

ITEM #: 6.28

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B022/23
610 APPLEWOOD CRESCENT, BLDG C,
CONCORD**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	General Comments w/conditions
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Application Under Review
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		General Comments
Real Estate	X	X		No Comments Recieved to Date
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/18/2023	Cover Letter

PREVIOUS RELATED COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B022/23
610 APPLEWOOD CR BLDG C CONCORD**

ITEM NUMBER: 6.28	CITY WARD #: 4
APPLICANT:	610 Applewood Inc.
AGENT:	Easton's/Gupta Group
PROPERTY:	610 Applewood Crescent, Building C, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	DA.23.038
PURPOSE OF APPLICATION:	<p>Consent is being requested for an easement for vehicular access, parking and right of support purposes over 610 Applewood Crescent (servient land, as described below) in favour of the lands to the south, municipally known as 616 Applewood Crescent (dominant land).</p> <p>The easement for vehicular access purposes is described as Parts 20-25 on the draft reference plan submitted.</p> <p>The easement for parking purposes is described as Parts 1-3, 7-9, 14-16 on the draft reference plan submitted.</p> <p>The right of support easements are described as Parts 4-7, 10-13, 17-19, and 26-31.</p> <p>The proposed easements will facilitate development associated with related Site Development Application DA.23.038.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, October 19, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

INTRODUCTION

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	October 5, 2023
Date Applicant Confirmed Posting of Sign:	October 2, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the lands subject to easement. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments. Application under review	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation
The Development Engineering (DE) Department does not object to variance application B022/22

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry have no comments

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant's solicitor confirms the legal description of the lands subject to easement. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

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2	Development Planning Joshua.cipolletta@vaughan.ca	TBD
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IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **two years** from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

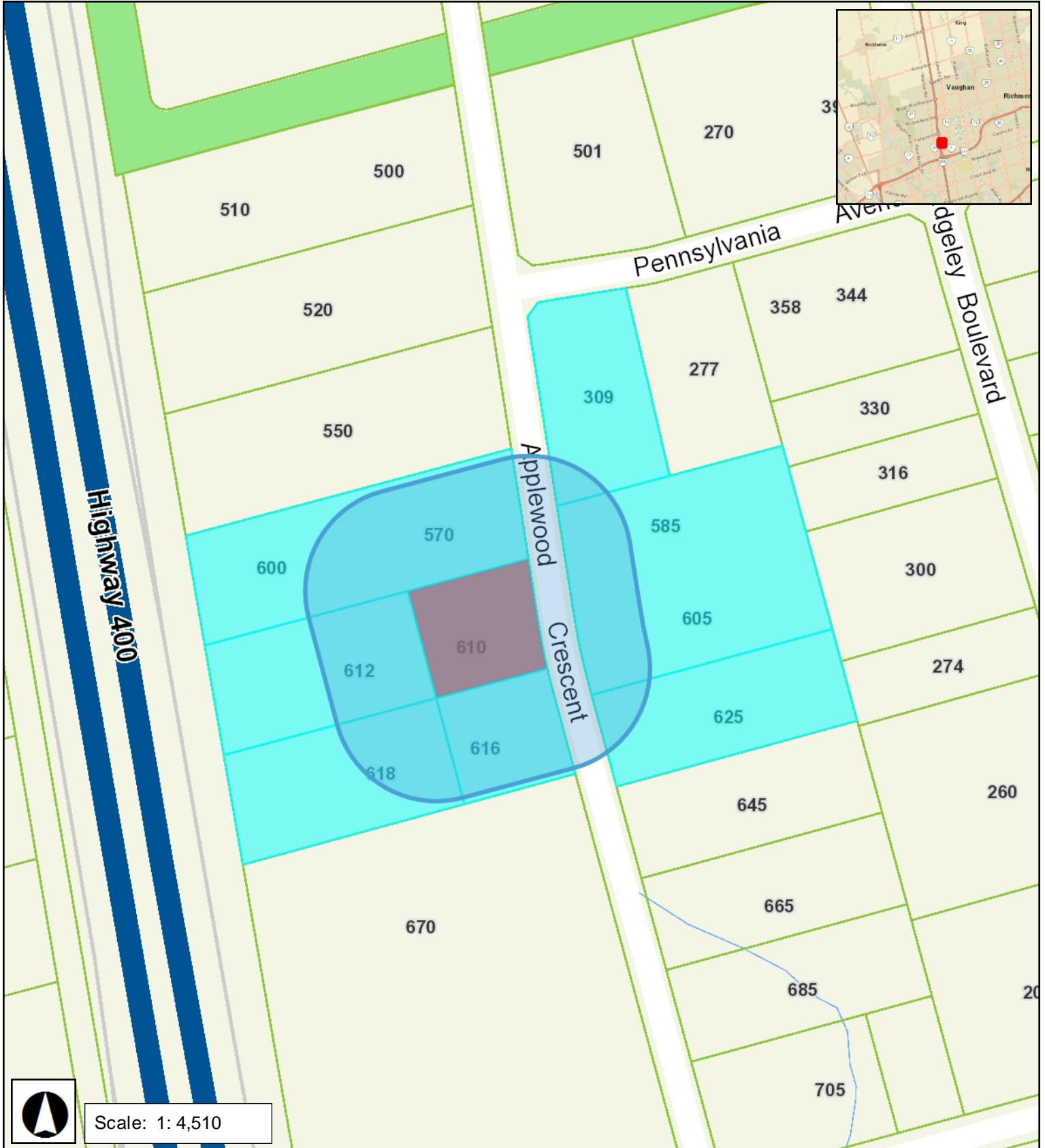
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

610 Applewood Crescent Bldg C, Concord



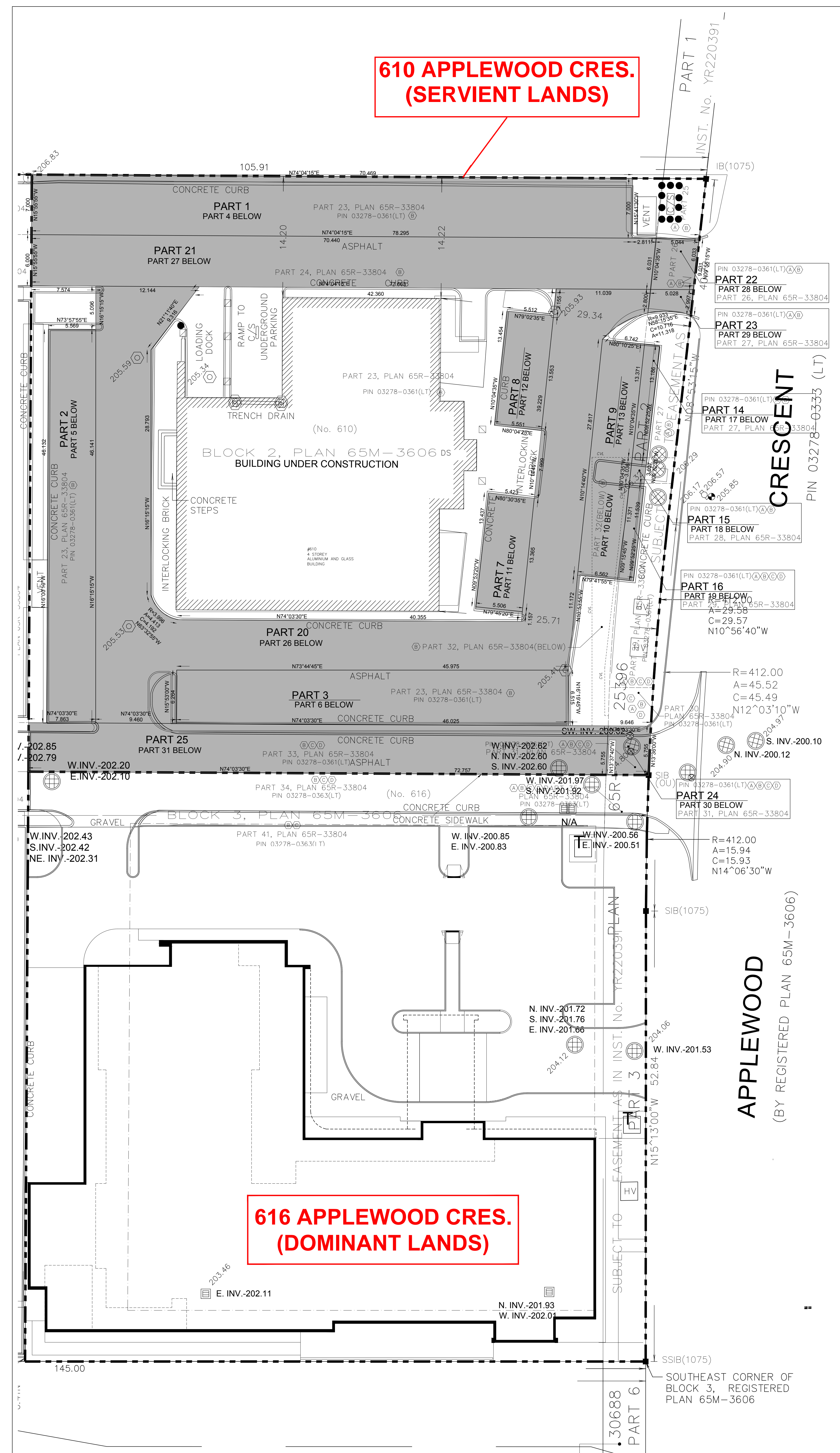
Scale: 1: 4,510

B022/23

SCHEDULE				
PART	PART OF BLOCK	PLAN	PIN	AREA (m ²)
1				493.2
2				261.6
3				293.9
4				N/A
5				N/A
6				N/A
7				73.2
8				74.7
9				136.2
10				N/A
11				N/A
12				N/A
13				N/A
14				23.27m ²
15				5.23m ²
16	2	65M-3606	03278-0361(LT)	20.17m ²
17				N/A
18				N/A
19				N/A
20				915.8
21				437.7
22				30.2
23				13.4
24				28.8
25				390.2
26				N/A
27				N/A
28				N/A
29				N/A
30				N/A
31				N/A

PARTS 1 TO 31 INCLUSIVE, COMPRISE PART OF PIN 03278-0361(LT).
 PARTS 1 TO 31 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR2061272.
 PARTS 14, 15, 16, 17, 18, 19, 22, 23, 24, 28, 29 AND 30 SUBJECT TO EASEMENT AS IN INST. YR220391.
 PARTS 16, 19, 24, 25, 30 AND 31 SUBJECT TO EASEMENT AS IN INST. YR2061270 AND YR2061271.

Provision for Parts				
Part No.	Description(s)		Notes	
	Type of easement(s)	Use of land(s)		
1	Parking Easement	Parking		
2	Parking Easement	Parking		
3	Parking Easement	Parking		
4	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 23, PLAN 65R-33804	
5	Right of Support	Remainder (Below Grade)		
6	Right of Support	Remainder (Below Grade)		
7	Parking Easement	Parking		
8	Parking Easement	Parking		
9	Parking Easement	Parking		
10	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 32, PLAN 65R-33804	
11	Right of Support	Remainder (Below Grade)		
12	Right of Support	Remainder (Below Grade)		
13	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 23, PLAN 65R-33804	
14	Parking Easement	Parking		
15	Parking Easement	Parking		
16	Parking Easement	Parking	INST. YR220391 & YR2061272, PART 27, PLAN 65R-33804	
17	Right of Support	Remainder (Below Grade)		
18	Right of Support	Remainder (Below Grade)		
19	Right of Support	Remainder (Below Grade)	INST. YR220391 & YR2061272, PART 28, PLAN 65R-33804	
20	Access Easement	Drive Aisle		
21	Access Easement	Drive Aisle		
22	Access Easement	Drive Aisle	INST. YR220391 & YR2061272, PART 26, PLAN 65R-33804	
23	Access Easement	Drive Aisle		
24	Access Easement	Drive Aisle		
25	Access Easement	Drive Aisle	INST. YR220391 & YR2061272, PART 27, PLAN 65R-33804	
26	Right of Support	Remainder (Below Grade)		
27	Right of Support	Remainder (Below Grade)		
28	Right of Support	Remainder (Below Grade)	INST. YR220391 & YR2061272, PART 26, PLAN 65R-33804	
29	Right of Support	Remainder (Below Grade)		
30	Right of Support	Remainder (Below Grade)		
31	Right of Support	Remainder (Below Grade)	INST. YR220391 & YR2061272, PART 31, PLAN 65R-33804	



ISSUE	
No.	DESCRIPTION

REVISIONS	
No.	DESCRIPTION

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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HILTON GARDEN INN

616 APPLEWOOD CRESCENT, VAUGHAN, ONTARIO

DRAWING TITLE:
CONSENT SKETCH

DESIGNED BY	DATE	SCALE	CHECKED BY
LK/EP/AG	SEP. 27, 2023	AS NOTED	L.C.

IBI
GROUP
ARCHITECTS

The Floor is Not the Ceiling
2200 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 4S8
Tel: 416-291-2222 • Fax: 416-291-2223
ibigroup.com

REGISTERED ARCHITECT
REGISTERED PROFESSIONAL ENGINEER

JOB No. 138894 DWG. No. A001a

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

PLAN 65R-33804

RECEIVED AND DEPOSITED

DATE: AUGUST 8, 2012

DATE: August 28, 2012

J. Nanfara
J. NANFARA
ONTARIO LAND SURVEYOR

Kim Nguyen
KIM NGUYEN
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
YORK REGION NO. 65

PART SCHEDULE			
PART	BLOCK(S)	PLAN	AREA (m ²)
1			772.2
2			231.1
3			402.3
4			786.0
5			1070.7
6			81.3
7			681.2
8			15.5
9			73.5
10			88.2
11			145.0
12			18.0
13			28.0
14			1001.8
15			2500.1
16			398.6
17			150.7
18			19.9
19			475.1
20			177.2
21			4026.0 (EXCLUDING PTS 24 & 33)
22			331.3
23			351.2
24			30.2
25			15.1
26			100.0
27			22.5
28			28.7
29			30.0
30			380.1
31			111.4
32			402.3 (EXCLUDING PTS 42 & 43)
33			111.4
34			402.3
35			318.8
36			286.3
37			197.2
38			73.3
39			2.2
40			54.9
41			14.7
42			17.3
43			58.1
44			653.1
45			366.7
46			305.0
47			51.8
48			1005.9
49			394.9
50			72.1
51			237.8
52			237.8

PARTS 25, 26, 27, 28, 29, 30, 31, 35, 36, 37, 38, 39 AND 40: SUBJECT TO EASEMENT AS IN INST. V2020091
PARTS 24, 32, 43 AND 42 ARE RESTRICTED IN VERTICAL LIMITS.

PLAN OF SURVEY OF
BLOCKS 2 AND 3
REGISTERED PLAN 65M-3606
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:500

NOTES
BEARINGS ARE UTM GRID, ZONE 17, NAD83 (CSRS) AND ARE DERIVED FROM THE OBSERVED REFERENCE POINTS CP1 AND CP2 BY REAL TIME NETWORK AND STATIC OBSERVATIONS.
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974361
CONTROL MONUMENTS SHOWN HAVE BEEN TIED TO THIS SURVEY TO THE URBAN ACCURACY PER SEC. 14(2) OF ONTARIO REGULATION 218/10.
COORDINATES SHOWN CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
ALL PLANTED MONUMENTS SHOWN HEREON ARE CONCRETE PINS (CP'S) UNLESS OTHERWISE SHOWN.
FOR THE TOTAL AREA OF PART 23, PARTS 24 AND 32 MUST BE ADDED. FOR THE TOTAL AREA OF PART 41, PARTS 42 AND 43 MUST BE ADDED.

- LEGEND**
- P1 ----- PLAN 65R-30688
 - P2 ----- REGISTERED PLAN 65M-3606
 - HJV ----- HOLDING JONES & VANDERVEEN LIMITED
 - 1075 ----- HOLDING JONES LIMITED
 - OU ----- ORIGIN UNKNOWN
 - HOP ----- HORIZONTAL CONTROL POINT
 - WIT ----- WITNESS
 - HY ----- HYDRO VAULT
 - [H] ----- HORIZONTAL PLANE
 - [V] ----- VERTICAL PLANE
 - [SP] ----- SLOPING PLANE
 - [IW] ----- INTERIOR FACE OF CONCRETE BLOCK WALL AND PRODUCTION
 - [EW] ----- EXTERIOR FACE OF CONCRETE BLOCK WALL AND PRODUCTION
 - [FS] ----- CONCRETE FLOOR SLAB
 - [TA] ----- TOP OF ASPHALT
 - UPW ----- EXTERIOR UNDERGROUND PARKING WALL
 - NO UPPER LIMITS
 - NO LOWER LIMITS

BENCHMARK
ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF VAUGHAN VERTICAL CONTROL MONUMENT NO. 30-5, HAVING AN ELEVATION OF 205.808 METRES.

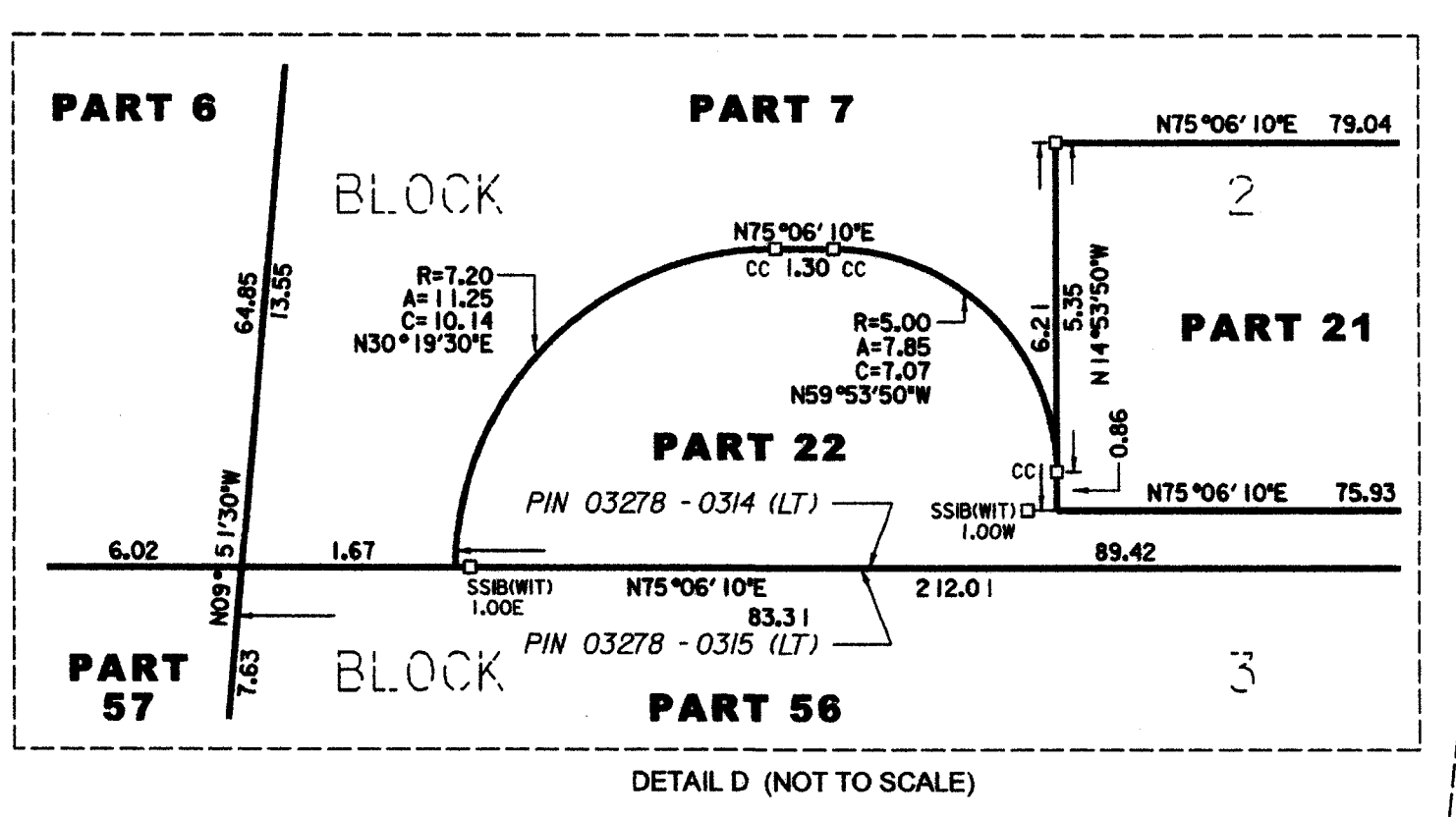
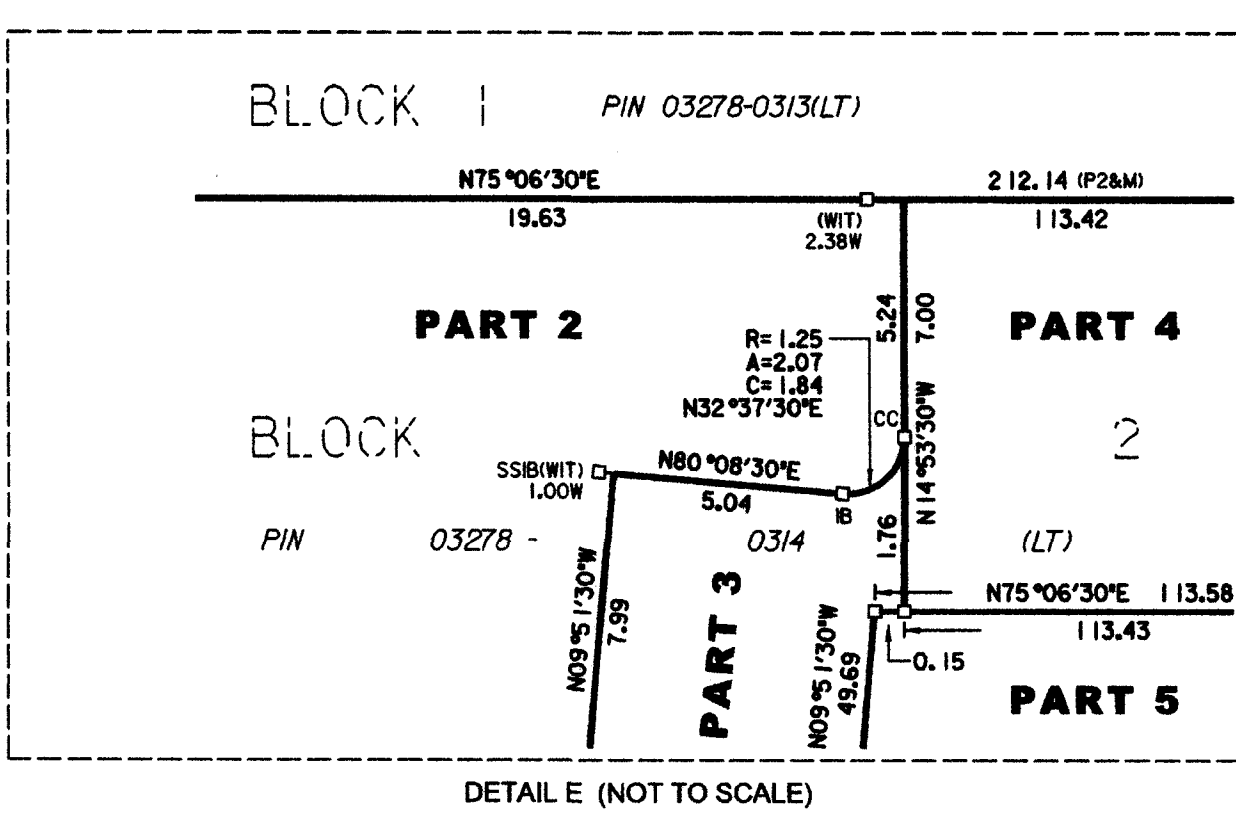
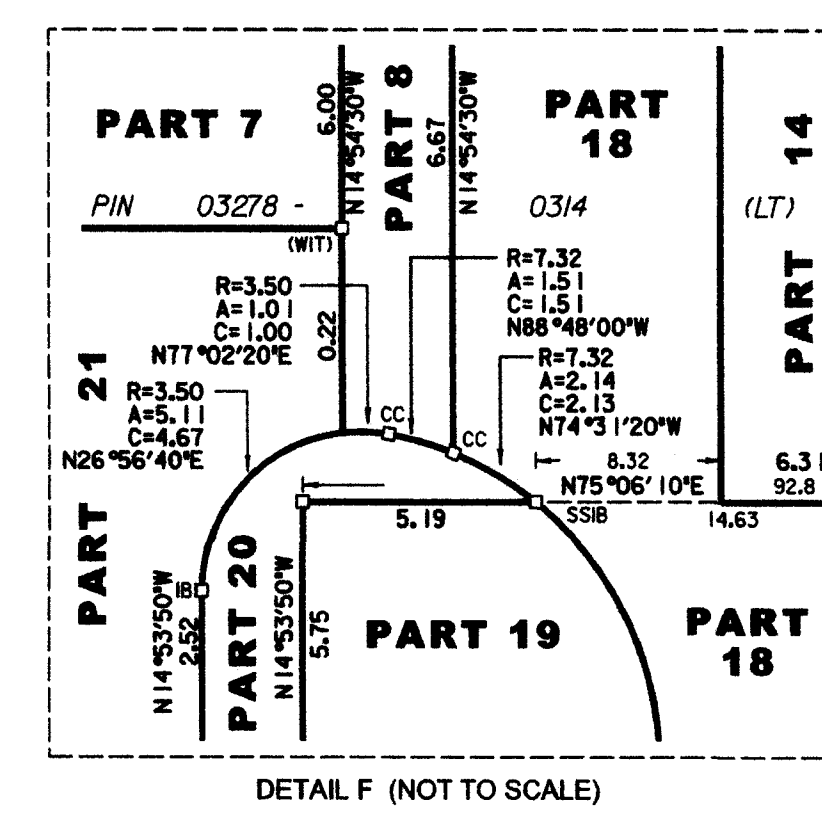
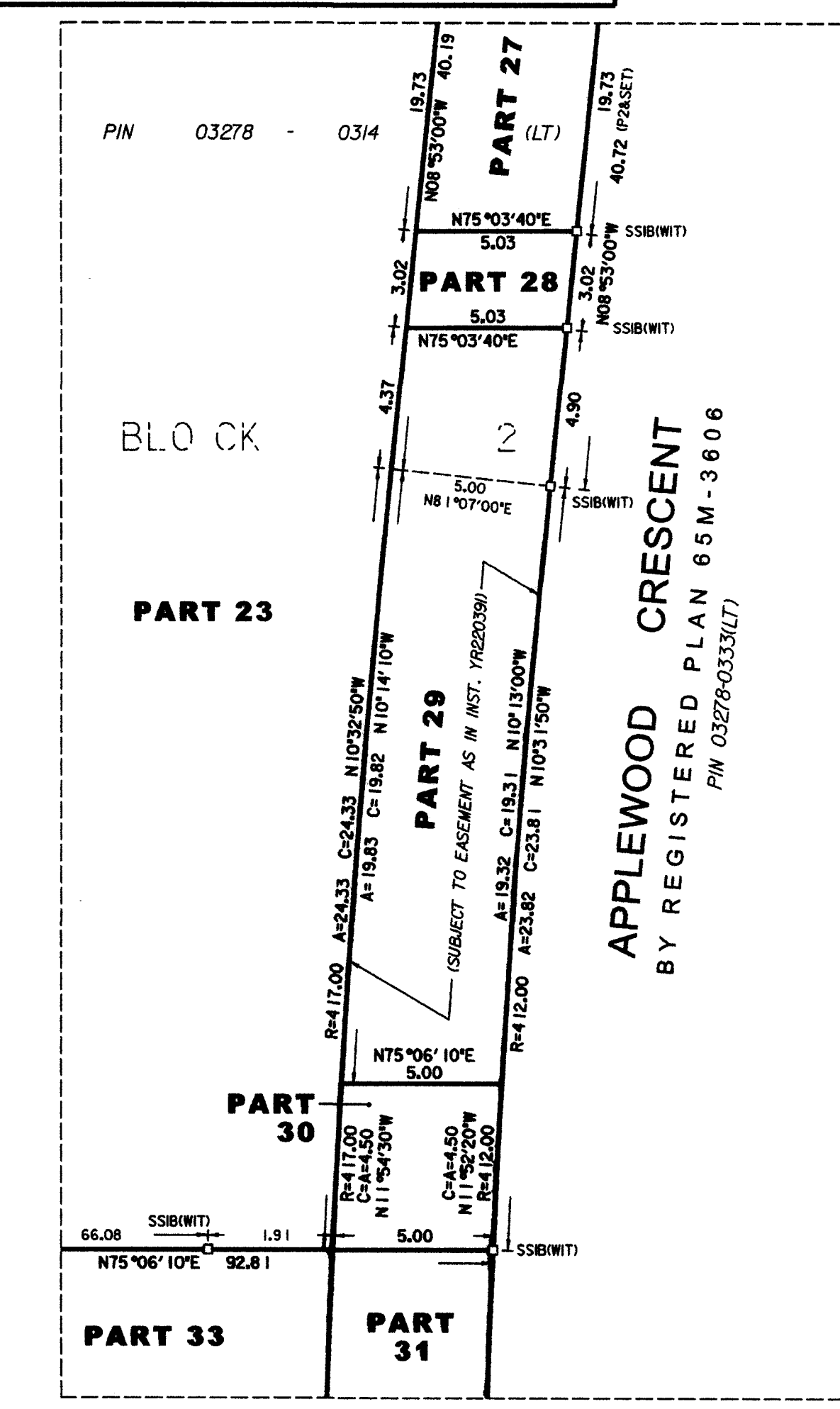
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE STRUCTURES SHOWN ON THIS PLAN (COMPRISING SHEETS 1 AND 2) ARE IN EXISTENCE AND THAT THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

AUGUST 8, 2012
DATE: *J. Nanfara*
J. NANFARA
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

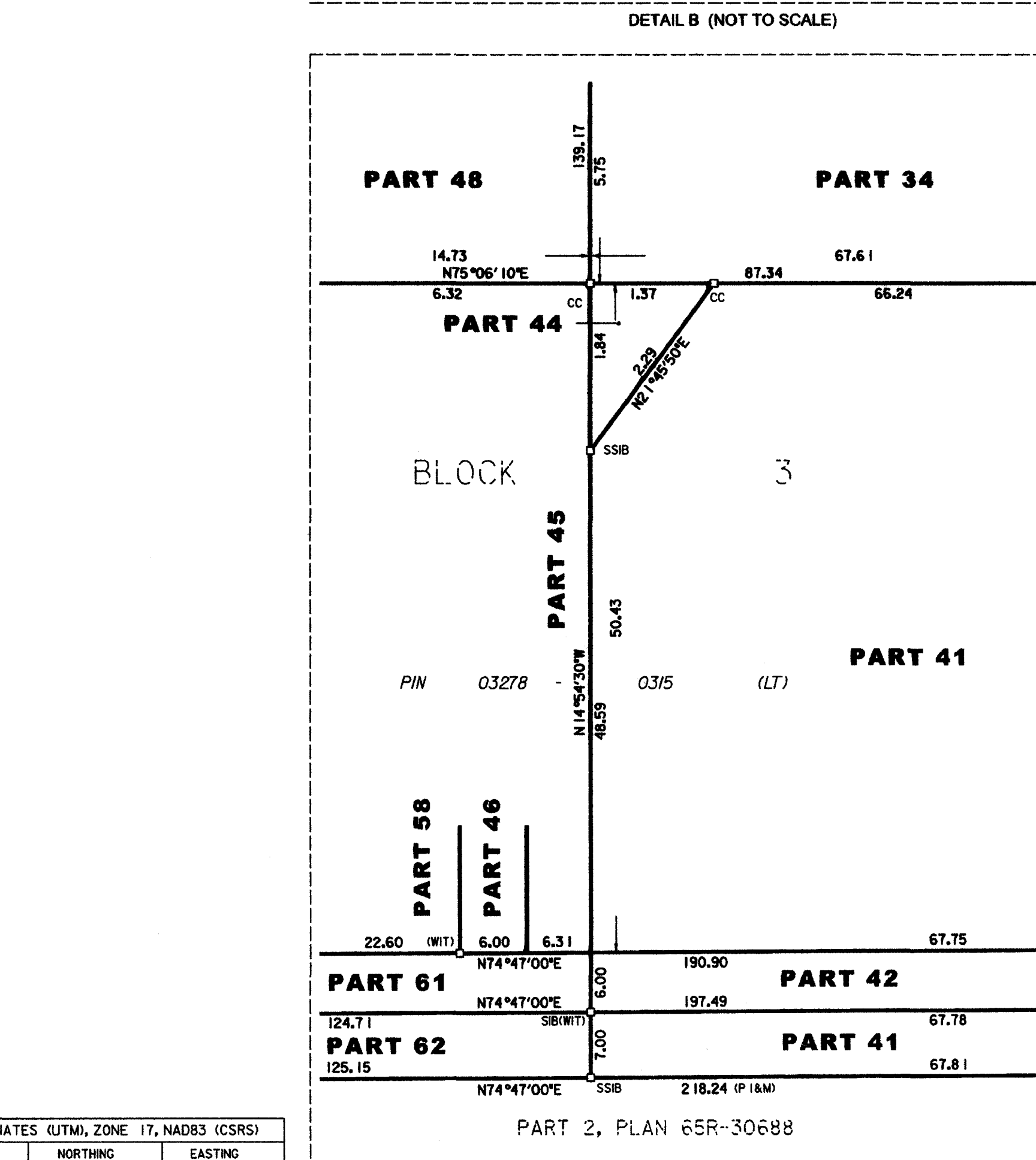
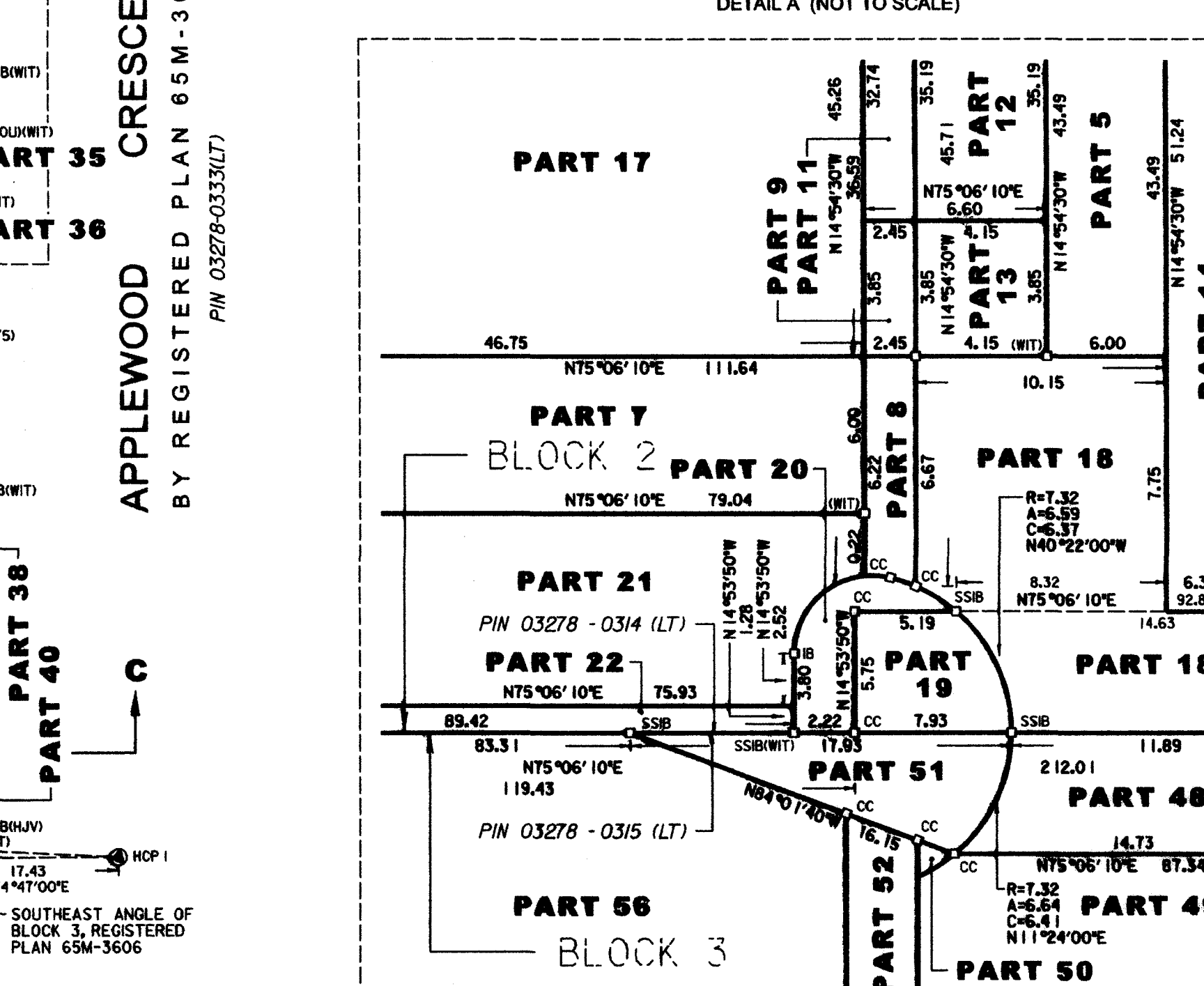
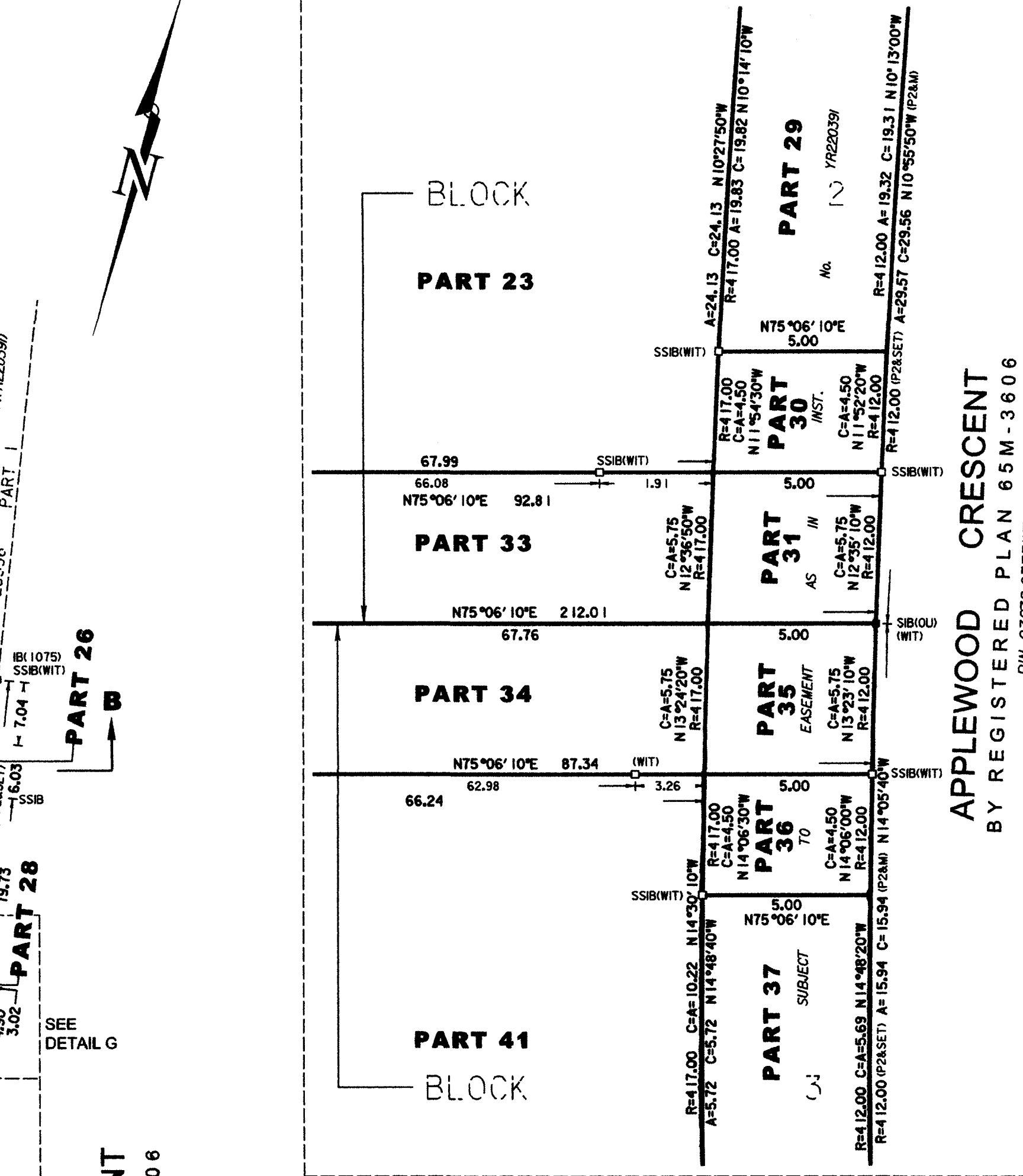
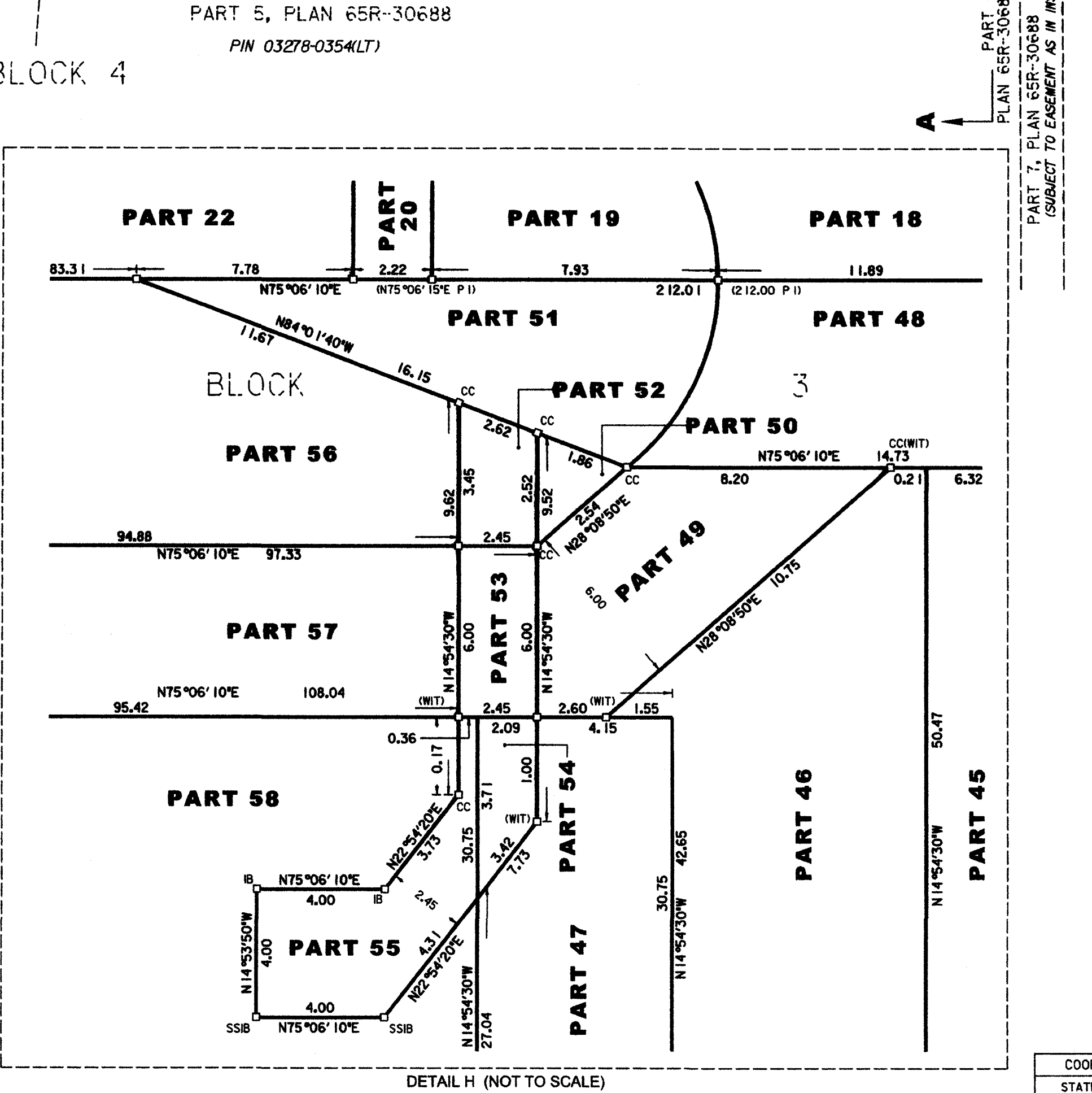
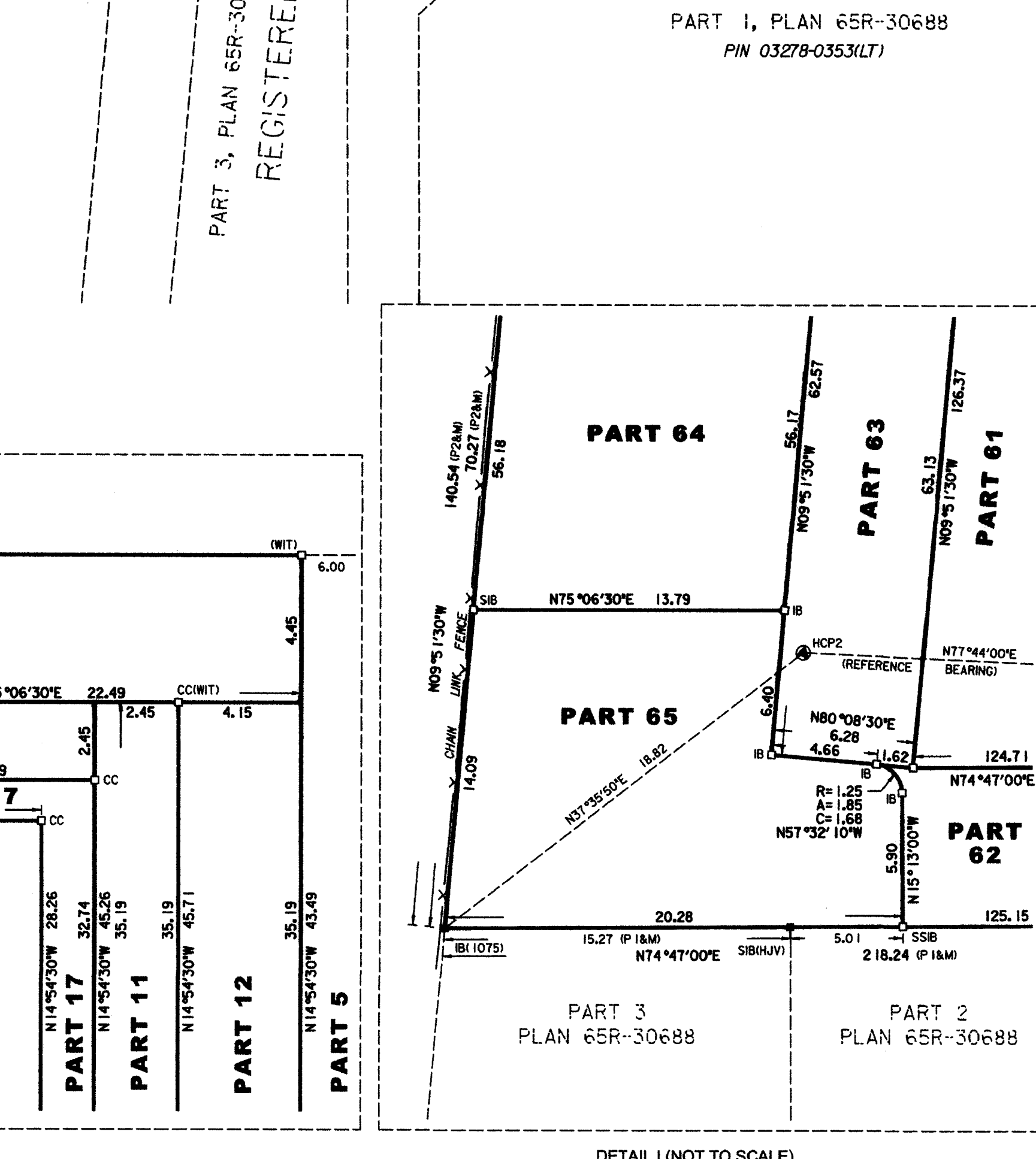
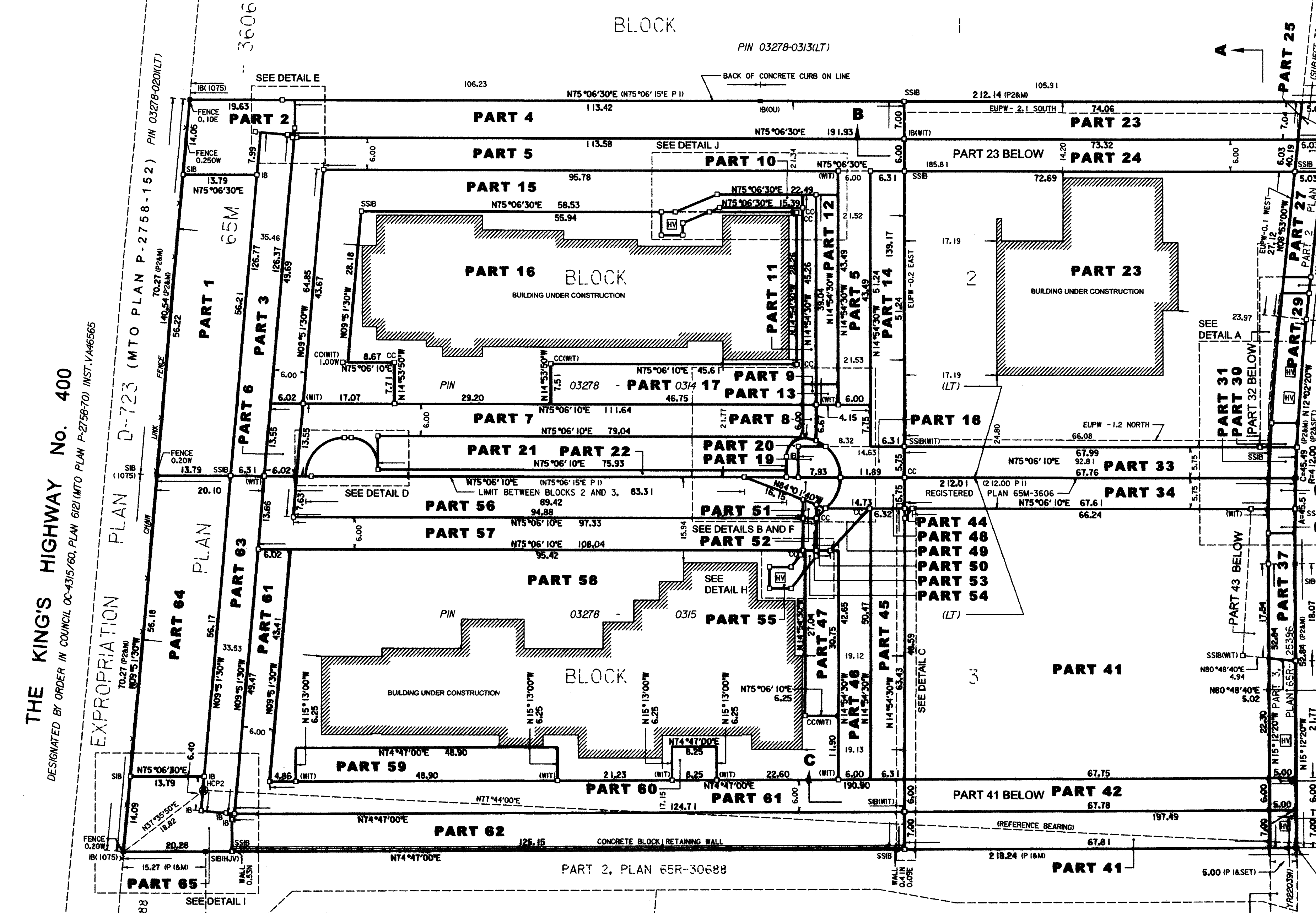
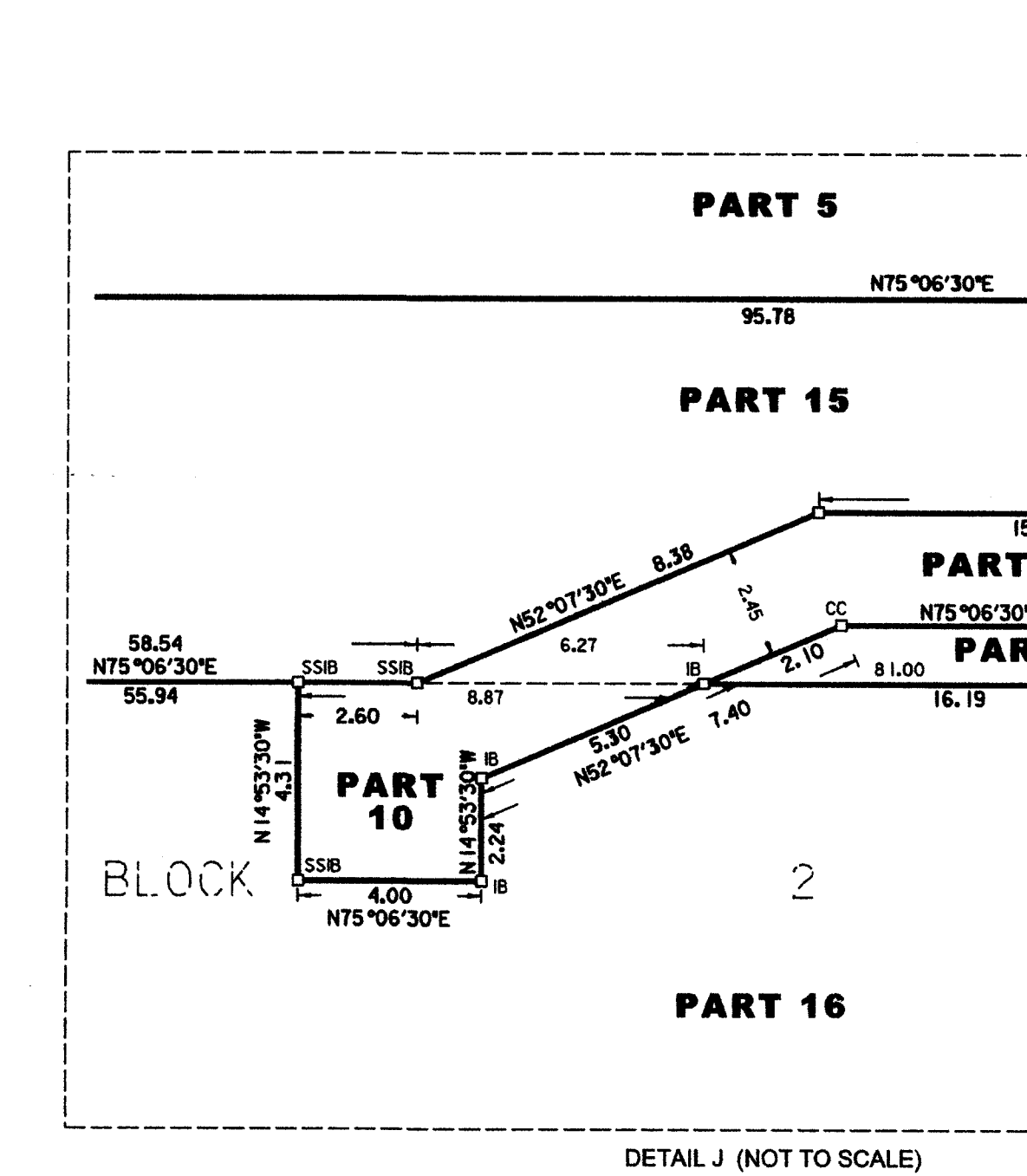
AUGUST 8, 2012
DATE: *J. Nanfara*
J. NANFARA
ONTARIO LAND SURVEYOR

nanfara & ng surveyors inc
PROFESSIONAL LAND SURVEYORS
#1 ASHBRIDGE CIRCLE, UNIT 9 WOODBRIDGE, ONTARIO, L4L 3R5
TEL: 905.856.5923 FAX: 905.856.7092 nnsurveyors@gmail.com



DIAGRAM/SECTION CORRELATION TABLE

PART	DIAGRAM	SECTION
1	A	B-B
2	A	B-B
3	A	B-B
4	A	B-B
5	A	B-B
6	A	B-B
7	A	B-B
8	A	B-B
9	A	B-B
10	A	B-B
11	A	B-B
12	A	B-B
13	A	B-B
14	A	B-B
15	A	B-B
16	A	B-B
17	A	B-B
18	A	B-B
19	A	B-B
20	A	B-B
21	A	B-B
22	A	B-B
23	A	B-B
24	A	B-B
25	A	B-B
26	A	B-B
27	A	B-B
28	A	B-B
29	A	B-B
30	A	B-B
31	A	B-B
32	A	B-B
33	A	B-B
34	A	B-B
35	A	B-B
36	A	B-B
37	A	B-B
38	A	B-B
39	A	B-B
40	A	B-B
41	A	B-B
42	A	B-B
43	A	B-B
44	A	B-B
45	A	B-B
46	A	B-B
47	A	B-B
48	A	B-B
49	A	B-B
50	A	B-B
51	A	B-B
52	A	B-B
53	A	B-B
54	A	B-B
55	A	B-B
56	A	B-B
57	A	B-B
58	A	B-B
59	A	B-B
60	A	B-B
61	A	B-B
62	A	B-B
63	A	B-B
64	A	B-B
65	A	B-B



COORDINATES (UTM), ZONE 17, NAD83 (CSRS)

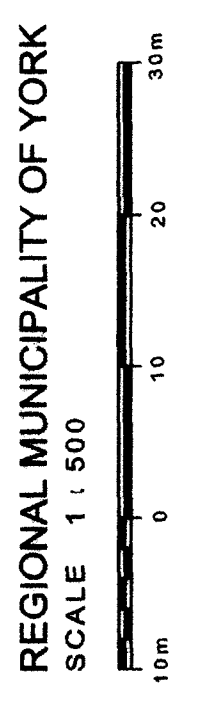
STATION	NORTHING	EASTING
HCP1	485056.338	617660.280
HCP2	4850515.466	617445.288

DIAGRAM A - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 206.3 METRES

PLAN 65R-3380/4
 RECEIVED AND DEPOSITED
 DATE: August 18, 2019
 J. M. PARRA
 REPRESENTATIVE FOR THE
 LAND TITLES DIVISION OF
 YORK REGION NO. 85

I REQUIRE THIS PLAN TO BE
 EXAMINED UNDER THE LAND
 TITLES ACT.
 DATE: August 8, 2012.
 J. M. PARRA
 ONTARIO LAND SURVEYOR

PLAN OF SURVEY OF
BLOCKS 2 AND 3
REGISTERED PLAN 65M-3606
CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:500



SHEET 2 OF 2 SHEETS

NOTES
 BEARINGS ARE UTM GRID, ZONE 17, NAD 83 (GSR) AND ARE DERIVED FROM
 THE OBSERVED REFERENCE POINTS CP1 AND CP2 BY REAL TIME NETWORK
 AND STATIC OBSERVATIONS.
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED
 TO HORIZONTAL DISTANCES BY USING THE SCALE FACTOR OF 0.999997.
 CONTROL MONUMENTS SHOWN HAVE BEEN TIED TO THIS SURVEY TO THE
 URBAN ACCURACY PER SEC. 14(2) OF ONTARIO REGULATION 216/10.
 COORDINATES SHOWN CANNOT, IN THEMSELVES, BE USED TO
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 ALL PLANTED MONUMENTS SHOWN HEREON ARE CONCRETE PINS (CPs)
 UNLESS OTHERWISE SHOWN.

LEGEND

P1	PLAN 65R-30688
P2	REGISTERED PLAN 65M-3606
H/V	HOLDING JONES & VANDERVEEN LIMITED
1075	HOLDING JONES LIMITED
OD	ORIGIN UNKNOWN
CP	CONCRETE CONTROL POINT
WT	WITNESS
HV	HYDRO VALVE
HP	HORIZONTAL PLANE
VP	VERTICAL PLANE
IB	INTERIOR FACE OF CONCRETE BLOCK WALL
EW	EXTERIOR FACE OF CONCRETE BLOCK WALL
EP	AND PRODUCTION
ES	CONCRETE FLOOR SLAB
EUW	EXTERIOR UNDERGROUND PARKING WALL
EL	NO UPPER LIMITS
EL	NO LOWER LIMITS

panfara & ng surveyors inc
 PROFESSIONAL LAND SURVEYORS
 #1 ASHBRIDGE CIRCLE, UNIT 9 WOODBRIDGE, ONTARIO, L4L 3K5
 TEL: 905.854.5923 FAX: 905.854.7092 msurvey@panfara.com

DESIGNED BY: J.M. PARRA
 DRAWN BY: J.M. PARRA
 PROJECT NO.: 20190808
 DRAWING NO.: 2080172R1
 REV: K

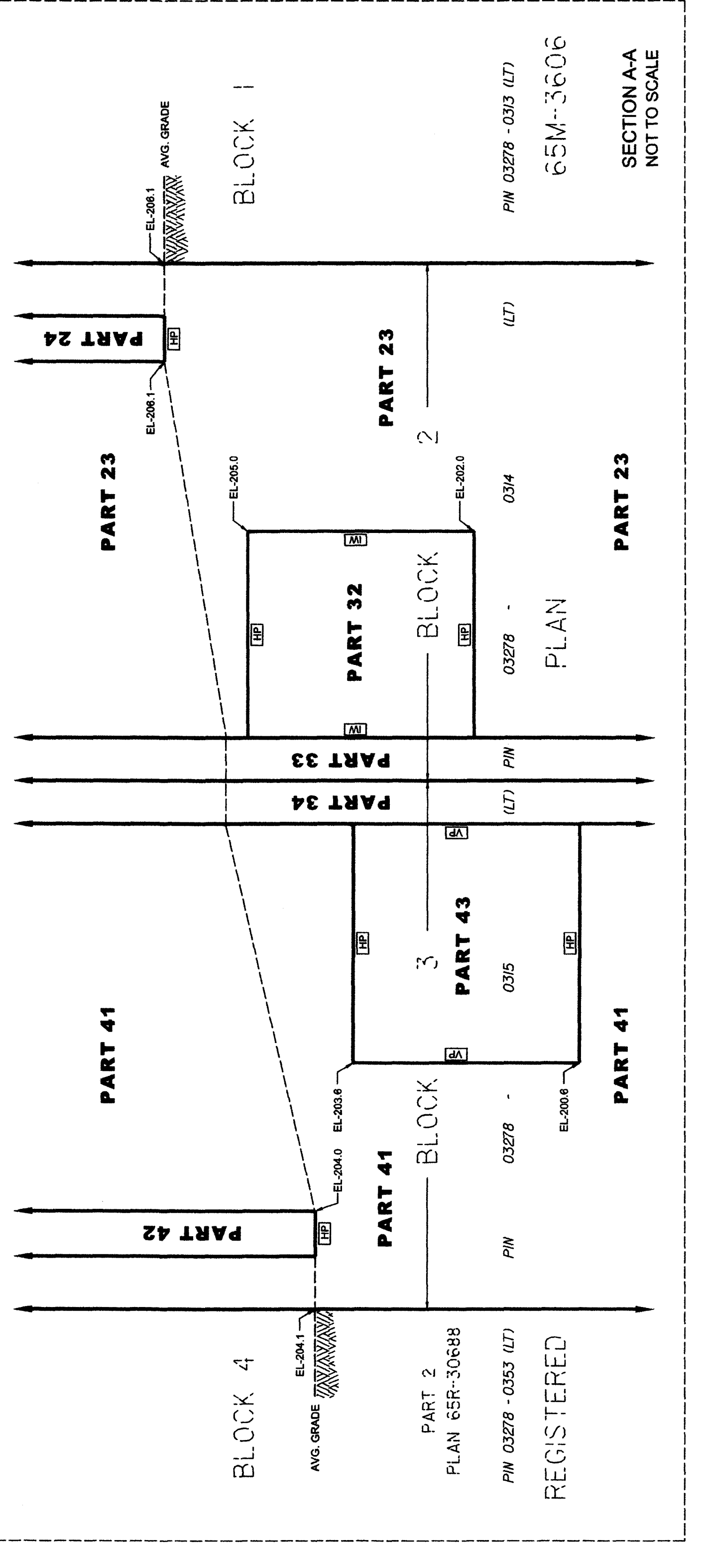
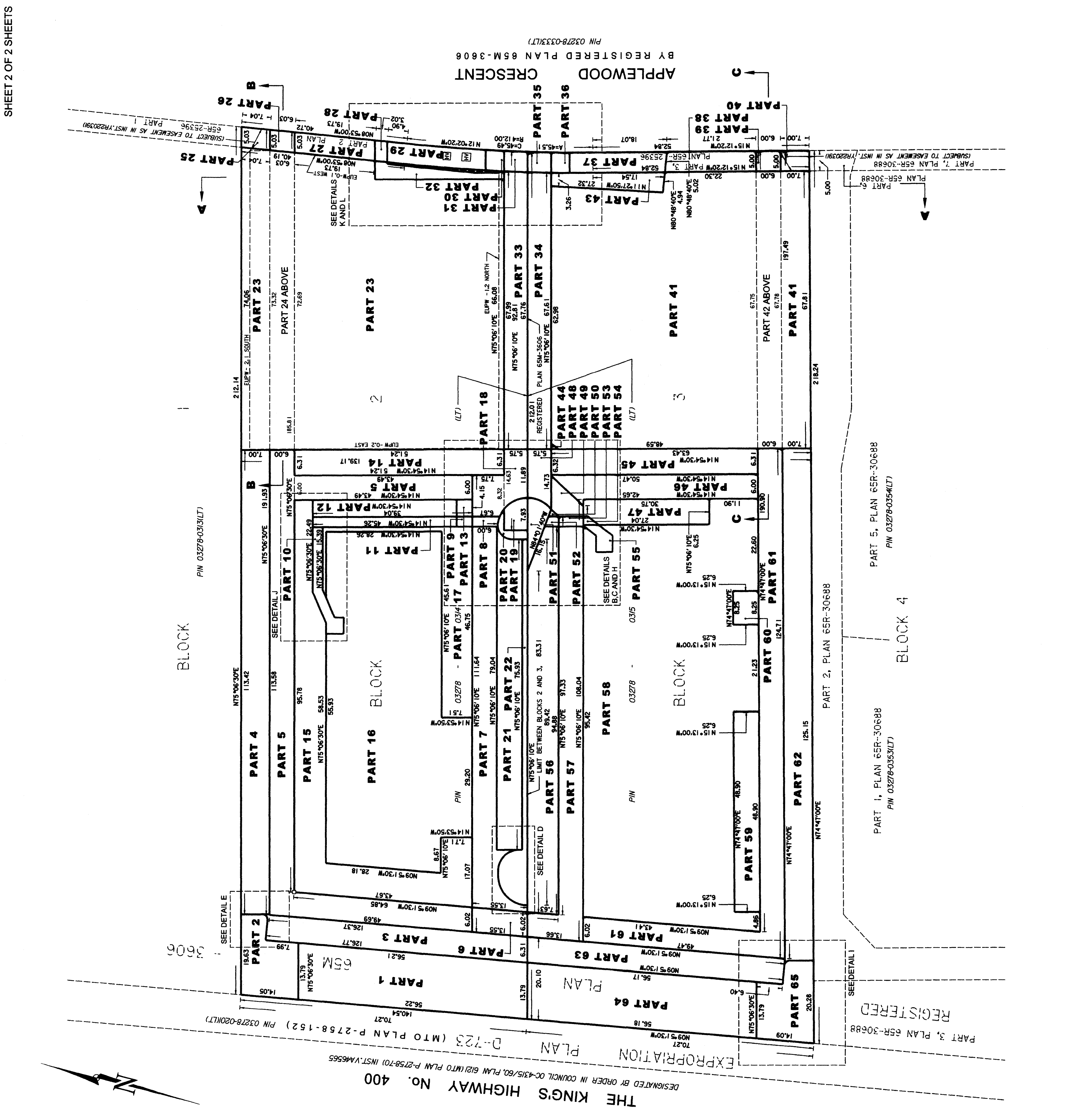
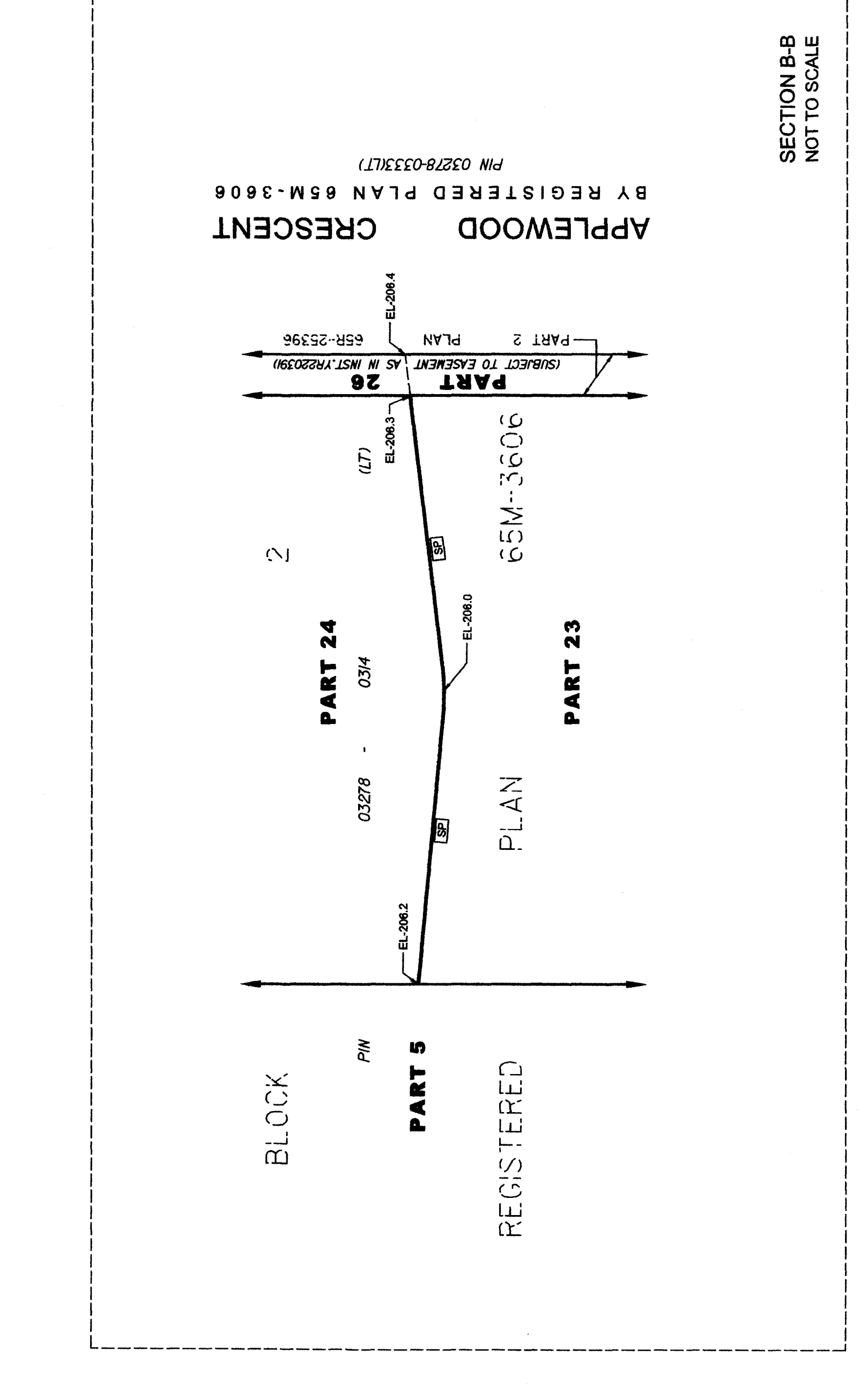
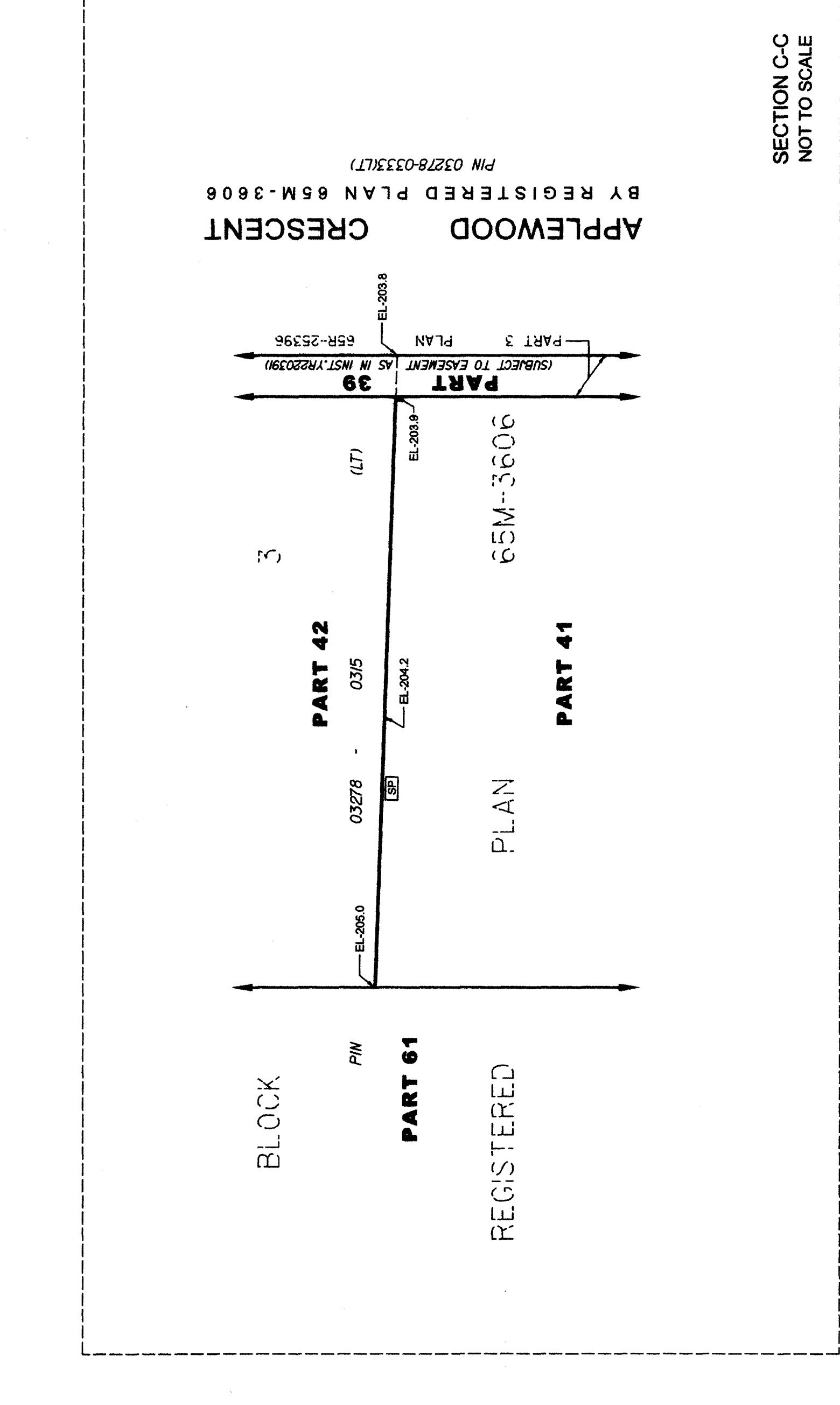
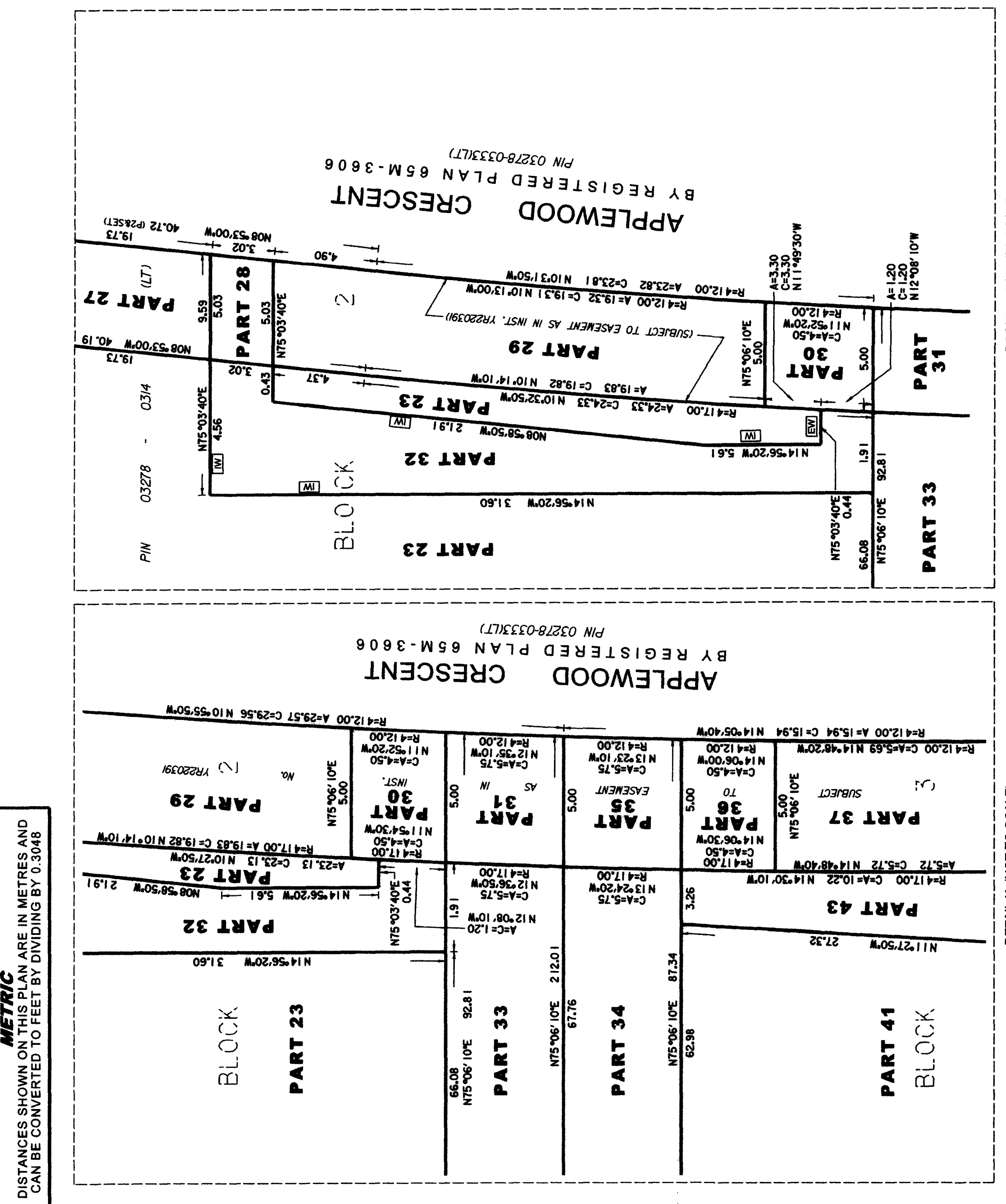


DIAGRAM B - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.0 METRES



METRIC
 DISTANCES SHOWN IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Provision for Parts

Part No.	Description(s)		Notes
	Type of easement(s)	Use of land(s)	
1	Parking Easement	Parking	
2	Parking Easement	Parking	
3	Parking Easement	Parking	
4	Right of Support	Remainder (Below Grade)	
5	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 23, PLAN 65R-33804
6	Right of Support	Remainder (Below Grade)	
7	Parking Easement	Parking	
8	Parking Easement	Parking	
9	Parking Easement	Parking	
10	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 32, PLAN 65R-33804
11	Right of Support	Remainder (Below Grade)	
12	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 23, PLAN 65R-33804
13	Right of Support	Remainder (Below Grade)	
14	Parking Easement	Parking	INST. YR220391&YR2061272, PART 27, PLAN 65R-33804
15	Parking Easement	Parking	INST. YR220391&YR2061272, PART 28, PLAN 65R-33804
16	Parking Easement	Parking	INST. YR220391,YR2061272,YR2061271&YR2061270, PART 29, PLAN 65R-33804
17	Right of Support	Remainder (Below Grade)	INST. YR220391&YR2061272, PART 27, PLAN 65R-33804
18	Right of Support	Remainder (Below Grade)	INST. YR220391&YR2061272, PART 28, PLAN 65R-33804
19	Right of Support	Remainder (Below Grade)	INST. YR220391,YR2061272,YR2061271&YR2061270, PART 29, PLAN 65R-33804
20	Access Easement	Drive Aisle	INST. YR2061272, PART 23, PLAN 65R-33804
21	Access Easement	Drive Aisle	INST. YR2061272, PART 24, PLAN 65R-33804
22	Access Easement	Drive Aisle	INST. YR220391&YR2061272, PART 26, PLAN 65R-33804
23	Access Easement	Drive Aisle	INST. YR220391&YR2061272, PART 27, PLAN 65R-33804
24	Access Easement	Drive Aisle	INST. YR220391,YR2061272,YR2061271&YR2061270, PART 31, PLAN 65R-33804
25	Access Easement	Drive Aisle	INST. YR2061272,YR2061271&YR2061270, PART 33, PLAN 65R-33804
26	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 23, PLAN 65R-33804
27	Right of Support	Remainder (Below Grade)	INST. YR2061272, PART 24, PLAN 65R-33804
28	Right of Support	Remainder (Below Grade)	INST. YR220391&YR2061272, PART 26, PLAN 65R-33804
29	Right of Support	Remainder (Below Grade)	INST. YR220391&YR2061272, PART 27, PLAN 65R-33804
30	Right of Support	Remainder (Below Grade)	INST. YR220391,YR2061272,YR2061271&YR2061270, PART 31, PLAN 65R-33804
31	Right of Support	Remainder (Below Grade)	INST. YR2061272,YR2061271&YR2061270, PART 33, PLAN 65R-33804

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X		General Comments

Date: October 3rd 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B022-23**

Related Files:

Applicant: 616 Applewood Inc. and 610 Applewood Inc.

Location 610 and 616 Applewood Crescent



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Consent Application and have no comments or objections to its approval.
- We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

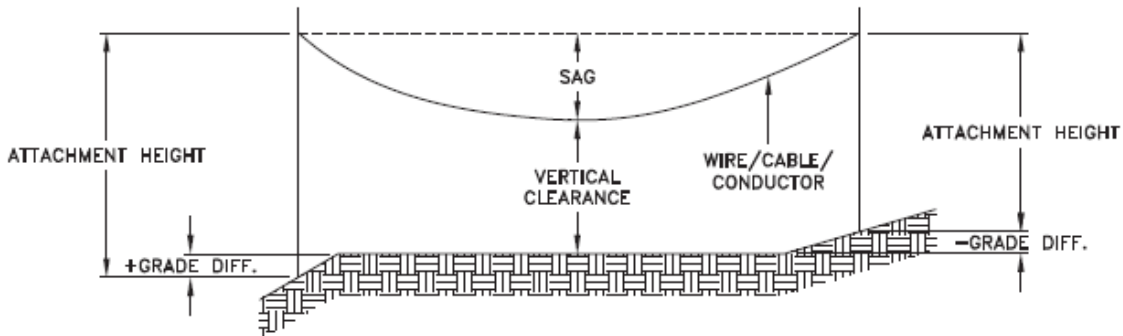
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

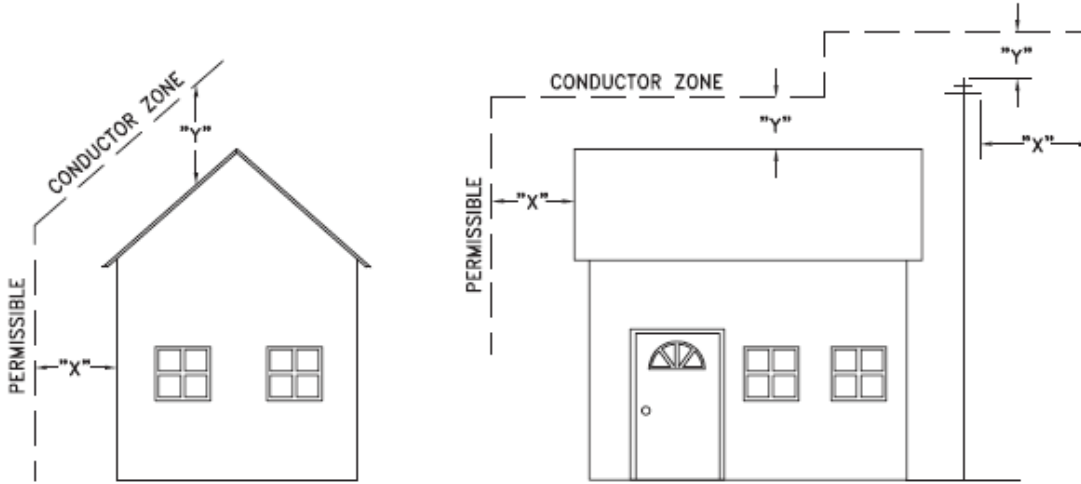
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <i>D. Dadwani</i>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4 DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: Thursday , September 28, 2023
Applicant: Easton's Group of Hotels
Location: 610 Applewood Cr Bldg C
Concord ON L4K 0C3
File No.(s): B022/23

Zoning Classification:

The subject lands are zoned EM1 – Prestige Employment Zone subject to Exception 14.768 under Zoning By-law 001-2021, as amended.

General Comments	
1	The subject consent application is to permit an easement in favour of the lands to the south, and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Other Comments:

None

Conditions of Approval:

None

* Comments are based on the review of documentation supplied with this application.

Lenore Providence

Subject: FW: [External] RE: B022/23 (610 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Kristen Regier <Kristen.Regier@trca.ca>

Sent: September-28-23 1:55 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Cc: Christine Vigneault <Christine.Vigneault@vaughan.ca>

Subject: [External] RE: B022/23 (610 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The subject property at 610 Applewood Crescent, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner I

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Lenore Providence

Subject: FW: [External] RE: B022/23 (610 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Wong, Justin <Justin.Wong@york.ca>

Sent: September-28-23 3:35 PM

To: Christine Vigneault <Christine.Vigneault@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: B022/23 (610 Applewood Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

York Region has reviewed the above noted application and do not have any comments.

Thank you,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Justin Wong, MCIP, RPP | Planner, Planning and Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71577 | Justin.Wong@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			09/18/2023	Cover Letter



EASTON'S GROUP OF HOTELS
A STEVE GUPTA COMPANY

September 18, 2023

Committee of Adjustment
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Attention: Christine Vigneault
Secretary-Treasurer, Committee of Adjustment**

Dear Sirs/Madams,

Easton's/Gupta Group is acting on behalf of 616 Applewood Inc. and 610 Applewood Inc., the owner of the properties municipally known as 616 Applewood Crescent ("the Dominant Lands") and 610 Applewood Crescent ("the Servient Lands") in the City of Vaughan. On behalf of the owner, Easton's/Gupta Group is providing the enclosed Consent Application to register an easement to facilitate a private parking arrangement between the properties, as required as part of an active minor site development application to permit the redevelopment of the Dominant Lands with a 9-storey hotel.

Description of Lands

The Dominant Lands are approximately 0.50 hectares (1.24 acres) in size and is currently vacant. The Servient Lands are approximately 0.56 hectares (1.39 acres) in size and is occupied by a 6-storey office building.

The Dominant Lands and Servient Lands are generally located in the south-central portion of the City, immediately north of the high-density, mixed-use Vaughan Metropolitan Centre ("VMC") urban growth centre. The surrounding properties contain a mix of hotel, office, commercial, and industrial uses. The lands are also in close proximity to Highway 400 and Highway 407, and transit services along Highway 7 and the VMC Subway Station to the southeast.

The Dominant Lands and Servient Lands are currently subject to the following legal descriptions, PINs, and owner information as shown below:

	616 Applewood Crescent	610 Applewood Crescent
Legal Description	PLAN 65M3606 Part of Block 3 PLAN 65R33804 Part 35 to 40	Part Block 2, PLAN 65m3606, Parts 23 To 33 Incl., 65r33804
PIN	03278-0363	03278-0361
Owner	616 Applewood Inc.	610 Applewood Inc.



EASTON'S GROUP OF HOTELS
A STEVE GUPTA COMPANY

The Dominant Lands and Servient Lands are shown below:



Application History & Current Development Status

The Dominant Lands are approved for the development of a 7-storey, 204 suite hotel (Hilton Garden Inn and Hampton Inn) with an associated eating establishment and outdoor patio, 28 surface parking spaces, and 2 levels of underground parking with 180 spaces, all as approved under Site Development File No. DA.18.048, Minor Variance Application No. A048/19, and Consent Application No. B010/19. Consent Application No. B010/19 establishes easements with the adjoining property at 618 Applewood Crescent for the purposes of access and loading, registered on title through Instruments YR2982289 and YR2061271.

On October 15, 2019, a Site Plan Undertaking was executed in connection with Site Development File No. DA.18.048, for a 7-storey hotel.

On November 15, 2022, the City issued Building Permit No. 19-002337, to permit construction of the proposed 7-storey hotel.

On April 21, 2023, Minor Variance Application No. A069/23, was submitted to the Committee of Adjustment to permit two (2) additional storeys to the existing approval for a 7-storey hotel. No



EASTON'S GROUP OF HOTELS
A STEVE GUPTA COMPANY

changes were proposed to the building footprint, loading, setbacks, access, circulation, and landscaping. This application was approved by the Committee of Adjustment and the last date of appeal was July 12, 2023.

To amend the executed Site Plan Undertaking dated October 19, 2019, which contemplates a 7-storey hotel development, on July 10, 2023, a Minor Site Development Application, File No. DA.23.038, was submitted to the City, deemed complete, and is currently under review.

Purpose of the Application and Nature of Easements

The purpose of this Consent application is to establish an easement that will permit patrons of the Dominant Lands to utilize surface parking on the Servient Lands. As shown on the draft reference plan, an easement for vehicular access is described as Parts 20-25, the parking easement is described as Parts 1-3, 7-9, 14-16, and right of support easements are described as Parts 4-7, 10-13, 17-19, and 26-31.

Planning Analysis and Justification of Proposed Consent

The access and parking easement will allow patrons of the hotel on the Dominant Lands to utilize surface parking on the Servient Lands, which is a 6-storey office building. On the Dominant Lands, 245 parking spaces are required as per Zoning By-law 001-2012, but only 200 parking spaces are provided. A parking reduction justification was prepared by BA Group in support of Minor Variance Application No. A069/23, to reduce the required parking supply. The usage of parking stalls on the Servient Lands was surveyed and it was determined that if the 200 parking stalls proposed on the Dominant Lands reached capacity, the surface parking located on the Servient Lands could be utilized.

Comments from the Development Engineering Department received for Minor Variance Application No. A069/23, requested that the Owner/Applicant provide a registered parking easement with the Servient Lands. It was further stipulated that this request would be satisfied as part of a related Site Plan Application.

Comments received for Site Development File No. DA.23.038, dated August 18, 2023, from the Development Engineering Department requested that a registered private parking easement would be provided with the Servient Lands prior to approval of the application.

As such, a private parking easement with the Servient Lands is now being sought through this Consent application to satisfy comments/conditions from the Development Engineering Department.



EASTON'S GROUP OF HOTELS
A STEVE GUPTA COMPANY

Submission Enclosures

Please find enclosed the following electronic submission materials in support of this application:

- Online Application;
- Draft Reference Plan, prepared by KRCMAR Surveyors Ltd; and
- Applicable Application Fee

We look forward to working with City staff in the processing of this Consent application. Should you have any questions, please contact the undersigned at 647-802-6195.

Sincerely,

Mario Angelucci
Vice-President – Development and Planning
Easton's/Gupta Group

cc: *616 Applewood Inc.*
610 Applewood Inc.

SCHEDULE D: PREVIOUS RELATED COA DECISIONS ON THE SUBJECT LAND

None