

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

ZONING BY-LAW AMENDMENT FILE Z.13.037
BOSCO MASCARENHAS
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND PINE GROVE ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated January 14, 2014, be approved; and
- 2) That the following deputations and communication be received:
 1. Mr. Manni Chauhan, G-force Urban Planners, Keystone Drive, Brampton, on behalf of the applicant; and
 2. Ms. Nancy Dunlop, Pine Valley Drive, Woodbridge, and Communication C1, dated January 9, 2014.

1. THAT the Public Hearing report for File Z.13.037 (Bosco Mascarenhas) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The Owner has submitted Zoning By-law Amendment File Z.13.037 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to R2 Residential Zone (minimum 15 m frontage) to facilitate the proposed severance of the existing lot currently developed with one detached dwelling unit (8336 Pine Valley Drive) into 2 lots each with 15.24 m frontage, in the manner shown on Attachment #3.

CITY OF VAUGHAN

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Analysis and Options

Location	<ul style="list-style-type: none">West side of Pine Valley Drive, south of Langstaff Road, known municipally as 8336 Pine Valley Drive, shown as "Subject Lands" on Attachments #1 and #2.The 0.14 ha parcel has 30 m frontage on Pine Valley Drive with a 45 m depth. The parcel is currently developed with a one-storey detached dwelling, garage structure, and a shed, all of which are proposed to be demolished.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated 'Low Density Residential' by the in-effect OPA #240 (Woodbridge Community Plan), which permits single detached dwellings at a maximum gross density of 8.6 units/ha, which allows half the road allowance to be included in the calculations. The proposed creation of 2 lots for single detached dwellings conforms to the in-effect Official Plan.The subject lands are designated 'Low Rise Residential' by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal Board on July 23, 2013. This designation permits single detached dwellings. There is no density provision in VOP 2010, however, any lot creation must be appropriate and generally in keeping with the lotting in the area. The proposal conforms to VOP 2010.
Zoning	<ul style="list-style-type: none">The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits residential lots for single detached dwellings, with a minimum lot frontage of 100 m and lot area of 10 ha. The subject lands are currently legal non-conforming as the existing lot frontage (30 m) and lot area (0.14 ha or 1,400m²) do not comply with the by-law.A zoning by-law amendment is necessary to rezone the subject lands to R2 Residential Zone (minimum 15 m lot frontage requirement), to facilitate the proposed severance of the subject lands into 2 lots, should it be determined to be appropriate.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

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

CITY OF VAUGHAN

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable City Official Plan policies, including the City's Consent policies respecting severances.
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness and compatibility of the proposed lot sizes will be reviewed in the context of the surrounding lot sizes and existing and planned land uses. Any zoning exceptions that are necessary to facilitate the proposal, if appropriate, will be identified in the technical report.
c.	Access & Road Widening	<ul style="list-style-type: none">▪ The application proposes an additional driveway access onto Pine Valley Drive, which is a Regional Road, and must be approved by the Region of York.▪ Any road widening requirement along Pine Valley Drive will need to be provided by the Owner to the satisfaction of the Region of York, should the zoning by-law amendment application be approved.
d.	Committee of Adjustment	<ul style="list-style-type: none">▪ If the zoning by-law amendment application is approved, the Owner will be required to apply to the Vaughan Committee of Adjustment for a Consent Application to sever the property into 2 residential lots as shown on Attachment #3.
e.	Tree Preservation Plan	<ul style="list-style-type: none">▪ The subject lands contain a number of mature trees, some of which are proposed to be removed. A Tree Preservation Plan has been submitted for review and approval by the Development Planning Department.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York Transportation and Community Planning Department for review and approval as the proposed development fronts onto and requires access to a Regional Road (Pine Valley Drive). Any comments 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 application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

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Attachments

1. Context Location Map
2. Location Map
3. Development Concept Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

Copy To Rosemary Fick
Jan 10 - 14
John Britto

8344 Pine Valley Drive
Woodbridge, Ontario
Thursday, January-09-14

Att: Jeffrey A. Abrams City Clerk

Re: file number Z.13.037 Rezoning 8336 Pine Valley Drive

C 1
COMMUNICATION
CW (PH) - JAN 14/14
ITEM - 1

To whom it may concern,

We live at 8344 Pine Valley Drive on the north side of the property that is applying to be severed into 2 lots. As residents we have an issue with the proposal. It fails to address our concern regarding the slope of land. The natural drainage is from the south to the north. When there is a heavy down pour like last fall, there is enough space to allow the water to soak into the ground. If there is a change in the natural slope of the land, ie being elevated to accommodate the turn around as proposed on the drawings, additional water will run onto our property. In order for the turn around to be implemented the natural slope of the land will have to be raised or else the vehicle will be turning downward. With the new house being built closer to the property line, there will be an even shorter distance in which the runoff has a chance to soak into the ground. We are anxious to avoid a repeat of what has happened and continues to be an unresolved issue with the property adjacent to us on the north. We have called the city on numerous occasions about the run off that floods our property. The city has visited the site, but no solution has been forth coming. Not even so much as a phone call to say that they are in contact with the owners of 8388 Pine Valley Drive in an attempt to rectify the problem.

Another concern is the issue of an additional driveway exiting onto Pine Valley Drive, which is a very busy regional road. Several years ago when the existing road was under construction, I remember having a conversation with the contractor from the Region who indicated that no additional new driveways would be placed on Pine Valley because of the volume of traffic. The number of vehicles using the road is increasing as the development to the northern section of the area continues to grow. The intersection of Alderson and Pine Valley which is immediately to the north of the property is a safety concern. A new driveway in this area would certainly add to the safety issue.

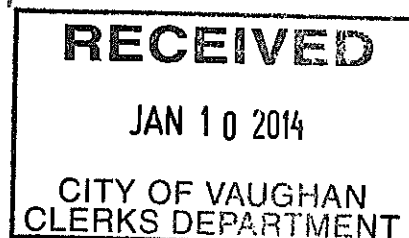
Existing lots in the area are approximately 100 feet by 150 feet or in some instances larger. If the rezoning application was approved to allow 2 fifty foot lots it would change the current cityscape. We enjoy the size of our lot and the privacy a larger lot does provide. Rezoning would increase the density of the area and limit the space that a large lot provides.

If you should have any questions we would be happy to answer them at the meeting on Tuesday January 14 at 7 p.m.

Sincerely Nancy and Bud Dunlop
905 851 2068

Nancy Dunlop

CC Eugene Fera
Councillor Tony Carella



P.2014.1

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.13.037 (Bosco Mascarenhas) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability 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 Hearing was circulated: December 20, 2013
b) Circulation Area: 150 m
c) Comments received as of December 17, 2013: None

Purpose

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Report prepared by:

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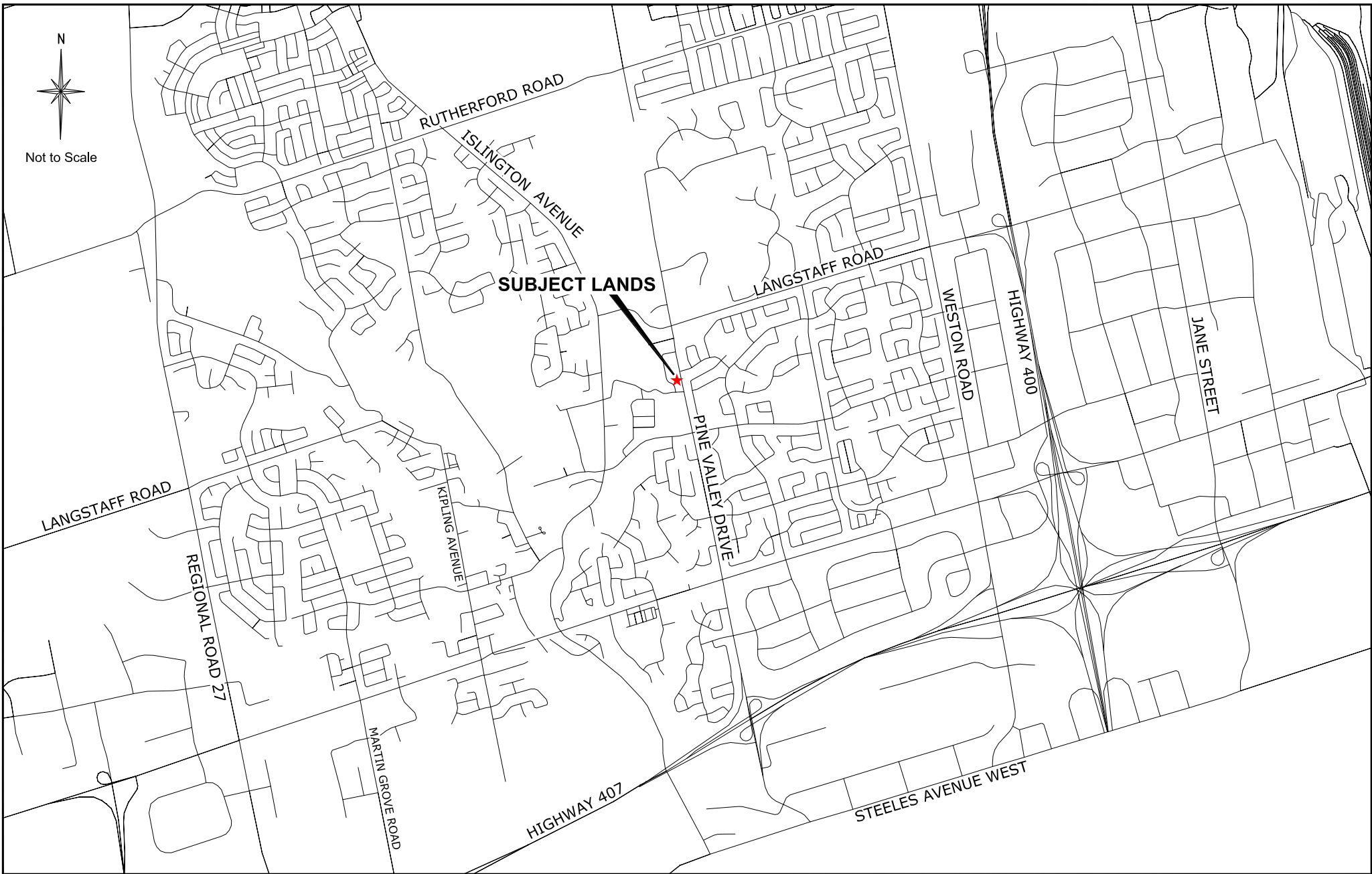
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
Bosco Mascarenhas



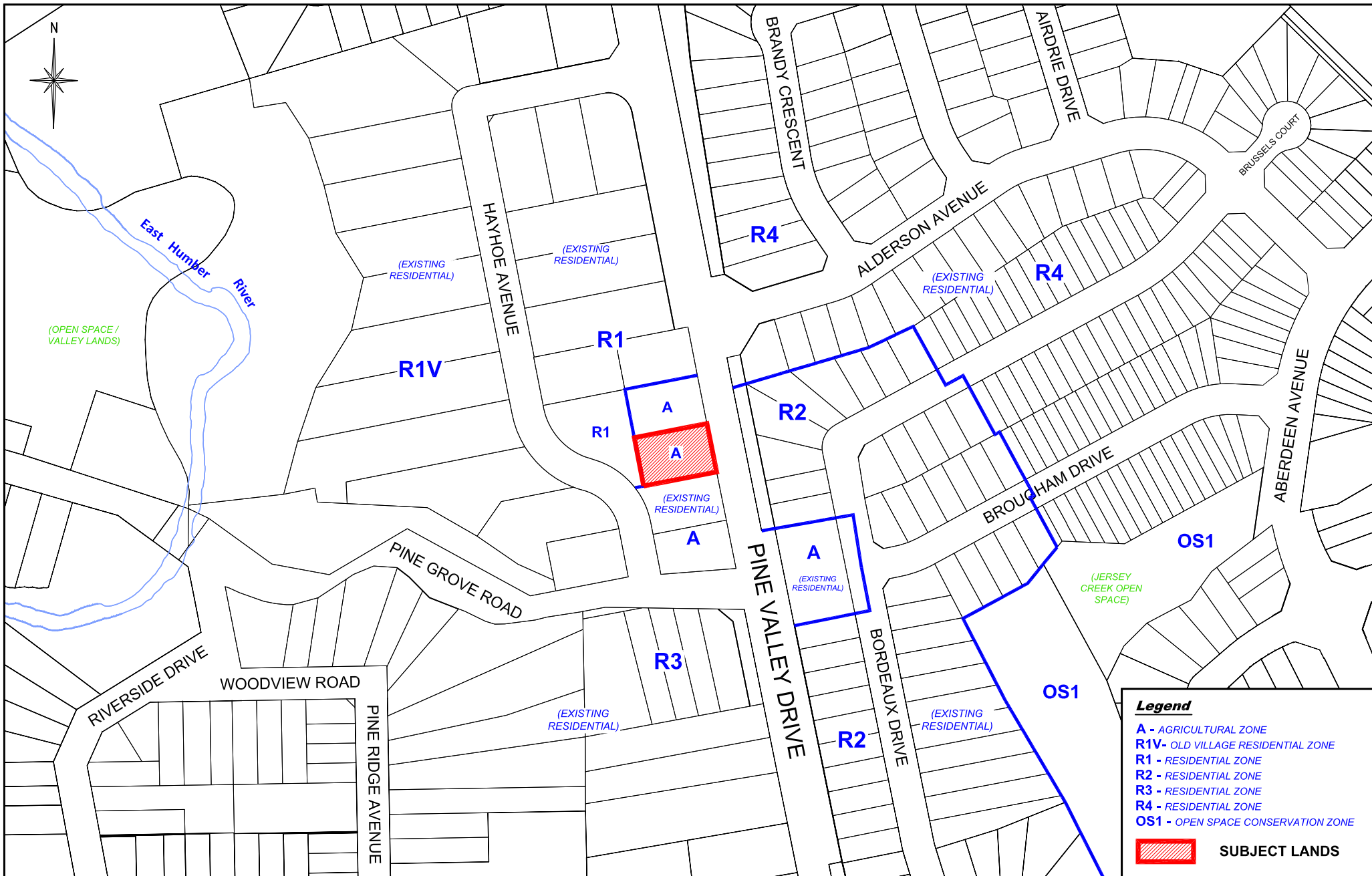
Attachment

File: Z.13.037

Not to Scale

Date: November 5, 2013

1



Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
Bosco Mascarenhas

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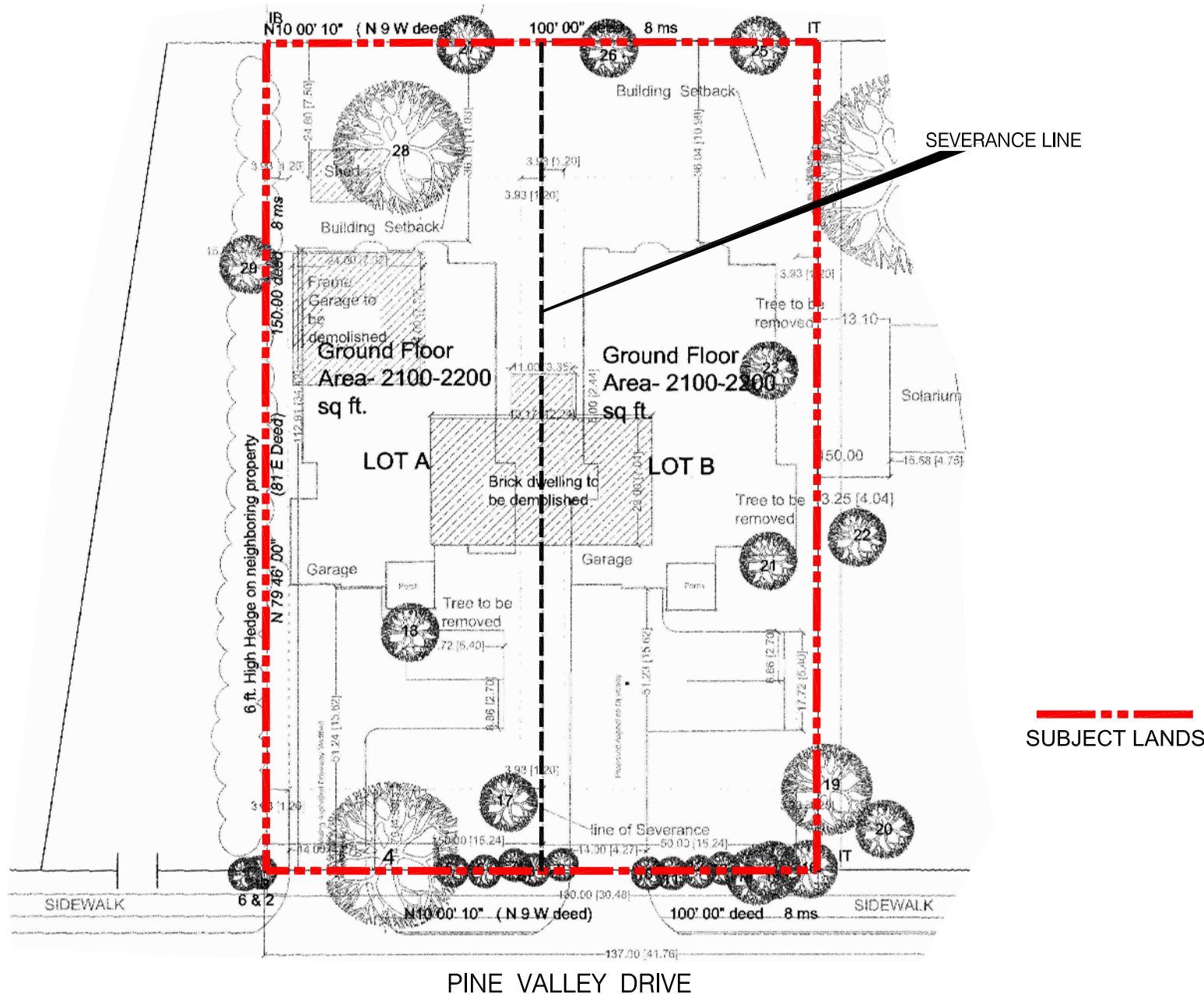
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File: Z.13.037

Not to Scale

Date: November 5, 2013

2



Development Concept Plan

Location: Part of Lot 9,
Concession 7

Applicant:
Bosco Mascarenhas



Attachment

File: Z.13.037

Not to Scale

Date: November 5, 2013

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