VAUGHAN Staff Report Summary **Item # 02**

Ward # 2

File: B014/21

Applicant: Concetta Petruccllli-Defina

Address: 160 Monsheen Drive, Woodbridge ON

Agent: Hesham Mohamed
Humphries Planning Group Inc

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	☑ Positive Comment ☒ Negative Comment	**Condition(s)** ☑ ☒
Committee of Adjustment	☑	☑
Building Standards	☑	
Development Planning	☑	☑
Development Engineering	☑	☑
Parks, Forestry and Horticulture Operations	☑	
By-law & Compliance	☑	
Financial Planning & Development	☑	☑
Real Estate Department	☑	☑
Fire Department		
TRCA		
Ministry of Transportation	☑	
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**	☑ & ☒	

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, October 28, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*

Consent Application

B014/21

Agenda Item: 02

Ward: 2

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date & Time of Live Stream Hearing:	Thursday, October 28, 2021 at 6:00 p.m. As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at Vaughan.ca/LiveCouncil Please submit written comments by mail or email to: City of Vaughan Office of the City Clerk – Committee of Adjustment 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 cofa@vaughan.ca To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332 Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.
Applicant:	Concetta Petrucclli-Defina
Agent:	Hesham Mohamed - Humphries Planning Group Inc
Property:	**160 Monsheen Drive, Woodbridge ON**
Zoning:	The subject lands are zoned R1 and subject to the provisions of Exception under By-law 1-88 as amended.
OP Designation:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
Related Files:	None.
Purpose:	Consent is being requested to sever a parcel of land for residential purposes approximately 794.00 square metres, while retaining a parcel of land approximately 794.00 square metres. Both the severed and retained land will have frontage onto Tayok Drive and the existing single family dwelling on the subject land is to be demolished.

Background (Previous Applications approved by the Committee on the subject land: N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, “B001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on October 06, 2021

Applicant confirmed posting of signage on October 14, 2021

Existing Building or Structures on the subject land:
The existing single family dwelling on the subject land is to be demolished.

Committee of Adjustment recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.

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. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request / File Review History: None

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply:
There are no outstanding Orders on file.

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

Building Department Staff have no additional comments in respect to this application.

Building Standards Recommended conditions of approval:

Development Planning:
City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" Comments:

The Owner is proposing to sever the subject lands to facilitate the future development of two new single detached dwellings on the proposed severed and retained lands. The severed and retained lands meet the minimum lot area and frontage requirements of the "R1 Residential Zone".

The subject lands are located at the northwest corner of Monsheen Drive and Tayok Drive (corner lot) in an existing mature low-rise residential neighbourhood east of Islington Avenue and north of Highway 7. The neighbourhood is characterized by one and two-storey single detached dwellings on lots that are generally 20 m to 30 m in lot frontage.

The subject lands are designated "Low-Rise Residential" by VOP 2010 and located within an Established Large Lot Neighbourhood as identified on Schedule 1B of VOP 2010. As such, the policies contained in Section 9.1.2.3 (a-h) of VOP 2010 are applicable to the subject lands. These policies provide further clarification and criteria in assessing the compatibility of infill development in Community Areas with a Low-Rise Residential designation.

The compatibility policies contained in Section 9.1.2.3 (a-h) provides requirements for lot frontage, lot area, lot configuration, front, exterior and rear yards, dwelling types, building heights and massing, and lot coverage to maintain the character of existing large lot neighbourhoods. Specifically, Sections 9.1.2.3.a and 9.1.2.3.b identify that new lots should have lot frontages equal to or exceeding frontages of adjoining lots and that the area of new lots should be consistent in size with adjacent lots.

Although the proposed severed and retained lands are smaller in lot frontage and lot area than adjacent lots, the proposal is generally consistent with Policy 9.1.2.3 (a-b). The lot frontage of the severed and retained lands, 23.7 m and 22.4 m respectively, comply with the requirements of Zoning By-law 1-88 for the R1 Residential Zone, and are similar to existing lot frontages on Tayok Drive, Monsheen Drive, and Forest Circle Court. The proposed lot areas of 794 m2 for both the severed and retained lands also comply with Zoning By-law 1-88 and are generally consistent and compatible with the adjoining lots and the overall neighbourhood. The proposal satisfies the remaining policies of Section 9.1.2.3 (c-h).

The two lots proposed respect the local pattern and configuration of lots within the neighbourhood and are proposed to accommodate single detached dwellings which are the predominant building type in the neighbourhood. Concept drawings submitted in support of the severance applications demonstrate that a single detached dwelling could be constructed on each of the proposed lots in a manner that complies to Zoning By-law 1-88 and reinforces the existing setbacks of adjacent properties. While no minor variances are proposed at this time, any future applications will be required to meet the policies of VOP 2010 in this regard. Overall, the proposal represents limited intensification in a Community Area that is sensitive to and compatible with the memorandum Development Planning Department | City of Vaughan | 2141 Major Mackenzie Drive | Vaughan, ON L6A 1T1 T: 905.832.8585 | F: 905.832.6080 | www.vaughan.ca | Page 2 character, form, and planned function of the surrounding context, in accordance with the policies contained in Section 2.2.3.3 of VOP 2010.

An Arborist Report and Tree Inventory Plan dated July 23, 2021 was prepared by Davey Resource Group and submitted in support of the application. The report inventoried 24 trees, with an estimated removal of nine trees required. The Urban Design Division has reviewed the Arborist Report and Tree Inventory Plan and are satisfied with the proposal, subject to minor technical revisions, and have also recommended that the Owner submit a Landscape Plan to show the planting of replacement trees. Conditions to this effect have been included in the Conditions of Approval.

The subject lands are within an area of archaeological potential in the City's database of archaeological resources. As such, the Owner is advised that the following standard clauses apply:

i. Should archaeological resources be found on the Subject Lands during excavation and construction activities, all work must cease, and both the Ontario Ministry of Heritage, Tourism, Sport and Culture Industries and the City of Vaughan's Planning Department shall be notified immediately.
ii. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario of the Ministry of Government and Consumer Services

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies of VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

The Development Planning Department recommends approval of the application, subject to the following conditions: Conditions of Approval: If the Committee finds merit in the application, the following Conditions of Approval are recommended:

1. That the Arborist Report and Tree Preservation Plan, dated July 23, 2021, be approved to the satisfaction of the Development Planning Department.
2. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department.

Development Engineering:
The Development Engineering (DE) Department does not object to consent application B014/21 subject to the following condition(s):

1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.

Parks Development - Forestry:
Comments:
1. Applicant/owner shall apply for a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.
2. Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

By-Law and Compliance, Licensing and Permit Services:
No comments no concerns.

Development Finance:
Comments:
1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.
4. That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Recommended conditions of approval:

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Real Estate:
Real Estate recommended conditions of approval:

1. The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.

Fire Department:
No comments received to date.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Agent Correspondence		Cover Letter
Public Correspondence	155 Monsheen Drive, Woodbridge	Support Letter
Public Correspondence	176 Monsheen Drive, Woodbridge	Support Letter
Public Correspondence	69 Tayok Drive, Woodbridge	Support Letter
Public Correspondence	37 Tayok Drive, Woodbridge	Support Letter
Public Correspondence	64 Tayok Drive, Woodbridge	Support Letter
Public Correspondence	150 Monsheen Drive, Woodbridge	Support Letter
Public Correspondence	Forest Circle Court, Woodbridge, c/o 7694 Islington Ave.	Objection Letter
Public Correspondence	20 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	74 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	228 Wigwoss Drive, Woodbridge	Objection Letter
Public Correspondence	11 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	21 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	31 Forest Circle, Woodbridge	Objection Letter
Public Correspondence	10 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	10 Tayok Drive, Woodbridge	Revised Objection Letter
Public Correspondence	45 Forest Circle, Woodbridge	Objection Letter
Public Correspondence	Vaughanwood Ratepayers Association	Objection Letter

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
Bell Canada- No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)
None

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

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

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

Should the Committee **adjourn** this application the following condition(s) is required: None.

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

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 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. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
4	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	1. That the Arborist Report and Tree Preservation Plan, dated July 23, 2021, be approved to the satisfaction of the Development Planning Department. 2. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department.
5	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.
6	Regional Municipality of York Gabrielle Hurst 1-877 464 9675 ext 71538 gabrielle.hurst@york.ca	Servicing Allocation The residential development proposed within the subject development area will require water and wastewater servicing allocation from the City of Vaughan. If the City of Vaughan does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include: • West Vaughan Sewage Servicing - 2028 anticipated commissioning

	Department/Agency	Condition
		• Humber Sewage Pumping Station Expansion - 2025 anticipated completion • Other projects as may be identified in future studies, or other appropriate servicing agreements The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Warning:

Conditions must be fulfilled within one year 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.

Notice to the Applicant – 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 to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil . To make an electronic deputation, residents must complete and submit a Public Deputation Form no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

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.

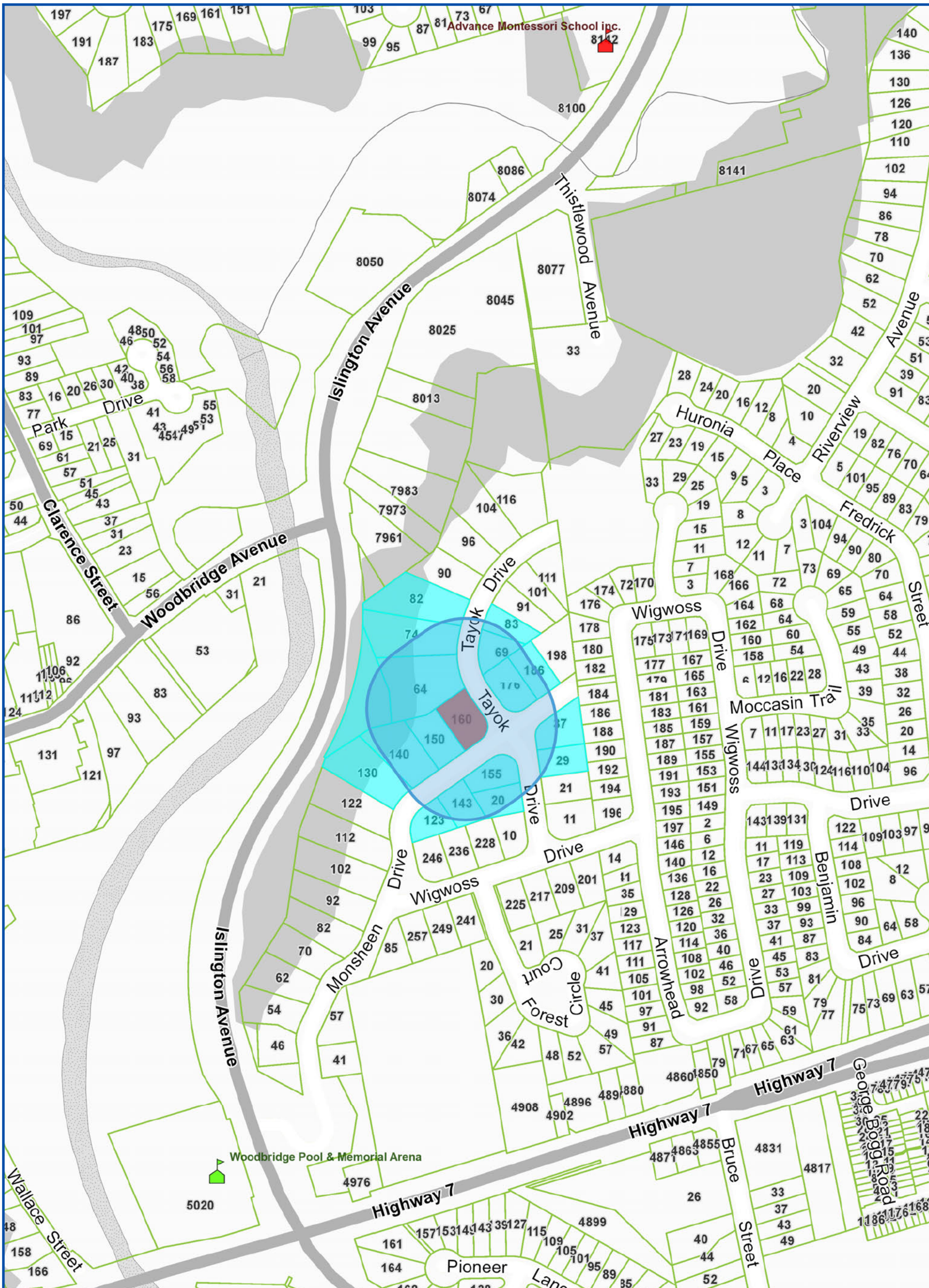
For more information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

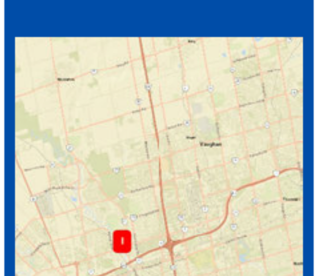
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



Map Information:



Title:

160 MONSHEEN DRIVE, WOODBRIDGE

NOTIFICATION MAP - B014/21

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.

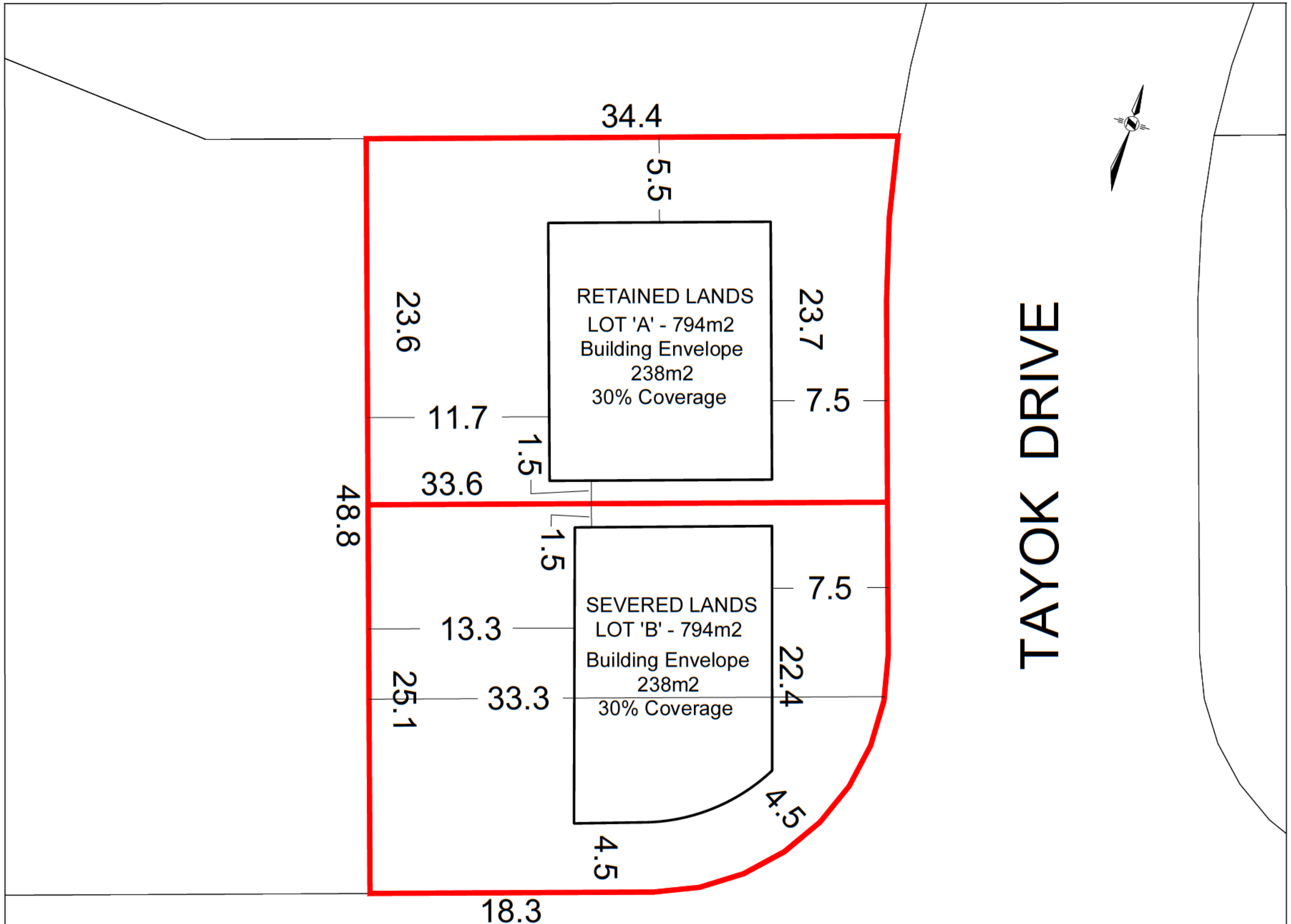
VAUGHAN

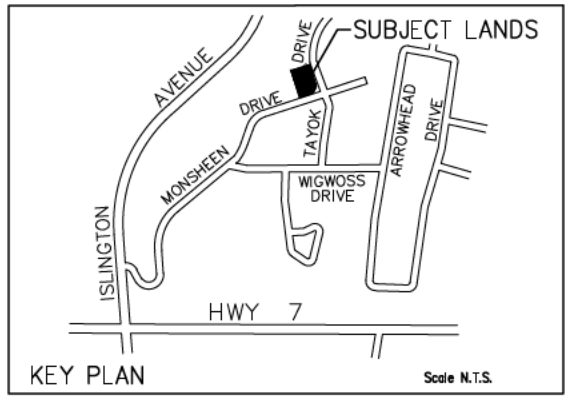
Scale: 1: 4,652

0 0.07 km

Created By:
Infrastructure Delivery Department
August 23, 2021 5:05 PM

Projection:
NAD 83
UTM Zone
17N





HUMPHRIES PLANNING GROUP INC.
190 PIPPIN ROAD, SUITE A, VAUGHAN, ONTARIO, L4K 4X9
TEL (905)264-7678, FAX (905)264-8073
www.humphriesplanning.com

SUBJECT LANDS – 1588m2

ZONING COMPLIANCE TABLE – LOT A		
	REQUIRED	PROVIDED
Frontage	18.0m	23.7m
Lot Area	700m2	794m2
Coverage	30%	30%
Front Yard Setback	7.5m	7.5m
Rear Yard Setback	7.5m	11.7m
Exterior Yard Setback	4.5m	n/a
Interior Yard Setback	1.5m	1.5m

ZONING COMPLIANCE TABLE – LOT B		
	REQUIRED	PROVIDED
Frontage	18.0m	22.4m
Lot Area	700m2	794m2
Coverage	30%	30%
Front Yard Setback	7.5m	7.5m
Rear Yard Setback	7.5m	13.3m
Exterior Yard Setback	4.5m	4.5m
Interior Yard Setback	1.5m	1.5m

SEVERANCE PLAN

160 MONSHEEN DRIVE

LOT 17
REGISTERED PLAN 5081
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE: 2.5 0 2.5 5 10 m

HUMPHRIES PLANNING GROUP INC.
190 PIPPIN ROAD, SUITE A, VAUGHAN, ONTARIO, L4K 4X9
TEL (905)264-7678, FAX (905)264-8073
www.humphriesplanning.com

File Number:	Drawing Number:
Date Drawn: 28 AUG 17	A1
Drawn By: BT	
Checked By: R.H.	
Date Revised:	
CAD File No.:	

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF

LOT 17
REGISTERED PLAN 5081
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

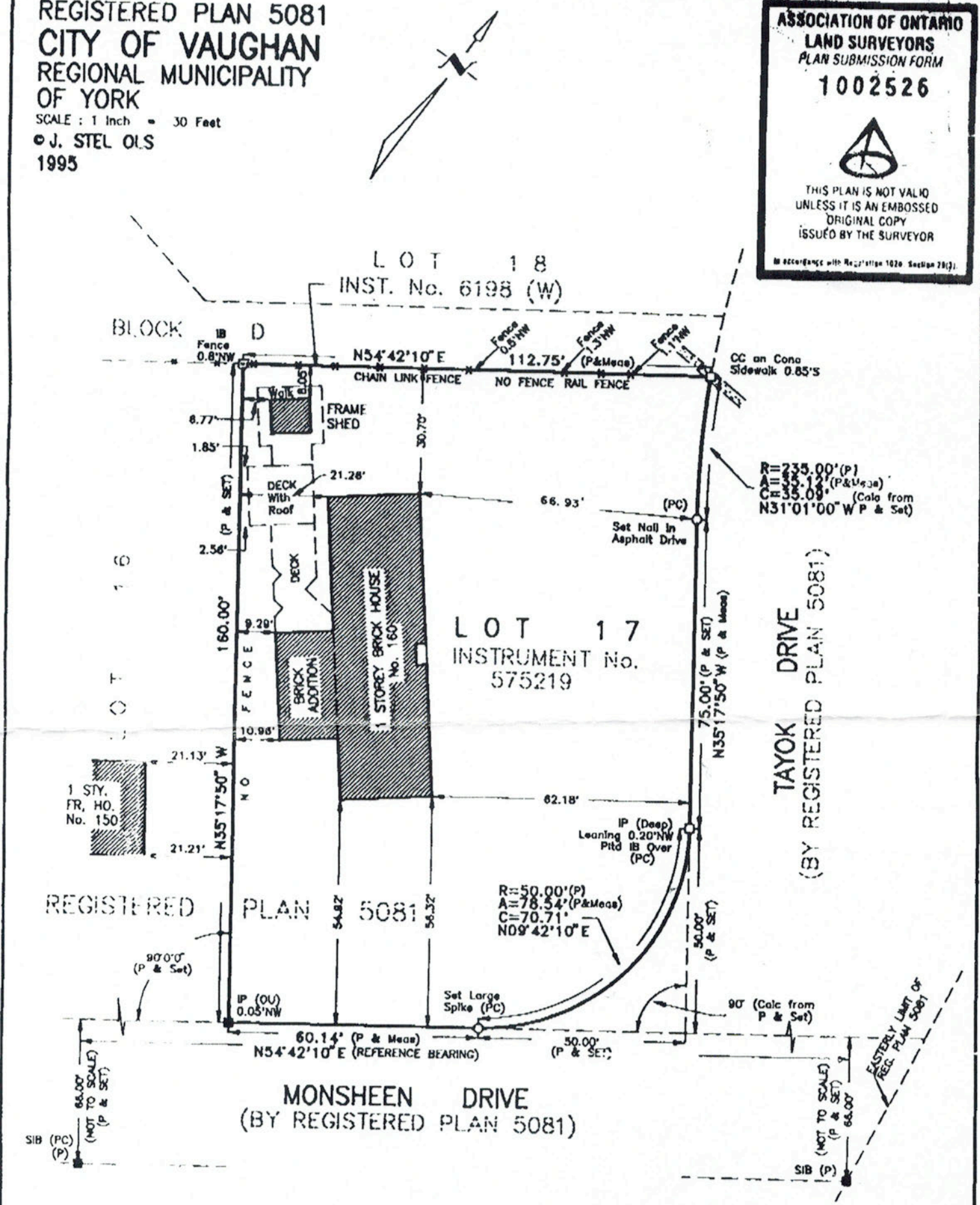
SCALE : 1 Inch = 30 Feet

SURVEYOR'S REAL PROPERTY REPORT-PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED JUNE 19 , 1995.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1002526

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 1026, Section 29(3).



LEGAL DESCRIPTION:

160 MONSHEEN DRIVE
LOT 17; REGISTERED PLAN 5081
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK REGION

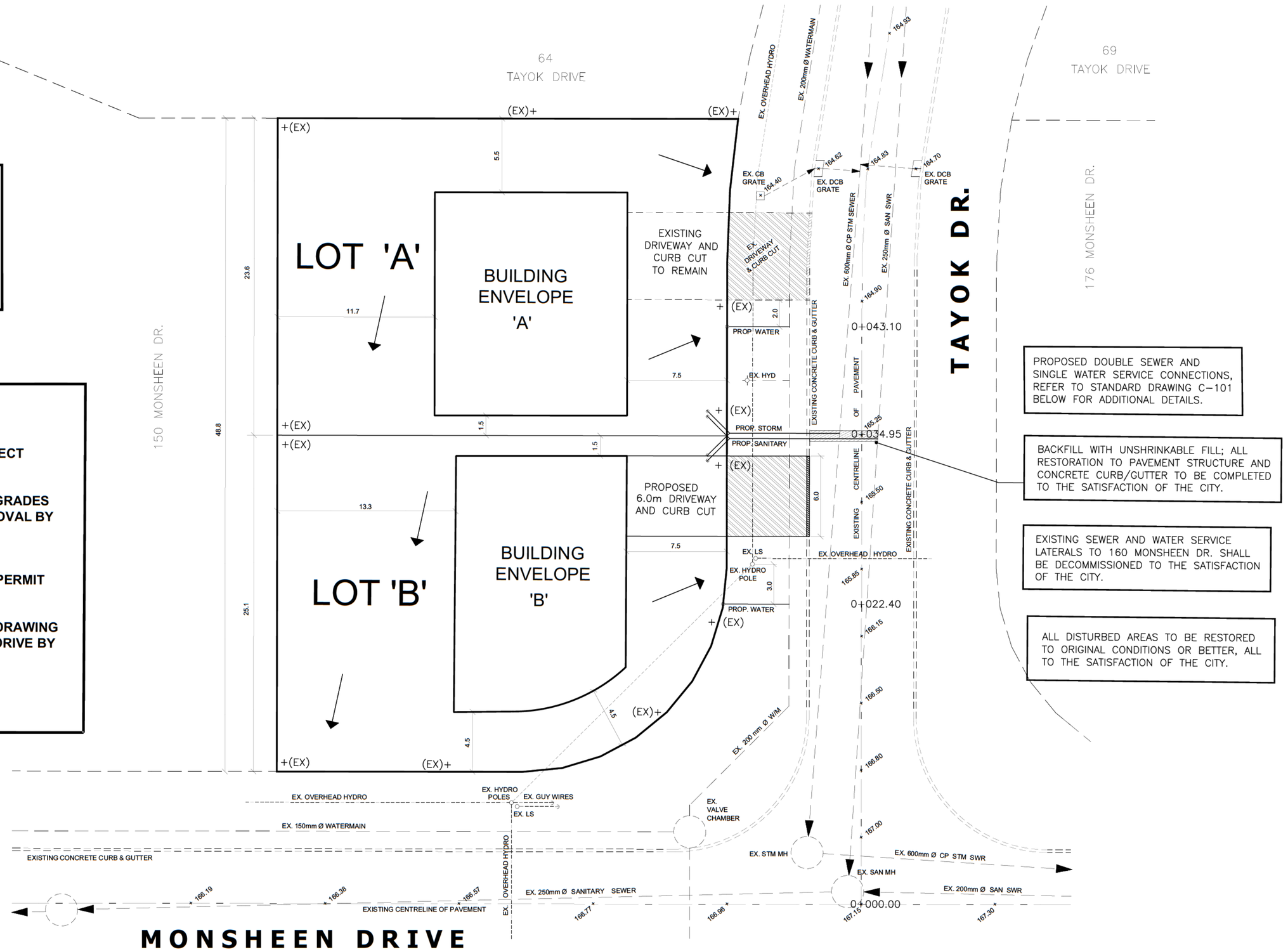
SPECIAL NOTES:

PROPOSED SITE GRADING AND DRAINAGE SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.

A TOPOGRAPHIC SURVEY SHALL BE COMPLETED TO VERIFY EXISTING GRADES AND TO PREPARE FINAL SITE PLAN DRAWINGS FOR REVIEW AND APPROVAL BY CONDELAND ENGINEERING LTD.

INDIVIDUAL SITE GRADING PLANS TO BE REVIEWED AND APPROVED BY CONDELAND ENGINEERING LTD. PRIOR TO SUBMISSION FOR BUILDING PERMIT APPLICATION.

EXISTING SERVICING AND GRADING INFORMATION AS SHOWN ON THIS DRAWING IS BASED ON AS-BUILT DRAWINGS FOR MONSHEEN DRIVE AND TAYOK DRIVE BY AECOM CANADA LTD; DATED JULY 2012.

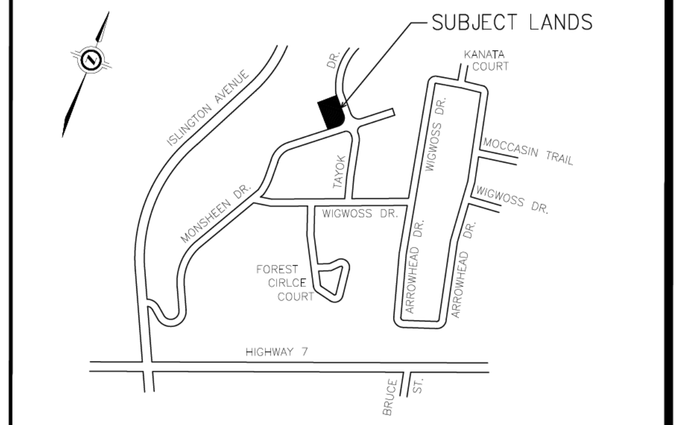


PROPOSED DOUBLE SEWER AND SINGLE WATER SERVICE CONNECTIONS, REFER TO STANDARD DRAWING C-101 BELOW FOR ADDITIONAL DETAILS.

BACKFILL WITH UNSHRINKABLE FILL; ALL RESTORATION TO PAVEMENT STRUCTURE AND CONCRETE CURB/GUTTER TO BE COMPLETED TO THE SATISFACTION OF THE CITY.

EXISTING SEWER AND WATER SERVICE LATERALS TO 160 MONSHEEN DR. SHALL BE DECOMMISSIONED TO THE SATISFACTION OF THE CITY.

ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITIONS OR BETTER, ALL TO THE SATISFACTION OF THE CITY.



KEY PLAN N.T.S.

LEGEND:

- DIRECTION OF EXISTING SHEET FLOW / DRAINAGE
- +(EX) EXISTING GRADE TO REMAIN
- * 187.42 EXISTING SPOT ELEVATION
- 271.0 EXISTING CONTOUR / ELEVATION

NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. EXISTING TOPOGRAPHIC DATA COMPILED FROM AS-BUILT PLAN AND PROFILE DRAWINGS.

ADDITIONAL INFORMATION:

REFER TO SEVERANCE PLAN DRAWING A1 PREPARED BY HUMPHRIES PLANNING GROUP INC. FOR ADDITIONAL DETAILS/INFORMATION.

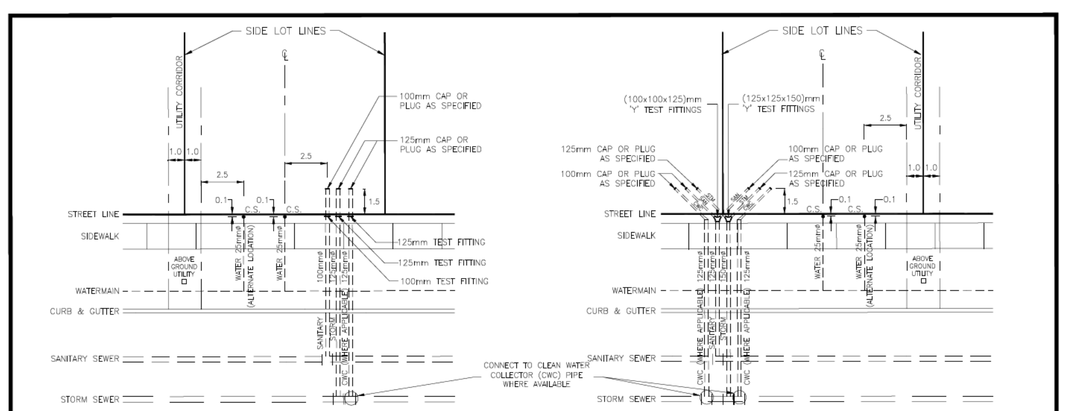
- ISSUED FOR APPROVAL ONLY -
- NOT FOR CONSTRUCTION -

GENERAL NOTES:

1. Standard drawings of the City of Vaughan constitute part of this/these drawing(s).
2. All construction work to be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for construction projects.
3. The Owner shall retain the services of a qualified professional/consultant to ensure required inspection reports and/or certification requirements are submitted to affected City Departments as necessary.
4. All disturbed areas shall be rectified to original conditions or better and to the satisfaction of the City.
5. The location of all under/above ground utilities and structures is approximate only and where shown on the drawing(s) the accuracy of the location of such utilities is not guaranteed. The Owner and/or representative shall determine the location of all such utilities and structures by consulting the appropriate authorities or utility companies concerned. The Owner shall prove the location of such utilities and structures and shall assume all liability for damage, restoration or adjustment of same.
6. Any conflicts with existing services shall be rectified at the Owner's expense.
7. Appropriate construction details should be provided for retaining walls higher than 1.0m. Details shall be designed and certified by a Professional Engineer upon approval. Handrail / guardrail / fence is required when height exceeds 0.60m (as per current City Standards or approved equivalent). Upon completion, retaining walls greater than 1.0m shall be certified by a structural and/or geotechnical engineer.
8. Landscaping work shall not encroach onto boulevards nor shall boulevard grades be altered.
9. Slopes in landscaped areas and on berms shall not exceed 3 horizontal to 1 vertical.
10. Grassed drainage swale grades shall be minimum 2% and maximum 5%.
11. Outside lighting shall be directed downward and inward and designed to maintain zero cut-off light level distribution at the property line.
12. Silt fence(s) and other erosion control measures to be installed and maintained to prevent silt flowing onto adjacent lands until the completion of sodding activities.

PROPOSED SERVICE CONNECTIONS:

SERVICE	CHAINAGE	INVERT AT EX. MAIN	INVERT AT STREETLINE
LOT 'A' WATER	0+043.10	N/A	N/A
LOT 'A' & 'B' STORM	0+034.95	163.47	163.70
LOT 'A' & 'B' SANITARY	0+034.95	162.45	162.75
LOT 'B' WATER	0+022.40	N/A	N/A



SINGLE SEWER & SINGLE WATER SERVICE

SINGLE WATER & DOUBLE SEWER SERVICE

NOTES

1. RESIDENTIAL DWELLING SHALL BE SERVICED WITH A MINIMUM 25mm (1") WATER SERVICE CONNECTION. DWELLING STRUCTURES THAT HAVE SPRINKLER SYSTEM AND/OR HIGH HYDRAULIC LOADS AND REQUIRE WATER SERVICE CONNECTION LARGER THAN 25mm (1") SHALL BE SUBJECT TO THE CITY'S APPROVAL.
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3. SANITARY AND STORM SERVICE CONNECTIONS SHALL BE AS PER O.P.S.D. 1006.010 OR 1006.020 EXCEPT THAT THE CONNECTIONS SHALL EXTEND 1.5m BEYOND THE PROPERTY LINE AND SHALL BE PLUGGED OR CAPPED AT THAT POINT.
4. ALL PVC SANITARY LATERAL PIPE SHALL BE GREEN IN COLOUR.
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8. MARKERS SHALL BE PLACED AT ENDS OF 'SAN' AND 'STM' CONNECTIONS.
9. WATER SERVICE CURB STOP SHALL BE LOCATED IN THE GRASSED AREA OF THE R.O.W. ANY OTHER LOCATION SHALL BE SUBJECT TO THE CITY'S APPROVAL.
10. CWC SERVICE WITHIN LOT NOT TO BE INSTALLED UNTIL ROOF LEADERS ARE INSTALLED.
11. HOUSE ROOF LEADERS TO DISCHARGE A MINIMUM OF 1.5m FROM ALL BUILDINGS TO GROUND SURFACE BY MEANS OF A SPLASH PAD WHERE CWC ARE NOT AVAILABLE.

LEGEND
CWC = CLEAN WATER COLLECTOR
m DIMENSIONS IN METRES EXCEPT AS NOTED

REVISIONS	DATE

VAUGHAN
CITY OF VAUGHAN ENGINEERING STANDARD
RESIDENTIAL SERVICE CONNECTIONS
NOT TO SCALE DESIGNED:
REVISION: DATE: DEC. 2020
STD. DWG. C - 101

REV.	DETAILS	DATE	APPR. BY
2.	SUBMISSION TO CITY FOR REVIEW AND APPROVAL	AUG 16, 2021	M.F.
1.	PRELIMINARY SUBMISSION TO CLIENT FOR REVIEW	AUG 9, 2021	M.F.

160 MONSHEEN DR. SEVERANCE

MUNICIPALITY: VAUGHAN

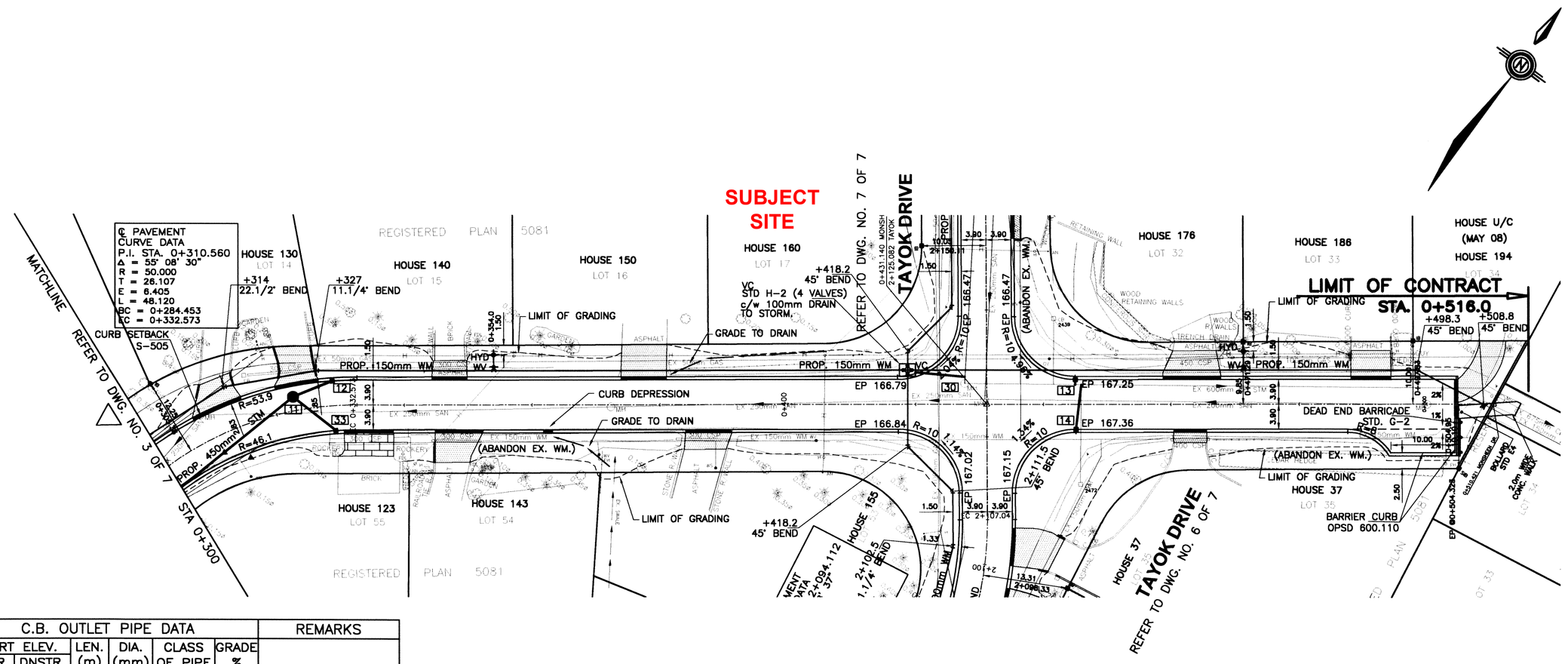
APPROVED: LICENSED PROFESSIONAL ENGINEER R.P. DE ANGELIS AUG 16, 2021 PROVINCE OF ONTARIO

CONDELAND
CONSULTING ENGINEERS & PROJECT MANAGERS
350 Creditstone Road, Unit 200
Concord, Ontario L4K 3Z2
P: (905) 695-2096
F: (905) 695-2099

GRADING and SERVICING PLAN

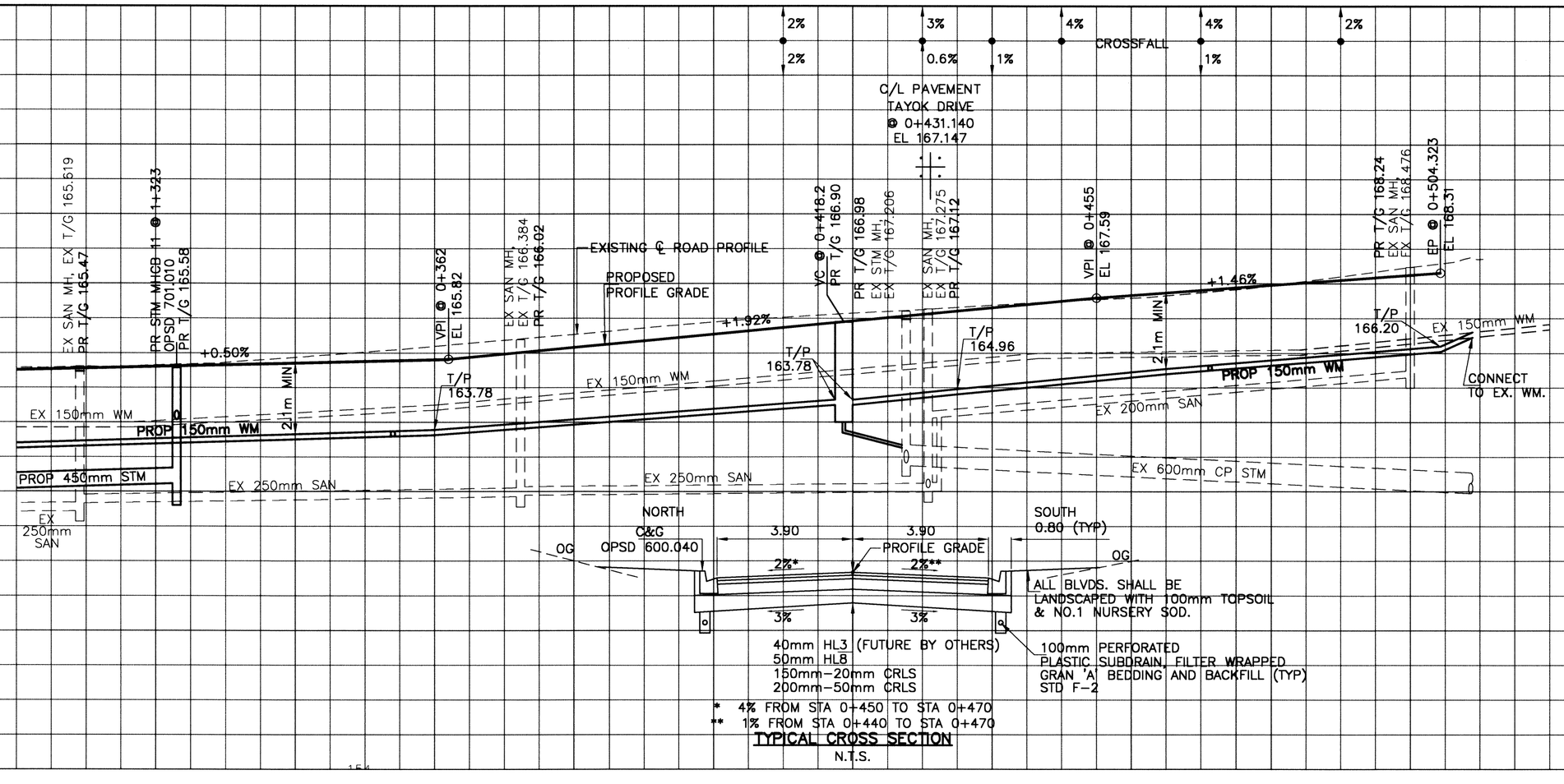
DESIGNED BY: M.F.	DATE: AUGUST 16, 2021	CHECKED BY: R.D.
DRAWN BY: M.F.	DRAWING NO. GS-01	MUNICIPALITY: CITY of VAUGHAN
SCALE: 1:200	SHEET NO. 1 of 1	

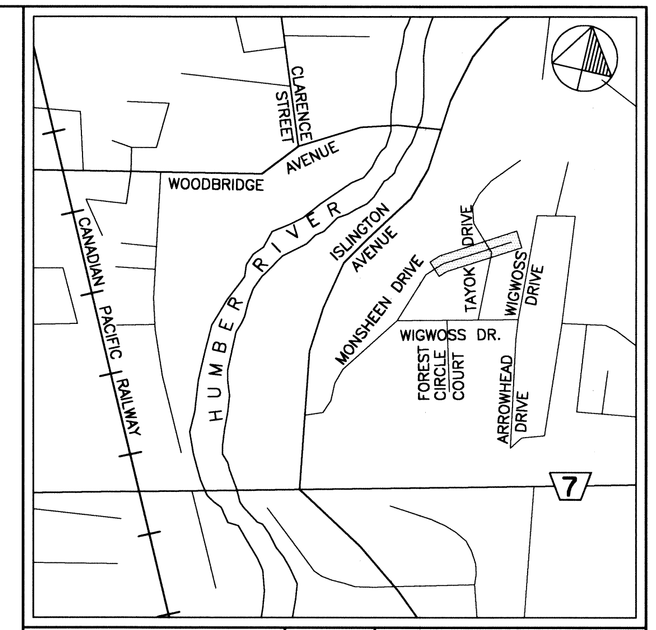
DRIVEWAY PROFILES		
HOUSE NUMBER	DIST. FIT POINT TO C/L PAVEMENT (m)	GRADE %
130W	8.5	+0.8
130E	10.0	+2.0
140	7.0	+4.8
150	9.5	+5.4
176	8.5	−4.2
186	8.5	+2.0
194	10.0	+3.8
123	8.0	+5.4
143	9.0	+5.1
155	7.0	+4.4
37	6.0	+5.0



INVENT. (NO.)	CATCH BASIN DATA			C.B. OUTLET PIPE DATA						REMARKS
	STANDARD OPSD	CHAINAGE OFFSET	GRATE ELEV.	INVERT ELEV. UPSTR.	INVERT ELEV. DNSTR.	LEN. (m)	DIA. (mm)	CLASS OF PIPE	GRADE %	
12	705.010,400.010	0+329.0	165.54	164.14	164.08	6.0	200	PVC	1.00	
33	705.010,400.010	0+329.0	165.54	164.14	164.07	8.5	200	PVC	1.00	
13	705.010,400.010	0+445.1	167.22	165.82	162.95	1.0	200	PVC	RISER	CORED CONNECTION
14	705.010,400.010	0+445.1	167.33	165.93	162.95	6.5	200	PVC	RISER	CONNECT TO EX TEE

MONSHEEN DRIVE





KEY PLAN

CONTRACTOR'S NOTES:

1. ALL DIMENSIONS ARE IN METRES AND / OR MILLIMETRES UNLESS OTHERWISE INDICATED.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON FINDING.
4. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY CONSULTING THE UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
5. RESIDENTIAL DRIVEWAYS TO BE RESTORED WITH 25mm HL3, 50mm HL8 AND 200mm OF 20mm CRLS.
6. ALL PAVEMENT JOINTS TO BE SAW CUT.
7. ALL WATERMAINS TO BE PVC C900 CL150, SIZE AS SHOWN. MINIMUM COVER 2.1m. EXISTING WM TO BE PLUGGED AND ABANDONED, VALVE BOXES, VALVE CHAMBERS & HYDRANTS TO BE REMOVED. ALL WATER SERVICE CONNECTIONS TO BE PLACED TO PROPERTY LINE WITH 19mm COPPER PIPE C/W CURB STOP AND BOX.

NOTE:
EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION APPEARING ON THIS PLAN IS ACCURATE AND CURRENT. WE BELIEVE THE INFORMATION TO BE RELIABLE, HOWEVER, THE CITY OF VAUGHAN ASSUMES NO RESPONSIBILITY OR LIABILITY DUE TO ERRORS OR OMISSIONS.

JOB STATUS:

NO.	DESCRIPTION	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3	UNVERIFIED AS-BUILT		JULY 2012
2	ISSUED FOR CONSTRUCTION	P.M.	MAY 27/09
1	ISSUED FOR TENDER	P.M.	APR.14/09

REVISIONS

AECOM

AECOM Canada Ltd.
300 Water Street, Whitby, Ontario, Canada L1N 9J2
T905.668.9363 F905.668.0221

ENGINEER'S STAMP: LICENSED PROFESSIONAL ENGINEER T.R. PICKLE PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE, UPON THE PROFESSIONAL SKILL AND ABILITY OF THE CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATIONS.

TOM UNGAR, P.ENG. MANAGER, DESIGN SERVICES — Apr. 14/09 DATE

SCALES
HORIZONTAL: 0 5 25 50m
VERTICAL: 0 1 5 10m

MONSHEEN DRIVE
NEW CONSTRUCTION
FROM 130m W. OF TAYOK DR. TO 80m E. OF TAYOK DR.

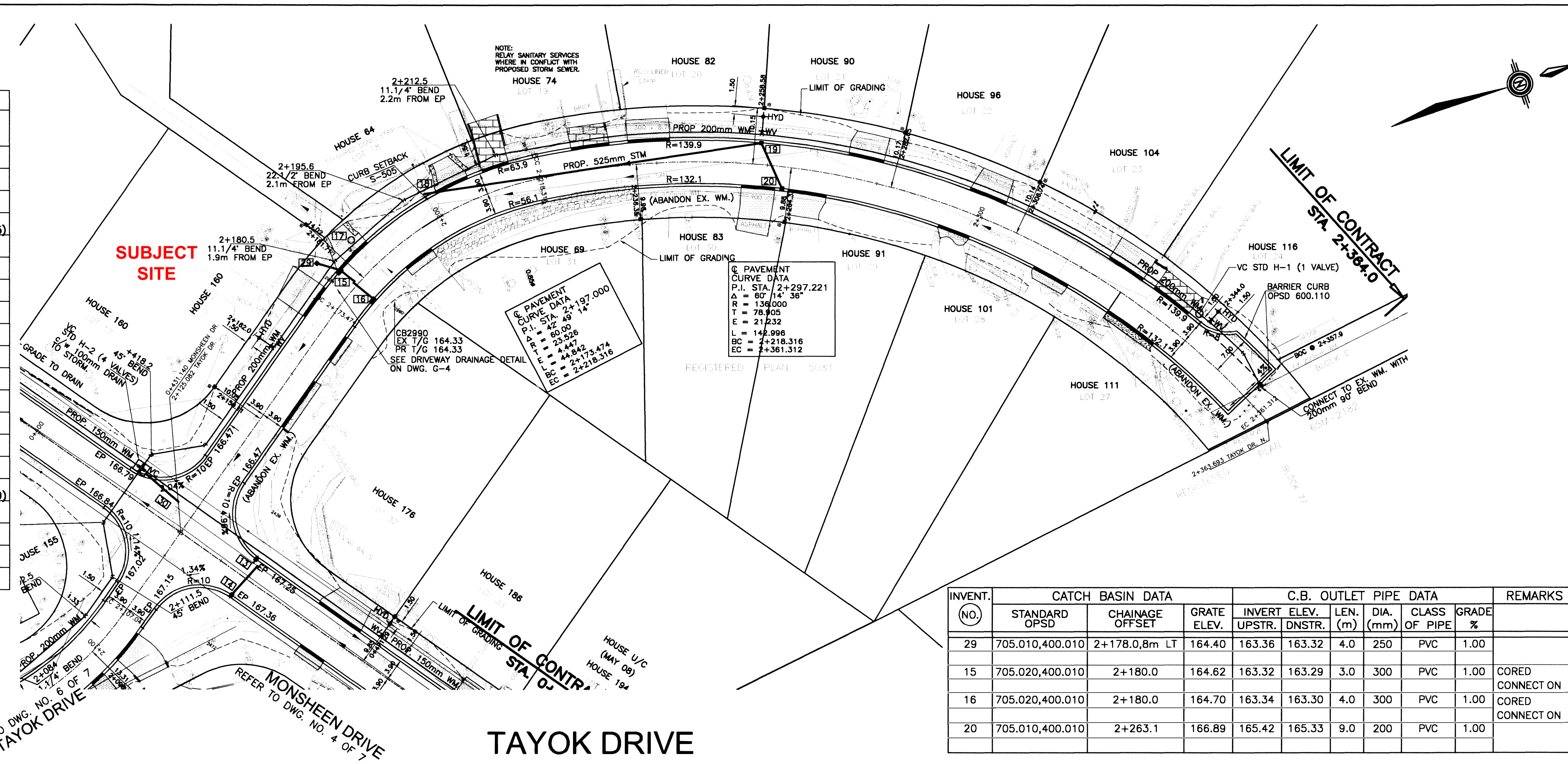
City of Vaughan — The City Above Toronto

ENGINEERING DEPARTMENT

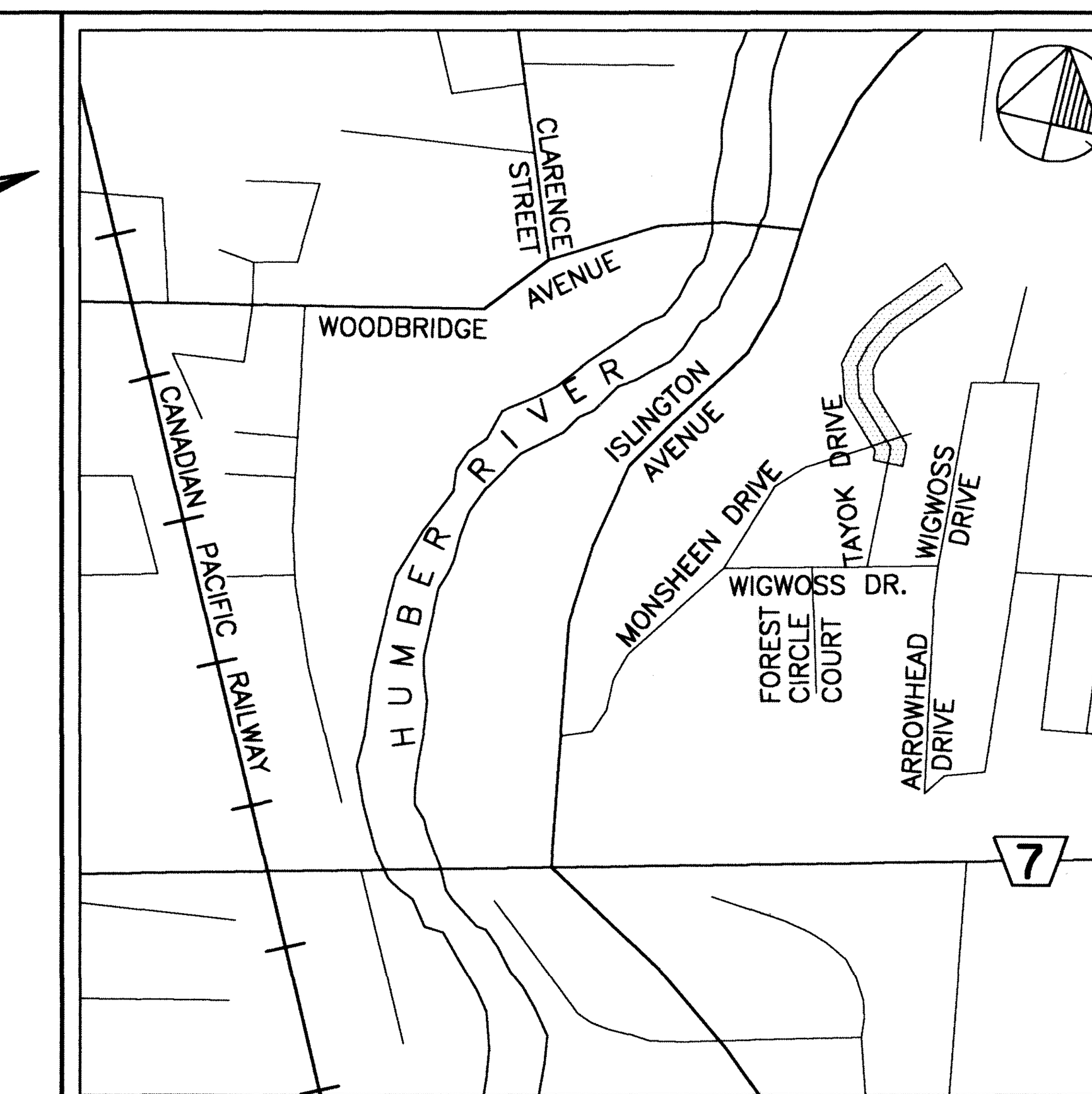
DESIGNED BY: M.J.V.S.	DATE: MARCH 2008	CHECKED BY: T.R.PICKLE
DRAWN BY: DES.R.	SURVEYED BY:	APPROVED BY: T.R.PICKLE
SCALE: HORIZONTAL: 1:500 VERTICAL: 1:100	PROJ. No. T09-077	DWG. No. 4 OF 7

65154-GI-02.dwg Apr 13 2009 - 10:26

DRIVEWAY PROFILES		
HOUSE NUMBER	DIST. FIT POINT TO C/L PAVEMENT (m)	GRADE %
160	SEE DETAIL, DWG G-4	-
64S	SEE DETAIL, DWG G-4	-
64N	9.0	+4.6
74S	13.0	+8.4 (EX.=+8.5)
74N	8.0	+5.1
82	8.0	+4.3
90	8.5	+6.0
96	8.5	+6.0
104	8.4	+6.0
116	8.0	+5.4
176S (S.EDGE)	5.5	+2.0
176S (N.EDGE)	5.5	+0.5
176N	6.5	+1.0
69	5.8	+1.0
83	12.5	+7.9 (EX.=+8.9)
91	8.5	+2.5
101S	5.5	+1.0
101N	6.0	+3.3
111	5.5	+2.0



INVENT. (NO.)	CATCH BASIN DATA			C.B. OUTLET PIPE DATA						REMARKS
	STANDARD OPSD	CHAINAGE OFFSET	GRATE ELEV.	INVERT ELEV. UPSTR.	INVERT ELEV. DNSTR.	LEN. (m)	DIA. (mm)	CLASS OF PIPE	GRADE %	
29	705.010,400.010	2+178.0,8m LT	164.40	163.36	163.32	4.0	250	PVC	1.00	
15	705.020,400.010	2+180.0	164.62	163.32	163.29	3.0	300	PVC	1.00	CORED CONNECTION
16	705.020,400.010	2+180.0	164.70	163.34	163.30	4.0	300	PVC	1.00	CORED CONNECTION
20	705.010,400.010	2+263.1	166.89	165.42	165.33	9.0	200	PVC	1.00	



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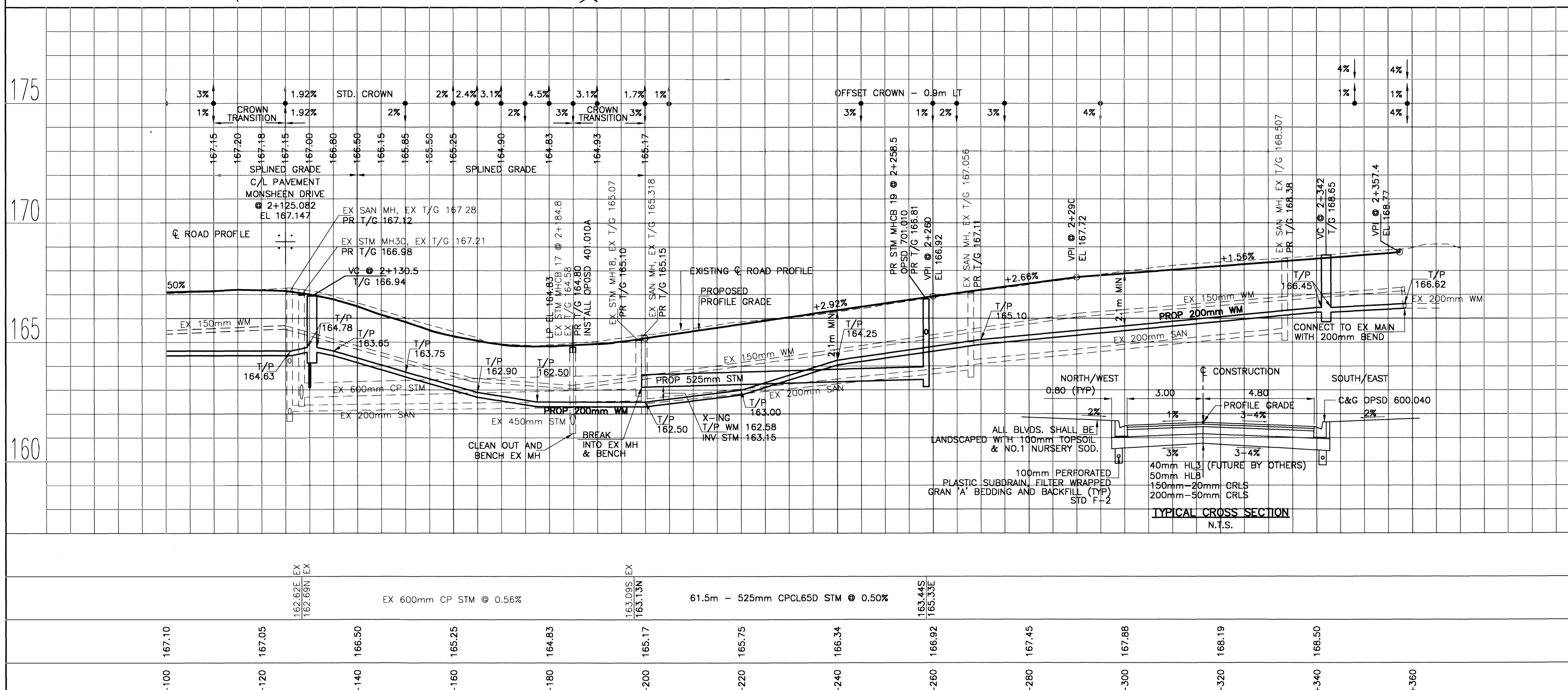
JOB STATUS:



NO.	DESCRIPTION	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3	UNVERIFIED AS-BUILT		JULY 2012
2	ISSUED FOR CONSTRUCTION	P.M.	MAY 27/09
1	ISSUED FOR TENDER	P.M.	APR.14/09

REVISIONS

AECOM

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T905.668.9363 F905.668.0221

ENGINEER'S STAMP:

LICENSED PROFESSIONAL ENGINEER T.R. PICKLE PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE, UPON THE PROFESSIONAL SKILL AND ABILITY OF THE CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATIONS.

Apr. 14/09
TOM UNGAR, P.ENG.
MANAGER, DESIGN SERVICES — DATE

SCALES
HORIZONTAL: 0 25 50m
VERT CAL: 0 1 5 10m

TAYOK DRIVE
NEW CONSTRUCTION
FROM MONSHEEN DRIVE TO 235m N. OF MONSHEEN DRIVE

City of Vaughan — The City Above Toronto
ENGINEERING DEPARTMENT

DESIGNED BY: M.J.V.S.	DATE: MARCH 2008	CHECKED BY: T.R.PICKLE
DRAWN BY: DES.R.	SURVEYED BY:	APPROVED BY: T.R.PICKLE
SCALE: HORIZONTAL: 1:500 VERT CAL: 1:100	PROJ. No. T09-077	DWG. No. 7 of 7

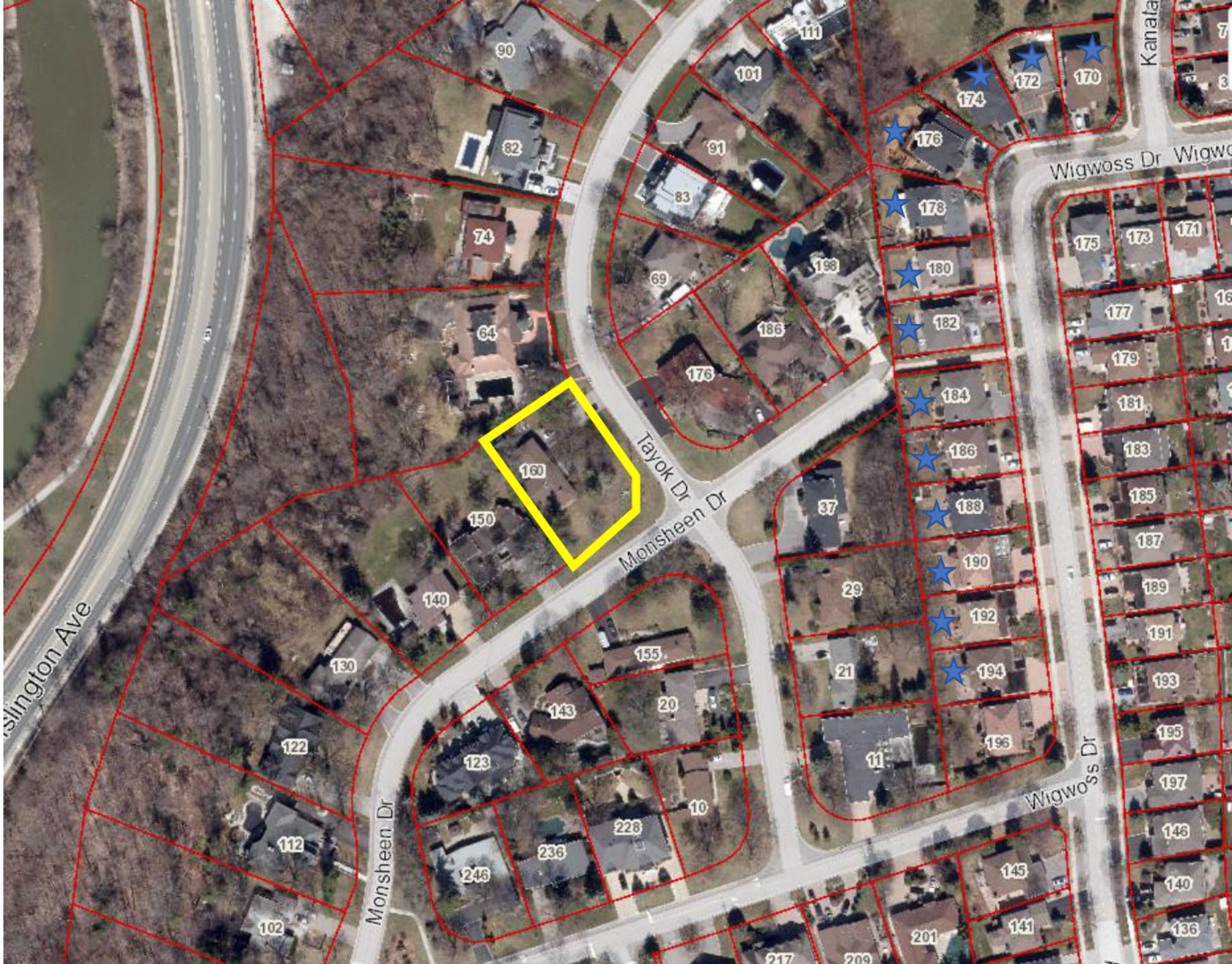
65154-G5.dwg - Apr 13 2009 - 10:41

Attachment 1 – Context Map

160 Monsheen Drive

Surrounding Properties:

Address	Lot Area	Frontage
170 Wigwoss Drive	666 sq.m	20m
172 Wigwoss Drive	627 sq.m	12.5m
174 Wigwoss Drive	570 sq.m	10.4m
176 Wigwoss Drive	870 sq.m	14.5m
178 Wigwoss Drive	755 sq.m	14.2m
180 Wigwoss Drive	645 sq.m	17.5m
182 Wigwoss Drive	658 sq.m	18.4m
184 Wigwoss Drive	686 sq.m	18.2m
186 Wigwoss Drive	665 sq.m	18m
188 Wigwoss Drive	661 sq.m	18m
190 Wigwoss Drive	666 sq.m	18m
192 Wigwoss Drive	663 sq.m	18m
194 Wigwoss Drive	689 sq.m	18m



Attachment 2 – Context Map

160 Monsheen Drive

**Surrounding Properties:**

Address	Lot Area	Frontage
25 Forest Circle Crt	840 sq.m	15.4m
41 Forest Circle Crt	842 sq.m	14.6m
45 Forest Circle Crt	835 sq.m	16m
52 Forest Circle Crt	850 sq.m	19.8m
198 Monsheen Dr	1510 sq.m	17m
82 Tayok Dr	2805 sq.m	25m
83 Tayok Dr	940 sq.m	25m
90 Tayok Dr	1750 sq.m	25.5m

LEGAL DESCRIPTION:

160 MONSHEEN DRIVE
LOT 17; REGISTERED PLAN 5081
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK REGION

SPECIAL NOTES:

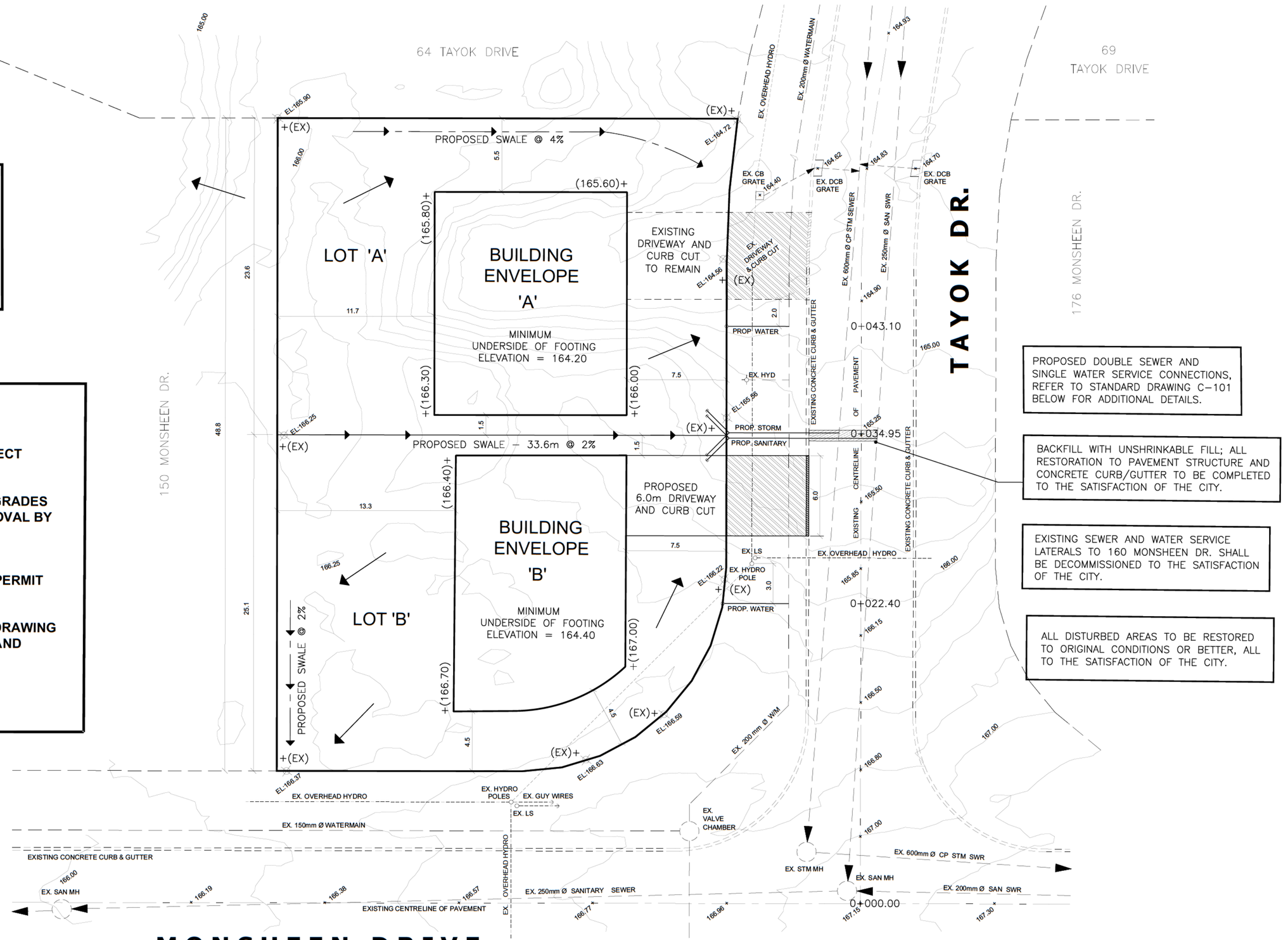
PROPOSED SITE GRADING AND DRAINAGE SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.

A TOPOGRAPHIC SURVEY SHALL BE COMPLETED TO VERIFY EXISTING GRADES AND TO PREPARE FINAL SITE PLAN DRAWINGS FOR REVIEW AND APPROVAL BY CONDELAND ENGINEERING LTD.

INDIVIDUAL SITE GRADING PLANS TO BE REVIEWED AND APPROVED BY CONDELAND ENGINEERING LTD. PRIOR TO SUBMISSION FOR BUILDING PERMIT APPLICATION.

EXISTING SERVICING AND GRADING INFORMATION AS SHOWN ON THIS DRAWING IS BASED ON UNVERIFIED AS-BUILT DRAWINGS FOR MONSHEEN DRIVE AND TAYOK DRIVE BY AECOM CANADA LTD; DATED JULY 2012.

EXISTING CONTOURS BASED ON ONTARIO LIDAR DATA

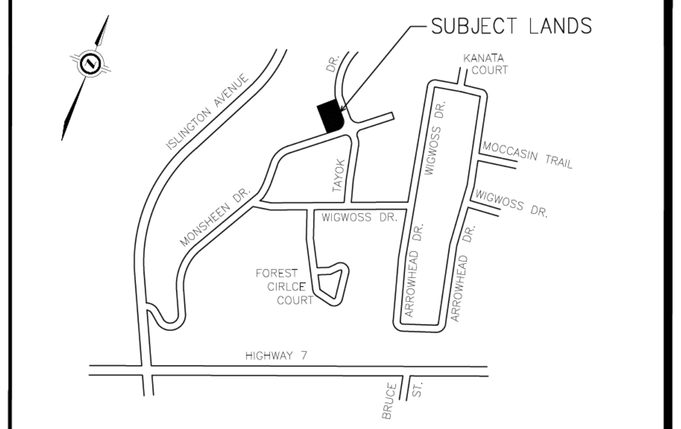


PROPOSED DOUBLE SEWER AND SINGLE WATER SERVICE CONNECTIONS, REFER TO STANDARD DRAWING C–101 BELOW FOR ADDITIONAL DETAILS.

BACKFILL WITH UNSHRINKABLE FILL; ALL RESTORATION TO PAVEMENT STRUCTURE AND CONCRETE CURB/GUTTER TO BE COMPLETED TO THE SATISFACTION OF THE CITY.

EXISTING SEWER AND WATER SERVICE LATERALS TO 160 MONSHEEN DR. SHALL BE DECOMMISSIONED TO THE SATISFACTION OF THE CITY.

ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITIONS OR BETTER, ALL TO THE SATISFACTION OF THE CITY.



KEY PLAN N.T.S.

LEGEND:

- DIRECTION OF EXISTING SHEET FLOW / DRAINAGE
- +(EX) EXISTING GRADE TO REMAIN
- ×167.42 EL=166.22 EXISTING SPOT ELEVATION
- 271.0 EXISTING CONTOUR / ELEVATION
- PROPOSED CENTRELINE OF SWALE
- +(167.00) PROPOSED GRADE

NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. EXISTING TOPOGRAPHIC DATA COMPILED FROM AS–BUILT PLAN AND PROFILE DRAWINGS.

ADDITIONAL INFORMATION:

REFER TO SEVERANCE PLAN DRAWING A1 PREPARED BY HUMPHRIES PLANNING GROUP INC. FOR ADDITIONAL DETAILS/INFORMATION.

- ISSUED FOR APPROVAL ONLY -
- NOT FOR CONSTRUCTION -

GENERAL NOTES:

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10. Grassed drainage swale grades shall be minimum 2% and maximum 5%.
11. Outside lighting shall be directed downward and inward and designed to maintain zero cut-off light level distribution at the property line.
12. Silt fence(s) and other erosion control measures to be installed and maintained to prevent silt flowing onto adjacent lands until the completion of sodding activities.

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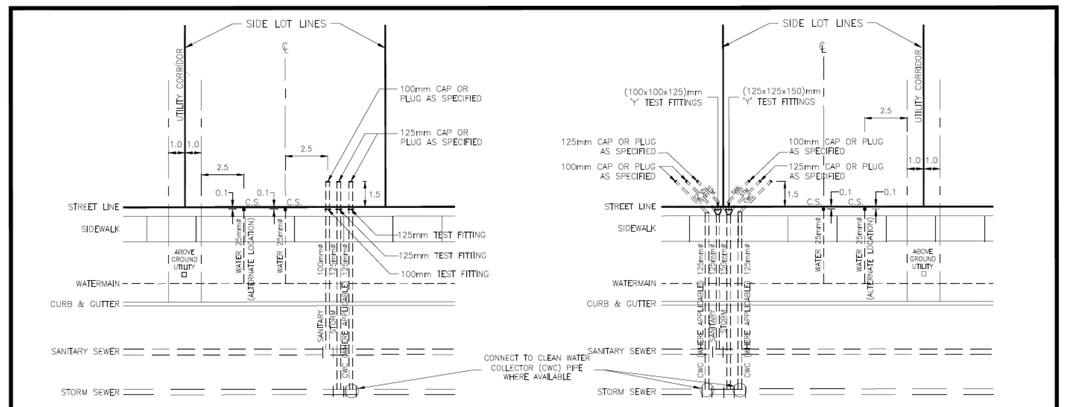
LOT 'A' & 'B' STORM	0+034.95	163.47	163.65
LOT 'A' & 'B' SANITARY	0+034.95	162.45	163.45
LOT 'B' WATER	0+022.40	N/A	N/A



SINGLE SEWER & SINGLE WATER SERVICE

SINGLE WATER & DOUBLE SEWER SERVICE

NOTES

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10. CWC SERVICE WITHIN LOT NOT TO BE INSTALLED UNTIL ROOF LEADERS ARE INSTALLED.
11. HOUSE ROOF LEADERS TO DISCHARGE A MINIMUM OF 1.5m FROM ALL BUILDINGS TO GROUND SURFACE BY MEANS OF A SPLASH PAD WHERE CWC ARE NOT AVAILABLE.

LEGEND
CWC – CLEAN WATER COLLECTOR
m DIMENSIONS IN METRES EXCEPT AS NOTED

REVISIONS	DATE
4	
3	
2	
1	

VAUGHAN
CITY OF VAUGHAN ENGINEERING STANDARD
RESIDENTIAL SERVICE CONNECTIONS
NOT TO SCALE DESIGNED: _____ STD. DWG.
REVISION: _____ DATE: DEC., 2020 C - 101

REV.	DETAILS	DATE	APPR. BY
3.	REVISED TO ADDRESS CITY COMMENTS	SEPT 15, 2021	M.F.
2.	SUBMISSION TO CITY FOR REVIEW AND APPROVAL	AUG 20, 2021	M.F.
1.	PRELIMINARY SUBMISSION TO CLIENT FOR REVIEW	AUG 9, 2021	M.F.

160 MONSHEEN DR. SEVERANCE

MUNICIPALITY: VAUGHAN

APPROVED: REGISTERED PROFESSIONAL ENGINEER R.P. DE ANGELIS SEPT 15, 2021 PROVINCE OF ONTARIO

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GRADING and SERVICING PLAN

DESIGNED BY: M.F.	DATE: SEPTEMBER 15, 2021	CHECKED BY: R.D.
DRAWN BY: M.F.	DRAWING NO. GS-01	MUNICIPALITY: CITY of VAUGHAN
SCALE: 1:200	SHEET NO. 1 of 1	

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

Agent Correspondence		Cover Letter
Public Correspondence	155 Monsheen Drive, Woodbridge	Support Letter
Public Correspondence	176 Monsheen Drive, Woodbridge	Support Letter
Public Correspondence	69 Tayok Drive, Woodbridge	Support Letter
Public Correspondence	37 Tayok Drive, Woodbridge	Support Letter
Public Correspondence	64 Tayok Drive, Woodbridge	Support Letter
Public Correspondence	150 Monsheen Drive, Woodbridge	Support Letter
Public Correspondence	Forest Circle Court, Woodbridge, c/o 7694 Islington Ave.	Objection Letter
Public Correspondence	20 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	74 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	228 Wigwoss Drive, Woodbridge	Objection Letter
Public Correspondence	11 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	21 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	31 Forest Circle, Woodbridge	Objection Letter
Public Correspondence	10 Tayok Drive, Woodbridge	Objection Letter
Public Correspondence	10 Tayok Drive, Woodbridge	Revised Objection Letter
Public Correspondence	45 Forest Circle, Woodbridge	Objection Letter
Public Correspondence	Vaughanwood Ratepayers Association	Objection Letter

September 17th 2021
HPGI File: 21755

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Margaret Holyday, Senior Planner

Re: **Planning Justification Letter**
Consent Application
160 Monsheen Drive
Concetta Petruccelli-Defina

Humphries Planning Group Inc. ("HPGI") represents Concetta Petruccelli-Defina (the "Owner"), Owner of the land located at 160 Monsheen Drive in Vaughan ("the Subject Site"). On behalf of the Owner, HPGI is submitting a Consent Application to the City of Vaughan's Committee of Adjustment, to sever a portion of land in order to create an additional residential lot for purposes of constructing 2 new single-detached residential dwellings (one each lot) as shown in the severance plan included as part of the submission package.

1.0 SITE AREA & CONTEXT

The subject site is an existing corner lot located at north west corner Monsheen Drive and Tayok Drive and has an approximate lot area of 1588 square metres and a lot frontage of 46.6 metres. The existing use consists of a single detached dwelling unit and is serviced by municipal water and wastewater infrastructure. The property is located within an established neighbourhood area and the immediate surrounding properties include one and two-storey single detached dwellings.

2.0 DEVELOPMENT PROPOSAL

The consent application proposes to sever the Subject Property into two residential lots identical in area. The proposed severance would result in two lots that would have a frontage of approximately 23.7 metres for the retained land and 22.9 metres for the severed land, each having a lot area of approximately 794 metres. A breakdown of the site statistics can be found on Tables 1 & 2 in the Zoning section of this document. Additionally, the two proposed dwellings are illustrated in Attachment 1 – Severance Sketch, which also includes the Zoning Compliance Table.

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3.0 POLICY FRAMEWORK

3.1 Planning Act

Section 51(24) of the Planning Act authorizes the Committee of Adjustment to make decisions for changes in the configuration of land, specifically in the form of consents.

Section 51(24) of the Planning Act provides a list of criteria outlining regard for health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to;

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposal is not located within any areas of provincial interest as per Section 2 of the *Planning Act.*

(b) whether the proposed subdivision is premature or in the public interest;

The consent application is proposing to sever the Subject Property into two residential lots identical in area within a registered plan of subdivision and is therefore not considered to be premature and is in the public interest considering it is an appropriate form of infill development.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed development conforms to the Official Plan as outlined in Section 3.4 of this report, and conforms to the adjacent plans of subdivision.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The consent application proposes to subdivide one lot for residential use within a plan of subdivision. Single detached dwellings, are the existing use of the surrounding lands and neighbourhood. The area, width and lot pattern created by the consent application would be in keeping with that of the surrounding area and is suitable for the purposes of creating two residential lots.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

The consent application will be creating two new residential lots which would not be categorized as affordable housing but will be developed for the immediate family members.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The subject property is accessible via existing local roads and the nearest major arterial road is Islington Avenue, approximately 120 metres to the west of the site. There are no provincial highways in the vicinity of the property. No changes to the road network is proposed.

(f) the dimensions and shapes of the proposed lots;

The consent application would result in a rectangular shaped lot for the retained land, whereas the severed land would be identical in area, with a curvilinear frontage due to its' location being a corner lot. Configuration of the lots along the public street is consistent with existing lotting fabric. Other corner lots in the area are similar in shape. Lotting patterns and physical characteristics of the neighbourhood vary significantly, however the proposed lots are similar to other lots in the surrounding area. The proposed lot dimensions meet the standards in the Zoning By-law and are similar in size, frontage and setbacks as other lots within the area.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The consent application does not propose any restrictions on the subject property or the proposed buildings to be erected on the subject lands, or any adjoining lands.

(h) conservation of natural resources and flood control;

The subject lands are not located within any floodplains or areas of natural resources.

(i) the adequacy of utilities and municipal services;

The proposed development is located within a registered plan of subdivision with adequate utilities and municipal infrastructure to service the proposed development.

(j) the adequacy of school sites;

The consent application introduces two residential dwelling units and will not impact the adequacy/capacity of the nearest school sites.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The proposal is located within a registered plan of subdivision and no land conveyance is anticipated to be required.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The consent application would not impact the available supply or lessen the efficiency of the conservation of energy considering it is only proposing one additional residential lot within a plan of subdivision.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also

> *located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

The subject lands are located within a registered plan of subdivision. Section 10.1.2.20 of the Official Plan indicates the whole of the City of Vaughan is considered a Site Plan Control Area. The consent application is not introducing a new land use, and the proposal is consistent with the surrounding area. Development will occur by way of consent and building permit applications.

The proposed development will create one new residential lot for the purposes of accommodating two new single detached dwelling units on each lot which is consistent with the form, scale, pattern and intensity of the existing surrounding development. Based on the above criteria, the development proposal is consistent with Section 51(24) of the *Planning Act*.

3.2 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (the 'PPS') establishes policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the *Planning Act*, all decisions affecting planning matters in Ontario "shall be consistent with" the Provincial Policy Statement. The PPS directs that municipalities are to accommodate growth, in part, through intensification.

The term 'intensification' is defined in Section 6 of the PPS as: *"the development of a property, site or area at a higher density than currently exists through:*

a. *redevelopment, including the reuse of brownfield sites;*

b. *the development of vacant and/or underutilized lots within previously developed areas;*

c. *infill development; and*

d. *the expansion or conversion of existing buildings."*

The proposed development represents a gentle form of intensification based on this definition in that it is a development of an existing lot in the form of two new infill dwellings.

Section 1.1.1 of the PPS directs that *"healthy, liveable and safe communities are sustained by:*

e. *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

f. *Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

e. *Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs"*

Section 1.1.3.2 of the PPS directs that *"Land use patterns within settlement areas shall be based on:*

a. *Densities and a mix of land uses which:*

   i. *Efficiently use land and resources;*

   ii. *Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

   4. *Support active transportation;*

   5. *Are transit-supportive, where transit is planned, exists or may be developed; and*

b. *A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated."*

Further, Section 1.1.3.3 states that:

> *"Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."* (emphasis added)

The above policies emphasize the need to plan for and promote redevelopment and intensification in order to achieve efficient land use patterns and healthy communities. It is our opinion that the proposed development is an appropriate form of residential infill and intensification supported by the PPS that will make efficient use of land and services.

3.3 Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan") provides direction respecting the development and growth of communities within the Greater Golden Horseshoe ("GGH"). The new Growth Plan was prepared and approved under the Places to Grow Act, 2005 and took effect on May 16, 2019 replacing the 2017 Plan. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved and took effect on August 28, 2020. The Growth Plan provides a framework for implementing the provincial management of future regional growth to ensure the development compact and vibrant communities intended to support a strong and competitive economy.

Section 1.2.1 sets out the guiding principles of the Growth Plan, which includes the following:

- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*

- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*

The housing policies of the Growth Plan are contained in Section 2.2.6. Section 2.2.6.1 directs planning authorities to *"develop a housing strategy that:*

g. *supports the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*

   i. *identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents"*

Section 2.2.6.2 further requires that *"notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

h. *Planning to accommodate forecasted growth to the horizon of this Plan;*

i. *Planning to achieve the minimum intensification and density targets in this Plan;*

j. *Considering the range and mix of housing options and densities of the existing housing stock; and*

k. *Planning to diversify their overall housing stock across the municipality."*

In our opinion, the proposed development supports the housing policies of the Growth Plan by contributing to the provision of a range of housing types and sizes, which is desirable and compatible in this neighbourhood.

3.4 Vaughan Official Plan (2010)

Schedule 13 – Land Use Map of the Vaughan Official Plan (2010) indicates that the subject land is designated as Low-Rise Residential. The subject property is located within a Large Lot Neighbourhood in accordance with Schedule 1B of the Vaughan Official Plan ("VOP 2010"). The proposed consent application is required to meet the criteria outlined in Section 9.1.2 and 9.1.2.3 as it relates to new lot creation in stable residential areas introduced through Official Plan Amendment 15 to the Vaughan Official Plan (OPA 15). The proposed consent application is also required to conform to the policies outlined in Section 10.1.2.34 – 10.1.2.47 of the Vaughan Official Plan (2010) as it relates to Consents.

Section 9.1.2.3 of the VOP 2010 states that:

Within the Community Areas there are a number of older, established residential neighborhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

a. *Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;*

The proposed severance would result in a frontage of approximately 23.7 metres for Lot A (the retained land) and 22.9 metres for Lot B (the severed land) respectively. 198 Monsheen Drive has a lot frontage of approximately 17 metres, whereas other adjoining properties such as 82, 83 & 90 Tayok Drive have approximately 25 metres of lot frontage, which are similar in length to that of the new lot being proposed as part of this severance. It should be noted that these properties are zoned R1 per Zoning By-law 1-88, which requires a minimum lot frontage of 18 metres, which the proposed development provides. Additionally, lots along forest Circle Court have frontages under 20 metres. See Attachment 2 – Context Map for reference.

b. *Lot area: The area of new lots should be consistent with the size of adjacent lots;*

It is not appropriate to apply this policy as the subject site has significantly different characteristics and is in no way similar in nature to adjacent lots as outlined below.

With the exception of 150 Monsheen Drive, all lots adjacent to the subject property back onto a natural heritage area and the rear yards are subject to the regulatory control of the Toronto and Region Conservation Authority ("TRCA") and no development may take place without the permission of the TRCA due to concerns over impact to natural systems and/or potential flooding. Under TRCA regulation, these natural heritage areas still engulf the majority of the lots adjacent to 160 Monsheen Drive, thereby significantly increased in size of the lots. Although it is recognized that while these parcels appear larger in terms of overall lot area, they in fact, represent much smaller lots in terms of their actual developable limits and usable area.

It should also be noted that the surrounding area is made up of irregular shaped lots which vary in size. Although the proposed lots are smaller than the lots backing onto the natural heritage area, they are similar in size to the lots located at 25, 41, 45 & 52 Forest Circle Court, to the south of the subject property, which also form part of the Lot Large Neighbourhoods per Schedule 1B of the Official Plan. These properties have lot areas of approximately 840 square metres, whereas the proposed lot area is 794 square metres, meeting the minimum Zoning By-law requirement. See Attachment 2 – Context Map for reference.

Lastly, it should be noted that although the smaller lots to the east of the subject property along Wigwoss Drive are zoned R2, they still fall within the large lot neighbourhoods per Schedule 1B of VOP 2010, and should be reviewed on the basis of the Official Plan policies rather than from a zoning perspective.

c. *Lot configuration: New lots should respect the existing lotting fabric in the immediate surrounding area;*

The creation of two lots would fit within the existing lotting fabric. The severance would result in a rectangular shaped lot for the retained land (Lot 'A') which is consistent with the surrounding area, in particular, 21 & 29 Tayok Drive to the immediate south, as well as 228 & 236 Wigwoss Drive. The severed land (Lot 'B') would be identical in size, and rectangular with a curve similar to all corner lots in the surrounding area (176 Monsheen Drive, 37 Tayok Drive, 155 Monsheen Drive, 10 Tayok Drive, and 11 Tayok Drive). It should be noted that the lotting patterns and physical characteristics of the neighbourhood vary significantly in terms of lot

sizes, lot frontages, and lot configuration resulting from the curvilinear street pattern.

d. *Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;*

Future buildings have been designed to meet all front and side yard setback requirements in accordance with the R1 zone category (i.e. 7.5 & 1.5 metres, respectively). Conceptual building envelopes have been overlaid onto the proposed severance sketch which demonstrate that a 1.5 metre setback can be achieved for both lots based on the building envelope which reflects a 30% coverage, being the maximum permitted in the R1 Zone. These proposed setbacks are consistent with established and existing setbacks on adjacent and nearby lots in the immediate area.

e. *Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;*

The conceptual building envelopes have been specifically sited on the proposed severance sketch in order to provide a rear yard setback that greatly exceeds the minimum standards of 7.5 metres outlined in the by-law for the R1 Zone. Further, the rear yards proposed are located adjacent to existing rear yards on adjacent properties. Lot 'A' has a proposed rear yard setback of 14.4 metres, and Lot 'B' has a proposed rear yard setback of 13.3 metres. The building envelopes as proposed comply with zoning regulations.

f. *Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;*

The proposed development will be fronting Tayok Drive, a local road, per Schedule 9 of the Vaughan Official Plan – Future Transportation Network. The dwelling type will remain the same, as a single detached dwelling is being proposed as part of the consent application, which is consistent with the dwellings in the surrounding area.

g. *Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas;*

Conceptual building envelopes have been provided on the severance sketch which meet the standards of the by-law and conform to the scale of adjacent built forms which range from relatively large, new, high-end two-storey buildings to

older, smaller bungalows. With respect to height, no variance is being requested to the zoning by-law.

h. *Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law. (OPA #15)*

Building envelopes have been provided on the enclosed severance sketch which illustrate that the standards of the by-law (i.e. 30%) can be met while generating floor plates that are comparable to the area. The proposed buildings (i.e. single detached dwellings) would maintain the low-density character of the area.

The redevelopment proposal conforms to all of the requirements and criteria implemented through OPA 15. A severance of the Subject Property, in order to create two similar sized lots would not have any adverse impacts to the surrounding character of the neighbourhood.

Section 10.1.2.34-10.1.2.47 outlines policies for consent applications as follows:

> *10.1.2.34. That a consent(s) to sever land may be considered, pursuant to Section 53 of the Planning Act, provided that a Plan of Subdivision is not deemed necessary in accordance with policy 10.1.2.28.*

No Plan of Subdivision is required for the purposes of the consent application as existing and retained lots share frontage on an existing public street and are municipally serviced.

> *10.1.2.35. That a consent(s) to sever land for the creation of new lots applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.*

The creation of the new lot will take the form of a conveyance.

> *10.1.2.36. That a consent(s) may be permitted for the following purposes:*
>
> *a. the creation of new lots;*
> *b. boundary adjustments to existing lots;*
> *c. the creation of easements over existing lots; and/or*
> *d. to convey additional lands to an adjacent lot, provided a lot smaller than that otherwise permitted by the Zoning By-law is not created.*

A new lot will be created as part of the Consent Application.

10.1.2.37. That authority to grant a consent(s) to sever land is delegated to the Committee of Adjustment.

The Committee of Adjustment is the delegated authority to grant the consent.

10.1.2.38. That a lot(s) may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network.

Both lots will have sufficient developable area in accordance with the existing Zoning By-law. Further, a 30% lot coverage for both the retained and severed lands will apply. The subject property is not within a Natural Heritage Network.

10.1.2.39. As a condition of approval, the City shall enter into an agreement with the applicant establishing conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any Natural Heritage Network components and hydrologically sensitive features on the lot.

There will not be any encroachments to any Natural Heritage Network or hydrologically sensitive features as part of this consent application.

10.1.2.40. That a lot shall not be created if it would extend or promote strip development.

The proposed consent application is infilling and will not extend or promote any form of strip development.

10.1.2.41. That a consent(s) shall not be granted for uses that are inconsistent with this Plan.

The proposed consent application is consistent with the policies of the Vaughan Official Plan 2010. See Section 3.4 of this report.

10.1.2.42. That a consent(s) to sever land in the Urban Area, including the lands designated as Oak Ridges Moraine Settlement Area on Schedule 4, will be considered for the purposes of infilling in an existing Urban Area, but shall not extend the existing Urban Area. Such consent(s) in the Urban Area will be subject to the following:

a. infilling which economizes the use of urban land without disturbing the existing pattern of development or perpetuating an undesirable pattern

of development or prejudicing the layout of future development shall be considered acceptable;

The creation of a new lot (not located within the ORM) will not disturb the existing pattern of development nor will it perpetuate an undesirable pattern of development as the lot sizes and building envelopes are consistent with the Zoning By-law and surrounding area.

b. where a parcel of land is located within an existing settlement or designated by the Official Plan for development, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the original parcel, such individual severances from that parcel shall not be permitted but may be considered through an application for a Plan of Subdivision; and

The subject property is within a registered Plan of Subdivision, and no future severances will be made for on the subject land.

c. where existing developed lots have the potential for redevelopment on a more comprehensive scale, a proposed severance(s) which might block potential points of access or further fragment ownership of these lands, shall not be approved unless such severance is determined to be appropriate following a Council approved comprehensive study of the area such as through a Secondary Plan or Block Plan process.

The proposed consent application does not represent potential redevelopment on a more comprehensive scale and will not block any potential points of access nor will it further fragment ownership of the lands on the subject site.

The subject property is designated as Low-Rise Residential per Schedule 13 of the Vaughan Official Plan (2010) and therefore the consent application would not propose any severances on any Natural Areas, Agricultural Lands, ORM Natural Core, ORM Natural Linkage, ORM Countryside or Rural lands, therefore policies 10.1.2.43-10.1.2.45 do not apply.

10.1.2.46. That the Committee of Adjustment in assessing each consent application is required to consider the matters set out in Section 51(24) of the Planning Act. In addition to these matters, Council considers the following to apply:

a. in the case of non-conformity of the approval with the Official Plan, no consent shall be granted;

The proposed consent application conforms with the policies outlined in the Vaughan Official Plan (2010).

> *b. in cases where either or both of the subject or retained lands are not in conformity with the approved Zoning By-law, the applicant shall file a Zoning By-law amendment application prior to or concurrently with the consent application, or where the required zoning exceptions to facilitate the severance are minor in nature and maintain the intent of this Plan, a minor variance application. When considering such Zoning By-law Amendment or minor variance applications, Council or the Committee of Adjustment shall have regard for the consent policies of this Plan; and*

The proposed consent application meets the standards outlined in the Zoning By-law, and therefore no amendment to the Zoning By-law, or minor variance application is required.

> *c. in cases where a Site Plan application is deemed necessary to assess a consent application, the City may defer the consent application until the related Site Plan has been approved by Council.*

The proposal will be developed by means of consent application and building permit applications. A site plan application is not required.

> *10.1.2.47. That in addition to matters under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, shall have regard for the following matters in consultation with the appropriate departments and agencies:*
>
> *a. Compatibility of the proposed size, shape and use of the lot with:*
>
> *i. the local pattern of lots, streets and blocks;*

The area, width and lot pattern created by the consent application is in keeping with that of the surrounding area as discussed previously in Section 3.1 of this document. There will be no impacts to the local pattern of streets and blocks.

> *ii. the size and configuration of existing lots;*

The consent application would result in a rectangular shaped lot for the retained land, whereas the severed land would be identical in area, with a curvilinear frontage due to its' location being a corner lot. Configuration of the lots along the local street is consistent with existing lotting fabric. Other corner lots in the area are similar in shape. Lotting patterns and physical characteristics of the neighbourhood vary significantly, however the

proposed lots are similar to other lots in the surrounding area. The proposed lot dimensions are similar in size, frontage and setbacks as other lots within the area.

iii. the building type of nearby properties;

The proposed development will consist of low-rise residential dwellings, which is consistent with the building types of nearby properties.

iv. the heights and scale of nearby properties;

The height and scale of the proposed dwellings are consistent with that of nearby properties and conform to Zoning By-law 1-88.

v. the setback of buildings from the street;

The proposed building setbacks from the street are consistent with those in the surrounding areas and the proposed development meets the standards of the Zoning By-law.

vi. the pattern of rear and side-yard setbacks; and

The pattern of rear and side-yard setbacks are consistent with that of the surrounding neighbourhood.

vii. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

The existing dwelling is not a heritage building and the proposed development is not located within a heritage district.

b. Access:

i. consent to sever a lot shall be permitted only when both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;

The subject property is located on a corner lot at Monsheen Drive and Tayok Drive. Access will continue to be located on Tayok Drive for both the retained and severed lands.

ii. if the proposed lot or remaining parcel has frontage on a Provincial Highway, any consent shall be subject to the requirements of the Ministry of Transportation. If the proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of appropriate Regional or City authorities. Consent shall be conditional on the dedication of required road widenings, free of all costs and encumbrances, approval of access driveway locations or other requirements, to the satisfaction of the appropriate authorities;

The proposed new lot will have frontage on a local road (Tayok Drive). No road widenings would be required as part of the consent application.

iii. creation of lots fronting on designated arterial streets shall be discouraged, as granting of an entrance permit to serve a new lot provides another point of conflict with the smooth flow of traffic for which the road is designed, particularly in areas where strip development already poses traffic problems;

The new lot will be fronting a local road (Tayok Drive) and not an arterial road, and there will be no impacts to the existing flow of traffic.

iv. a daylighting triangle at intersections may be required to be dedicated in order to improve visibility for traffic movement to the satisfaction of the City and York Region; and

The new lot being created is located at the corner of Tayok Drive & Monsheen Drive within a registered Plan of Subdivision. Any daylighting triangle requirements would have been dedicated as part of the overall Plan of Subdivision as previously registered.

v. a reserve may be required to be deeded to York Region or the City if requested by the Regional or City Engineer, as a means of controlling access.

Any reserves that may be required to be deeded to the Region or Municipality would have been done as a condition of registration as part of the Plan of Subdivision. The subject site has frontage along a local road which would not require any further dedications to the Region or Municipality.

c. Servicing:

i. all proposed lots shall be serviced by either a public water supply or other adequate supply of potable water, and either a connection to a public sanitary sewer system or provision for other sanitary waste treatment facility on the site appropriate to the proposed use, approved by the City. Where a proposed lot is located in an area serviced by a municipal water system and/ or sanitary sewer, the Committee of Adjustment shall obtain confirmation from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated development by Plan of Subdivision; and

The proposed consent application is creating one additional lot for a single detached dwelling, which will not have any impact on servicing capacity.

ii. where a consent has been applied for to create a lot which is dependent upon an individual water supply, approval shall be conditional upon the City and or Region, as appropriate, being satisfied that an adequate potable water supply can be made available, and that the location of the well in relation to the septic tank is acceptable. The City and or Region, as appropriate, may require a hydrology report from a qualified professional engineer in regard to the adequacy of the potable water supply without adversely affecting either the quantity or quality of adjacent potable water supplies.

The proposed consent application will result in one additional lot to be serviced by means of municipal water and sanitary sewer. No private water supply is being proposed.

d. Conservation:

i. the Toronto and Region Conservation Authority shall be consulted in respect of applications for consent which are subject to flooding, wind or water erosion, or characterized by steep slopes, groundwater recharge, valuable wildlife or fish habitat, mature tree stands and areas of high aggregate potential.

The subject property is not located within a TRCA regulated area, nor is it within any natural heritage area.

e. Financial Implications:

i. creation of lots shall not be permitted where capital expenditures by a public authority would be required for the extension of any major service or facility.

The proposed consent application will not require any capital expenditures by a public authority for any extension of major services or facilities.

4.0 Zoning By-law 1-88

The subject lands are currently zoned "R1" – Residential Zone, under provisions of By-law 1-88, as amended. The applicable zoning provisions permit single detached dwellings, which is consistent with the proposed development. Additionally, the proposed development meets the zoning standards as outlined in By-law 1-88. See below Zoning Compliance Tables:

TABLE 1 - LOT 'A' – Retained Land

	REQUIRED	PROVIDED
Frontage	18.0m	23.7m
Lot Area	700 sq.m	794 sq.m
Coverage	30%	30%
Front Yard Setback	7.5m	7.5m
Rear Yard Setback	7.5m	14.4m
Exterior Yard Setback	4.5m	N/A
Interior Yard Setback	1.5m	1.5m

TABLE 2 - LOT 'B' – Severed Land

	REQUIRED	PROVIDED
Frontage	18.0m	22.9m
Lot Area	700 sq.m	794 sq.m
Coverage	30%	30%
Front Yard Setback	7.5m	7.5m
Rear Yard Setback	7.5m	13.3m
Exterior Yard Setback	4.5m	4.5m
Interior Yard Setback	1.5m	1.5m

As shown in the tables above, the proposed development is meets or exceeds the zoning requirements outlined in By-law 1-88 for the R1 Zone.

5.0 Conclusion

Based on the above review, the submitted consent application is consistent with Section 51(24) and 53 of the *Planning Act*, the applicable policies of the Provincial Policy Statement, and conforms to the applicable policies of the Growth Plan.

Additionally, the proposed development meets the criteria outlined in the Vaughan Official Plan (2010) Section 9.1.2.3 – Vaughan's Established Large-Lot Neighbourhoods and is consistent with the zoning standards of the R1 Zone in By-law 1-88.

It is our opinion that the proposed severance is appropriate to approve and represents good planning.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

Rosemarie Humphries BA, MCIP, RPP
President

cc. Concetta Petruccelli-Defina

Encl. Attachment 1 – Severance Sketch
Attachment 2 – Context Map

City of Vaughan
2141 Major MacKenzie Drive West
Vaughan, ON
L6A 1T1

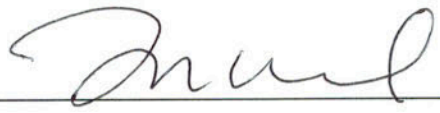
To Whom It May Concern:

Connie Defina, owner of 160 Monsheen Drive, Woodbridge, Ontario, has discussed with us her desire to have her property severed into two lots. She has informed us that she is in the process of applying to the City of Vaughan for permission.

We are her neighbours, we are in favour and will support this proposal.

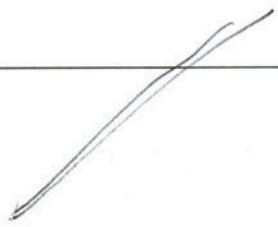
Address: 155 MONSHEEN DRIVE

Name (Print): FRANCO RASETTA (owner)

Signature: 

Date: 12 - JULY - 2021

Name (Print): N/A (owner)

Signature: 

Date:

City of Vaughan
2141 Major MacKenzie Drive West
Vaughan, ON
L6A 1T1

To Whom It May Concern:

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We are her neighbours, we are in favour and will support this proposal.

Address: 176 MONSHEEN DR. WOODBRIDGE

Signed: BARBARA SCALZITTI (owner)

Signed: (V. SCALZITTI) (owner)

Date: July 8, 2021

City of Vaughan
2141 Major MacKenzie Drive West
Vaughan, ON
L6A 1T1

To Whom It May Concern:

Connie Defina, owner of 160 Monsheen Drive, Woodbridge, Ontario, has discussed with us her desire to have her property severed into two lots. She has informed us that she is in the process of applying to the City of Vaughan for permission.

We are her neighbours, we are in favour and will support this proposal.

Address: 69 TAYOR DRIVE

Name (Print): LORIS SUPPO (owner)

Signature: [signature]

Date: 12/07/21

Name (Print): CARMELA SUPPO (owner)

Signature: [signature]

Date: 12/JUL/2021

City of Vaughan
2141 Major MacKenzie Drive West
Vaughan, ON
L6A 1T1

To Whom It May Concern:

Connie Defina, owner of 160 Monsheen Drive, Woodbridge, Ontario, has discussed with us her desire to have her property severed into two lots. She has informed us that she is in the process of applying to the City of Vaughan for permission.

We are her neighbours, we are in favour and will support this proposal.

Address: 37 TAYOR Drive

Name (Print): Gail Lepore (owner)

Signature: _____

Date: August 12th / 2021

Name (Print): N/A (owner)

Signature: _____

Date: _____

City of Vaughan
2141 Major MacKenzie Drive West
Vaughan, ON
L6A 1T1

To Whom It May Concern:

Connie Defina, owner of 160 Monsheen Drive, Woodbridge, Ontario, has discussed with us her desire to have her property severed into two lots. She has informed us that she is in the process of applying to the City of Vaughan for permission.

We are her neighbours, we are in favour and will support this proposal.

Address: 64 Tayok Dr.

Name (Print): Canh Phan (owner)

Signature: 

Date: July 12/2021

Name (Print): Thao Truong (owner)

Signature: 

Date: July 12/2021

City of Vaughan
2141 Major MacKenzie Drive West
Vaughan, ON
L6A 1T1

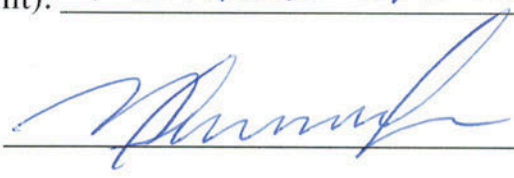
To Whom It May Concern:

Connie Defina, owner of 160 Monsheen Drive, Woodbridge, Ontario, has discussed with us her desire to have her property severed into two lots. She has informed us that she is in the process of applying to the City of Vaughan for permission.

We are her neighbours, we are in favour and will support this proposal.

Address: 150 MONSHEEN DR

Name (Print): MICHAEL CARLONE (owner)

Signature: 

Date: JULY 13, 2021

Name (Print): _____ (owner)

Signature: _____

Date: _____

From: [redacted]
To: Committee of Adjustment
Subject: [External] 160 Monsheen
Date: Friday, October 15, 2021 10:46:18 AM

Hi
I live in the neighbourhood on Forest Circle crt.
I strongly do not support this severance in this area.
We all bought here for the big lots and estate feeling.

--
Brenda Roulston
Sales Representative

[redacted]
Royal Lepage Maximum
7694 Islington Ave
2nd Floor
Vaughan, Ontario
L4L 1W3

From: [redacted]
To: Committee of Adjustment; Michael Torres
Subject: [External] Re:_Concerns_regarding_160_Monsheen_Drive_-_B014/21
Date: Saturday, October 16, 2021 5:29:22 PM

We oppose application B014-21 that proposes to sever the single lot into 2 separate lots for building 2 separate residential dwellings.

The Seneca Heights area lot assignments and homes were built between the 1950 to 1970's making the Seneca Heights community a unique and niche community with a particular character that must be preserved! The zoning and character of this nestled and niche community MUST be maintained and respected according to the wishes of the residents that live in this area and must be in compliance with the VOP 2010 plan that specifically addresses the protection and the preservation of the Seneca Heights community. Therefore, any alteration, demolition or construction to an existing dwelling should displace and improve what was existing and must not affect, disturb or destroy the character of the neighbourhood that we the residents love and cherish.

As a taxpayer and a resident of Seneca Heights I oppose the proposed changes for 160 Monsheen Drive and will oppose any similar proposal in the future that risk setting any precedence for possible similar proposals for the reasons stated above.

Sincerely,

Gerardo Vecchiato and family
20 Tayok Drive
[redacted]

From: [redacted]
To: Committee of Adjustment
Subject: [External] Application B014/21
Date: Monday, October 18, 2021 8:51:47 AM
Attachments: 3014_001.pdf

Hello,
My name is Pierino Deiana. My wife, Mary Jane Deiana. and I are the owners of the property at [redacted] Tayok Drive - [redacted] from the property of the applicant seeking to sever her property. We have lived in the neighbourhood for over 25 years and we strongly oppose Consent Application B014/21. To my knowledge, this is the first property in the area in which an owner is seeking to have it severed. Severing the property would have a significant impact on neighbouring properties in the immediate and general area, as the proposed house to be built would not be compatible with the existing houses in the neighborhood, in term of size, set back and side yards, and would impact privacy, parking and be detrimental to the streetscape and the character of the neighborhood. Approving the consent application, therefore, would not be appropriate from both a planning and public interest perspective.

Thank you

From: [redacted]
To: Christine Vigneault; Committee of Adjustment
Subject: [External] Consent Application B014/21
Date: Monday, October 18, 2021 1:47:56 PM

Good afternoon to all members of the Committee of Adjustment

I am writing as a concerned resident of the Seneca Heights Community in Woodbridge, within which 160 Monsheen Drive is situated.

We were alerted of the application for severance this past weekend by one of our neighbours. Our small community was very surprised that notices were not circulated to people in the immediate area. I understand that there are distance limitations, but you can understand that in an area of large lots and wide frontages, that distance for exposure did not include many homes.

With regards to the application itself, I would like it to be on record that we DO NOT support the severance for construction of two homes at 160 Monsheen Drive. Our small community of 64 residences currently has frontages that range from 80 to 105 feet and lot areas from 11,000 ft2 to 40,000 ft2. What is being proposed on the property is at least 30% smaller than the smallest property, which is significant and would set a dangerous precedent for the area.

Whilst we understand that there are various intensification policies currently being encouraged by the City and the Region, it would appear that this is not an appropriate area to pursue such intensification.

Kindly provide any feedback and relevant Staff Report, as these becomes available for this application.

Thank you

Irina Vialykh
228 Wigwoss Drive
[redacted]

From: [redacted]
To:
Cc: [redacted]
Subject: [External] Request For Decision B014/21 and OPPOSING CONSTRUCTION DECISION!
Date: Monday, October 18, 2021 2:40:52 PM
Attachments: VAUGHAN.pdf

Hello,

I strongly oppose/disagree with the proposed 2 buildings request for this One Lot!
This does not conform to the structure of the area AND should not be changed. We are not a subdivision for any such construction of this kind!

Attached, please also find Request Decision form.

Regards,
Adriana Furlan
45 Forest Circle Court

Owner Maria Celina

11 Tayok Drive
Woodbridge, Ontario
L4L 2N1

Owner David/Sara

21 Tayok Drive
Woodbridge, Ontario
L4L 2N1

RE: B014/21 Consent Application 160 Monsheen Drive Woodbridge

Dear Staff and council of City of Vaughan

We are expressing our strong opposition for the above-mentioned application for a severance. We are owners and residents of 11 Tayok Drive and 21 Tayok Drive respectively. We have lived in the Seneca Heights neighbourhood since 1981. The area is characterized by our large lots, attractive landscapes, and mature tree canopy. The community was one of the founding communities of Woodbridge being developed sometime in the 1950's.

The lands **ARE** and should always be protected under Vaughan's Established Large Lot Neighbourhoods, Policy 9.1.2.3. (Vaughan Official Plan 2010 "VOP 2010") The VOP 2010 took an extensive amount of time to develop by the City of Vaughan, residents, and stakeholders.

Policy 9.1.2.3. was created specifically to address if an application of a land severance arose.

The policy specifically states that *"In order to maintain the character of established, large-lot neighbouroods the following policies shall apply to all developments within these areas (e.g., land severences…)*

a. *Lot frontage: In the case of lot creation, new lots should be equal or exceed the frontages or the adjoining lots of the average of the frontage of the adjoining lots where they differ;*

The applicant proposes to change the frontage from Monsheen Drive (30.5m) to Tayok Drive to create 2 lots with a frontage of 23.7m and 22.4m. This would be at the expense of reducing the depth of both new lots.

The property belongs to the area of 30m+ (100f+) homes as shown in red in Schedule 1B in the VOP 2010.

The applicant provides 2 context maps marked as Attachment 1 and Attachment 2.

The applicant uses an inappropriate comparison of surrounding properties to compare lot areas and frontages.

In attachment 1 the applicant uses comparisons of homes that are all outside the boundary of Vaughan's Established Large-Lot Neighbourhood.

In attachment 2 the applicant selectively or cherry picks 4 homes within the 30-meter Large Lot Neighbourhood and then selects the 4 smallest properties in the shaded blue are of the Large Lot Neighbourhood. The applicant is attempting to make it appear that the average frontage requirements are and lot sizes are met.

The policy specifically states that new lots "should be equal to or exceed the frontages of the **"adjoining lots."** The criteria and comparisons the applicant uses is deceitful and not in line with what the policy requires.

The metrics in both a. and b. are not met.

The key term in the policy says ***adjoining lots.*** A more appropriate average should be taken from the adjoining lots such as the 16 homes in the Notification map-B014/21 or all the homes highlighted in red in Schedule 1B that form the Large Lot Neigbourhood. Homes outside the Large lot Neighbourhood should not be used as a comparison.

I have illustrated below how the applicant is deficient in meeting the requirements of the policy if we examine all the lot areas and lot frontages within the notification map.

Address	Lot Frontage (m)	Lot Area (m)
20 Tayok Drive	27.4	1132.4
29 Tayok Drive	25.9	1180.5
37 Tayok Drive	19.9	1557.9
64 Tayok Drive	32.1	2986.1
69 Tayok Drive	44.0	923.7
74 Tayok Drive	25.6	3314.8
82 Tayok Drive	26.0	3501.5
83 Tayok Drive	26.0	1078.0
123 Monsheen Drive	54.0	1111.5
130 Monsheen Drive	27.3	2681.9
140 Monsheen Drive	30.5	2336.0
143 Monsheen Drive	29.9	1149.0
150 Monsheen Drive	30.5	1611.9
155 Monsheen Drive	28.8	1094.7
176 Monsheen Drive	26.9	1412.1
186 Monsheen Drive	26.5	1293.2
Average (16 Homes)	30.1	1772.8
Proposal House 1	23.7	794
Proposal House 2	22.4	794.0

With respect to section b. of the policy **ALL** houses that are adjoining or within the notification map have lot sizes larger than what the applicant is proposing and therefore is not consistent with the neighbouring lots.

With respect to section a. when you take the average lot frontages of homes in the notification area, the proposed new lots do not equal or exceed the frontages of the adjoining lots.

In respect to the front yard setbacks, most adjoining homes and in general have generous front yards and exterior side yards. Section d. of the policy states

> *"Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape.*

The current setback of the existing home is 18.9 meters from Tayok Drive. The applicant proposes the new frontage on Tayok Drive to be 7.5 meters for both homes. This is almost 3 times less.

There are other issues related to the application which we will address at the community meeting. Approving the application would be detrimental to the neighbourhood and to the communities that form the Large Lot Neighbourhoods in Vaughan.

Allowing this development would result in the erosion of the large expansive corner, the destruction of mature trees, and erode the character of the Seneca Heights community and be in contravention of the Official Plan.

Thank you.

From: [redacted]
To: Committee of Adjustment
Subject: [External] 160 Monsheen Drive re: Application B014/21
Date: Monday, October 18, 2021 8:02:11 PM

Hi, my name is Doug McLay and I live at 31 Forest Circle ct and have for 30 years. I cannot believe that the city would entertain the thought of allowing the owner of 160 Monsheen to divide his lot and build 2 houses. Why allow this precedent to be set in this neighborhood? What next, does the adjacent lot build townhouses, or a condominium like is being allowed on Arrowhead! This is a mature area with larger lots, already with a lot of the existing homes being replaced with some large homes. This is an injustice and an insult to everyone in Seneca Heights. Would you allow this to be done on Sylvadene parkway? DEFINITELY NOT, or maybe one of the politicians neighborhoods? Do not allow this to happen to local taxpayers!!!

Do what is morally right, not what brings more tax dollars.

Thanks
Doug McLay

Judy Lam & Douglas Peng

Owners of 10 Tayok Drive

Woodbridge, Ontario

L4L 2M9

Re: B014/21 Consent Application for a lot severance

Dear COFA Staff (Office of the City Clerk, City of Vaughan),

We are writing to say that we are strongly opposed to an application for a lot severance at 160 Monsheen Drive. We have resided in the historic Seneca Heights neighbourhood for over 18 years. It is a quaint community consisting of only 64 homes situated in one of Vaughan's oldest, most mature areas. This unique area is characterized by large lots, wide frontages, deep front and rear yard setbacks, wide and/or circular driveways, extensive landscaped yards, ancient trees and unique architecture designed as far back as the 1950s. The proposed lot severance would disrupt the distinct character and identity of our small community. Lot severance does not belong in Seneca Heights. This is not an area to be intensified. We are a stable residential community that enjoys relative low density. Lot severance does not respect nor maintain the characteristics of our long-established neighbourhood.

Currently, Seneca Heights is (and should always be) protected under **Vaughan's Established Large Lot Neighbourhoods, Policy 9.1.2.3.**

a) Lot frontage: In the case of lot creation, new lots should be **EQUAL** to or **EXCEED** the frontages of the **ADJOINING** lots or the average of the frontage of the **ADJOINING** lots where they differ

The application chose to compare the two proposed lots with "surrounding" properties on the Context Maps (Attachment 1 and 2). On Attachment 1-Context Map, the comparisons are made with a completely different subdivision on Wigwoss Drive, built approximately two decades later, and **outside** the boundaries of our defined and established "Large-Lot Neighbourhood". Picking and choosing the smaller (or narrower) lots in a different subdivision altogether makes for a misrepresented, inappropriate comparison. Furthermore, in Attachment 2—Context Map, **none** of the direct **adjacent neighbours**, in other words, the **ADJOINING or FACING** properties were used in the comparison (i.e., 150 Monsheen Drive, 175 Monsheen Drive, 64 Tayok Drive, 37 Tayok Drive or 155 Monsheen Drive); as doing so would not suit the proposed agenda.

After this application was brought to our attention by a concerned neighbour, we were disappointed to have had absolutely no knowledge of this, despite the fact that we live just 2 houses up the street from the proposed site for severance. In fact, the majority of our neighbours had absolutely no idea that an application for a lot severance was even made. We understand that the applicant is only obligated to notify those within a certain radius of the proposed site for the severance, but this plan affects ***all*** the residents of Seneca Heights as a ***whole***.

Approval of this application for a lot severance at 160 Monsheen Drive will be harmful and detrimental to our small community as it will set a precedent. Lot severance is inconsistent with the character and esthetics of Seneca Heights.

We look forward to the opportunity to express our concerns at the hearing on October 28.

Sincerely,

Judy Lam & Douglas Peng

Douglas Peng
10 Tayok Drive
Woodbridge, ON
L4L 2M9

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

October 20, 2021

Dear Sir or Madam:

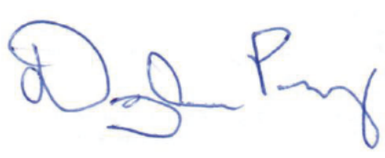
RE: Written Comment Regarding B014/21

Approval of B014/21 relating to 160 Monsheen Drive in the Seneca Heights neighbourhood of Woodbridge may contravene the Ontario Heritage Act and as described under City of Vaughan By-Law 70-84 due to its need for excavation. This by-law designates the lands under and/or adjacent to 160 Monsheen Drive as a historical site protected by the Ontario Heritage Act as it was once occupied by an indigenous village where up to 870 Huron aboriginals lived in the early 16th century.

City of Vaughan By-Law 70-84 (see https://www.heritagetrust.on.ca/en/oha/details/file?id=4568) refers to this indigenous village as the "Mckenzie-Woodbridge Site (AkGv-2)" which overlaps the northeastern quadrant of the Seneca Heights neighbourhood where 160 Monsheen Drive is situated.

Please reference Addendum A appended to this letter to understand the historical significance of this archaeological site and how its size and location may spill over to 160 Monsheen Drive given that it was destroyed by the Seneca Heights developers to make way for its construction. Human remains and indigenous burial grounds were also found in and around this site.

Yours sincerely,



Douglas Peng
Resident of Seneca Heights
Mobile 416-885-4828

Addendum A – History of Seneca Heights Neighbourhood That Encompass 160 Monsheen Drive

In the early 16th century (circa 1520), Huron aboriginals built a large indigenous village that partially occupied the northeastern quadrant of current day Seneca Heights neighbourhood. This village covered 3.6 hectares of land and consisted of 17 multi-family longhouses (aboriginal homes) with one being as large as 184' x 30'. It is estimated that 580-870 people once inhabited this village. The settlement was surrounded by a sizable palisade (protective fortress fence) and had several middens (waste/garbage disposal sites) located within and outside of its palisade walls, and a burial ground.

The village was abandoned and in ruins by the time the town of Woodbridge sprung up in the mid 19th century (circa 1855). However, many archeological excavations have been conducted at the site over the last 75 years which has been designated the Mckenzie-Woodbridge Site (AkGv-2). The University of Toronto conducted the first publicly documented excavations in 1947 and 1949, followed by the Ontario Archaeological Society in 1951, and then the University of Toronto again in 1974, 1975 and 1977 followed by the Ontario Archaeological Society again in 1982. A detailed report by R. Robin Dods ''The Woodbridge Mackenzie Project'' is stored with the City of Vaughan archives. Pottery and ceramics found in the 1982 excavation are stored with the Ontario Archeological Society as a teaching collection. Eighteen human remains were also discovered at the site, but hundreds more likely exists undiscovered given the size of the settlement.

In the late 1950s, real estate developer Jack Grant of the Seaton Group developed the upscale Seneca Heights residential neighbourhood in Woodbridge. He hired legendary Canadian architects Jerome Markson, Stanley Bennett Barclay, and University of Toronto architecture professor Michael Bach to design what is now known as exemplary examples of Canadian mid-century modernist style residential homes with 160 Monsheen Drive being one of them. Many of these homes were highlighted in Canadian architectural magazines and journals of the time in which the Heritage Vaughan Committee recommended a couple of them to be designated heritage sites in 2011 for their uniquely Canadian modernist designs. Unfortunately, underneath this glitzy development in which realtor A.E. LePage advertised in the late 1950s as "fine contemporary homes of exceptional distinction on large and beautiful wooded lots", lies a much darker reality. To make room for this development, two thirds of the indigenous village ruins (its west side) that occupied the northeast quadrant of Seneca Heights was bulldozed and built on top of. The remaining one third (its east side) on lands immediately east of Seneca Heights was left undisturbed until the early 1980s when another subdivision was built there. Instead of building new subdivision homes over the remaining village ruins as in the case of Seneca Heights, it was bulldozed and landscaped into a non-descript suburban park called Almont Park, named after the developer Almont Construction Ltd. of the new adjacent subdivision.

Today, there is no plaque, monument, or any physical remnants to indicate that a large indigenous village once stood at this location. Its only acknowledgement is Vaughan by-law 70-84 proclaiming a portion of that land as a historical site.

Fortunately, the existence of the indigenous village is well documented due to the many archaeological excavations conducted over the decades. Unfortunately, the details of its west side that overlaps the northeastern quadrant of the Seneca Heights neighbourhood is not as well documented due to its destruction. It is very possible that 160 Monsheen Drive is either on the lands of the former indigenous village or just immediately adjacent to it. It is also very possible that 160 Monsheen Drive is located within the outer undiscovered burial grounds of the village palisades as it is estimated that 185-696 more human remains are missed in the area. To this end, excavation at 160 Monsheen Drive for the purpose of building two new homes could result in disturbing or destroying historical artifacts or human remains of this forgotten archaeological gem.

References

City of Vaughan Documentation

By-Law 70-84 proclaiming Mckenzie-Woodbridge Site a Heritage Site under the Ontario Heritage Act. https://www.heritagetrust.on.ca/en/oha/details/file?id=4568

''The Woodbridge Mackenzie Project'' by R. Robin Dods published in 1982. Not available online but filed within City of Vaughan archives. Prof. Robin Dods currently teaches at the University of British Columbia. See Robin Dods (ubc.ca)

City of Vaughan Official Plan Archaeological and First Nations Policy Study (March 2010)

Vaughan Official Plan Archaeological First Nations Policy Plan - Full Report (see page 24)

Vaughan OP Archaeology and First Nation Policy Study Executive Summary (explains why "out of sight, out of mind" is no longer acceptable.)

Seneca Heights Neighbourhood (Canadian Modernist Architecture Distinction)

Headliners in the 1960s, heritage homes now - The Globe and Mail

Thinking outside the cookie cutter - The Globe and Mail

SPECIAL COMMITTEE OF THE WHOLE (WORKING SESSION) JAN 8, 2001 (vaughan.ca)

Archaeological Excavation of McKenzie-Woodbridge Site (AkGv-2)

https://www.jstor.org/stable/40914188 Details of earlier excavations on the village west side overlapping Seneca Heights neighbourhood before its destruction. Most informative article.

https://www.ontarioarchaeology.org/Resources/ArchNotes/an82-4.pdf, 1982 Excavation of McKenzie-Woodbridge Site east side (page 4~5)

https://ontarioarchaeology.org/Resources/Publications/oa45-2-saunders.pdf, Human remains found at Mckenzie-Woodbridge Site

https://www.ontarioarchaeology.org/resources/ArchNotes/anns8-3.pdf and https://asiheritage.ca/wp-content/uploads/2020/06/The_Archaeological_History_of_the_Wendat.pdf, ceramics and artifacts collections at McKenzie-Woodbridge Site

https://macsphere.mcmaster.ca/bitstream/11375/18971/1/Birch_Jennifer_2010_Phd.pdf, Other relevant Archeological References (please search for "Mckenzie-Woodbridge" within article)

VAUGHANWOOD RATEPAYERS ASSOCIATION
52 FOREST CIRCLE COURT
WOODBRIDGE, ONTARIO
416-806-8203

October 20th, 2021

RE: Consent Application B014/21
160 Monsheen Drive, Woodbridge, Ontario

The Vaughanwood Ratepayers Association are in **opposition** to this application. The existing residents of this area cannot support the massive change to their existing mature residential area. This application is not proper planning it only disturbs a settled community of Seneca Heights.

This small pocket of Seneca Heights was established in the late 50's with 99.9% of the frontages to be 100 feet (see attached reference map). The information provided by the applicant is not accurate as the comparison done on 170 to 194 Wigwoss Drive (abutting the adjacent community called Lanterna Homes) was created in the 1985 with different set backs, by-laws (frontages of 50 feet), as it is a different subdivision. It took years to open up the boundary of Seneca Heights to the Lanterna subdivision. Seneca Heights wanted to preserve their uniqueness and heritage and not blend in with cookie cutter subdivision. My family and I have lived here for the past 45 years and remember most of the history on these sites.

The other property the applicant provided is Forest Circle Court again another parcel of land developed in the mid 70's with different frontages and by laws at the time. Everyone purchased their lot and custom built their home. An average lot sizes range from 9,000 to 12,000 ft2. This is a court with pie shape lots, therefore the frontages will not be as large as normal rectangular lots, however the average sq. ft2 is larger than then the proposed application. 31 Forest Circle is 10,946,89 ft2, 21 Forest Circle 9,579.872 ft2, 37 Forest Circle 12,0098.62 ft2, 41 Forest Circle is 9,127.79 ft2, 45 Forest Circle is 9,106.25 ft2, 52 is 9127.20 ft2, 57 is 13,088.90 ft2 10279 ft 52 is 48 is 10,279 ft2…….. This is not comparable to the application at hand.

Lets compare the lots on Seneca Heights that the majority have 100 feet frontages. Frontages range from 80 to 105 and lot sizes range from 11,000 to 50,000 ft2 with a unique design of everyone custom building their home to their needs in the 60's with no basement due to the historical significance of this archaeological site with indigenous remains.

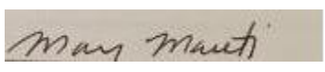
The applicant is proposing a 60 lot frontage and 7300 ft2. Is that comparable? It's at least 30% less than the smallest lot. This is not minor and it does not meet one of the four tests under the planning act.

Severance of this application will start a chain reaction with the other lots in the area. There are no lots that have been severanced in this area. In the past to my knowledge, the corner of Wigwoss Drive and Forest Circle Court had filed for a severance and were refused approval.

This is not a cookie cutter subdivision; people live here for many years and have purchased their homes in this area for the unique and the spacious lots. Look at Old Thornhill and Old Maple they have preserved their unique community and have not allowed the large lots to be severance. Do not start in Seneca Heights. As this will set a precedent in our unique area that has been preserved for more than sixty years. Most of the residents that were home have signed a petition to have the application **refused.** The ones that did not sign are probably going to apply for their own severance. If you approve this application, the committee is setting a precedent.

This application is not minor and does it not meet the 4 tests under the planning act.

This is not good planning in a settled community. We are asking the committee to review the correct facts at hand and to **refuse the application.**



Mary Mauti

Vaughanwood Ratepayers Association

5081

PLAN OF SUBDIVISION
OF PART OF LOTS 6, 7 AND 8, CONCESSION VII
VILLAGE OF WOODBRIDGE COUNTY OF YORK

SCALE 1" = 100'

OWNER'S CERTIFICATE

Lots 1 to 55 both inclusive Blocks A, B, C, D, E, F, and G and the 1 foot reserves shown hereon within the boundaries outlined in red have been laid out in accordance with our instructions

The streets and Block G shown hereon are hereby dedicated for the purpose of public highways

OWNER

WOODVIEW DEVELOPMENT LIMITED

MORTGAGEE'S CERTIFICATE

We hereby consent to the filing of this plan

WITNESS

MORTGAGEE
ALEXANDER McKENZIE

AFFIDAVIT

To wit I, _____ of the _____ in the _____ make oath and say

1 That I was personally present and did see this plan and duplicate duly signed by _____

2 That the said plan and duplicate were signed by the said party at _____

3 That I know the said party

4 That I am a subscribing witness to the said signing

Sworn before me at _____ this _____ day of _____ 1956

_____ A COMMISSIONER ETC

SURVEYOR'S CERTIFICATE

I, _____ an Ontario Land Surveyor certify that

(a) I was present at and did personally superintend the survey represented by this plan,

(b) This plan accurately shows the manner in which the land (edged in red) have been surveyed and subdivided by me,

(c) Every angle of the exterior boundary of the plan is defined in the survey thereof by a monument, and a monument is placed at one angle of each street intersection shown on the plan,

(d) I have indicated on the plan the position and form of each of the monuments,

(e) The monuments conform in all respects to requirements of Section 13 of the Surveys Act,

(f) The survey was made by me between the 3rd day of November 1955 and the 18th day of May 1956 and

(g) The survey has been accurately made in accordance with all the provisions of the Surveys Act and the Registry Act relating thereto

Dated at Toronto the 28 day of May 1956

MARSHALL, MACKLIN and MONAGHAN

PER _____
Ontario Land Surveyor

FIELD NOTES

I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof

_____
Ontario Land Surveyor

KEY PLAN
1" = 1 MILE

APPROVED AND CERTIFIED

Pursuant to Section 29 of THE PLANNING ACT, 1955, and in accordance with the decision of THE ONTARIO MUNICIPAL BOARD, enacted the 22 day of MARCH, 1956

_____
R.C. Rawlands
VICE-CHAIRMAN
of the
ONTARIO MUNICIPAL BOARD

LEGEND

Standard Iron Bars shown thus ■

¾" ϕ Iron Pipes shown thus ○

All measurements on curved boundaries are arc distances between points shown

The bearing of N 73° 12' E NLY limit of Highway No 7 governs all bearings shown hereon

5081

18th July 56 11.51 A.M.
5081
Harold G. Bock

PINE STREET
LOT 8
LOT 7
LOT 6
LOT 7
RIVER
BLOCK C
BLOCK D
BLOCK E
BLOCK A
BLOCK B
BLOCK F
DRIVE
TAYLOR
WIGWOSS
DRIVE
HUMBER
MONSHEEN
HIGHWAY
(ALLOWANCE for ROAD between LOTS 5 & 6) # 7
1 RESERVE
(BLOCK G)
STONE MONUMENT
NLY LIMIT HWY #7 AS SHOWN ON D.H.O. PLAN P-1176 BEING REGISTERED PLAN NR 2656 DATED MAY 19 1930

S-877-512

65M-2182

LOT BLOCK	RADIUS	ARC	CHORD	BEARING
1	105 00	13 90	13 89	N 3°49'20 W
22	125 00	5 57	5 57	N 6°11'20 W
23	125 00	1 84	1 84	N 4°29 40 W
25	105 00	11 11	11 11	N 7°06'20 W
26	125 00	13 23	13 22	N 7° 06 10 W
37	15 00	0 23	0 23	N 6° 57' 40 W
38	15 00	14 68	14 10	N 21°26'50 E
39	15 00	8 65	8 53	N 66°00'40' E
41	7425	15 89	15 86	N 1° 20 00 W
43	15 00	1 21	1 21	N 9° 48' 20 W
44	1500	13 00	12 59	N 36°54 40 W
45	15 00	9 35	9 20	N 79°35 50'W
47	5575	14 96	14 92	N 0°13'20 E
49	10 00	7 58	7 40	N 29°37'00 E
49	16 50	2 59	2 59	N 46°49'10 E
50	16 50	15 50	14 93	N 15°24 50 E
51	16 50	15 79	15 19	N 38°54 10 W
52	16 50	13 51	13 14	N 89°46'40'W
53	16 50	14 01	13 58	N 42°26'15'E
54	16 50	18 77	17 60	N 47°02'05 W
55	16 50	10 03	9 88	N 83°18'30 E
55	10 00	7 58	7 40	N 87°35 50 E
56	62 50	5 50	5 50	N 68° 10'30'W
57	62 50	11 91	11 89	N 60°11'30' W
60	10 00	7 58	7 40	N 53°54 50 E
60	16 50	11 38	11 15	N 55°52'00 E
61	16 50	11 92	11 66	N 15°24'50 E
62	16 50	12 45	12 16	N 26°54'20 W
63	16 50	14 98	14 47	N 74°31'50 W
64	16 50	20 34	19 08	N 44°08 50 E
65	16 50	5 77	5 74	N 1° 11' 20 W
65	10 00	7 58	7 40	N 10°30'00 E
68	81 00	1 07	1 07	N 55°06'40 W
69	81 00	18 79	18 75	N 62°08 10 W
70	81 00	2 71	2 71	N 69°44 20 W
71	10 00	7 58	7 40	N 48°59'20 W
71	16 50	4 10	4 08	N 34°23 40 W
72	16 50	24 50	22 31	N 84°03'15 W
74	16 50	4 36	4 34	N 45°50'10 E
75	16 50	14 04	13 62	N 13°53'50 E
76	16 50	1 24	1 24	N 12°39 20 W
77	16 50	15 44	14 88	N 8° 41' 30 W
77	10 00	7 58	7 40	N 13°47 50' W
77	7425	4 03	4 03	N 6°21'10' E

TO-6075

PLAN 65M-2182

CERTIFICATE OF REGISTATION
I CERTIFY THAT THIS PLAN 65M-2182 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION AT 2 43 PM O'CLOCK ON THE 9th DAY OF SEPT 1983 AND ENTERED IN THE REGISTER(S) FOR PARCEL PLAN-1 SECTION 65M-2182 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISITERED AS PLAN DOCUMENT Nº LT 142202

J Galton
Asst Dep LAND REGISTRAR

APPROVED AUG. 29. 1983

T Peters Woods
ASS'T. EXAMINER OF SURVEYS

THIS PLAN COMPRISES -PART OF PARCEL 6 3 SEC V-7
ALL OF PARCEL G 1 SEC M 1526
PART OF PARCEL A 1, SEC M 1761

PLAN OF SUBDIVISION
PART OF LOTS 6 AND 7 CONCESSION 7 AND BLOCK G REGISTERED PLAN M-1526 AND PART OF BLOCK A REGISTERED PLAN M-1761
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 1000 H J GERRITS O L S 1983

0 10 20 30 40 50 60 70 80 90 100 m

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0 3048

LEGEND
- □ DENOTES PLANTED
- ■ DENOTES FOUND
- S1B DENOTES STANDARD IRON BAR
- ⊕ DENOTES PLANTED IRON BAR UNLESS OTHERWISE SHOWN

S820027

This plan is approved by the Ontario Municipal Board pursuant to section 51 of the Planning Act (R S O 1980, c 379)
Dated this 28TH day of OCT 1982

SECRETARY

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT
1 LOTS 1 TO 72 BOTH INCLUSIVE BLOCKS 73, 77 & 79, WALKWAY NAMELY BLOCK 78, 30 RESERVES NAMELY BLOCKS 80 TO 89 BOTH INCLUSIVE, STREET WIDENINGS NAMELY BLOCKS 74, 75 & 76, STREETS NAMELY WIGWOSS DRIVE, ARROWHEAD DRIVE, KANATA COURT, HURONIA PLACE AND EMERSON COURT, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS
2 THE STREETS AND STREET WIDENINGS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS

DATED THE 25th DAY OF MAY, 1983
ALMONT CONSTRUCTION LIMITED

Leo Perciasepe
LEO PERCIASEPE PRESIDENT

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
2 THE SURVEY WAS COMPLETED ON THE 7th DAY July, 1983

DATE July 10, 1983

H J GERRITS
ONTARIO LAND SURVEYOR

HENRY J GERRITS SURVEYING LTD
ONTARIO LAND SURVEYORS
44 RUSCICA DRIVE
TORONTO, ONTARIO
M4A 1R1 751-1777

M-1543

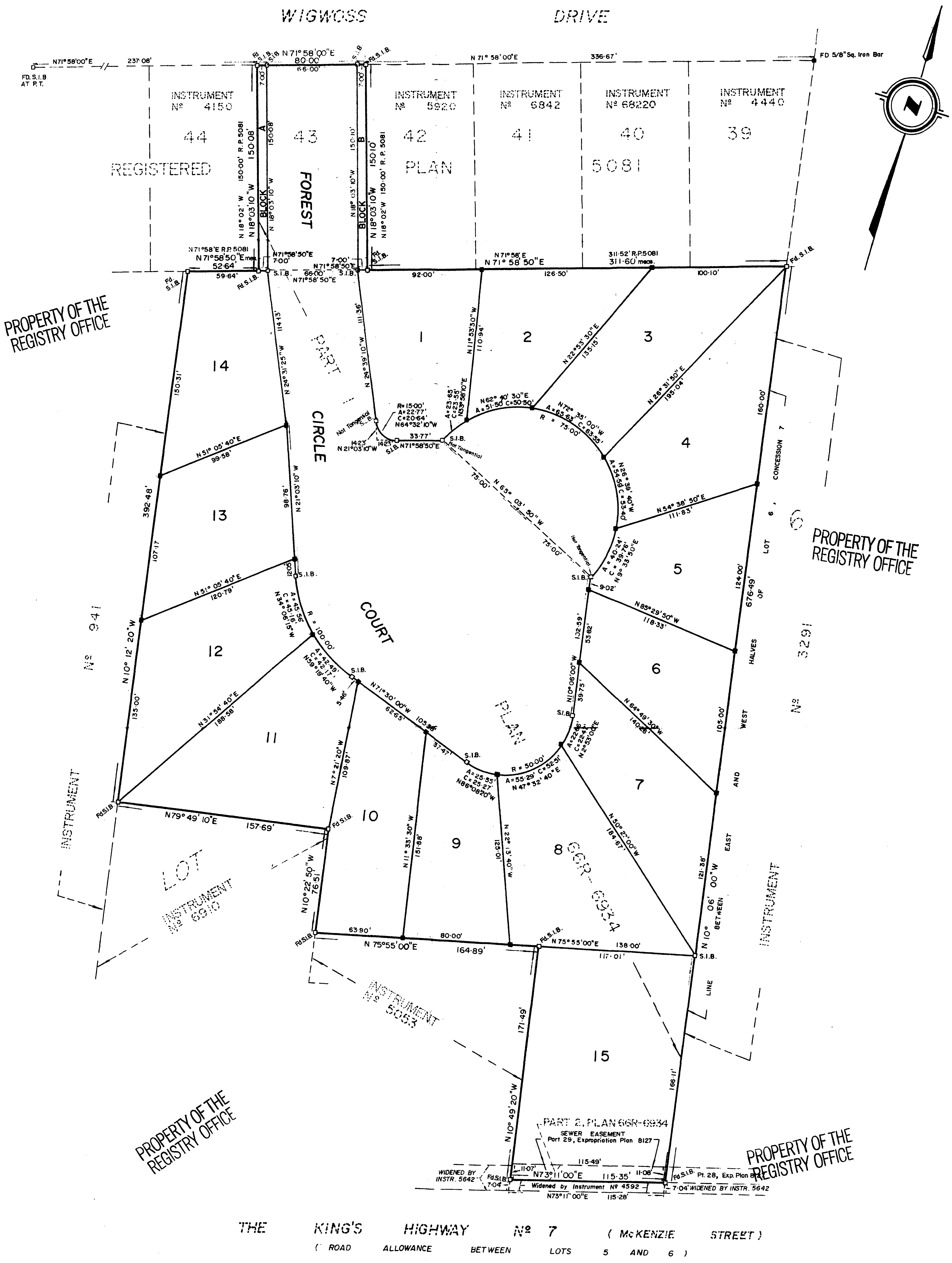
PLAN OF SUBDIVISION
OF PART OF LOT 6, CONCESSION 7 AND LOT 43, REGD. PLAN 5081
TOWN OF VAUGHAN (FORMERLY VILLAGE OF WOODBRIDGE)
REGIONAL MUNICIPALITY OF YORK (FORMERLY COUNTY OF YORK)

SCALE 1" = 40'

Roger A.H. Silvera, O.L.S.
1973

C-9819
T-20187

M-1543
Approved for Registration *18 Dec. 1973*
[signature] Asst. Examiner of Surveys
Plan M-*1543* registered *20th FEB. 1974* and entered on Parcel *PLAN-1* Section *M-1543*
[signature] For Land Registrar
Certificates, consents and dedications are filed under Nº *B414219*



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY:

1. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
3. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
4. THAT THE SURVEY WAS COMPLETED ON THE 5th DAY OF SEPTEMBER, 1973.

SEPTEMBER 7, 1973.

[signature]
R. A.H. SILVERA, Ontario Land Surveyor

NOTE

ALL BEARINGS SHOWN HEREON ARE REFERRED TO THE N 73°11' E OF THE NORTHERLY LIMIT OF HIGHWAY Nº 7 IN ACCORDANCE WITH DEPOSITED PLAN 5642.

STANDARD IRON BAR 1" SQUARE, 48" LONG SHOWN THUS —□— S.I.B.
IRON BAR 5/8" SQUARE, 24" LONG SHOWN THUS —■—

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 15, BLOCKS A & B, AND THE STREET NAMELY FOREST CIRCLE COURT AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED AS PUBLIC HIGHWAY.

DATED THE *12* DAY OF *Dec.* 197*3*.

OWNER:
STAN-WOOD INVESTMENTS LIMITED

[signature]
JOSEPH CONSIGLIO
PRESIDENT

Approved under Section 33 of THE PLANNING ACT.
This *12th* day of *DEC.* *73*

NO SEAL *[signature]* JOHN WHITE Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs

ROGER A. H. SILVERA LTD. ONTARIO LAND SURVEYORS 562 VAN HORNE AVENUE WILLOWDALE, ONTARIO PHONE 491-3511	
REFERENCE	70 - 58

Petition to Oppose Application for a Lot Severance at 160 Monsheen Drive, Woodbridge (Consent Application B014/21)

Petition summary and background	Dear Neighbour, we encourage you to sign our petition to maintain the **integrity and character** of our beautiful community.
Action petitioned for	We, the undersigned, are concerned residents of Seneca Heights, who are **vehemently opposed** to application of a lot severance at **160 Monsheen Drive.**

Printed Name	Signature	Address	Comment	Date
JF PELCHER		241 WIGWOSS DRIVE		10/16
Marc di Ruggiero				"
Isabella di Ruggiero		249 Wigwoss Drive		"
Francis Pavia		97 Monsheen Drive		"
Wafa Roman		41 Monsheen Dr		"
Ahmed Wahabi		"		"
Zohra Roman		"		"
Mohammad Roman		"		"
Stephen Sanders		41 Monsheen Dr.		"
DAVE [illegible]		62 MONSHEEN		"
Lisa Lush		82 Monsheen Dr.		"

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Printed Name	Signature	Address	Comment	Date
BRENDA Poulston	B. Poulston	31 Forest circle CRT	Total 14 disagree	OCT 16/2021
SUE MCLAY		31 Forest circle CRT	Ludacris $ greedy attempt to ruin a community.	Oct 16/2021
Doug McLAY		31 Forest circle CRT	THIS IS DISRESPECTFUL TO THE EXISTING NEIGHBORS & WARD	OCT 16 2021
DENNIS PASQUALI		37 FOREST CIRCLE CT	NOT IN LINE WITH CURRENT NEIGHBOURHOOD	Oct16/21
Shahla Ahmad	S Ahmad	41, Forest Circle Ct	Disagree	OCT 18/21
Hesameddin Ahmad		41 Forest Circle Ct.	Disagree	oct 18/21
Adriana Furlan	A Furlan	45 Forest Circle Crt	Disagree	Oct 18/21
Antonio Carrabba		25 forest Circle Crt	Disagree	Oct. 18-21
Antonietta Darwiche		209 Wigwoss Drive	Totally disagree	Oct 18/21
SATINDER K. BHATTI		42 CIRCLE CRT		OCT 18TH

Petition to Oppose Application for a Lot Severance at 160 Monsheen Drive, Woodbridge (Consent Application B014/21)

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Printed Name	Signature	Address	Comment	Date
OLIVER DAWSON		82 MONSHEEN DR.	a race to the bottom — no way !!	Oct. 16 2021
LUCAS DAWSON		82 Monsheen Dr.		"
Laura Gregoris		102 Monsheen Dr.		Oct. 16 2021
MARIO NALLI		122 MONSHEEN DR.		"
ROSSANA SEGA		123 Monsheen Dr		Oct 16/21
OKSana Vialykh		228 Wigwoss Dr.		"
ED HAURYLIW		143 MONSHEEN DR.	Lets NO TO VAULT THE AREA	Oct 16/21

Petition to Oppose Application for a Lot Severance at 160 Monsheen Drive, Woodbridge (Consent Application B014/21)

Petition summary and background	Dear Neighbour, we encourage you to sign our petition to maintain the **integrity and character** of our beautiful community.
Action petitioned for	We, the undersigned, are concerned residents of Seneca Heights, who are **vehemently opposed** to application of a lot severance at **160 Monsheen Drive**.

Printed Name	Signature	Address	Comment	Date
Sara Laugelli		21 TAYOK DRIVE	NO Severance	Oct 16/21
Maria Celina Rembacz		11 TAYOK DRIVE	No Severance	Oct 16/21
LESMANA GANI		225 WIGWOSS DRIVE	no Severance	Oct 16/21
SIMONA RODRIGUEZ		116 TAYOK DRIVE DRIVE	NO SEVERANCE	Oct 16/21
Nina DiStefano		111 TAYOK DRIVE	NO SEVERANCE	Oct 16/21
IVANA DEGIORGIS		101 TAYOK DRIVE	NO SEVERANCE	Oct 16/21
DOUGLAS PENG		10 TAYOK DRIVE	NO SEVERANCE	OCT 16/2021
Sol Dannicke		209 WIGWOSS DRIVE L4L2R3	NOS EVERANCE	10/16/2021

Petition to Oppose Application for a Lot Severance at 160 Monsheen Drive, Woodbridge (Consent Application B014/21)

Petition summary and background	Dear Neighbour, we encourage you to sign our petition to maintain the **integrity and character** of our beautiful community.
Action petitioned for	We, the undersigned, are concerned residents of Seneca Heights, who are **vehemently opposed** to application of a lot severance at **160 Monsheen Drive.**

Printed Name	Signature	Address	Comment – no severance	Date
Judy Lam		10 Tayok Drive L4L2M9	-signing to maintain esthetics of streetscape	Oct. 16
BRANKO KACKI		901 WILLOWOOD DR L4L 2R3	NO SEVERANCE	10/16.
Gerardo Vecchiato		20 Tayok Drive	No severance	10/16
Ersilio Vecchiato		20 Tayok Drive	No severance	10/16/2021
Kerry Rotz		29 Tayok Dr.	No severance	10/16/21
Carmela Suppa		64 TAYOK DR.	No severance	Oct. 16/21
Pierino Deiana		74 TAYOK DR	No severance	oct 16/21
Sam Chiappetta		82 Tayok Dr.	No severance	Oct 16/21
ANTONELLA FAVARO		83 TAYOK DR	NO SEVERANCE	Oct 16/21
ENRICO DEGIORGIS		101 TAYOK DRIVE	No SEVERANCE	OCT. 16/21
DAVID BEMBACK		21 TAYOK DRIVE	No Severance	Oct 16/21

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
Bell Canada – No concerns or objection

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:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Lenore Providence

Subject: FW: Request for Comments: B014/21 (160 Monsheen Drive)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: September-16-21 3:29 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: Request for Comments: B014/21 (160 Monsheen Drive)

Good afternoon Lenore

The Regional Municipality of York has completed its review of the above consent application and offers the following condition:

Servicing Allocation

The residential development proposed within the subject development area will require water and wastewater servicing allocation from the City of Vaughan. If the City of Vaughan does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- West Vaughan Sewage Servicing - 2028 anticipated commissioning
- Humber Sewage Pumping Station Expansion - 2025 anticipated completion
- Other projects as may be identified in future studies, or other appropriate servicing agreements

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York| 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca |www.york.ca

Bell Canada
Fl-2, 140 Bayfield St.
Barrie, Ontario
L4M 3B1

Fax: 705-722-2263
Tel: 705-722-2244
E-mail: carrie.gordon@bell.ca

September 9, 2021

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Attention: Lenore Providence - Administrative Coordinator - Committee of Adjustment
Email only: Lenore.providence@vaughan.ca

Dear Ms. Providence:

Subject: Application for Consent – Severance
160 Monsheen Drive
CofA File: B014/21 Bell File: 905-21-372

We acknowledge receipt and thank you for your correspondence dated September 2, 2021.

Subsequent to review of the Severance Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands to protect existing aerial facilities, supply service to the properties, and to maintain service in the area. According to our records, Bell has aerial cable that runs along the south property boundary as identified in the sketch provided.

Bell Canada would like to confirm that an easement over the lands designated as 160 Monsheen Drive. or a 3.0m wide corridor to be measured 1.5m on either side of the aerial facilities, as can be accommodated, would satisfy our needs.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of $2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

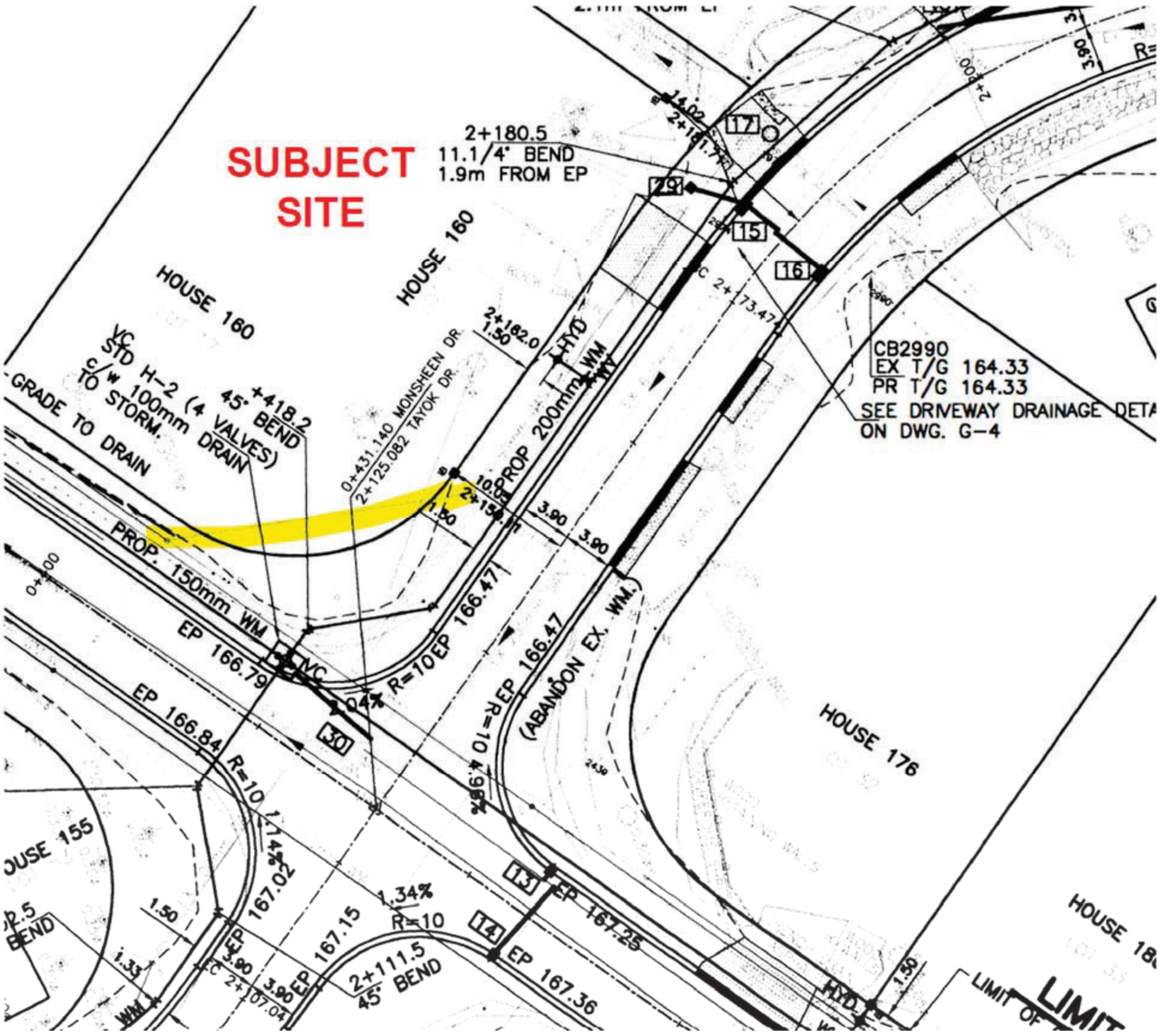
We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

Carrie Gordon

Carrie Gordon
Right of Way Associate



SUBJECT SITE
HOUSE 160
HOUSE 160
2+180.5
11.1/4° BEND
1.9m FROM EP
VC STD H-2 (4 VALVES) c/w 100mm DRAIN TO STORM.
45° BEND
GRADE TO DRAIN
PROP. 150mm WM
PROP 200mm WM
EP 166.79
EP 166.84
EP 166.47
R=10
(ABANDON EX. WM.)
CB2990
EX T/G 164.33
PR T/G 164.33
SEE DRIVEWAY DRAINAGE DETA
ON DWG. G-4
HOUSE 176
HOUSE 155
EP 167.02
EP 167.15
EP 167.25
EP 167.36
2+111.5
45° BEND
1.34%

Schedule D: Previous Approvals (Notice of Decision)

None.