sand and Gravel
K. Municipal Sanitary Sewers
L. None

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

D Dzaldov, O.L.S. — Day Month Year
SCHAEFFER DZALDOV BENNETT LTD

OWNER'S AUTHORIZATION

I/we, **Dufferin Vista LTD**
being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDs INC.** to prepare and submit a draft plan of subdivision for approval.

Signature — Day Month Year

DRAFT PLAN OF
PROPOSED SUBDIVISION
PART OF LOT 17
CONCESSION 3
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1 : 400	October 13, 2021	20187 - 54dp
Scale	Date	Drawing Number

ATTACHMENT 2

