

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 1, 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:

- C4. J. Chattha, dated February 3, 2015; and**
C7. Ms. Maria Sugamosto, Hayhoe Avenue, Woodbridge, dated February 5, 2015.

1

ZONING BY-LAW AMENDMENT FILE Z.14.038
2357947 ONTARIO INC.
WARD 2 – VICINITY OF PINE VALLEY DRIVE AND WILLIS ROAD

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 Communications be received:
 1. Mr. John Zipay, John Zipay and Associates Ltd., Gilbert Court, Burlington, and Communication C12, dated January 23, 2015, and coloured renderings;
 2. Mr. Andrew Fahel, Willis Road, Woodbridge and C17, petition submitted at the meeting;
 3. Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
 4. Mr. Jerry Fahel, Willis Road, Woodbridge and C18, petition submitted at the meeting;
 5. Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan; and
 6. Ms. Liliana Iacobelli, Larcamere Avenue, Toronto, and on behalf of her mother, Anita Iacobelli, Pine Valley Drive, Woodbridge; and
- 3) That the following Communications be received:

C2 Mr. Gino Mastromattei, Chancellor Drive, Woodbridge, dated January 27, 2015;
C4 Mr. Domenic Malfara, Pine Valley Drive, Woodbridge, dated January 27, 2015;
C8 The Sugamosto Family, Hayhoe Avenue, Woodbridge, dated February 1, 2015; and
C21 Ms. Maddalena Baxter and Mr. Gianfranco Zerucelli, Willis Road, Woodbridge, dated February 3, 2015, submitted at the meeting.

Recommendation

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

1. THAT the Public Hearing report for File Z.14.038 (2357947 Ontario Inc.) 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.

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Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 9, 2015
- b) Circulation Area: 150 m and to the East Woodbridge Community Association and the Vaughanwood Ratepayers Association. The Notice of Public Hearing was also posted on the City's web-site at 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: None

Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.038 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R3 Residential Zone (one single detached dwelling on a minimum 18 m frontage lot) to RM2 Multiple Residential Zone to facilitate the development of 24 freehold townhouse dwelling units (Blocks 1, 3, 4, 5 and 6) and 4 freehold semi-detached dwelling units (Blocks 2 and 7) with a private (common element) condominium road, playground and open space amenity area and 7 visitor parking spaces, as shown on Attachments #3 to #9, together with the following site-specific zoning exceptions:

Table 1

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	<ul style="list-style-type: none">▪ Apartment Dwelling▪ Multiple Family Dwelling▪ Block Townhouse Dwelling	Permit 24, 3-storey freehold Townhouse Dwelling Units and 4 freehold semi-detached dwelling units on a private (common element) condominium road
b.	Definition of Lot	<p>Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, RSO 1983 would not be required for its conveyance.</p> <p>For the purpose of this paragraph, land defined in an application for Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.</p>	<p>For the purpose of zoning compliance, means the subject lands shall be deemed to be one lot, with a common element condominium road, regardless of the number buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent, and any easements or restrictions.</p>

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c.	Minimum Front Yard Setback	4.5 m, provided the minimum setback to a garage facing a lot line is 6.4 m	4.5 m, provided the minimum setback to a garage facing a lot line is 6m
d.	Minimum Lot Area Per Unit	230 m ² /unit (For a block townhouse dwelling. No minimum lot area standard provided for semi-detached units in an RM2 Zone)	224 m ² /unit (For all units)
e.	Accessory Buildings and Open and Unenclosed Decks	Accessory buildings and open and unenclosed decks for the individual lots shall be located in the rear yard	For the purposes of the freehold semi-detached and townhouse units, the rear yard shall be based on the individual freehold lot

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> West side of Pine Valley Drive, north of Willis Road, known municipally as 8204 and 8210 Pine Valley Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential” and with a “Natural Area” designation that traverses the westerly-most portion of the property by Vaughan Official Plan 2010 (VOP 2010). The subject lands are also identified as being located within a “Community Area”. VOP 2010 identifies that in “Community Areas” with established development, new development be designed to respect and reinforce the physical character of the surrounding area. In addition, proposed new development in “Community Areas” with established development shall pay particular attention to but not be limited to local lot patterns, lot size and configuration, existing building types of nearby residential properties and building setbacks. Many “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

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	<p>areas, which provide opportunities for attractive landscape development and streetscapes.</p> <ul style="list-style-type: none">▪ The proposed townhouse and semi-detached dwelling units on a private condominium (common element) road 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, as the existing situation reflects all large lots for single detached dwellings, and no semi-detached or townhouse dwelling units. Therefore, the application does not conform to the Official Plan and an application for Official Plan Amendment is required.▪ Upon receipt of the Zoning By-law Amendment Application, the Vaughan Planning Department identified that an Official Plan Amendment was required to facilitate the proposal. On October 9, 2014, a Notice of Incomplete Application was sent to the Owner advising of outstanding material to be submitted in support of the Zoning By-law Amendment and Site Development applications and the requirement to submit an Official Plan Amendment application, <p>The Owner is of the opinion that an Official Plan Amendment is not required. On December 2, 2014, representatives of the Owner appeared before the Committee of the Whole to express their opinion that an Official Plan Amendment is not required, to request that Vaughan Council deem the submitted Zoning By-law Amendment and Site Development Applications as complete and to direct Planning Staff to process the applications as submitted. On December 9, 2014, City of Vaughan Council resolved that Zoning File Z.14.038 and Site Development File DA.14.071 be treated as complete as of November 18, 2014, and that the applications be circulated and processed. The requirement for an Official Plan Amendment application will be reported on in the future technical report to the Committee of the Whole if an Official Plan Amendment application is not submitted by that point.</p>
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R3 Residential Zone (single detached dwellings) by Zoning By-law 1-88, which does not permit townhouse and semi-detached dwellings and the site-specific zoning standards required to implement the proposed plan.▪ In order to implement the proposed RM2 Zone and the site-specific zoning exceptions identified in Table 1 of this report, amendments to Zoning By-law 1-88 are required, and the applicant has submitted the subject application to amend the Zoning By-law.

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Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.
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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to facilitate 24 freehold townhouse dwelling units (within 5 blocks) and 4 semi-detached dwelling units on a private (common element) condominium road, as shown on Attachment #3, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to lot size, appropriate transition, configuration, and land use and built form compatibility and the provision of appropriate amenity areas. The proposed development will be reviewed in consideration of surrounding land uses. The need for a Block Plan or a Conceptual Development Plan will be determined with consideration given to whether inter-connected internal roads are required, lotting pattern, and the objective of minimizing driveway access points onto Pine Valley Drive.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City of Vaughan and/or the respective approval authority: <ul style="list-style-type: none"> Planning Justification Report Urban Design Brief Traffic Impact Assessment Phase 1 ESA (Environmental Site Assessment) Scoped Environmental Impact Assessment Noise Control Study Functional Servicing and Functional Stormwater Management Report Cultural Heritage Impact Assessment Geotechnical Investigation Tree Inventory and Assessment Plan Photometric Lighting Plan

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d.	Driveway Access	<ul style="list-style-type: none">York Region must review and approve the design and location of the proposed driveway access, and any necessary road improvements including any future road widening of Pine Valley Drive.
e.	Related Site Development Application	<ul style="list-style-type: none">The Owner has submitted a related Site Development File DA.14.071, which will be reviewed concurrently to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and stormwater management, servicing and grading, should the application be approved. The review will take into account measures to ensure minimal impact to existing surrounding residential areas with respect to the mitigation of noise, lighting and traffic, and the appropriate use of landscape screening and berming to reinforce a positive streetscape and viewscape.
f.	Sustainable Development	<ul style="list-style-type: none">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, reduction in pavement to address the "heat island" effect, etc., will be reviewed and implemented through the site plan approval process, if approved.
g.	Water and Servicing	<ul style="list-style-type: none">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.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">The application has been circulated to the TRCA for review and their comments, and once received, will be taken into consideration by the Vaughan Planning Department. The Owner must satisfy the requirements of the TRCA.
i.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none">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 associated with this development 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.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical

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report is considered.

Regional Implications

The application has 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 application will be considered in the technical review of the application, together with comments from the public and Vaughan 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. The requirement for an Official Plan Amendment application will be reported on in this technical recommendation report, if an application for Official Plan Amendment is not submitted by that point in time.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Overall Landscape Plan
5. Area Enlargement Landscape Plan
6. Townhouse and Semi-Detached Front Elevations - Blocks 1 & 2
7. Townhouse Front Elevations - Blocks 3 & 4
8. Townhouse Front Elevations - Blocks 5 & 6
9. Semi-Detached Front Elevations - Block 7

Report prepared by:

Clement Messere, Senior Planner, ext. 8409
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.)

Bellisario, Adelina

From: Panaro, Doris
Sent: Wednesday, February 04, 2015 10:09 AM
To: 'Jatinder Chattha'; DevelopmentPlanning@vaughan.ca
Cc: Messere, Clement; Bellisario, Adelina
Subject: RE: File number - Z.14.038/ 2357847 Ontario Inc.

C	4
Item #	1
Report No.	8 (PH)
Council - February 17/15	

Jatinder, by way of this email to the Senior Planner, Clement Messere and Clerk's Department, I am forwarding your comments for communication and notification in regards to the above proposal.

Doris Panaro

DEVELOPMENT PLANNING DEPARTMENT

2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Tel: (905) 832-8565 ext. 8208 - Fax: (905) 832-6080 - www.vaughan.ca



From: Jatinder Chattha [<mailto:j.chattha@hotmail.ca>]
Sent: Tuesday, February 03, 2015 6:59 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File number - Z.14.038/ 2357847 Ontario Inc.

Good evening Mr MacKenzie and Mr Abrams,
We do not agree with this development, as this will decrease the value of our properties and also create heavy traffic on Pine Valley drive and Chancellor drive. This development will destroy the peace in our area that our community has been living in for years and now this change the won't be able to accept.

We strongly oppose the approval for this development.
We hope you would make a decision in the favor of the entire community and not just one person.

Thank you kindly,
J Chattha

Sent from my Samsung Galaxy smartphone.

Subject: FW: Application: Z.14.038 and Application: OP.14.007 & Z.14.028

From: Maria Sugamosto [mailto:mariasugamosto@yahoo.com]
Sent: Thursday, February 05, 2015 10:22 AM
To: Caputo, Mary; Messere, Clement
Subject: Application: Z.14.038 and Application: OP.14.007 & Z.14.028

C	7
Item #	142
Report No.	8 (PH)
Council - February 17/15	

We still have concerns about the two applications referenced above, both in terms of the application material submitted and the information presented at the hearing.

Concerning both Applications:

Could you please confirm the timeline, even if it is just approximate, for staff review, submission of further public comments, and the application decision? (I realize that the guide specifies an 8 week minimum.)

Can we receive the applications for amendments by the respective applicants and any future submissions by the applicants? Electronic copies would be preferable. If not please mail them.

When we make a submission to your office will that information be passed on to decision makers?

Please inform us of any decisions, meetings, or any matter that is relevant to our concerns.

Concerning OP.14.007 & Z.14.028:

Were supporting documents submitted (e.g., planning rationale, draft amendments) and if so, what were they and can we get planning rationale and draft amendments if available. Electronic copies would be preferable. If not please mail them.

Concerning Application Z.14.038:

We submitted further comments in writing during the hearing for application Z.14.038. Will this be received by decision makers? Would you like an electronic copy?

Thanks

Maria Sugamosto
134 Hayhoe Ave.
Woodbridge, Ont.
L4L 1S4

Tel.905 850 6096

From: Gino Mastromattei [<mailto:gino@criscorp.ca>]
Sent: Tuesday, January 27, 2015 8:59 AM
To: Messere, Clement
Cc: DeFrancesca, Rosanna
Subject: Official written submission for File Number: Z.14.038 and DA.14.071.
Importance: High

<u>C 2</u>
COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 1

Good Morning Mr. Clement Messere,

In reference to:

Applicant: 2357847 Ontario Inc.
File Number: Z.14.038 and DA.14.071.

Kindly accept this letter/email as an official written submission, for the above references, to the City of Vaughan as directed on the "Notice of a public meeting" letter dated January 9, 2015.

My concerns and comments at this time are as follows, in no particular order:

- Having dwellings on a private condominium road, more specifically waste pick up and snow removal having designated locations which do not affect or obstruct surroundings as well who polices these services.
- Congestion caused by the number of homes in such a small area.
- Exiting and entry of site in close proximity to a main intersection – safety issues – there has been one fatal accident on record to date at this intersection.
- Being an "in fill" site hours for construction should be during weekdays between regular working hours – no weekend work.
- Construction vehicles must have a designated route – only major non-highly occupied residential roads should be used "Pinevalley – langstaff- hwy 7".
- Appearance of the proposed homes must be cosmetically updated to meet with today's standard. The artist rendering supplied with the notice is totally unacceptable in my opinion.

In the event further information or questions are required please feel free to contact me at your earliest convenience.

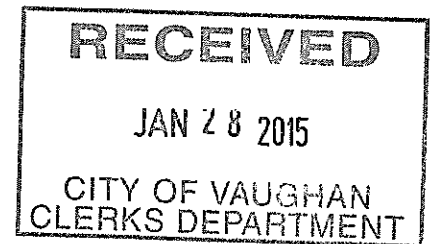
Sincerely,

Gino Mastromattei
654 Chancellor Drive
416-949-5562

cc. Councillor Rosanna DeFrancesca

January 27, 2015

C 4
COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 1



Domenic Malfara
8154 Pine Valley Drive
Woodbridge, ON. L4L 2J5

To: Mayor and Members of Council

I am the owner of the property at 8254 Pine Valley Dr. Recently I received a public notice that the owner of the property at 8204 and 8210 Pine Valley Dr. has applied for a zoning bylaw amendment to change the zoning to allow townhouses and semi-detached development.

I am in support of the proposed rezoning and feel that the area is good for this kind of development. The properties along Pine Valley are very large and there are quite a few businesses on these properties. The area needs to be developed and townhouses are a good thing.

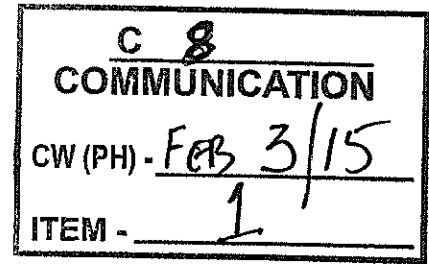
Sincerely,

A handwritten signature in black ink, appearing to read "Domenic Malfara", with a long, sweeping horizontal line extending to the right.

Domenic Malfara

cc; Jeff Abrams,
John Mackenzie, Commissioner of Planning

The Sugamosto Family
134 Hayhoe Avenue
Woodbridge, Ontario
L4L 1S4
905-850-6096
mariasugamosto@yahoo.com



John MacKenzie
Commissioner of Planning
Planning Department
City of Vaughan

February 2 2015

RE: Planning Applications Z.14.038

Dear Mr. MacKenzie,

We are writing to voice our objections to the application (Z.14.038) by 2357847 Ontario Inc. to amend the City's Zoning By-laws to develop properties at 8204 and 8210 Pine Valley Drive.

We are located at the corner of Pine Valley Drive and Hayhoe Avenue, about 600m from the proposed development. We have owned this property and lived here for the last 26 years. The communities on the west side of Pine Valley have a special character that has drawn us here and kept us here. The lots are zoned for single detached homes and many lots are relatively large. Both the building form and lot size create a character that is highly desired by residents of these communities.

We strongly object to the proposed amendments to the Zoning By-laws and the proposed development itself on the basis that they are radically inconsistent with Policies of the Official Plan. Further, the proposed development is of a form and density that will negatively impact the character of communities along the west side of Pine Valley. It will also create a dangerous policy precedent and economic incentive that could further degrade these communities. We are also greatly concerned about the negative impact that both proposed and further potential developments will have on property values, given that perception of value is based partly on the consistency of building form, spaciousness, and integrity of the overall community.

Please contact us if you need any further information or if clarification is required. Thank you for attention to this serious matter.

Sincerely,

Maria Sugamosto
Christian Sugamosto
Jonathan Sugamosto

C 12.1

John Zipay and Associates
2085433 Ontario Limited
2407 Gilbert Court
Burlington, On
L7P 4G4
jjzipay@hotmail.com
(416) 305-7989

C 12	
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	1

January 23, 2015

Mayor Maurizio Bevilacqua
Deputy Mayor & Regional Councillor Michael DiBiase
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Ward 1 Councillor Marilyn Iafrate
Ward 2 Councillor Tony Carella
Ward 3 Councillor Rosanna DeFrancesca
Ward 4 Councillor Sandra Yeung Racco
Ward 5 Councillor Alan Shefman

RECEIVED
FEB - 3 2015
CITY OF VAUGHAN CLERKS DEPARTMENT

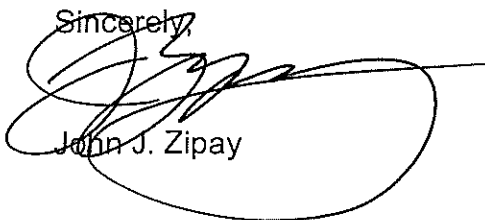
Re: 8204 & 8210 Pine Valley Drive
ZB Application Z.14.038

On February the 3rd - a Rezoning Application Z.14.038 - for lands located at 8204 and 8210 Pine Valley Drive will be heard at a Public Hearing of the Committee of the Whole.

The attached synopsis and photo booklet are provided to you with the intent of demonstrating the current land use context of the immediate area in proximity of the subject lands and to consider the policy framework and planning merit of this application based on its conformity with the official plan.

If you have any questions concerning these submissions I would be pleased to respond to any inquiries.

Sincerely,



John J. Zipay

CC: John MacKenzie, Commissioner of Planning and Development
Jeffrey Abrams, City Clerk

John Zipay and Associates
2085433 Ontario Limited
2407 Gilbert Court
Burlington, On
L7P 4G4
jizipay@hotmail.com
(416).305-7989

Related to Zoning Application 2.14.038

Schedule 13Q - DESIGNATES SUBJECT LANDS as LOW RISE RESIDENTIAL

PERMITTED BUILDING TYPES

- detached
- semi-detached
- townhouses

MAXIMUM HEIGHT - 3 storeys

The proposed development application conforms to the Official Plan land use designation and policies in Section 9.2.2,

The Planning Department takes issue with the application by reason of clause 9.2.3.2. (b), and is of the opinion that an Official Plan Amendment is required because there are no existing townhouses within the immediate area.

9.2.3.2 (b) "In Community Areas with existing development, the scale, massing, setback and orientation of Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area. Variations are permitted for the

C12.3

purposes of minimizing driveways and having front entrances and porches located closer to the street than garages."

It is submitted that:

- The presence of townhouses is not a prerequisite to allowing townhouses. Nowhere in the language of this policy does it say that townhouses must be present to allow new townhouses.
- To the contrary, the clause or policy simply and clearly means that in the Community Areas with existing development new Townhouse Development will reinforce the existing built and approved townhouses in the immediate area, subject to the criteria listed, which collectively speak to the merit of the proposed development and not the permissibility of the use.

Conclusion The absence of existing or approved townhouses means that the proposed development, being a permitted use under the LOW RISE DESIGNATION is to be evaluated on MERIT within the context of the existing land uses, which in this case, do not yet include existing townhouses.

Once this application is approved, any subsequent townhouse proposals in the immediate area would be subject to 9.2.3.2 (b) and the evaluation of these future townhouse proposals would now be required to take into account and be evaluated on the basis of a comparison with the first townhouse approval which would now form part of the land use context. The current proposal can only be evaluated on the basis of the present land use context.

The absence of existing townhouses simply means that the proposed development would be the first of its kind and thus would henceforth set the standard for future, additional townhouse development in the area.

Community Areas

The Planning Department has raised a concern about the introduction of townhouses into a stable Community Area.

According to Schedule 1 of the Official Plan, the subject lands are identified as a "Community Area".

Section 9.2.3. "Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. Changes will be sensitive to and respectful of the existing character area."

Current Character of The Area

C12.4

The notion that this area is a stable community area is incorrect. As shown through the accompanying photo booklet, several properties, including the subject application have been or are still being used for commercial purpose which include auto mechanical repairs, roofing business, outside storage of heavy equipment, demolition bins, dumping and a chop shop and auto parts salvage.

Lands in the immediate proximity represent a concentrated pocket of instability with the intrusion of non-residential "self-employed" commercial users due to the large lots which attract businesses that require outside storage. The pocket is surrounded by standard residential development.

Merit of Application

- conforms with the Official Plan in terms of use and building types and other related policies
- will establish a stable residential form of development and eliminate the potential for further non-residential uses
- will have no impact upon local surrounding residential neighbourhood street as the subject property directly abuts Pine Valley Drive and all vehicular ingress and egress is directly onto Pine Valley thus eliminating direct connection to local streets
- the development is screened by a heavily vegetated ravine and screen wall to the west and east respectively
- the development is compatible with existing development to the south and appropriate design and landscaping, through site plan approval, will ensure a compatible condition
- approval of this townhouse development will set the standard for the future redevelopment of adjoining lands to the north and encourage the transition of this concentrated pocket of instability to a stable residential area as intended by the Official Plan
- the approval of this application provides the City of Vaughan with an opportunity to set the right tone for redevelopment of an otherwise unstable residential area



C <u>17</u>	
COMMUNICATION	
CW (PH) -	<u>FEB 3/15</u>
ITEM -	<u>1</u>

Communication C17
Committee of the Whole (Public Hearing) – February 3, 2015
Item - 1

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 7

Privacy
Height of planned townhomes
Pollution
Too many homes/density
Traffic on Willis Road

A copy of the entire petition document containing a total of 7 pages is on file in the City Clerk's Office.



C 18	
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	1

**Communication C18
Committee of the Whole (Public Hearing) – February 3, 2015
Item - 1**

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 30

This petition displays those that are concerned with traffic on Willis Road and Pive Valley Drive as an inadvertent result of the development at 8204 and 8210 Pine Valley Drive (west side of Pine Valley Drive, north of Willis Road)

A copy of the entire petition document containing a total of 2 pages is on file in the City Clerk's Office.

Feb 3, 2015

From: Maddalena Baxter
Gianfranco Zerucelli
110 Willis Rd
Woodbridge Ontario
L4L 2S2

c 21	
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	1

To: Vaughan City Hall, Council Chamber
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Regarding: 8204 and 8210 Pine Valley Drive, Woodbridge Ontario.

File Number: Z14.038

Please be advised that I Maddalena Baxter and Gianfranco Zerucelli, oppose to the proposed application, by the applicant 2357847 Ontario Inc., to amend the present Zoning by-law, for the following reasons:

- Presently there are only single family homes in this area, and we like for it remain as such.
- By allowing town-home and semis, it will bring the value of our properties to drop.
- Another major issue is that the above named property is located at the corner of Pine Valley and Willis, it will create a traffic jam at the traffic lights, very difficult to get in and out.

By allowing the amendment of the present Zoning by-law, it will set a precedent for other builders to do the same.

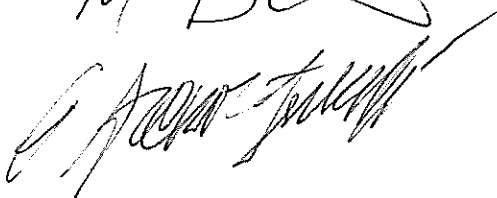
The by-laws were put in place for good reason, and we need to respect those rules. We should not to amend them whenever a builder wants to make a bigger profit.

Yours truly,

Maddalena Baxter



Gianfranco Zerucelli



1. **ZONING BY-LAW AMENDMENT FILE Z.14.038** **P.2015.4**
2357947 ONTARIO INC.
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND WILLIS ROAD

Recommendation

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

1. THAT the Public Hearing report for File Z.14.038 (2357947 Ontario Inc.) 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 Public Hearing was circulated: January 9, 2015
b) Circulation Area: 150 m and to the East Woodbridge Community Association and the Vaughanwood Ratepayers Association. The Notice of Public Hearing was also posted on the City's web-site at 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: None

Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.038 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R3 Residential Zone (one single detached dwelling on a minimum 18 m frontage lot) to RM2 Multiple Residential Zone to facilitate the development of 24 freehold townhouse dwelling units (Blocks 1, 3, 4, 5 and 6) and 4 freehold semi-detached dwelling units (Blocks 2 and 7) with a private (common element) condominium road, playground and open space amenity area and 7 visitor parking spaces, as shown on Attachments #3 to #9, together with the following site-specific zoning exceptions:

Table 1

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	<ul style="list-style-type: none">▪ Apartment Dwelling▪ Multiple Family Dwelling▪ Block Townhouse Dwelling	Permit 24, 3-storey freehold Townhouse Dwelling Units and 4 freehold semi-detached dwelling units on a private (common element) condominium road

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
b.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, RSO 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	For the purpose of zoning compliance, means the subject lands shall be deemed to be one lot, with a common element condominium road, regardless of the number buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent, and any easements or restrictions.
c.	Minimum Front Yard Setback	4.5 m, provided the minimum setback to a garage facing a lot line is 6.4 m	4.5 m, provided the minimum setback to a garage facing a lot line is 6m
d.	Minimum Lot Area Per Unit	230 m ² /unit (For a block townhouse dwelling. No minimum lot area standard provided for semi-detached units in an RM2 Zone)	224 m ² /unit (For all units)
e.	Accessory Buildings and Open and Unenclosed Decks	Accessory buildings and open and unenclosed decks for the individual lots shall be located in the rear yard	For the purposes of the freehold semi-detached and townhouse units, the rear yard shall be based on the individual freehold lot

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> West side of Pine Valley Drive, north of Willis Road, known municipally as 8204 and 8210 Pine Valley Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" and with a "Natural Area" designation that traverses the westerly-most portion of the property by Vaughan Official Plan 2010

	<p>(VOP 2010). The subject lands are also identified as being located within a "Community Area".</p> <ul style="list-style-type: none"> ▪ VOP 2010 identifies that in "Community Areas" with established development, new development be designed to respect and reinforce the physical character of the surrounding area. In addition, proposed new development in "Community Areas" with established development shall pay particular attention to but not be limited to local lot patterns, lot size and configuration, existing building types of nearby residential properties and building setbacks. Many "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. ▪ The proposed townhouse and semi-detached dwelling units on a private condominium (common element) road 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, as the existing situation reflects all large lots for single detached dwellings, and no semi-detached or townhouse dwelling units. Therefore, the application does not conform to the Official Plan and an application for Official Plan Amendment is required. ▪ Upon receipt of the Zoning By-law Amendment Application, the Vaughan Planning Department identified that an Official Plan Amendment was required to facilitate the proposal. On October 9, 2014, a Notice of Incomplete Application was sent to the Owner advising of outstanding material to be submitted in support of the Zoning By-law Amendment and Site Development applications and the requirement to submit an Official Plan Amendment application, <p>The Owner is of the opinion that an Official Plan Amendment is not required. On December 2, 2014, representatives of the Owner appeared before the Committee of the Whole to express their opinion that an Official Plan Amendment is not required, to request that Vaughan Council deem the submitted Zoning By-law Amendment and Site Development Applications as complete and to direct Planning Staff to process the applications as submitted. On December 9, 2014, City of Vaughan Council resolved that Zoning File Z.14.038 and Site Development File DA.14.071 be treated as complete as of November 18, 2014, and that the applications be circulated and processed. The requirement for an Official Plan Amendment application will be reported on in the future technical report to the Committee of the Whole if an Official Plan Amendment application is not submitted by that point.</p>
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Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R3 Residential Zone (single detached dwellings) by Zoning By-law 1-88, which does not permit townhouse and semi-detached dwellings and the site-specific zoning standards required to implement the proposed plan. ▪ In order to implement the proposed RM2 Zone and the site-specific zoning exceptions identified in Table 1 of this report, amendments to Zoning By-law 1-88 are required, and the applicant has submitted the subject application to amend the Zoning By-law.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands to facilitate 24 freehold townhouse dwelling units (within 5 blocks) and 4 semi-detached dwelling units on a private (common element) condominium road, as shown on Attachment #3, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to lot size, appropriate transition, configuration, and land use and built form compatibility and the provision of appropriate amenity areas. ▪ The proposed development will be reviewed in consideration of surrounding land uses. The need for a Block Plan or a Conceptual Development Plan will be determined with consideration given to whether inter-connected internal roads are required, lotting pattern, and the objective of minimizing driveway access points onto Pine Valley Drive.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City of Vaughan and/or the respective approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Traffic Impact Assessment - Phase 1 ESA (Environmental Site Assessment) - Scoped Environmental Impact Assessment - Noise Control Study - Functional Servicing and Functional Stormwater Management Report - Cultural Heritage Impact Assessment - Geotechnical Investigation - Tree Inventory and Assessment Plan - Photometric Lighting Plan
d.	Driveway Access	<ul style="list-style-type: none"> ▪ York Region must review and approve the design and location of the proposed driveway access, and any necessary road improvements including any future road widening of Pine Valley Drive.
e.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Site Development File DA.14.071, which will be reviewed concurrently to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and stormwater management, servicing and grading, should the application be approved. The review will take into account measures to ensure minimal impact to existing surrounding residential areas with respect to the mitigation of noise, lighting and traffic, and the appropriate use of landscape screening and berming to reinforce a positive streetscape and viewscape.
f.	Sustainable Development	<ul style="list-style-type: none"> ▪ 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, reduction in pavement to address the "heat island" effect, etc., will be reviewed and implemented through the site plan approval process, if approved.
g.	Water and Servicing	<ul style="list-style-type: none"> ▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The application has been circulated to the TRCA for review and their comments, and once received, will be taken into consideration by the Vaughan Planning Department. The Owner must satisfy the requirements of the TRCA.
i.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> 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 associated with this development 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.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has 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 application will be considered in the technical review of the application, together with comments from the public and Vaughan 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. The requirement for an Official Plan Amendment application will be reported on in this technical recommendation report, if an application for Official Plan Amendment is not submitted by that point in time.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Overall Landscape Plan
5. Area Enlargement Landscape Plan
6. Townhouse and Semi-Detached Front Elevations - Blocks 1 & 2
7. Townhouse Front Elevations - Blocks 3 & 4
8. Townhouse Front Elevations - Blocks 5 & 6
9. Semi-Detached Front Elevations - Block 7

Report prepared by:

Clement Messere, Senior Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791

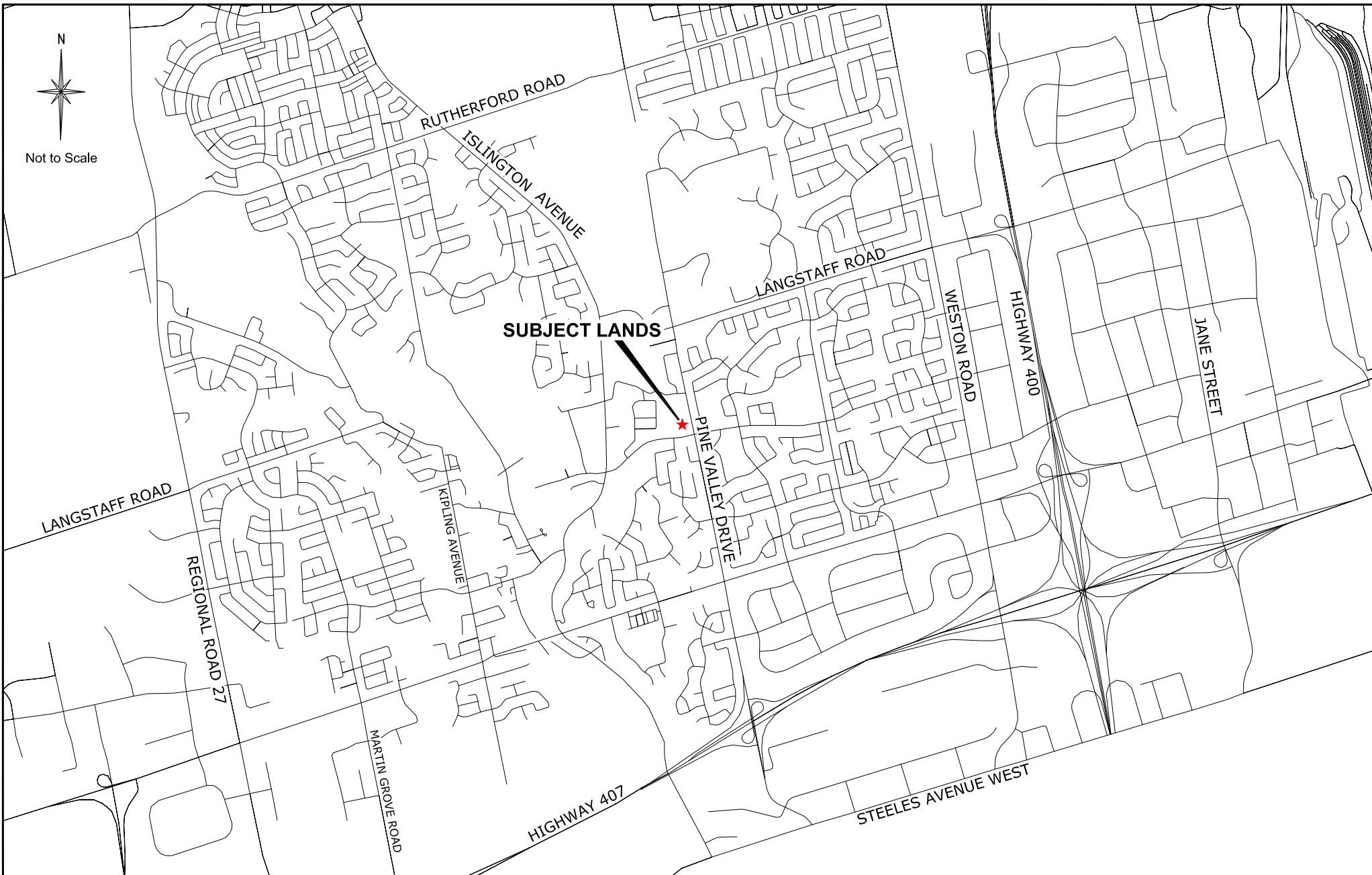
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning



Context Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
2357847 Ontario Inc.

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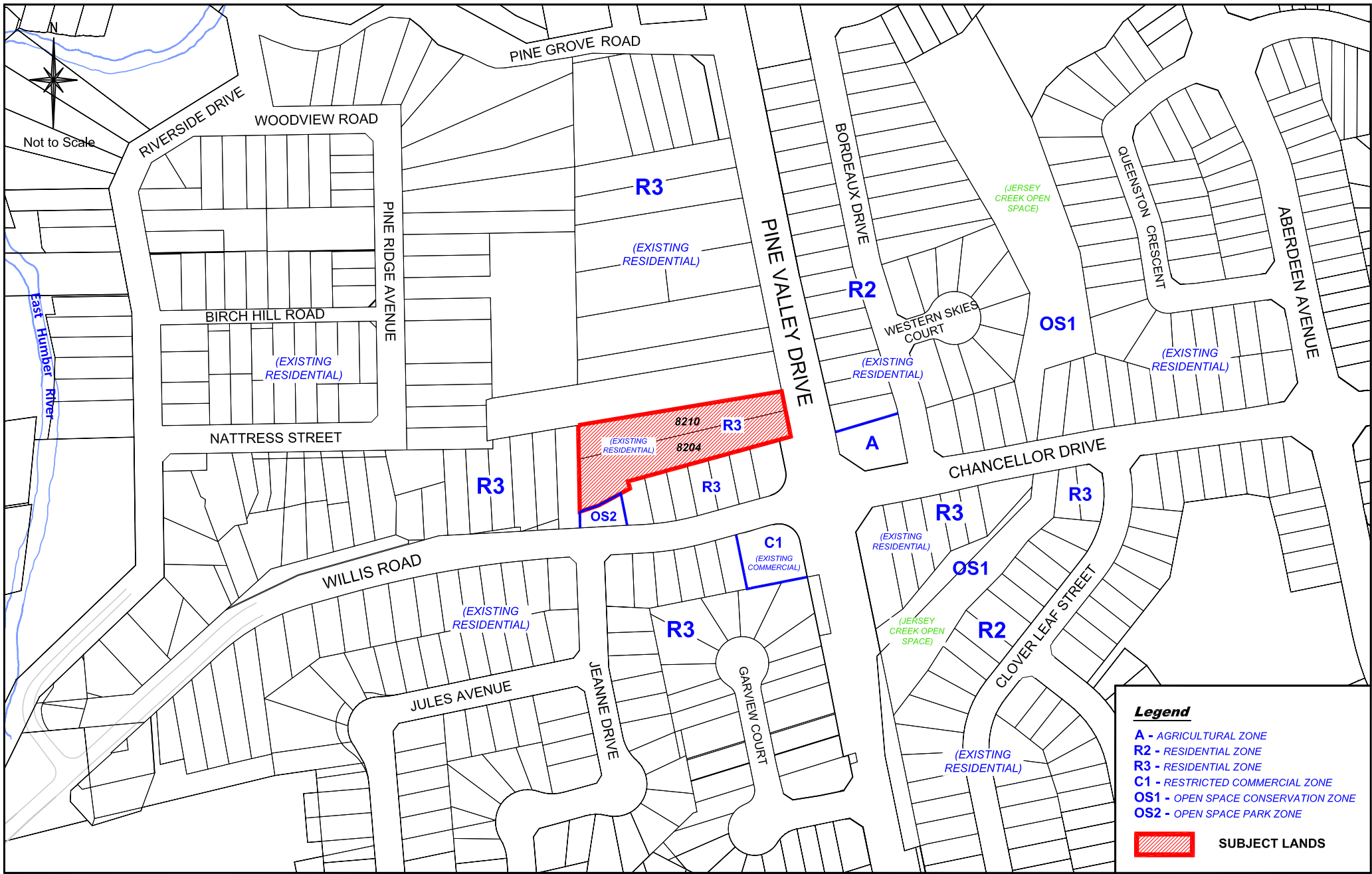


Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

1



Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
2357847 Ontario Inc.

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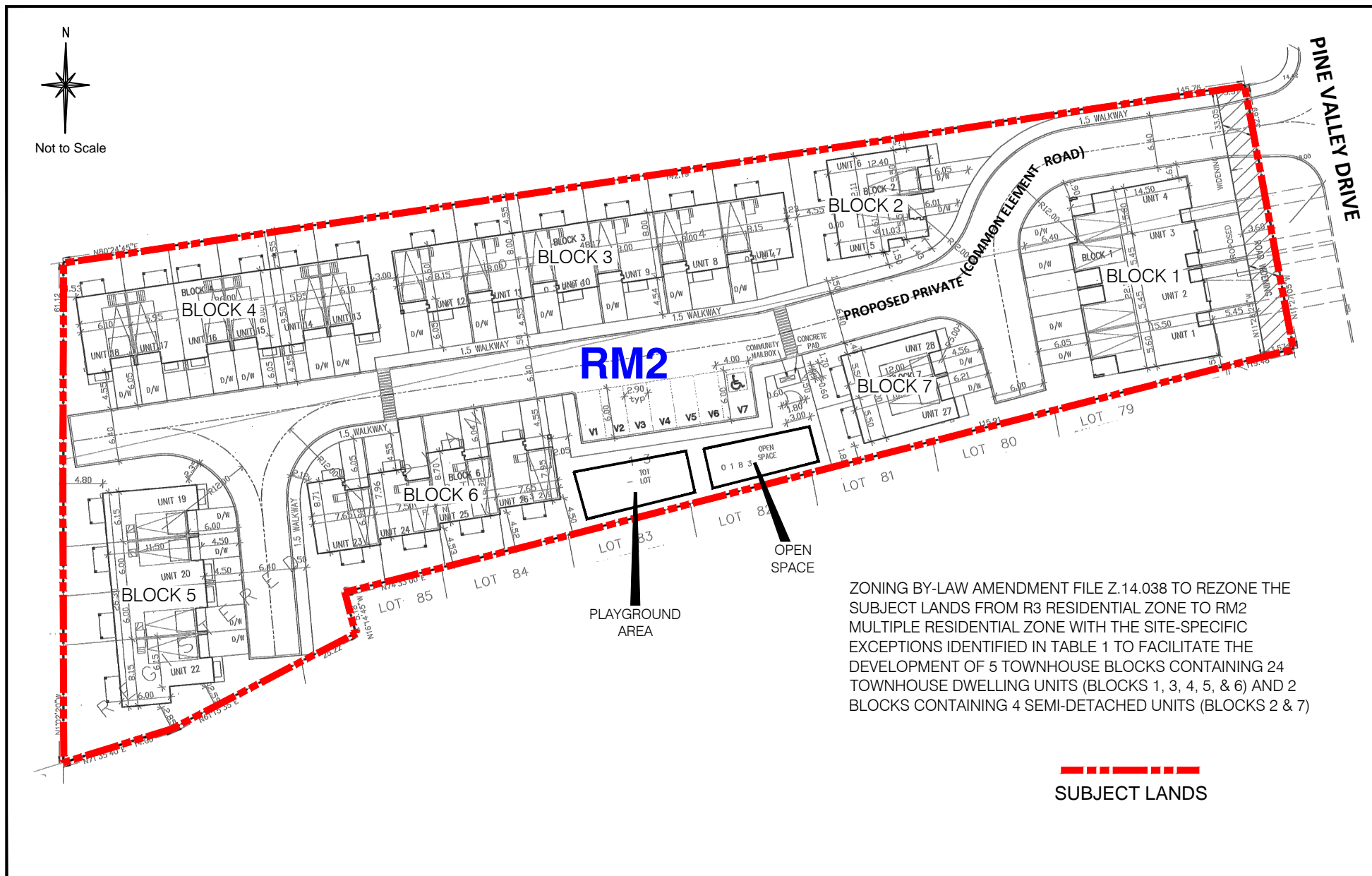


Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

2



ZONING BY-LAW AMENDMENT FILE Z.14.038 TO REZONE THE SUBJECT LANDS FROM R3 RESIDENTIAL ZONE TO RM2 MULTIPLE RESIDENTIAL ZONE WITH THE SITE-SPECIFIC EXCEPTIONS IDENTIFIED IN TABLE 1 TO FACILITATE THE DEVELOPMENT OF 5 TOWNHOUSE BLOCKS CONTAINING 24 TOWNHOUSE DWELLING UNITS (BLOCKS 1, 3, 4, 5, & 6) AND 2 BLOCKS CONTAINING 4 SEMI-DETACHED UNITS (BLOCKS 2 & 7)

--- SUBJECT LANDS

Site Plan

Location: Part of Lot 9,
Concession 7

Applicant:
2357847 Ontario Inc.

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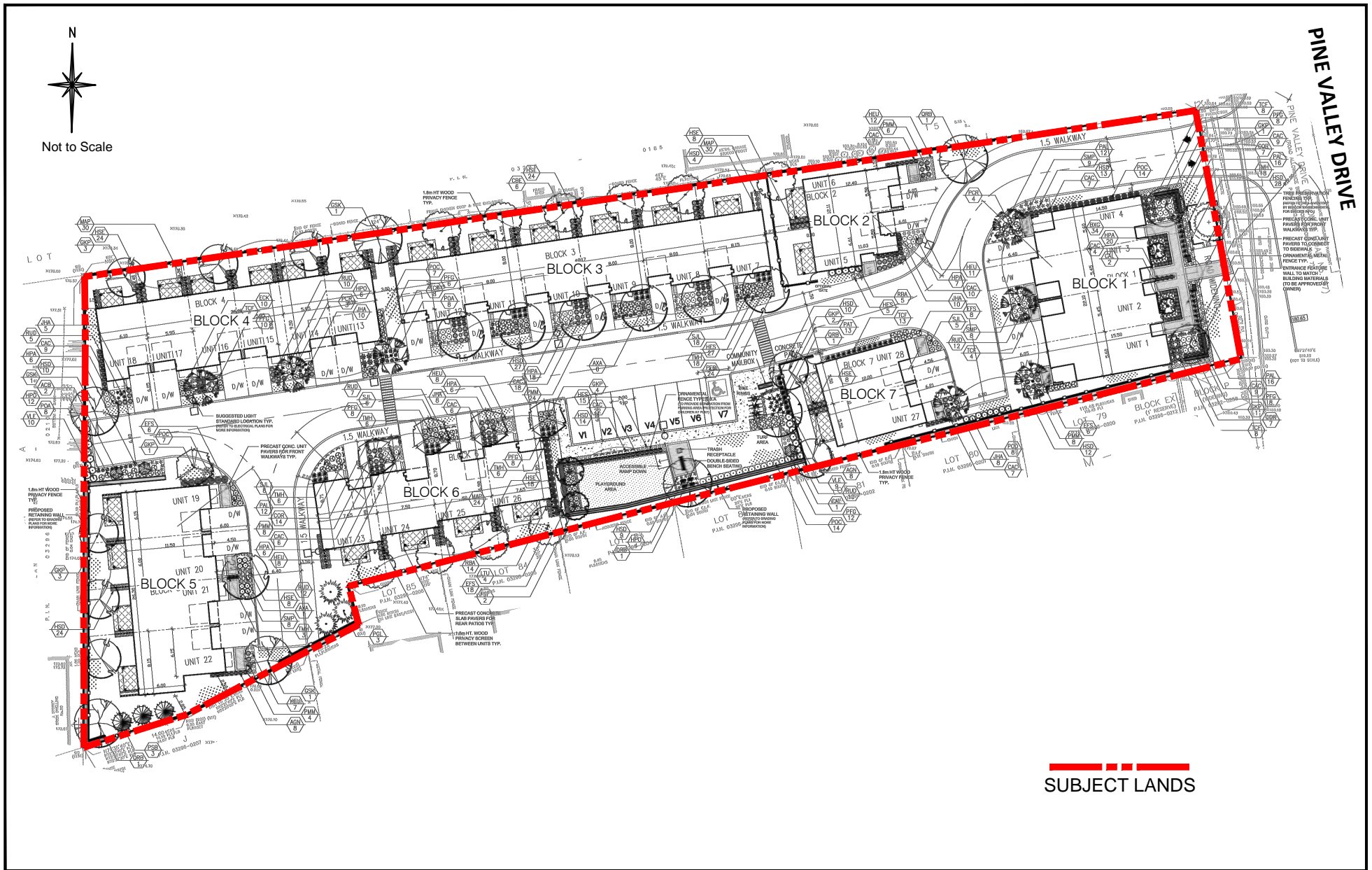


Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

3



Overall Landscape Plan

Location: Part of Lot 9,
Concession 7

Applicant:
2357847 Ontario Inc.

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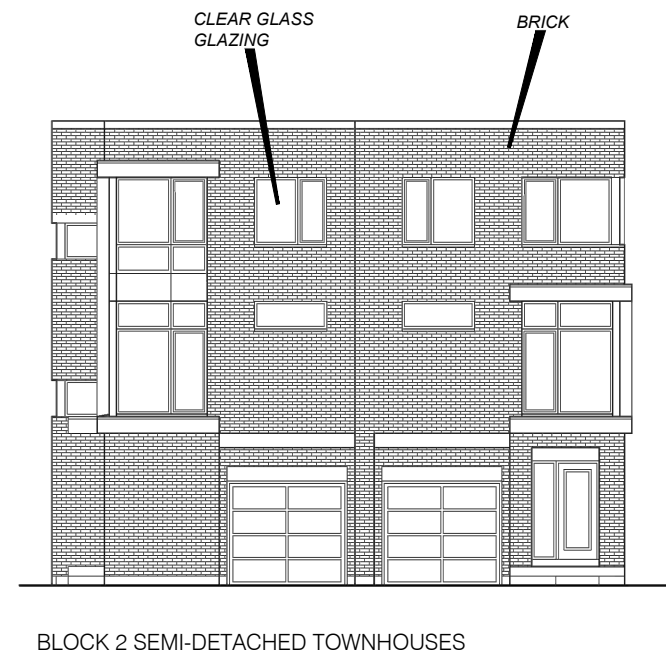
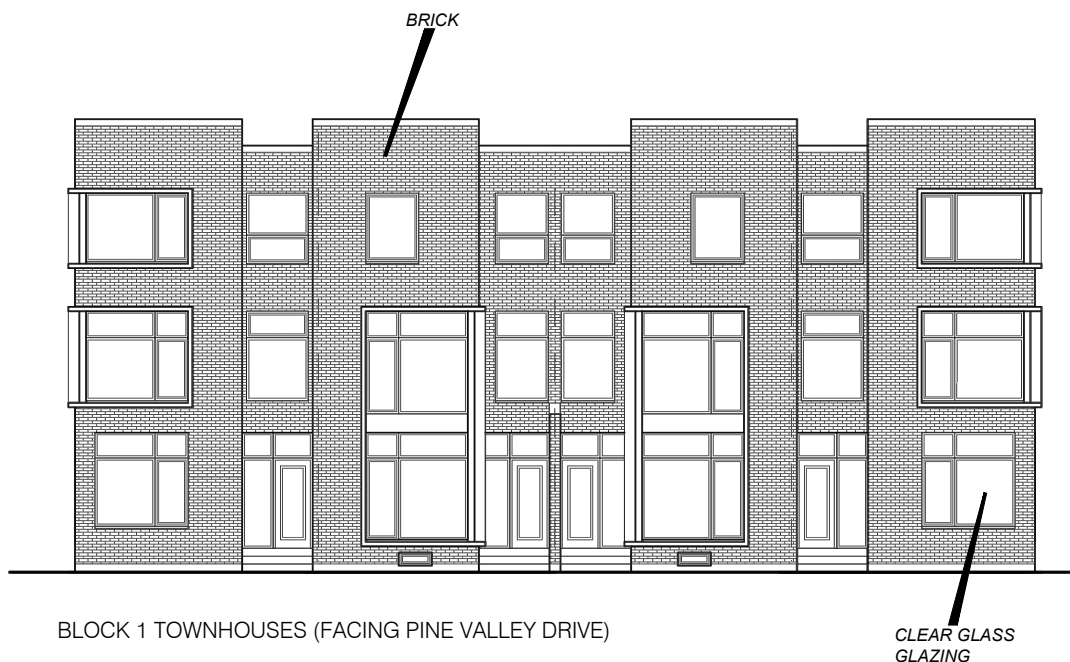


Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

4



Not to Scale

Townhouse and Semi-Detached Front Elevations - Blocks 1 & 2

Applicant: 2357847 Ontario Inc.
Location: Part of Lot 9,
Concession 7

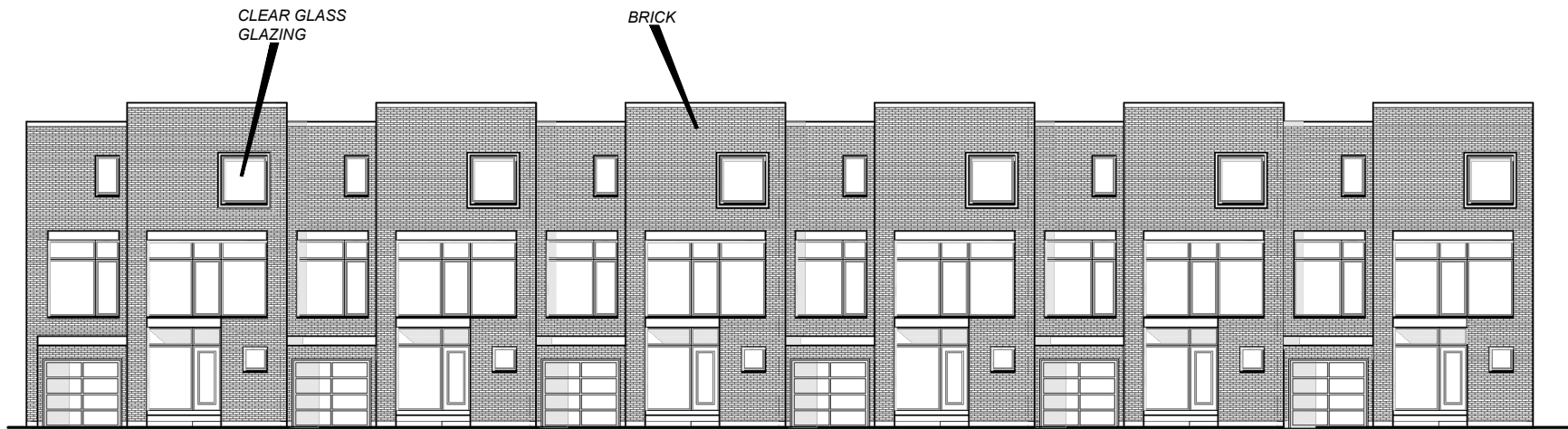


Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

6



BLOCK 3 TOWNHOUSES



BLOCK 4 TOWNHOUSES

Not to Scale

Townhouse Front Elevations - Blocks 3 & 4

Applicant: 2357847 Ontario Inc.
Location: Part of Lot 9, Concession 7



Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

7



BLOCK 5 TOWNHOUSES



BLOCK 6 TOWNHOUSES

Not to Scale

Townhouse Front Elevations - Blocks 5 & 6

Applicant: 2357847 Ontario Inc.
Location: Part of Lot 9,
Concession 7



Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

8



BLOCK 7 SEMI-DETACHED TOWNHOUSES

Not to Scale

Semi-Detached Front Elevations - Block 7

Applicant: 2357847 Ontario Inc. Location: Part of Lot 9, Concession 7



Attachment

File: Z.14.038
Related File: DA.14.071

Date:
January 13, 2015

9