

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, 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 Communication C2 from Mr. Douglas Peng, Tayok Drive, Woodbridge, dated February 3, 2015.

3

**OFFICIAL PLAN AMENDMENT FILE OP.14.004
ZONING BY-LAW AMENDMENT FILE Z.14.025
DRAFT PLAN OF SUBDIVISION FILE 19T-14V006
PEBBLE CREEK DEVELOPMENTS INC.
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

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 be received:
 1. Mr. Ryan Guetter, Vice President, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
 2. Mr. Gabriel DiMartino, Graywood Developments Ltd., King Street West, Toronto, on behalf of the applicant;
 3. Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
 4. Mr. Guido Masutti, Riverview Avenue, Woodbridge;
 5. Mr. Douglas Peng, Toyok Drive, Woodbridge;
 6. Ms. Hana Radomil, Highway #7, Woodbridge, representing the residents of Ambria Residence Condominium;
 7. Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan; and
 8. Ms. Maria, Highway # 7, Vaughan (a resident of Ambria Residence Condominium); and
- 3) That Communication C5 from Mr. Domenic Rotundo, RQ Partnerships LLP, Highway #7, Vaughan, dated January 30, 2015, be received.

Recommendation

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

1. THAT the Public Hearing report for Files OP.14.004, Z.14.025 and 19T-14V006 (Pebble Creek Developments 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 2

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 9, 2015
- b) Circulation Area: 150 m and to the Vaughanwood Ratepayers' Association
- c) 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 subject lands in accordance with the City's Notice Sign Procedures Protocol.
- d) Comments Received as of January 20, 2015:
 - i) M. Giardino, Regional Road 7, with correspondence dated October 3, 2014, concerned about the compatibility of the proposed townhouse units with the existing surrounding development, the increase in traffic and noise, protection of existing green space and the removal of the existing basketball court located at the west limit of Ravine Court.
 - ii) S. Delio, Ravine Court, with correspondence dated July 29, 2014, concerned about the removal of the existing Sylvan Brook Parkette and basketball court to the immediate east of the subject lands and the protection of the existing green space on the site.
 - iii) Ambria Residents Development Committee, Regional Road 7, with correspondence dated November 11, 2014, concerned about the proximity of the proposed development to the Ambria Building, proposed building elevations, privacy issues, potential drainage issues, increase in noise pollution and traffic, loss of the existing basketball court on Ravine Court, decrease in green space in the Sylvan Brooke Parkette, safety concerns for children playing in the park with the proposed driveways from Ravine Court, and that the proposed townhouses are not conducive to the Ravine Court neighborhood.

It is noted that these comments were provided prior to the revised current submission shown on Attachments #3 to #7.

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 development of 59 townhouse units (freehold on private condominium road), 4 semi-detached units (freehold on public road), 14 visitor parking spaces and open space buffer blocks as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.14.004 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria of new development within lands identified by VOP 2010 as "Community Areas" including lot configuration and size, built form and physical character with surrounding development.
2. Zoning By-law Amendment File Z.14.025 to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone, R5 Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 3

	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	Permitted Uses	Apartment Dwelling Multiple Family Dwelling Block Townhouse Dwelling Day Nursery	Block Townhouse only
b.	Minimum Lot Frontage	30 m	6 m/unit and without frontage on a public street
c.	Minimum Front Yard	4.5	2.7 m (Block 11)
d.	Minimum Rear Yard	4.5 m	4.0 m (Block 10)
e.	Minimum Exterior Side Yard	4.5 m	1.2 m (Blocks 3-5, 7 and 8) 2.5 m (Block 9)
f.	Minimum Amenity Area	One Bedroom = 20 m ² /unit Two Bedrooms = 55 m ² / unit Three Bedrooms = 90m ² /unit	40 m ² for each unit type
g.	Minimum Driveway Width	7.5 m	6 m
h.	Minimum Visitor Parking Requirements (Townhouse Units)	15 parking spaces (59 units x 0.25 spaces/unit)	14 parking spaces (59 units @ 0.23 spaces/unit)
	By-law Standard	By-law 1-88 Requirements of R5 Residential Zone	Proposed Exceptions to the R5 Residential Zone
a.	Minimum Lot Frontage	7.5 m/unit	6 m/unit
b.	Minimum Exterior Side Yard	4.5 m	1.2 m (abutting OS1 Zone) 1.5 m (abutting R1 Zone)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 4

c.	Minimum Rear Yard	7.5 m	4.3 m (north semi-detached unit) 5.9 m (south semi-detached unit)
----	-------------------	-------	--

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

3. Draft Plan of Subdivision File 19T-14V006 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #5, consisting of the following:

Block Number	Land Use	Area (ha)	Units
Blocks 1 and 2	Semi-Detached Units	0.124	4
Block 3	Townhouse Units	1.149	59
Blocks 4 and 5	Natural Area	1.665	
Block 6	Road Widening	0.083	
Block 7	Public Road	0.024	
	Total	3.045	63

Background - Analysis and Options

Location	<ul style="list-style-type: none"> North side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7 shown as "Subject Lands" on Attachments #1 and #2.
Original Application	<ul style="list-style-type: none"> On June 20, 2014, the Owner submitted the subject applications to facilitate a development consisting of 63 townhouse dwelling units and one detached dwelling unit. The Owner has subsequently had meetings with the Toronto and Region Conservation Authority (TRCA) and with residents in the surrounding area. As a result of these meetings, the Owner has submitted a revised plan, which consists of 59 townhouse units, 4 semi-detached units and ecological enhancements including an increased valley width and buffers as shown on Attachment #3. It is noted on Attachment #4 that the Landscape Plan must be revised to reflect the revised site design and development limits shown on Attachments #3 and #5.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" and "Natural Area" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" and a "Regional Intensification Corridor". VOP 2010 identifies that new development in "Community Areas" be designed to respect and reinforce the physical character of the surrounding area. In addition, proposed new

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 5

	<p>development in “Community Areas” with established development shall pay particular attention 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.</p> <ul style="list-style-type: none"> As the proposed townhouse development is located adjacent to single detached dwellings in an established single detached neighbourhood, 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 in the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development. Therefore, the applications do not conform to the Official Plan, and the applicant has submitted the subject application to amend VOP 2010.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed townhouse residential use or site-specific zoning standards. In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 of this report, an amendment to Zoning By-law 1-88 is required.
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 Regional and City Official Plan policies, particularly the compatibility policies and criteria in VOP 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 6

		<ul style="list-style-type: none"> York Region has exempted the Official Plan Amendment Application from Regional Approval.
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to facilitate the development of 59 townhouse dwelling units and 4 semi-detached units 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, built form compatibility and impact on natural areas.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> Community Services and Facilities Study Phase 1 Environmental Site Assessment (ESA) Phase 2 Environmental Site Assessment (ESA) Hydrogeological Assessment Report Soil Investigation Report Traffic Impact Study Urban Design and Sustainable Design Guidelines Noise Control Study Arborist Report Functional Servicing Report Environmental Impact Study Flood Hazard Analysis Report
d.	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 applications are approved. If servicing allocation 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.
e.	The Toronto and Region Conservation Authority	<ul style="list-style-type: none"> The subject lands include Open Space and Open Space Buffer blocks. The Owner must satisfy all requirements of the Toronto and Region Conservation Authority. VOP 2010 includes policies to permit the precise limits of natural heritage features to be defined through the development review process, which must be approved to the satisfaction of the TRCA and the City of Vaughan.
f.	Site Access and proposed Cul-de-Sac	<ul style="list-style-type: none"> An existing private driveway access to Regional Road 7 will be shared with the 7-storey residential condominium building on the property to the southwest. The York Region Transportation and Community Planning Department and the Vaughan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 7

		<p>Development Engineering and Infrastructure Planning Services Department must review and approve the proposed shared driveway access.</p> <ul style="list-style-type: none"> ▪ The Owner is proposing the termination of Ravine Court into a cul-de-sac and public access for the semi-detached dwellings from Ravine Court as shown on Attachment #3. The proposed termination of Ravine Court, the design of the cul-de-sac and access to lots for the semi-detached dwellings must be reviewed and approved by Vaughan Development Engineering and Infrastructure Planning Department. ▪ A portion of the proposed cul-de-sac road is located over the closed Sylvan Brook Avenue road allowance, which is owned by the City of Vaughan. The Owner will be required to address all matters related to the use of City owned lands to facilitate the proposed extension of Ravine Court including any costs associated with this proposal to the satisfaction of the City of Vaughan.
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy, should the applications be approved.
h.	Existing Sylvan Brook Parkette	<ul style="list-style-type: none"> ▪ The subject lands are located adjacent to the existing Sylvan Brook Parkette located at the terminus of Ravine Court. The development proposal would result in the removal of the existing City owned basketball facility, which must be addressed to the satisfaction of the Vaughan Parks Development Department. ▪ The current proposal would not affect the balance of the Sylvan Brook Parkette. However, should the design of the cul-de-sac be modified through the review of the applications, the Owner will be required to satisfy all conditions of the City of Vaughan.
i.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required, if the subject applications are approved, and will be reviewed to ensure appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic and emergency and service vehicle circulation, parking, landscaping, waste management, all required easements with the adjacent landowners (e.g. driveway access and servicing), servicing and grading, and any sustainability initiatives.
j.	Future Condominium Application	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium Application (Common Elements) will be required, if the subject applications are approved, to create a condominium corporation for the

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 3, CW(PH) Report No. 8 – Page 8

		proposed private road, visitor parking, and amenity space blocks.
--	--	---

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. Landscape Plan
5. Draft Plan of Subdivision
6. Elevation Plan (Townhouse Units)
7. Elevation Plan (Semi-Detached Units)

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: File Numbers OP.14.004, Z.14.025, 19T-14V006 Pebble Creek Developme

C	2
Item #	3
Report No.	8 (PH)
Council - Feb. 17 / 15	

From: Douglas Peng [mailto:dougpeng@rogers.com]

Sent: Tuesday, February 03, 2015 10:43 PM

To: Caputo, Mary; DevelopmentPlanning@vaughan.ca

Subject: File Numbers OP.14.004, Z.14.025, 19T-14V006 Pebble Creek Developments Inc

Dear Ms. Caputo:

I attended the public hearing pertaining to the redevelopment of 4650 Hwy 7 this evening from the current Cosmetic Surgery Clinic to the proposed 64 townhouse development by Pebble Creek Developments Inc. I was also one of the speakers at tonight's event.

I would like to reiterate and elaborate my stated concerns regarding this development for your records:

1. I believe the proposed development will create traffic chaos on Hwy 7 just east of Wigwoss Drive where this proposed development is situated.
2. This proposed development will have 64 townhouses with a single entrance way on Hwy 7 that is to be shared with a new 122 unit condominium development immediately adjacent to it (Vista Parc).
3. Considering that there is no traffic light at this single entrance way and it is only 200 meters from the Hwy 7 and Wigwoss intersection where there is a traffic light, I cannot see how so many new residences in this development could safely make a left hand turn (going eastbound onto Hwy 7) from this entranceway. The median on Hwy 7 is also not wide enough to accommodate a standing vehicle making such a turn
4. The Ward Funeral Home, which is directly across the street on the south side of Hwy 7 from this development, has 150 parking spaces. During a funeral service and when their lot is full, they need to hire police officers to direct traffic as making left hand in and out of their property is next to impossible. No imagine experiencing this traffic flow on a daily basis without a police officer.
5. The developer Pebble Creek Development had paid for a traffic study, but that was not revealed at the Public Hearing. In addition, a study that is paid by the developer can be construed as biased.
6. I believe the developer should be forced to extend their private roadway onto Ravine Court such that the new residences could exit onto Pine Valley Blvd (by the way of Royal Garden Blvd) which would relieve the need to make a left hand turn onto Hwy 7 through the single entranceway as stated above. This is particular concerning as most residences would want to make that left hand turn onto Hwy 7 as that is the direction to reach the 400 series highways.
7. The director of the Vaughanwood Ratepayer Association spoke at this Public Hearing and said she endorses this development on behalf of the ratepayers in our neighbourhood as she has sent notification to every ratepayers in our neighborhood. As a ratepayer in our neighborhood, I object that this director represent myself interest and that of my fellow neighbours. I did not receive any notification from the Vaughanwood Ratepayers Association nor did my mother-in-law who also lives in the same neighborhood regarding this development. In addition, I would like to state that it is highly unusual that a Ratepayers Association would support a large development project in a neighborhood that would alter the characteristics of that neighborhood.
8. I also believe this director is the spouse of Michael Di Biase, who chaired the Public Hearing meeting. When Michael Di Biase asked if anyone in the room had a potential conflict of interest, this director did not raise her hand or indicated such a possibility.

Yours sincerely,

Douglas Peng
10 Tayok Drive
Woodbridge ON
L4L 2M9
416-885-4828



January 30, 2015

***Delivered By Facsimile Transmission (905-832-8585)
and By Email (DevelopmentPlanning@vaughan.ca)***

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

Attention: Mr. John Mackenzie, Commissioner of Planning

Dear Sir;

Re: Pebble Creek Developments Inc. ("Applicant"),
4650 Regional Road 7 (north of Regional Road 7 and west of Pine Valley Drive) ("Property").
Official Plan Amendment Application File OP.14.004
Zoning By-law Amendment File Z.14.025
Draft Subdivision File 19T-14V006

We act as solicitors for Anna Gabriele, owner of 59 Sylvadene Parkway, and Mauro D'Addese and Anna Vinzi, owners of 61 Sylvadene Parkway. My clients' respective properties are situated directly adjacent to the subject Property at its North perimeter.

My clients advise that they have not had a request for input or consultation as to the proposed development. This is a serious concern of my clients especially in light of the intensification of the development and the serious impacts on the community and the environment.

My clients specifically object to the development applications above and hereby request that their objections be recorded and further to be notified of future proceedings with respect to the above matters.

My clients are specifically are concerned with the following:

- 1) The proposed development's intensification and minimal setbacks to the rear and the natural areas which it abuts and crosses, are not proper. There ought to be greater setbacks to the

C	5
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	3

Domenic Rotundo, B.Comm, LL.B.
Extension: 225
drotundo@rqpartners.ca

Enza Iuorio
Extension: 240
eiurio@rqpartners.ca

RECEIVED
FEB - 2 2015
CLERK'S DEPT.



north and west boundaries. A sufficient and significant landscape and natural state buffer is required between the existing residential and the proposed townhouse blocks.

- 2) My clients recommends that the current landscaping proposed at these north and west perimeters shall include more significant noise and sightlines abatement measures and screening of the townhouse units and further additional plantings of mature trees and shrubs within this buffer area.
- 3) My clients further propose additional north and west boundaries' setbacks of the rear and side yards from the townhouse buildings. In the present submission the townhouse buildings are crammed up along these boundaries. A greater and more adequate setback and landscape buffer is proposed.
- 4) Also, my clients have serious concerns with the negative impacts on the environment including Jersey Creek and the floodplain lands. No information as to the abatement measures and the comments from the applicable authorities, including TRCA and MNR, has been provided.
- 5) Given the single road access there will be impacts on traffic as well, onto Highway 7 and also through Ravine Court to Pine Valley Drive.
- 6) The proposed townhouse units are not in keeping with the general lot sizes on the adjacent properties in the local nearby community on Sylvadene Parkway and on Ravine Court and the adjacent surrounding residential areas.

For the above reasons this development does not follow proper planning principles and my clients hereby object to it in its present submission. Input from the community was not requested nor canvassed, which would have been beneficial for this development. My clients have serious concerns with this development's negative impacts on the environment and the community and its lack of proper planning principles.

Yours truly,
RQ PARTNERS LLP

Per:


Domenic Rotundo
/ei

cc. Council, City of Vaughan
Jeffrey A. Abrams, City Clerk, City of Vaughan
Mary Caputo, Senior Planner, Planning Department

3. **OFFICIAL PLAN AMENDMENT FILE OP.14.004 P.2015.6**
ZONING BY-LAW AMENDMENT FILE Z.14.025
DRAFT PLAN OF SUBDIVISION FILE 19T-14V006
PEBBLE CREEK DEVELOPMENTS INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE

Recommendation

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

1. THAT the Public Hearing report for Files OP.14.004, Z.14.025 and 19T-14V006 (Pebble Creek Developments 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 Vaughanwood Ratepayers' Association
- c) 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 subject lands in accordance with the City's Notice Sign Procedures Protocol.
- d) Comments Received as of January 20, 2015:
 - i) M. Giardino, Regional Road 7, with correspondence dated October 3, 2014, concerned about the compatibility of the proposed townhouse units with the existing surrounding development, the increase in traffic and noise, protection of existing green space and the removal of the existing basketball court located at the west limit of Ravine Court.
 - ii) S. Delio, Ravine Court, with correspondence dated July 29, 2014, concerned about the removal of the existing Sylvan Brook Parkette and basketball court to the immediate east of the subject lands and the protection of the existing green space on the site.
 - iii) Ambria Residents Development Committee, Regional Road 7, with correspondence dated November 11, 2014, concerned about the proximity of the proposed development to the Ambria Building, proposed building elevations, privacy issues, potential drainage issues, increase in noise pollution and traffic, loss of the existing basketball court on Ravine Court, decrease in green space in the Sylvan Brooke Parkette, safety concerns for children playing in the park with the proposed driveways from Ravine Court, and that the proposed townhouses are not conducive to the Ravine Court neighborhood.

It is noted that these comments were provided prior to the revised current submission shown on Attachments #3 to #7.

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 development of 59 townhouse units (freehold on private condominium road), 4 semi-detached units (freehold on public road), 14 visitor parking spaces and open space buffer blocks as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.14.004 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria of new development within lands identified by VOP 2010 as "Community Areas" including lot configuration and size, built form and physical character with surrounding development.
2. Zoning By-law Amendment File Z.14.025 to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone, R5 Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	Permitted Uses	Apartment Dwelling Multiple Family Dwelling Block Townhouse Dwelling Day Nursery	Block Townhouse only
b.	Minimum Lot Frontage	30 m	6 m/unit and without frontage on a public street
c.	Minimum Front Yard	4.5	2.7 m (Block 11)
d.	Minimum Rear Yard	4.5 m	4.0 m (Block 10)
e.	Minimum Exterior Side Yard	4.5 m	1.2 m (Blocks 3-5, 7 and 8) 2.5 m (Block 9)
f.	Minimum Amenity Area	One Bedroom = 20 m ² /unit Two Bedrooms = 55 m ² / unit Three Bedrooms = 90m ² /unit	40 m ² for each unit type

g.	Minimum Driveway Width	7.5 m	6 m
h.	Minimum Visitor Parking Requirements (Townhouse Units)	15 parking spaces (59 units x 0.25 spaces/unit)	14 parking spaces (59 units @ 0.23 spaces/unit)
	By-law Standard	By-law 1-88 Requirements of R5 Residential Zone	Proposed Exceptions to the R5 Residential Zone
a.	Minimum Lot Frontage	7.5 m/unit	6 m/unit
b.	Minimum Exterior Side Yard	4.5 m	1.2 m (abutting OS1 Zone) 1.5 m (abutting R1 Zone)
c.	Minimum Rear Yard	7.5 m	4.3 m (north semi-detached unit) 5.9 m (south semi-detached unit)

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

3. Draft Plan of Subdivision File 19T-14V006 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #5, consisting of the following:

Block Number	Land Use	Area (ha)	Units
Blocks 1 and 2	Semi-Detached Units	0.124	4
Block 3	Townhouse Units	1.149	59
Blocks 4 and 5	Natural Area	1.665	
Block 6	Road Widening	0.083	
Block 7	Public Road	0.024	
	Total	3.045	63

Background - Analysis and Options

Location	<ul style="list-style-type: none"> North side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7 shown as "Subject Lands" on Attachments #1 and #2.
Original Application	<ul style="list-style-type: none"> On June 20, 2014, the Owner submitted the subject applications to facilitate a development consisting of 63 townhouse dwelling units and one detached dwelling unit. The

	<p>Owner has subsequently had meetings with the Toronto and Region Conservation Authority (TRCA) and with residents in the surrounding area. As a result of these meetings, the Owner has submitted a revised plan, which consists of 59 townhouse units, 4 semi-detached units and ecological enhancements including an increased valley width and buffers as shown on Attachment #3. It is noted on Attachment #4 that the Landscape Plan must be revised to reflect the revised site design and development limits shown on Attachments #3 and #5.</p>
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” and a “Regional Intensification Corridor”. ▪ VOP 2010 identifies that new development in “Community Areas” 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 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 townhouse development is located adjacent to single detached dwellings in an established single detached neighbourhood, 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 in the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development. Therefore, the applications do not conform to the Official Plan, and the applicant has submitted the subject application to amend VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed townhouse residential use or site-specific zoning standards. ▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 of this report, an amendment to Zoning By-law 1-88 is required.
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 Regional and City Official Plan policies, particularly the compatibility policies and criteria in VOP 2010.▪ York Region has exempted the Official Plan Amendment Application from Regional Approval.
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands to facilitate the development of 59 townhouse dwelling units and 4 semi-detached units 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, built form compatibility and impact on natural areas.
c.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority:<ul style="list-style-type: none">– Community Services and Facilities Study– Phase 1 Environmental Site Assessment (ESA)– Phase 2 Environmental Site Assessment (ESA)– Hydrogeological Assessment Report– Soil Investigation Report– Traffic Impact Study– Urban Design and Sustainable Design Guidelines– Noise Control Study– Arborist Report– Functional Servicing Report– Environmental Impact Study– Flood Hazard Analysis Report
d.	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 applications are approved. If servicing allocation 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)
e.	The Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The subject lands include Open Space and Open Space Buffer blocks. The Owner must satisfy all requirements of the Toronto and Region Conservation Authority. ▪ VOP 2010 includes policies to permit the precise limits of natural heritage features to be defined through the development review process, which must be approved to the satisfaction of the TRCA and the City of Vaughan.
f.	Site Access and proposed Cul-de-Sac	<ul style="list-style-type: none"> ▪ An existing private driveway access to Regional Road 7 will be shared with the 7-storey residential condominium building on the property to the southwest. The York Region Transportation and Community Planning Department and the Vaughan Development Engineering and Infrastructure Planning Services Department must review and approve the proposed shared driveway access. ▪ The Owner is proposing the termination of Ravine Court into a cul-de-sac and public access for the semi-detached dwellings from Ravine Court as shown on Attachment #3. The proposed termination of Ravine Court, the design of the cul-de-sac and access to lots for the semi-detached dwellings must be reviewed and approved by Vaughan Development Engineering and Infrastructure Planning Department. ▪ A portion of the proposed cul-de-sac road is located over the closed Sylvan Brook Avenue road allowance, which is owned by the City of Vaughan. The Owner will be required to address all matters related to the use of City owned lands to facilitate the proposed extension of Ravine Court including any costs associated with this proposal to the satisfaction of the City of Vaughan.
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy, should the applications be approved.
h.	Existing Sylvan Brook Parkette	<ul style="list-style-type: none"> ▪ The subject lands are located adjacent to the existing Sylvan Brook Parkette located at the terminus of Ravine Court. The development proposal would result in the removal of the existing City owned basketball facility, which must be addressed to the satisfaction of the Vaughan Parks Development Department. ▪ The current proposal would not affect the balance of the Sylvan Brook Parkette. However, should the design of the cul-de-sac be modified through the review of the applications, the Owner will be required to satisfy all conditions of the City of Vaughan.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Future Site Plan Application	<ul style="list-style-type: none"> A future Site Development Application will be required, if the subject applications are approved, and will be reviewed to ensure appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic and emergency and service vehicle circulation, parking, landscaping, waste management, all required easements with the adjacent landowners (e.g. driveway access and servicing), servicing and grading, and any sustainability initiatives.
j.	Future Condominium Application	<ul style="list-style-type: none"> A future Draft Plan of Condominium Application (Common Elements) will be required, if the subject applications are approved, to create a condominium corporation for the proposed private road, visitor parking, and amenity space blocks.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. Landscape Plan
5. Draft Plan of Subdivision
6. Elevation Plan (Townhouse Units)
7. Elevation Plan (Semi-Detached Units)

Report prepared by:

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

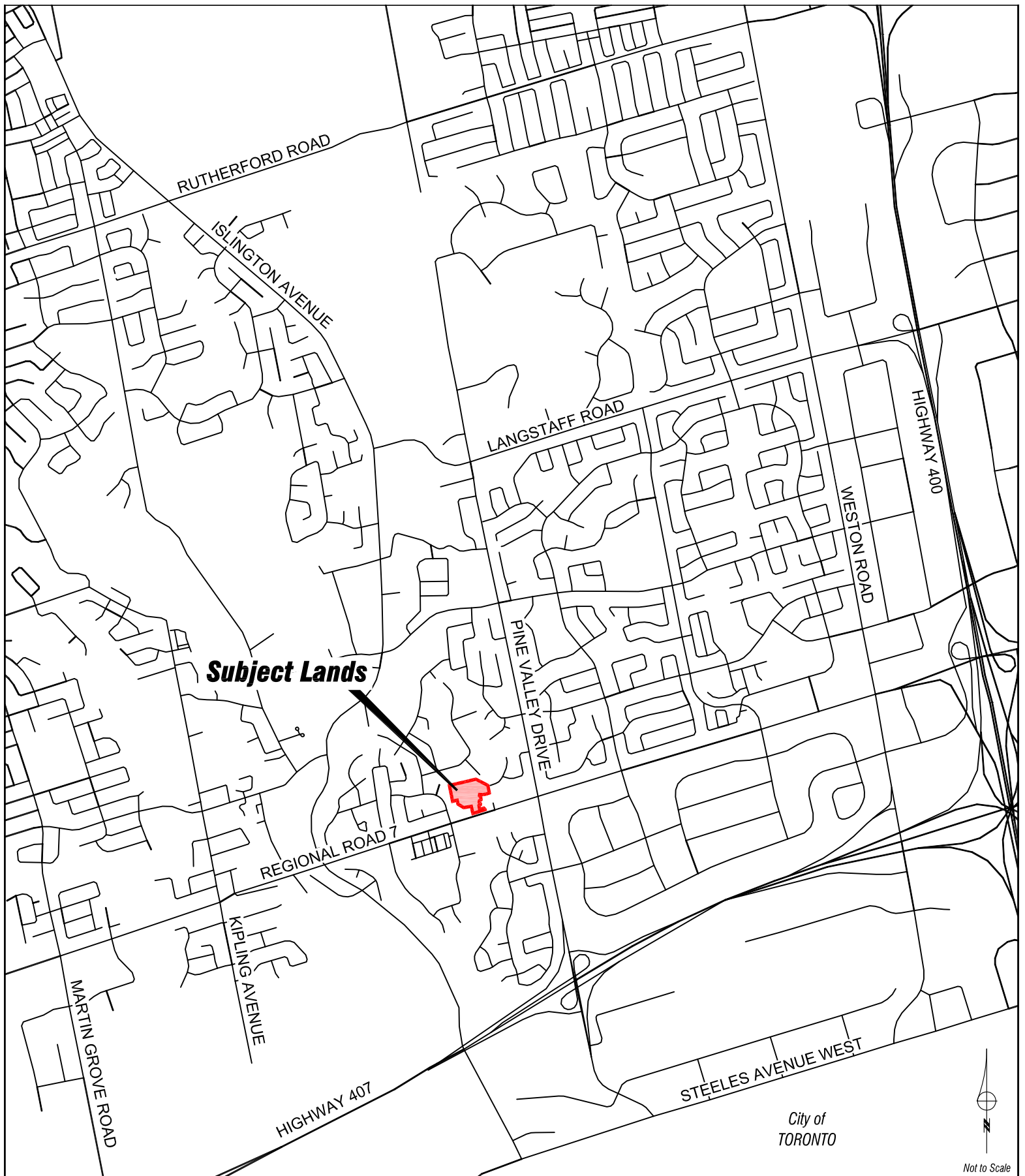
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning



Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Pebble Creek Developments Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.004.dwg

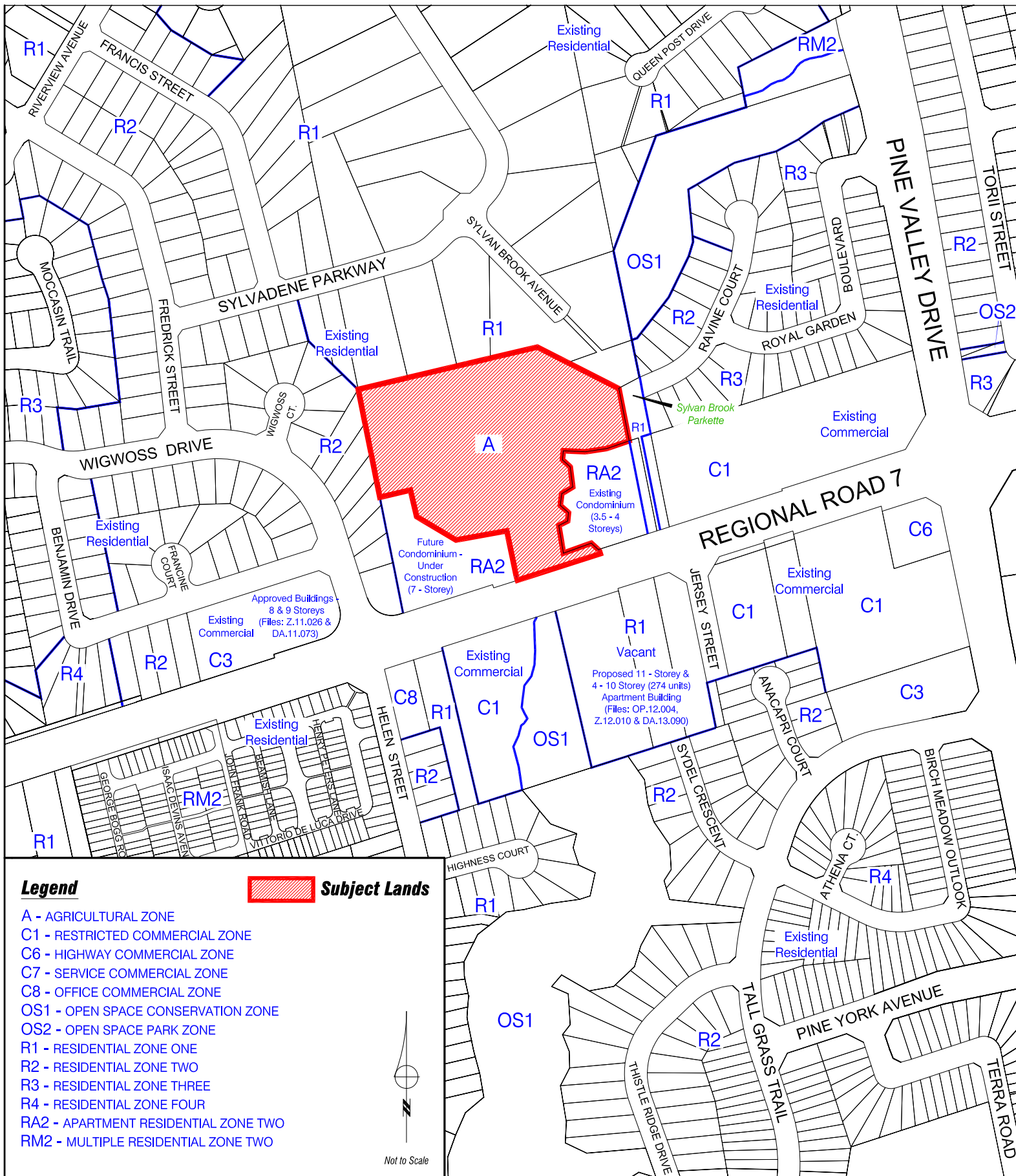


Attachment

FILES:
OP.14.004,
Z.14.025 & 19T-14V006

DATE:
January 19, 2015

1



Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Pebble Creek Developments Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.004.dwg

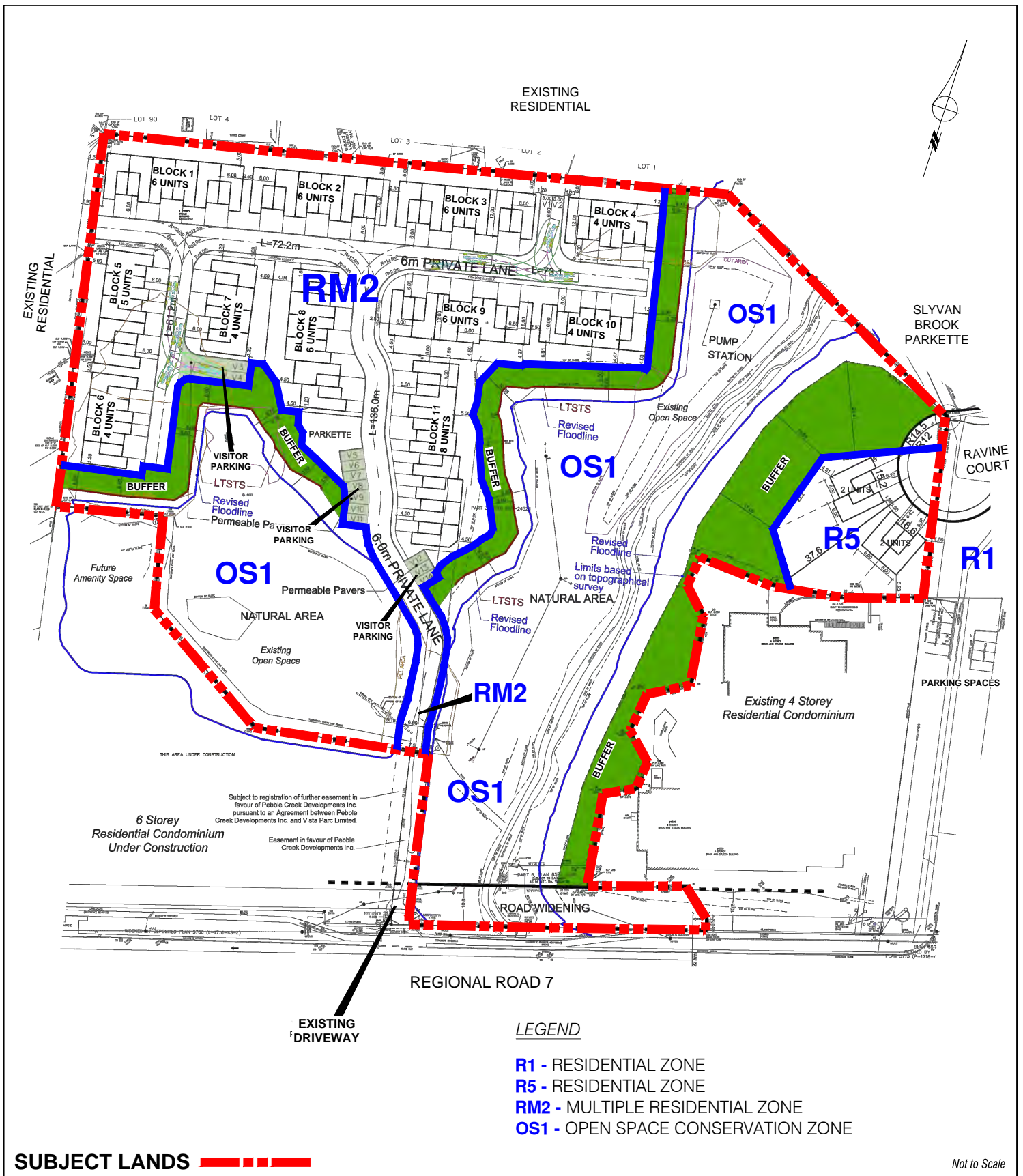


Attachment

FILES:
OP.14.004,
Z.14.025 & 19T-14V006

DATE:
January 19, 2015

2



SUBJECT LANDS - - - - -

Not to Scale

Proposed Zoning & Site Plan

APPLICANT: Pebble Creek Developments Inc. LOCATION: Part of Lot 6, Concession 7

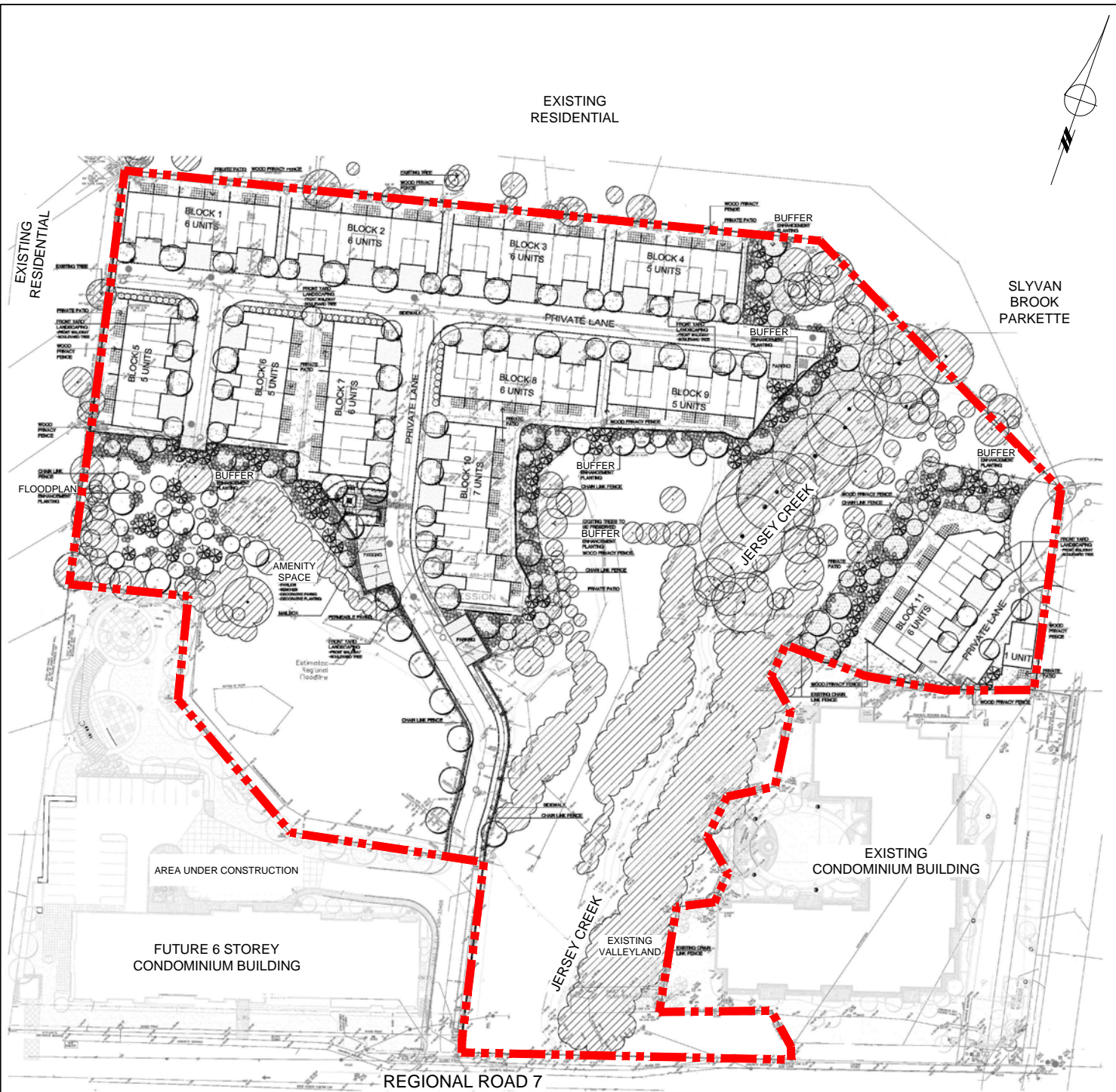


Attachment

FILES:
OP.14.004,
Z.14.025 & 19T-14V006

DATE:
January 19, 2015

3



NOTE : THE LANDSCAPE PLAN MUST BE REVISED TO REFLECT ATTACHMENTS #3 AND #5

SUBJECT LANDS ———

Not to Scale

Landscape Plan

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Pebble Creek Developments Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.004.dwg

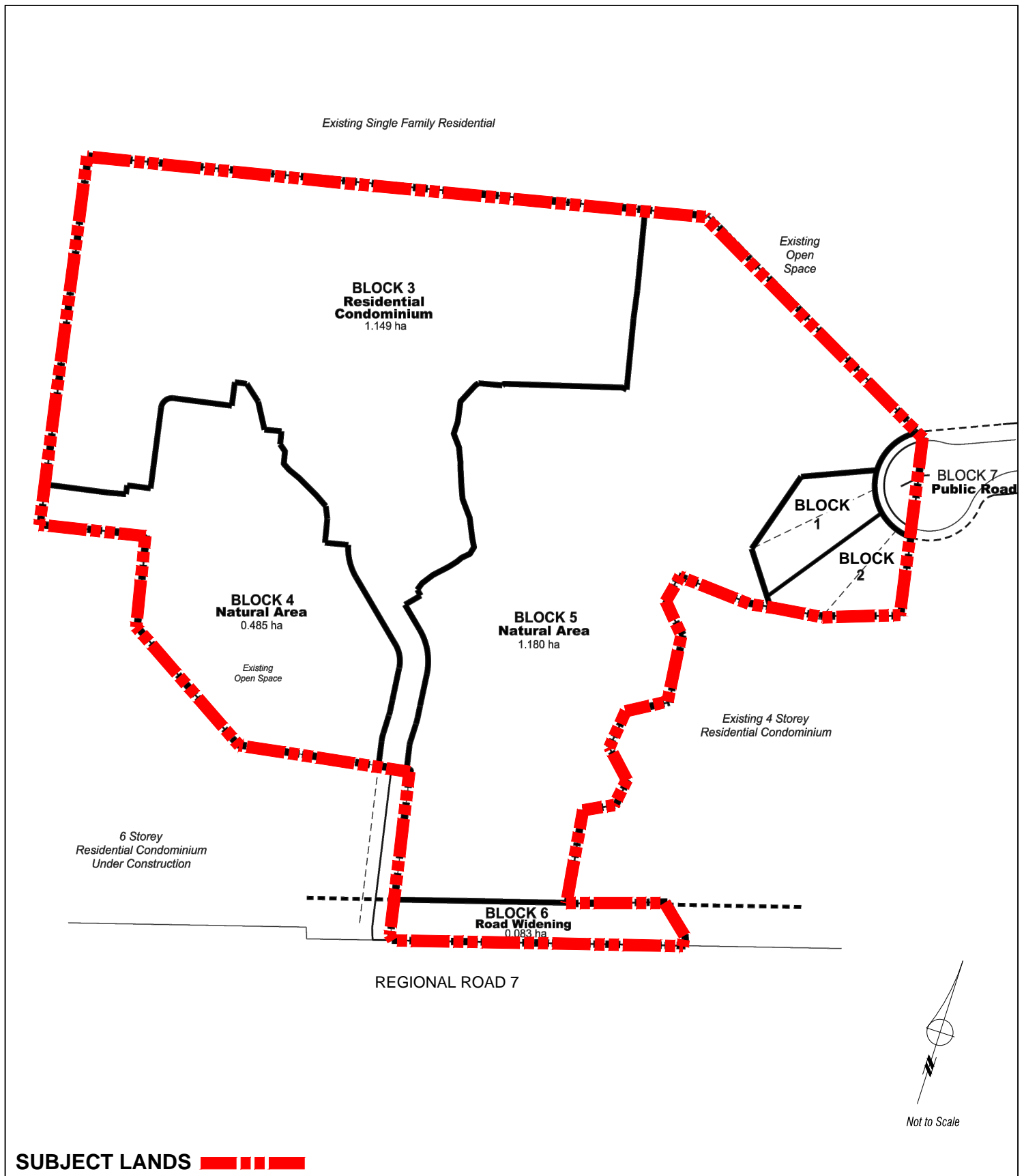


Attachment

FILES:
OP.14.004,
Z.14.025 & 19T-14V006

DATE:
January 19, 2015

4



Draft Plan of Subdivision

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Pebble Creek Developments Inc.



Attachment
 FILES:
 OP.14.004,
 Z.14.025 & 19T-14V006
 DATE:
 January 19, 2015
5



FRONT ELEVATIONS (TYPICAL BLOCK)

Not to Scale

Elevation Plan (Townhouse Units)

APPLICANT: Pebble Creek
 Developments Inc.
 LOCATION:
 Part of Lot 6, Concession 7

N:\DFT\1 ATTACHMENTS\OP\op.14.004.dwg



Attachment
 FILES:
 OP.14.004
 Z.14.025 & 19T-14V006
 DATE:
 January 19, 2015

6



FRONT ELEVATIONS 'A'

Not to Scale

Elevation Plan (Semi-Detached Units)

APPLICANT: Pebble Creek
Developments Inc.

LOCATION:
Part of Lot 6, Concession 7



Attachment

FILES:
OP.14.004
Z.14.025 & 19T-14V006

DATE:
January 19, 2015

7