

Deborah Giannetta

From: Tracey Steele
Sent: Wednesday, February 22, 2017 12:27 PM
To: Deborah Giannetta
Subject: Goldenville Development Inc. (D01-17001 & D02-17003)

We have reviewed the Goldenville Development Inc. Official Plan Amendment (D01-17001) and Zoning By-law Amendment (D02-17003) applications which were circulated to us on February 10, 2017 and offer the following comments for your consideration:

1. Consistent with the *Yonge Street and 16th Avenue KDA Policy Directions and Recommendations Report* that has been endorsed by Council, we recommend that the Town accept Cash in Lieu of Parkland Dedication (CIL) in association with the development of the subject site. CIL will be collected at the building permit stage.

Official Plan Amendment (OPA)

2. The draft OPA (page 4, Paragraph 2.1(c)) specifies that CIL should be used for park purposes in the proximity of the proposed residential apartment buildings. This statement should not be include in the OPA as the Town does not allocate CIL from particular sites to specific locations.

Zoning By-law Amendment (ZBA)

3. The draft ZBA includes a minimum Landscape Open Space adjacent to Carville Road of 3.0 metres (page 2). We question whether a minimum Landscape Open Space is recommended in light of the Official Plan objective of establishing a continuous street wall along this section of Carville Road.

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