



Corporate Services

January 12, 2024

Carol Birch, Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Carol Birch:

**Re: Draft Plan of Condominium CDMP.23.V.0031 (19CDM-23V006)
Part of Block 1, Plan 65M-3696
27 Korda Gate
(Dulcina Investments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of standard condominium prepared by R-PE Surveying Ltd., Job No. 20-282. The site is located west of Jane Street, south of Rutherford Road, on lands municipally known as 27 Korda Gate, in the City of Vaughan. The application will facilitate the development of a 29-storey apartment building with 342 residential units, ground floor retail and 463 parking spaces across four levels of underground parking, within a 0.36 ha site.

York Region has no objection to draft plan approval of the plan of condominium subject to the following conditions:

1. Prior to final approval, the Owner shall have obtained site plan approval under Regional file number SP.20.V.0270.
2. The Owner shall include the following clause in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration:

“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”

We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at Justin.Wong@york.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "Duncan".

Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/