

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**

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- 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 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 m² 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 m² 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 m²), 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 m² 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">■ 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.
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Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area”.▪ 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.▪ 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.
Zoning	<ul style="list-style-type: none">▪ 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 m². 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. The retained dwellings (61, 71 and 83 Hayhoe Avenue) meet the minimum requirements of the R1 Residential Zone as amended by Exception 9(192).▪ 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 m² per unit. The proposed 12 semi-detached

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	<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 m², as shown on Attachment #3.</p> <ul style="list-style-type: none"> ▪ The applicant has submitted a Zoning By-law Amendment application to implement the proposed zoning to facilitate the lots for the semi-detached dwellings.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, 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 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.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ 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.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ 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"> – Stormwater Management Report and Functional Servicing Report – Phase 1 Environmental Evaluation – Access Feasibility Study – Noise Feasibility Study

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d.	Driveway Accesses	<ul style="list-style-type: none">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.
e.	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, and reduction in pavement to address the "heat island" effect, will be reviewed, if approved.
f.	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.
g.	Lot Creation	<ul style="list-style-type: none">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.
h.	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 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 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

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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.)

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

C	8
Item #	2
Report No.	8 (PH)
Council - February 17/15	

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

FEB 10 2015

Alex Wilson,
46 Hayhoe Avenue,
Woodbridge. ON
L4L 1S4

February 3rd 2015

Attention Mary Cuputo, Hon. BA

Re Proposed Zoning Bye Law #87-85

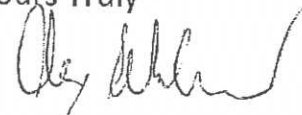
61,71,83 Hayhoe Avenue

Further to my letters of December 22nd 2014 and January 2nd 2015 I have one other major concern which I feel the representative for the residents opposed to the zoning change did not impact enough on the seriousness of the situation in her presentation. Being retired for a number of years with time on my hands I have been monitoring the traffic flow from Pine Grove Road to Langstaff on Pine Valley Drive for some time, in fact, since I was informed of the proposed zoning changes. The saying "waiting for an accident to happen comes to mind" It is not a level clear section of road, actually, the opposite with a fairly sharp decline to Langstaff in the general area of the proposed driveways on to Pine Valley drive. I can only sum up my concerns that there has already been two fatalities on Pine Valley Drive, surely we don't want any more.

I felt there was other areas she was a bit weak on but I'm sure there will be opportunity in the future to raise these concerns

I still have a concern regarding the severance of Mr. Boyce's property as he was clear in his conversation with my wife and I. I will contact you next week.

Yours Truly



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 1 2015

RE: Planning Applications OP.14.007 & Z.14.028

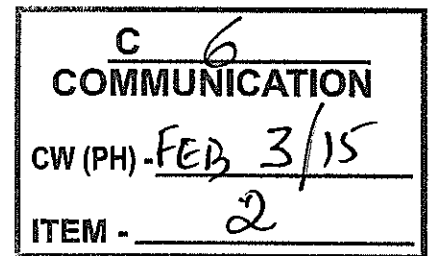
Dear Mr. MacKenzie,

We are writing to voice our objections to the application (OP.14.007 & 5.14.028) by Rocco Tatangelo, Joseph Falletta, and Ravinder Singh Minhas to amend the City's Official Plan and Zoning By-laws to develop properties at 61, 71, and 83 Hayhoe Avenue.

Our family has owned property and lived at 134 Hayhoe for the last 26 years. This community has a special character that has drawn us here and kept us here. The lots in our community are predominantly zoned R1V, with some zoned R1. They are relatively large, have considerable space between houses, offer a great deal of privacy, and are beautifully landscaped. Our house, in particular, is at the corner of Hayhoe and Pine Valley and it makes a positive, aesthetic contribution to the character of both streets. Further, we have views along both Hayhoe and Pine Valley, which have similar single dwelling homes.

In general, we strongly object to the proposed amendments to the Official Plan and 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 of 12 semi-detached dwellings in half the space of three existing lots will negatively impact the character of both Pine Valley and Hayhoe communities. It will also create a dangerous policy precedent and economic incentive that could further degrade our community. 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 spaciousness and integrity of the overall community. Finally, the proposed development calls for a concentration of access points along Pine Valley Drive that could create a significant road hazard, particularly if vehicles are required to back out. Vehicles using these access points will also impede the flow of traffic.

In particular, first, we agree with the integrated approach of the City's Official Plan and its strategy of managing growth to maintain and create a vibrant, beautiful, prosperous, and sustainable city. We agree that the strategy of directing growth to predefined intensification areas and corridors is key to achieving the City's vision, which includes protecting the character of existing communities.



RECEIVED
FEB - 2 2015
CLERK'S DEPT.

We also strongly support the particular provisions of the Official Plan that protect the integrity of existing communities.

Second, we have no objection to intensification through infilling as a secondary and limited strategy to manage growth. However, we vigorously oppose infilling that is radically inconsistent with the Official Plan, has a negative impact on an existing community, and creates a precedent and economic incentive for more development that would further degrade a community.

The proposed development achieves none of the Plan's objectives nor is it consistent with any developmental criteria when these are taken as an integrated whole. Yes, the proposed development achieves intensification. But the development is inconsistent with a main objective of intensification, which is to protect the stability and character of existing communities. Further, the proposed development is inconsistent with every provision in the Plan that specifies how intensification in general and infilling in particular are to be achieved. Specifically, the proposal calls for 12 units within 6 buildings on less than half the space of the original properties, which is at least 4 times the density of both the original and nearby lots. Further, the proposed buildings are of a form that is incompatible with buildings in the neighborhood. Rather than enhancing the character of Pine Valley, they will create a predominant, negative visual impact to residents of the Pine Valley community as well as the Hayhoe community because of the proposed development's proximity to the Hayhoe community and its location along the main access to Hayhoe Avenue. For us, we came here and have remained not just because of our own property but also because of the integrity of the community as a whole.

To be clear, we are not opposed to semi-detached dwellings or areas of greater housing density in the city. We are, however, opposed to development that is inconsistent with the character of an existing community, creates a negative impact to it, and is radically inconsistent with both the vision and specific provisions of the Official Plan.

Please contact me 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
(emailed copy)



C <u>11</u>
COMMUNICATION
CW (PH) - <u>FEB 3/15</u>
ITEM - <u>2</u>

**Communication C11
Committee of the Whole (Public Hearing) – February 3, 2015
Item - 2**

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: 25

We, the residents of Hayhoe Ave. Pine Valley Dr. and vicinity oppose the Official Plan Amendment Application (file OP.14.007) and Zoning By-Law Amendment Application file (Z.14.028) Re: 61, 71, 83 Hayhoe Avenue, City of Vaughan, for the reasons stated in the Petition attached:

- 1. The proposed R5 rezoning will create an extremely dense form of housing immediately next to R1 zoning;**
- 2. The proposed design of the semi-detached units is undesirable and not aesthetically pleasing. It does not fit the scheme of the surrounding neighbourhood;**
- 3. Grading of the proposed building is a concern as there is a great difference in the height of the proposed building site and the present position of Pine Valley Drive;**
- 4. The proposal shows six double driveways exiting on Pine Valley Drive;**
- 5. The proposed dwellings will have only one car garage;**
- 6. There is a possibility of devaluation of the surrounding properties if a development of this nature is allowed in this neighbourhood;**
- 7. This proposal is really a development project;**
- 8. The proposed rezoning, if accepted, will set a dangerous precedent for other lands on the street and in the vicinity.**

A copy of the entire petition document containing a total of 4 pages is on file in the City Clerk's Office.

C 19	
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	2

City of Vaughan
Council

Max & Marisa Ciccolini
52 Hayhoe Avenue
Vaughan, Ontario
L4L 1S4

February 3, 2015

RE: 83, 71, 61 Hayhoe Ave

Dear Council Members:

In 1978 with a young family we purchased our lot on Hayhoe Avenue and along with 2 other family members built the house(s) of our dreams in a small community in the City of Vaughan. We were able to build according to city plan for our small street and because of its uniqueness, only 13 houses exist on our street.

Now this redevelopment, if approved, will populate our street to 25 houses. It is obvious that our houses will devalue considerably. In addition, traffic on Pine Valley Drive in the morning and afternoon will create chaos for residents coming in and out of our street let alone the dangerous traffic situations.

In conclusion we respectfully oppose the redevelopment of these lots on Hayhoe Avenue.

Yours truly,



Max & Marisa Ciccolini,

Owners of 52 Hayhoe Avenue and 135 Hayhoe Avenue, Vaughan, Ontario

2. **OFFICIAL PLAN AMENDMENT FILE OP.14.007 P.2015.5**
 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

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
- 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 and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 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.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area”.▪ 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.▪ 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

	<p>surrounding development. Therefore, the application does not conform to the Official Plan, and the applicant has submitted an amendment to VOP2010.</p>
Zoning	<ul style="list-style-type: none"> 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 m². <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"> 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 m² per unit. The proposed 12 semi-detached 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 m², as shown on Attachment #3. The applicant has submitted a Zoning By-law Amendment application to implement the proposed zoning to facilitate the lots for the semi-detached dwellings.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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

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a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> 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.

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d.	Driveway Accesses	<ul style="list-style-type: none"> ▪ 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.
e.	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, and reduction in pavement to address the "heat island" effect, will be reviewed, if approved.
f.	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.
g.	Lot Creation	<ul style="list-style-type: none"> ▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	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 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 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 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

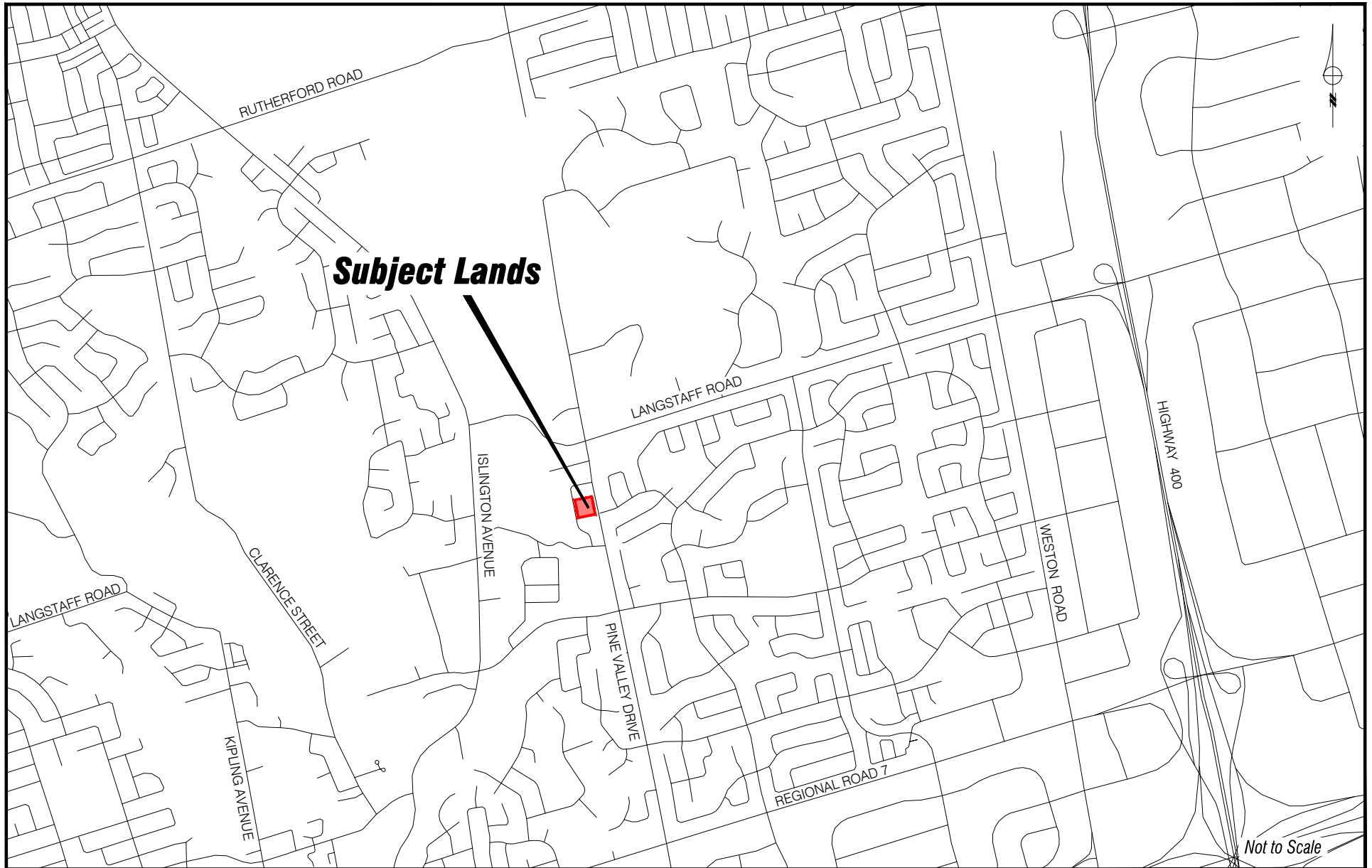
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANTS:
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

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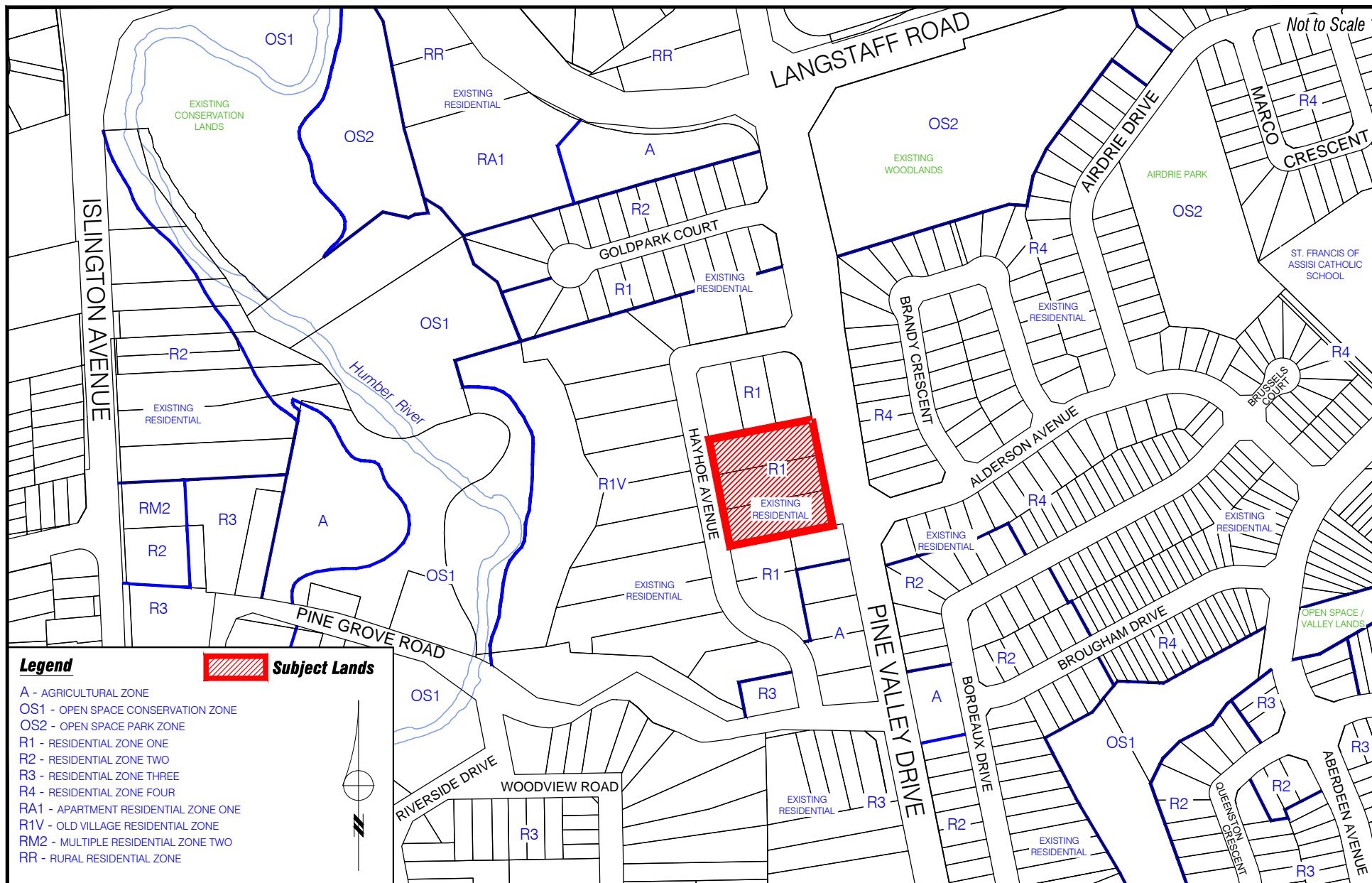


Attachment

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OP.14.007 & Z.14.028

DATE:
January 5, 2015

1



Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANTS:
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

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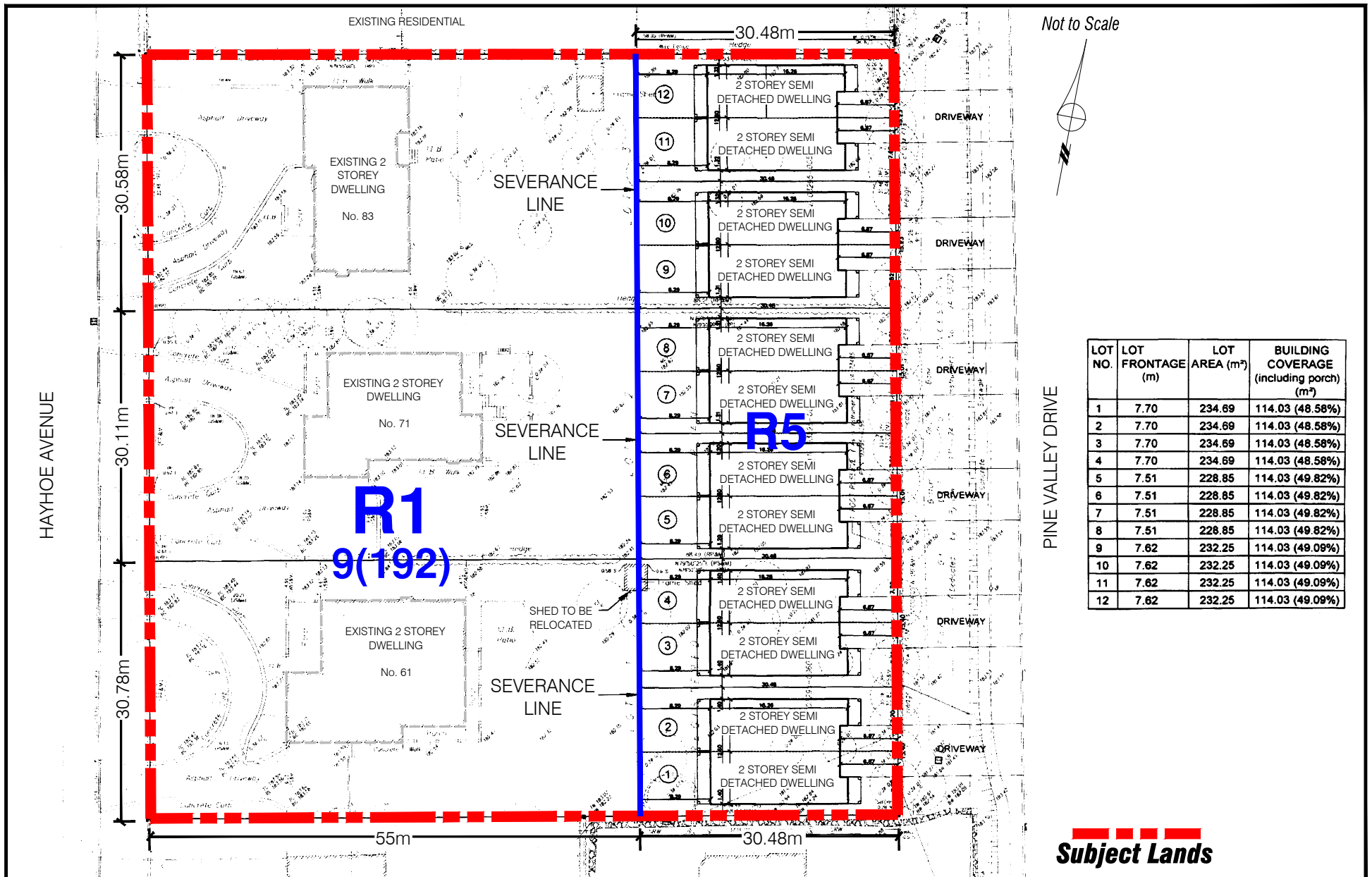


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DATE:
January 5, 2015

2



Proposed Zoning & Site Plan

LOCATION:
Part of Lot 10, Concession 7

APPLICANTS:
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

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Attachment

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OP.14.007 & Z.14.028

DATE:
January 5, 2015

3

TYPICAL EAST (FRONT) ELEVATION
(FACING PINE VALLEY DRIVE)



Typical Elevation Plan

LOCATION:
Part of Lot 10, Concession 7

APPLICANTS:
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

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