

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 2, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 17, 2015, as follows:

***By receiving the following Communications:***

- C7. Ms. Maria Sugamosto, Hayhoe Avenue, Woodbridge, dated February 5, 2015; and**  
**C8. Mr. Alex Wilson, Hayhoe Avenue, Woodbridge, dated February 3, 2015.**

**2 OFFICIAL PLAN AMENDMENT FILE OP.14.007  
ZONING BY-LAW AMENDMENT FILE Z.14.028  
ROCCO TATANGELO, JOSEPH FALLETTA AND RAVINDER SINGH MINHAS  
WARD 2 – VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;**
- 2) That the following deputations and Communication be received:**
  - 1. Mr. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, on behalf of the applicant; and**
  - 2. Ms. Antonella Rulli, Helmsdale Avenue, Maple, and C11, petition dated February 3, 2015; and**
- 3) That the following Communications be received:**

**C6 The Sugamosto Family, Hayhoe Avenue, Woodbridge, dated February 1, 2015; and**  
**C19 Mr. Max and Ms. Marisa Ciccolini, Hayhoe Avenue, Vaughan, submitted by Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge.**

**Recommendation**

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.14.007 and Z.14.028 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.**

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: January 9, 2015**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

#### Item 2, CW(PH) Report No. 8 – Page 2

- b) Circulation Area: 150 m and to the East Woodbridge Community Association and Vaughanwood Ratepayers Association. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received as of January 20, 2015:
  - i. A. Wilson, Hayhoe Avenue, with correspondence dated January 5, 2015, concerning the decrease in surrounding property values, safety regarding the proposed accesses onto Pine Valley Drive, and that there are no semi-detached dwelling units in the surrounding area.
  - ii. F. Bruno, Goldpark Court, with correspondence dated January 14, 2015, concerning the safety in permitting the 12 driveway accesses onto Pine Valley Drive and the increase in traffic.
  - iii. L. & C. Bagnoli, Hayhoe Avenue, with correspondence dated January 16, 2014, concerning surrounding property values, not compatible or in keeping with the surrounding development, and the effect on existing water drainage for their property.
  - iv. R. Palma, Hayhoe Avenue, with correspondence dated January 16, 2015, concerning the safety of the proposed accesses onto Pine Valley Drive, lack of additional parking for visitors, and that the proposed development is not in keeping with the surrounding development.

#### **Purpose**

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the future severance of the rear 30.48 m of the subject lands and the creation of 12 lots (minimum 7.5 m frontage and 228.6 m<sup>2</sup> lot area) for 12 semi-detached dwelling units fronting onto Pine Valley Drive, and to maintain the existing dwellings municipally known as 61, 71 and 83 Hayhoe Avenue on the retained lots each having a frontage of 30.78 m and a lot area of approximately 1,693 m<sup>2</sup> as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.14.007 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria for new development within lands identified by VOP 2010 as "Community Area" including lot configuration and size, built form and physical character of the surrounding developments.
2. Zoning By-law Amendment File Z.14.028 to rezone the rear portion of the subject lands from R1 Residential Zone (single detached dwellings on lots with a minimum lot frontage of 18 m and lot area of 540 m<sup>2</sup>), subject to Exception 9(192) to R5 Residential Zone to permit 12 lots with a minimum lot frontage of 7.5 m and lot area of 228.6 m<sup>2</sup> for the future development of 12 semi-detached units that are proposed to front onto Pine Valley Drive.

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>■ On the west side of Pine Valley Drive, south of Langstaff Road, known municipally as 61, 71 and 83 Hayhoe Avenue, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
----------	---

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 2, CW(PH) Report No. 8 – Page 3

Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area”.</li> <li>▪ VOP 2010 identifies that “Community Areas” are designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, proposed new development in “Community Areas” with established development shall pay particular attention to but not limited to local lot patterns, size and configuration, and existing building types with similar setbacks. Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or 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.</li> <li>▪ As the proposed semi-detached infill development is located within an existing single detached subdivision surrounded by larger lots, the proposal does not address the compatibility criteria for new development within existing “Community Areas” designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development. Therefore, the application does not conform to the Official Plan, and the applicant has submitted an amendment to VOP2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, subject to Exception 9(192), which permits only single detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m<sup>2</sup>.</li> </ul> <p>Site-specific Exception 9(192) permits only single detached dwelling units that front onto Hayhoe Avenue and with a minimum front yard setback of 15 m, a minimum interior side yard setback of 9 m, and a minimum rear yard setback of 15 m. The Exception also requires that the façade of each dwelling face Hayhoe Avenue.</p> <p>The retained dwellings (61, 71 and 83 Hayhoe Avenue) meet the minimum requirements of the R1 Residential Zone as amended by Exception 9(192).</p> <ul style="list-style-type: none"> <li>▪ The Owner is proposing to rezone the rear 30.48 m of the subject lands to R5 Residential Zone, without any site-specific zoning exceptions. The R5 Residential Zone in Zoning By-law 1-88 requires a minimum lot frontage of 7.5 m, and a minimum lot area of 225 m<sup>2</sup> per unit. The proposed 12 semi-detached</li> </ul>

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 2, CW(PH) Report No. 8 – Page 4

	<p>lots exceeds the minimum requirements of Zoning By-law 1-88 for the R5 Residential Zone with a minimum lot frontage of over 7.5 m and minimum lot area of over 228.6 m<sup>2</sup>, as shown on Attachment #3.</p> <ul style="list-style-type: none"><li>▪ The applicant has submitted a Zoning By-law Amendment application to implement the proposed zoning to facilitate the lots for the semi-detached dwellings.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in Community Areas.</li></ul>
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning of the subject lands to facilitate the future severance and development of 12 semi-detached dwelling units on the subject lands as shown on Attachment #3, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition and the built form compatibility.</li></ul>
c.	Studies and Reports	<ul style="list-style-type: none"><li>▪ The York Region Transportation and Community Planning Development and the Vaughan Development Engineering and Infrastructure Planning Department must review and approve the following studies and reports submitted in support of the applications:<ul style="list-style-type: none"><li>– Stormwater Management Report and Functional Servicing Report</li><li>– Phase 1 Environmental Evaluation</li><li>– Access Feasibility Study</li><li>– Noise Feasibility Study</li></ul></li></ul>

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 2, CW(PH) Report No. 8 – Page 5

d.	Driveway Accesses	<ul style="list-style-type: none"><li>York Region must review and approve the design and location of the proposed driveway accesses, and any necessary road improvements including any future road widening of Pine Valley Drive, if the applications are supported.</li></ul>
e.	Sustainable Development	<ul style="list-style-type: none"><li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, will be reviewed, if approved.</li></ul>
f.	Water and Servicing	<ul style="list-style-type: none"><li>The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li></ul>
g.	Lot Creation	<ul style="list-style-type: none"><li>Should these applications be approved, the Owners will be required to submit Consent Applications for the severance and creation of 12 lots for semi-detached dwellings. The Consent Applications must be considered and approved by the Vaughan Committee of Adjustment.</li></ul>
h.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"><li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.</li></ul>

#### Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

#### Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered.

#### Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 2, CW(PH) Report No. 8 – Page 6

in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Typical Elevation Plan

**Report prepared by:**

Mary Caputo, Senior Planner - OMB, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)