

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 8, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

**8**

**ZONING BY-LAW AMENDMENT FILE Z.06.064  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V12  
MARIA AND GIUSEPPE PANDOLFO  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved;
- 2) That the following deputations be received:
  1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord; on behalf of the applicant;
  2. Ms. Kathryn Angus, Teston Road, Kleinburg;
  3. Mr. David Toyne, Pine Valley Drive, Woodbridge; and
  4. Mr. Quinto Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, on behalf of the landowner; and
- 3) That Communication C2, from Francesco and Brenda Di Sarra, Pine Valley Drive, Woodbridge, dated September 2, 2014, be received.

#### **Recommendation**

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

1. THAT the Public Hearing report for Files Z.06.064 and 19T-06V12 (Maria and Giuseppe Pandolfo) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: August 08, 2014
- b) Circulation Area: Extended polling area beyond 150 m as shown on Attachment #1, and to the Millwood Ratepayers Association, Rimwood Estates Homeowners Association, and Kleinburg and Area Ratepayers' Association.
- c) A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d) Comments Received as of August 19, 2014: None

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## EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

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### Purpose

To receive comments from the public and the Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.06.064 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone, in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88, RD1, RD2, RD3 Residential Detached Zone and RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RD1, RD2, RD3 Residential Detached Zone and RT1 Residential Townhouse Zone Requirements</b>
a.	Permitted Yard Encroachments and Restrictions	<p>A fireplace is not permitted to encroach into a required yard</p> <p>Uncovered and unenclosed porches, cold cellars and a bay window or similar projections, which are not constructed on footings shall be permitted to extend into a required interior side yard to a maximum of 0.3m and into the front yard, exterior side yard and rear yard to a maximum of 1.8m</p>	<p>Permit a fireplace to encroach into a required yard</p> <p>Permit a covered and unenclosed porch and/or balcony, cold cellars and architectural features as additional permitted structures.</p> <p>Permit a bay or box window or similar projection with or without footings to extend into the required front, exterior side or rear yard to a maximum of 0.6 m.</p>
b.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m

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

2. Draft Plan of Subdivision File 19T-06V12 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #3, consisting of the following:

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<b>Lots/Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots 164-166	Detached Residential Units (Min. 18 m frontage)	0.258	3
Lots 1-8, 89, 90,129-138, 142-144, 152, and 161-163	Detached Residential Units (Min. 15 m frontage)	2.202	27
Lots 9-36, 65- 77, 79-81, 88, 91-94, 98- 106,111-116, 124-128,139- 141,145-151 and 153-160	Detached Residential Units (Min. 13 m frontage)	4.643	87
Lots 37-64, 82- 86,107-110 and 118-123	Detached Residential Units (Min. 12 m frontage)	2.087	43
Blks. 167-171	Residential Part Lots (To develop with adjacent lands to create 5 units )	0.07	
Blks. 78, 87 95-97 and 117	Street Townhouse Units (6 m frontage)	0.567	36
Blk. 172	Park	1.315	
Blk. 173	Valley Buffer	0.159	
Blks. 174 and 175	Landscape Buffer	0.163	
Blk. 176	Road Widening	0.059	
	Roads and Streets	3.531	
	<b>Total</b>	<b>15.054</b>	<b>196</b>

It is noted that the information for the Draft Plan of Subdivision identified above may be modified to conform to the final approved Block 40/47 Plan.

**Background - Analysis and Options**

**Block Plan**

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Block.

The Block 40/47 Block Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Associations. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

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A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan shown on Attachment #5, subject to York Region approval of OPA #744, and additional conditions. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #5.

Location	<ul style="list-style-type: none"> <li>▪ West side of Pine Valley Drive, south of Teston Road, known municipally as 10,390 Pine Valley Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
<p>Official Plan Designation</p> <p>a) OPA #600 (In-effect)</p> <p>b) As Amended by OPA #744 (Not In-effect)</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Urban Area” and “Valley Lands” by OPA #600, and forms part of the Vellore Urban Village and are subject to the following policies (in-part): <ul style="list-style-type: none"> <li>- The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;</li> <li>- The lands or area will be planned for predominantly “executive housing” on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare;</li> <li>- The lands designated as “Urban Area” shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.</li> </ul> </li> <li>▪ An application to amend OPA #600 was submitted by the Block 40/47 Developer’s Group on February 19, 2003, to redesignate the lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/ Block Plan process and establish land use designations to develop the area for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted OPA #744, being a site-specific Official Plan Amendment for the area designated Urban Area in Block 40/47, which includes the subject lands.</li> <li>▪ The subject lands are designated “Low Density Residential”, “Medium Density Residential/Commercial” and “Valley Lands” by OPA #744, which has been adopted by Vaughan Council and is pending York Region approval. However, On June 24, 2014, as part of the Block 40/47 Plan, Vaughan Council recommended that OPA #744 be amended to redesignate the “Medium Density Residential/Commercial” lands to “Low Density Residential” and that street townhouse dwellings be permitted in this designation provided that they are located adjacent to Pine Valley Drive and/or south of Street “1”, as shown on Attachment #4, and provided that no townhouse lots shall abut the the southerly residential boundary of Block 47.</li> </ul>

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c) VOP 2010	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a cohesive and complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare and a maximum of 18 units per hectare for townhouse units. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #5).</li> <li>▪ The proposed Draft Plan of Subdivision conforms to OPA #744 and the Block 40/47 Plan as adopted by Vaughan Council.</li> <li>▪ The final approved OPA #744 will be incorporated into VOP 2010 as a site-specific amendment in Volume 2 of the new Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. In order to implement the proposed zoning and Draft Plan of Subdivision and zoning shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable York Region Official Plan and City Official Plan policies, specifically OPA #600, as amended by OPA #744.</li> <li>▪ OPA #744 is pending approval from York Region and is subject to potential modification(s) and appeal to the Ontario Municipal Board (OMB).</li> </ul>

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b.	Block 40/47 Block Plan (Attachment #5)	<ul style="list-style-type: none"> <li>▪ The Block 40/47 Plan shown on Attachment #5 was approved by Vaughan Council on June 24, 2014, subject to a number of conditions. A specific condition (in part) of Block Plan approval requires that prior to the draft approval of the first Draft Plan of Subdivision in the Block 40/47 area, Vaughan Council shall have given final approval to the Block 40/47 Plan with any required revisions to reflect changes thereto resulting from fulfillment of the conditions of approval and any changes resulting from the Regional review and approval of OPA #744. The Vaughan Council resolution also permits that such approval of the Block Plan can be granted concurrently with the approval of the first Draft Plan of Subdivision.</li> <li>▪ The Block 40/47 Plan matters respecting land uses, housing mix and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, must be addressed through the Block Plan approval process.</li> <li>▪ Certain conditions of the Block 40/47 Plan approval may be addressed through the Draft Plan of Subdivision process.</li> </ul>
c.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision must conform to the final approved Block 40/47 Plan, which may result in changes to the proposed Draft Plan of Subdivision shown on Attachment #3.</li> <li>▪ The location and design of proposed streets and all proposed residential part blocks must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V25) to the north.</li> </ul>
d.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning and site-specific zoning exceptions will be reviewed.</li> </ul>
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The owner will be required to prepare Urban Design and Architectural Design Guidelines for review by the Planning Department and approval by Vaughan Council for the subject lands. The guidelines must take into account land use compatibility with lands to the south and west including heritage considerations.</li> </ul>
f.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management pond, and erosion and siltation control measures must be provided in accordance with approved Block 40/47 Block Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li> </ul>

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g.	Transportation/Roads	<ul style="list-style-type: none"> <li>▪ An updated Traffic Study has been submitted as part of the Master Environmental Servicing Plan (MESP), to identify traffic impacts associated with the Block 40/47 Plan area and identify any mitigative measures as may be required. A traffic study for the subject lands may be required to identify traffic impact of the proposed development.</li> <li>▪ The subject lands abut Pine Valley Drive, and therefore, a noise report is required to address impact and mitigation measures for the lands.</li> <li>▪ Pine Valley Drive is a Regional road and any road widening(s), if required, must be approved by York Region.</li> <li>▪ The proposed Draft Plan of Subdivision includes local roads with alternative design standards and with right-of-way widths of 17.5 m, 20 m and 23 m, which must be approved by the Vaughan Development/Transportation Engineering Department. The local road network must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V25) located to the immediate north of the subject lands. The proposed road, design (eg. right-of-way dimensions and geometric standards) must be established in consideration of the conclusions and recommendations of the City-wide Transportation Master Plan and the Block 40/47 Plan MESP Transportation Studies.</li> <li>▪ Any Transportation Reports submitted in support of the subject applications must be consistent with the Traffic Impact Study submitted with the MESP and shall be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>
h.	Parks and Open Space	<ul style="list-style-type: none"> <li>▪ Parks and Open Space shall be in accordance with the final approved Block 40/47 Plan Area and cash-in-lieu of parkland, if required, shall be paid by the owner in accordance with the City's cash-in-lieu policy.</li> <li>▪ A Master Landscape Plan will be required to address the coordination of urban design and streetscape treatments for the Block 40/47 Plan Area and any landscaping associated with boulevards, entrance features, and buffers to open space blocks and stormwater management ponds.</li> <li>▪ A detailed Tree Inventory and Assessment Study may be required for review.</li> <li>▪ A park is proposed to be located next to the valley on Block 172; the necessary plans and landscape design must be submitted for City of Vaughan and Toronto and Region Conservation Authority approval.</li> </ul>

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### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

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i.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li></ul>
j.	Phase 1 Environmental Report	<ul style="list-style-type: none"><li>▪ A Phase 1 ESA (Environmental Site Assessment) for the subject lands must be submitted in support of the applications and must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>
k.	City of Vaughan and Public Agency Review	<ul style="list-style-type: none"><li>▪ The owner will be required to address all City of Vaughan and Public Agency review comments including, but not limited to, the Toronto and Region Conservation Authority, York Region, Ministry of Natural Resources, Ministry of Tourism Culture and Sport, and the York District Public and Catholic School Boards.</li></ul>
L.	Developers Group Agreement	<ul style="list-style-type: none"><li>▪ The owner must enter into the final approved Developers, Group Agreement for Block 40/47 Plan area to the satisfaction of the City, respecting, but not limited to cash-in-lieu of parkland and parkland over dedication and cost sharing for the provision of roads, parks and municipal services within the Block Plan.</li></ul>
m.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands abut a valley system and include a Buffer Block abutting the valley. The owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li></ul>
n.	Ministry of Natural Resources	<ul style="list-style-type: none"><li>▪ The Ministry of Natural Resources (MNR) has provided comments respecting the proposed Block Plan which must be addressed to the satisfaction of the MNR. The MNR has recommended that given the sensitivity of the features in the valley system including the presence of Redside Dace, a more sensitive zoning (e.g. Environmental Protection) should be considered.</li></ul>

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

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



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**Regional Implications**

The applications have been circulated to York Region 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. Draft Plan of Subdivision File 19T-06V12
4. Proposed Zoning
5. Vaughan Council Approved Block 40/47 Plan (June 24, 2014)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

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.)

C 2.1

September 2, 2014

City of Vaughan, City Clerk's Office  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

C 2	
COMMUNICATION	
CW (PH) -	SEPT. 2/14
ITEM -	8

**To the Committee of the Whole**

**RE:** Comments regarding Draft Plan of Subdivision for Block 40/47  
**File Numbers:** Z.06.064 & 19T-06V12

**Preamble**

My wife and I are the landowners at 10320 Pine Valley Drive, which is located to the south of Omega Developments. Together with our neighbors, David Toyne and Gillian Evans of 10240 Pine Valley Drive, we have concerns regarding the development along the southern border abutting our properties which we have outlined in previous letters to the City.

Over the past year, we have discussed those concerns with the Block 40/47 Developers Group, TRCA, municipal planning staff, regional planning staff, and our ward councilors. The result of those discussions was the relocation of proposed townhouses along the south border, and special provisions in a modified OPA 744 for a buffer along the south border abutting the Evans property (Special Provision Area 1 or SPA1).

We feel that the current proposed Plan of Subdivision for the lands owned by Omega Developments fails to accomplish the provisions in the modified OPA regarding a buffer. Furthermore, the buffer should be reviewed and agreed upon by all relevant parties before a Plan of Subdivision should be considered.

**Definition of Buffer**

The provision for a buffer along the southern border in the modified OPA 744 was to manage the development along edges between different land uses and densities. However, the buffer is inconsistently drawn and inadequately described in the most recent drawings distributed with the Proposed Plan of Subdivision. In Attachment 3, there is no buffer shown in the plan along the southern border. In Attachment 4, a buffer along the southern border is shown, but it is not dimensioned. The scale of the drawings do not allow for the information relating to the proposed buffer to be clearly understood or evaluated.

C2.2

From our perspective, it seems premature to propose the subdivision of the lands before the buffer has been defined; the dimensions, grading and planting of the buffer are features that will impact the development surrounding it. All development limits should to be clearly defined, reviewed with the city and the affected landowners, and agreed upon before SPA1 is sub divided.

We also have no clear direction on how the grading will be resolved to eliminate the use of retaining wall elements and where these fall relative to the buffer and/or within the subdivision.

Furthermore, we do not view the current buffer proposal as a sympathetic solution. Although the municipal planning department put forward suggestions for how the buffer could manifest, there are no prescriptive requirements listed in the modified OPA 744. Therefore, we were anticipating more discussion with the landowner and the city planners to determine what would constitute an appropriate buffer prior to any work relating to the subdivision of the lands.

To start the discussion, we have provided the following comments and suggestions regarding the current subdivision proposal for Special Provision Area 1:

#### **Subdivision of Lots Along Buffer**

The Draft Plan of Subdivision in SPA1 divides the lands uniformly into a series of 40-50' wide regardless of position. As a result, the edges of the development are indistinguishable from the development in the center. This type of planning presumes the subdivision abuts another similarly developable parcel of land. It does not take into consideration that the 200+ acres that make up 10240 Pine Valley Drive are significant Valley Lands protected by the Vaughan Official Plan and the Ontario Greenbelt Act. These lands will remain largely unchanged long into the foreseeable future; therefore the proposed development should be planned in a manner that is respectful of those lands

It would assist with the transition along the southern edge if larger estate-size lots are located along the south border. This would create a gradation of density instead of an abrupt transition. Creating estate size lots along ravines and other protected natural features is a successful and sensible planning strategy that has been implemented in many other residential subdivisions in the GTA.

#### **Fence**

The applicant has put forward a minimum solution to the privacy matter relating to the south border. That includes a fence on the

C 2.3

property line of 1.8M height and one row of trees on the subdivision side.

We consider the fence height to be inadequate, and request that a study be completed to determine an appropriate fence height between residential and agricultural land uses given the geography of the site.

Furthermore, we are concerned that the fence will create a maintenance legacy for the owners at 10240 Pine Valley Dr. To avoid any maintenance costs or liabilities relating to this fence, the fence should be located 100% on the subdivision land with title requirements to maintain the fence.

### **Trees**

A tall fence along the entire edge of these naturally protected lands will appear foreign and abrupt. Instead, trees should be planned on both sides of the fence along the south property line. All trees should be planted on the Omega Development lands as the buffer should be provided by them as part of the subdivision proposal. The fence should be screened with vegetation to maintain the natural character of the lands and to also assist with maintaining visual and acoustic privacy. The need to place them on the south side of the fence is also to further protect the visual screen from individual subdivision landowners who may choose to clear the trees on their side of the property in the future.

There may be an opportunity to partner with the TRCA to plant some native and endangered tree species along this buffer.

In closing, the buffer should not be regarded as simply another development hurdle to be crossed off. These affected lands are vast in size, and have significant natural and heritage value. It is our hope that the applicant and the city planners take efforts to blend the border, and maintain a lasting greenbelt appearance along the abutting edges beyond minimum solutions.

Best regards,

Francesco and Brenda Di Sarra  
10320 Pine Valley Drive, Woodbridge

8.      **ZONING BY-LAW AMENDMENT FILE Z.06.064**      **P.2014.38**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-06V12**  
**MARIA AND GIUSEPPE PANDOLFO**  
**WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**Recommendation**

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

1.      THAT the Public Hearing report for Files Z.06.064 and 19T-06V12 (Maria and Giuseppe Pandolfo) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: August 08, 2014
- b)      Circulation Area: Extended polling area beyond 150 m as shown on Attachment #1, and to the Millwood Ratepayers Association, Rimwood Estates Homeowners Association, and Kleinburg and Area Ratepayers' Association.
- c)      A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d)      Comments Received as of August 19, 2014: None

**Purpose**

To receive comments from the public and the Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2:

1.      Zoning By-law Amendment File Z.06.064 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone, in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1:

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a.	Permitted Yard Encroachments and Restrictions	<p>A fireplace is not permitted to encroach into a required yard</p> <p>Uncovered and unenclosed porches, cold cellars and a bay window or similar projections, which are not constructed on footings shall be permitted to extend into a required interior side yard to a maximum of 0.3m and into the front yard, exterior side yard and rear yard to a maximum of 1.8m</p>	<p>Permit a fireplace to encroach into a required yard</p> <p>Permit a covered and unenclosed porch and/or balcony, cold cellars and architectural features as additional permitted structures.</p> <p>Permit a bay or box window or similar projection with or without footings to extend into the required front, exterior side or rear yard to a maximum of 0.6 m.</p>
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Blk. 173	Valley Buffer	0.159	
Blks. 174 and 175	Landscape Buffer	0.163	
Blk. 176	Road Widening	0.059	
	Roads and Streets	3.531	
	<b>Total</b>	<b>15.054</b>	<b>196</b>

It is noted that the information for the Draft Plan of Subdivision identified above may be modified to conform to the final approved Block 40/47 Plan.

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

#### **Block Plan**

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Block.

The Block 40/47 Block Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Associations. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan shown on Attachment #5, subject to York Region approval of OPA #744, and additional conditions. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #5.

Location	<ul style="list-style-type: none"> <li>West side of Pine Valley Drive, south of Teston Road, known municipally as 10,390 Pine Valley Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
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<p>Official Plan Designation</p> <p>a) OPA #600 (In-effect)</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are designated ‘Urban Area’ and ‘Valley Lands’ by OPA #600, and forms part of the Vellore Urban Village and are subject to the following policies (in-part): <ul style="list-style-type: none"> <li>- The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;</li> <li>- The lands or area will be planned for predominantly “executive housing” on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare;</li> <li>- The lands designated as ‘Urban Area’ shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.</li> </ul> </li> <li>▪ An application to amend OPA #600 was submitted by the Block 40/47 Developer’s Group on February 19, 2003, to redesignate the lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/ Block Plan process and establish land use designations to develop the area for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted OPA #744, being a site-specific Official Plan Amendment for the area designated Urban Area in Block 40/47, which includes the subject lands.</li> </ul>
<p>b) As Amended by OPA #744 (Not In-effect)</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Low Density Residential”, “Medium Density Residential/Commercial” and “Valley Lands” by OPA #744, which has been adopted by Vaughan Council and is pending York Region approval. However, On June 24, 2014, as part of the Block 40/47 Plan, Vaughan Council recommended that OPA #744 be amended to redesignate the “Medium Density Residential/Commercial” lands to “Low Density Residential” and that street townhouse dwellings be permitted in this designation provided that they are located adjacent to Pine Valley Drive and/or south of Street “1”, as shown on Attachment #4, and provided that no townhouse lots shall abut the the southerly residential boundary of Block 47.</li> <li>▪ The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a cohesive and complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare and a maximum of 18 units per hectare for townhouse units. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #5).</li> <li>▪ The proposed Draft Plan of Subdivision conforms to OPA #744 and the Block 40/47 Plan as adopted by Vaughan Council.</li> </ul>



c) VOP 2010	<ul style="list-style-type: none"> <li>The final approved OPA #744 will be incorporated into VOP 2010 as a site-specific amendment in Volume 2 of the new Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. In order to implement the proposed zoning and Draft Plan of Subdivision and zoning shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable York Region Official Plan and City Official Plan policies, specifically OPA #600, as amended by OPA #744.</li> <li>OPA #744 is pending approval from York Region and is subject to potential modification(s) and appeal to the Ontario Municipal Board (OMB).</li> </ul>
b.	Block 40/47 Block Plan (Attachment #5)	<ul style="list-style-type: none"> <li>The Block 40/47 Plan shown on Attachment #5 was approved by Vaughan Council on June 24, 2014, subject to a number of conditions. A specific condition (in part) of Block Plan approval requires that prior to the draft approval of the first Draft Plan of Subdivision in the Block 40/47 area, Vaughan Council shall have given final approval to the Block 40/47 Plan with any required revisions to reflect changes thereto resulting from fulfillment of the conditions of approval and any changes resulting from the Regional review and approval of OPA #744. The Vaughan Council resolution also permits that such approval of the Block Plan can be granted concurrently with the approval of the first Draft Plan of Subdivision.</li> <li>The Block 40/47 Plan matters respecting land uses, housing mix and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, must be addressed through the Block Plan approval process.</li> <li>Certain conditions of the Block 40/47 Plan approval may be addressed through the Draft Plan of Subdivision process.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision must conform to the final approved Block 40/47 Plan, which may result in changes to the proposed Draft Plan of Subdivision shown on Attachment #3.</li> <li>▪ The location and design of proposed streets and all proposed residential part blocks must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V25) to the north.</li> </ul>
d.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning and site-specific zoning exceptions will be reviewed.</li> </ul>
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The owner will be required to prepare Urban Design and Architectural Design Guidelines for review by the Planning Department and approval by Vaughan Council for the subject lands. The guidelines must take into account land use compatibility with lands to the south and west including heritage considerations.</li> </ul>
f.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management pond, and erosion and siltation control measures must be provided in accordance with approved Block 40/47 Block Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved, Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li> </ul>
g.	Transportation/Roads	<ul style="list-style-type: none"> <li>▪ An updated Traffic Study has been submitted as part of the Master Environmental Servicing Plan (MESP), to identify traffic impacts associated with the Block 40/47 Plan area and identify any mitigative measures as may be required. A traffic study for the subject lands may be required to identify traffic impact of the proposed development.</li> <li>▪ The subject lands abut Pine Valley Drive, and therefore, a noise report is required to address impact and mitigation measures for the lands.</li> <li>▪ Pine Valley Drive is a Regional road and any road widening(s), if required, must be approved by York Region.</li> <li>▪ The proposed Draft Plan of Subdivision includes local roads with alternative design standards and with right-of-way widths of 17.5 m, 20 m and 23 m, which must be approved by the</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>Vaughan Development/Transportation Engineering Department. The local road network must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-03V25) located to the immediate north of the subject lands. The proposed road, design (eg. right-of-way dimensions and geometric standards) must be established in consideration of the conclusions and recommendations of the City-wide Transportation Master Plan and the Block 40/47 Plan MESP Transportation Studies.</p> <ul style="list-style-type: none"> <li>Any Transportation Reports submitted in support of the subject applications must be consistent with the Traffic Impact Study submitted with the MESP and shall be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>
h.	Parks and Open Space	<ul style="list-style-type: none"> <li>Parks and Open Space shall be in accordance with the final approved Block 40/47 Plan Area and cash-in-lieu of parkland, if required, shall be paid by the owner in accordance with the City's cash-in-lieu policy.</li> <li>A Master Landscape Plan will be required to address the coordination of urban design and streetscape treatments for the Block 40/47 Plan Area and any landscaping associated with boulevards, entrance features, and buffers to open space blocks and stormwater management ponds.</li> <li>A detailed Tree Inventory and Assessment Study may be required for review.</li> <li>A park is proposed to be located next to the valley on Block 172; the necessary plans and landscape design must be submitted for City of Vaughan and Toronto and Region Conservation Authority approval.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>
j.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>A Phase 1 ESA (Environmental Site Assessment) for the subject lands must be submitted in support of the applications and must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

k.	City of Vaughan and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The owner will be required to address all City of Vaughan and Public Agency review comments including, but not limited to, the Toronto and Region Conservation Authority, York Region, Ministry of Natural Resources, Ministry of Tourism Culture and Sport, and the York District Public and Catholic School Boards.</li> </ul>
L.	Developers Group Agreement	<ul style="list-style-type: none"> <li>▪ The owner must enter into the final approved Developers, Group Agreement for Block 40/47 Plan area to the satisfaction of the City, respecting, but not limited to cash-in-lieu of parkland and parkland over dedication and cost sharing for the provision of roads, parks and municipal services within the Block Plan.</li> </ul>
m.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands abut a valley system and include a Buffer Block abutting the valley. The owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li> </ul>
n.	Ministry of Natural Resources	<ul style="list-style-type: none"> <li>• The Ministry of Natural Resources (MNR) has provided comments respecting the proposed Block Plan which must be addressed to the satisfaction of the MNR. The MNR has recommended that given the sensitivity of the features in the valley system including the presence of Redside Dace, a more sensitive zoning (e.g. Environmental Protection) should be considered.</li> </ul>

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

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

#### **Regional Implications**

The applications have been circulated to York Region 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. Draft Plan of Subdivision File 19T-06V12
4. Proposed Zoning
5. Vaughan Council Approved Block 40/47 Plan (June 24, 2014)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791

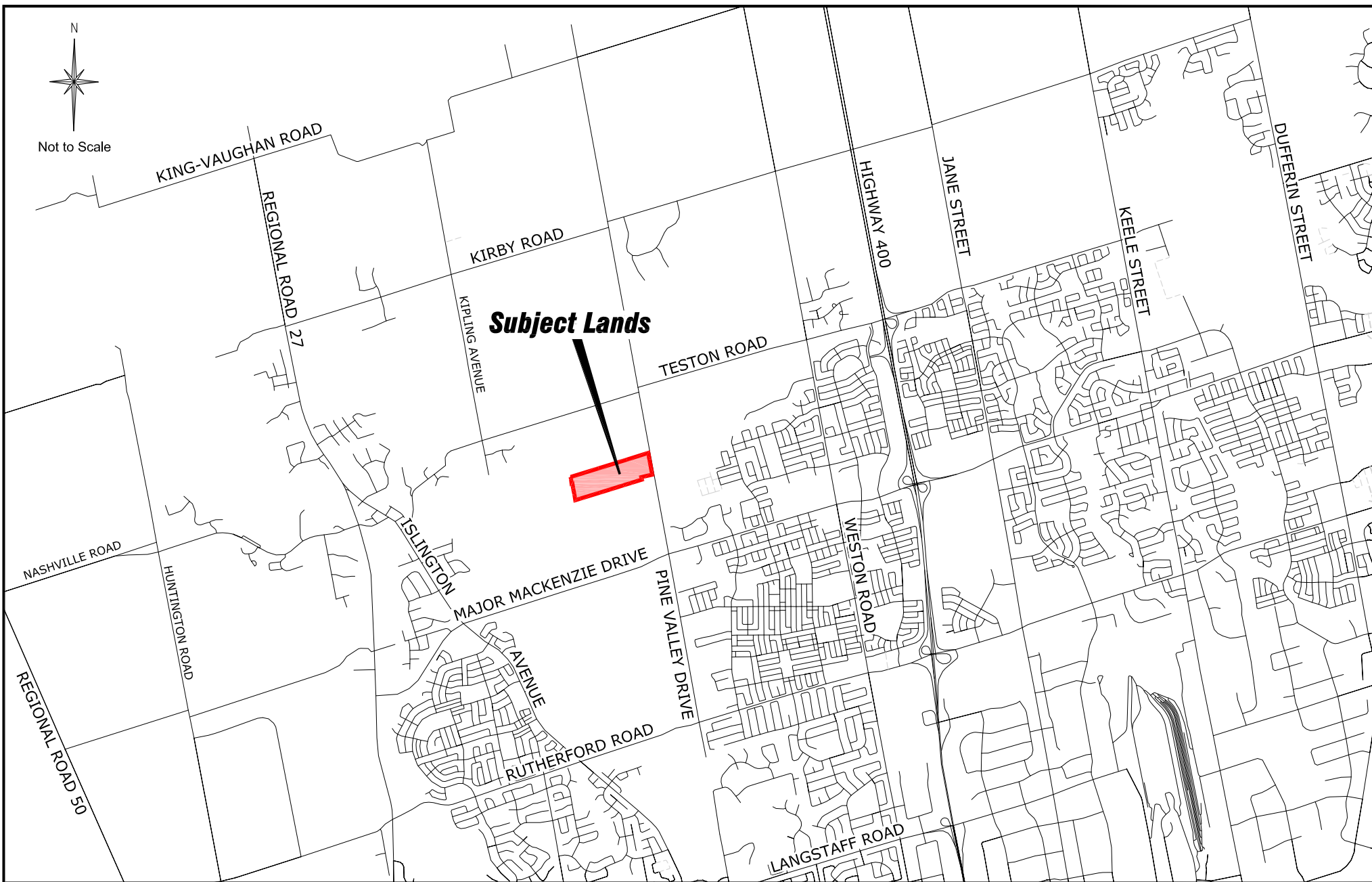
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

/CM

MAURO PEVERINI  
Manager of Development Planning



# Context Location Map

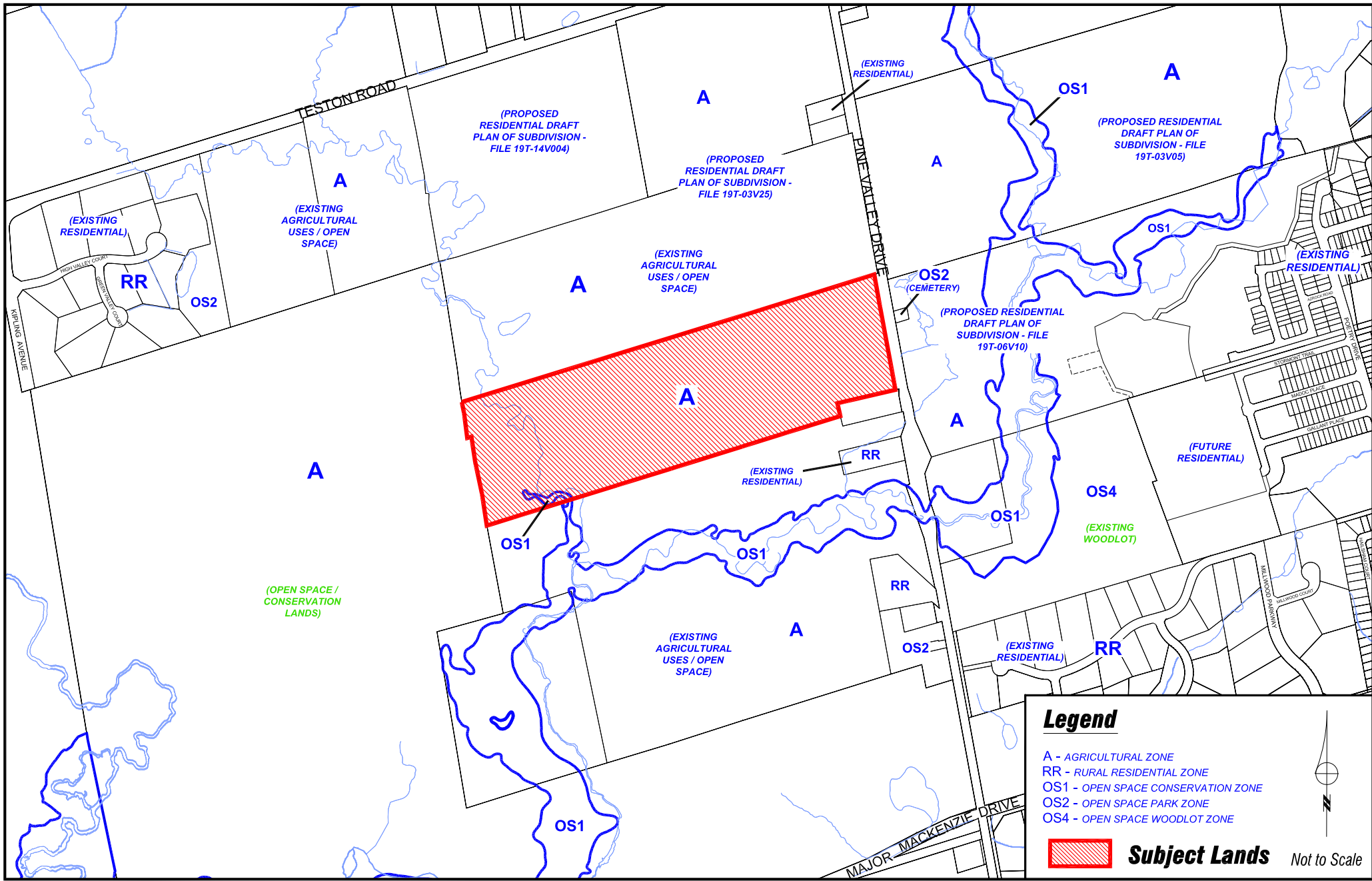
LOCATION:  
Part of Lot 23, Concession 7

APPLICANT:  
Maria and Giuseppe Pandolfo

N:\DFT\1 ATTACHMENTS\19\19t-06v012.dwg



Attachment  
FILES: 19T-06V12 & Z.06.064  
RELATED FILE: BL.40/47.2003  
DATE:  
September 2, 2014



# Location Map

LOCATION:  
Part of Lot 23, Concession 7

APPLICANT:  
Maria and Giuseppe Pandolfo

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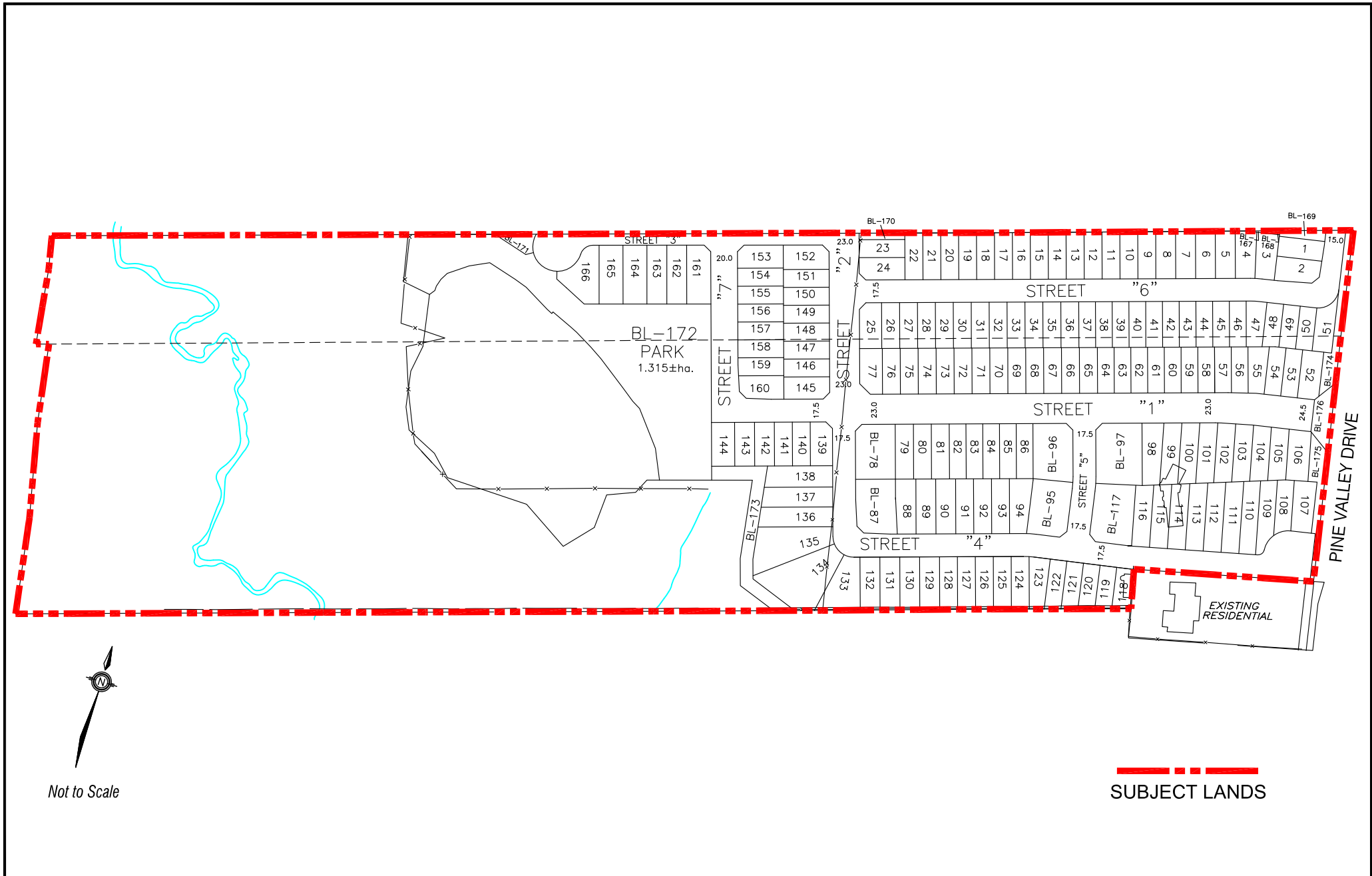


# Attachment

FILES: 19T-06V12 & Z.06.064  
RELATED FILE: BL.40/47.2003

DATE:  
September 2, 2014

2



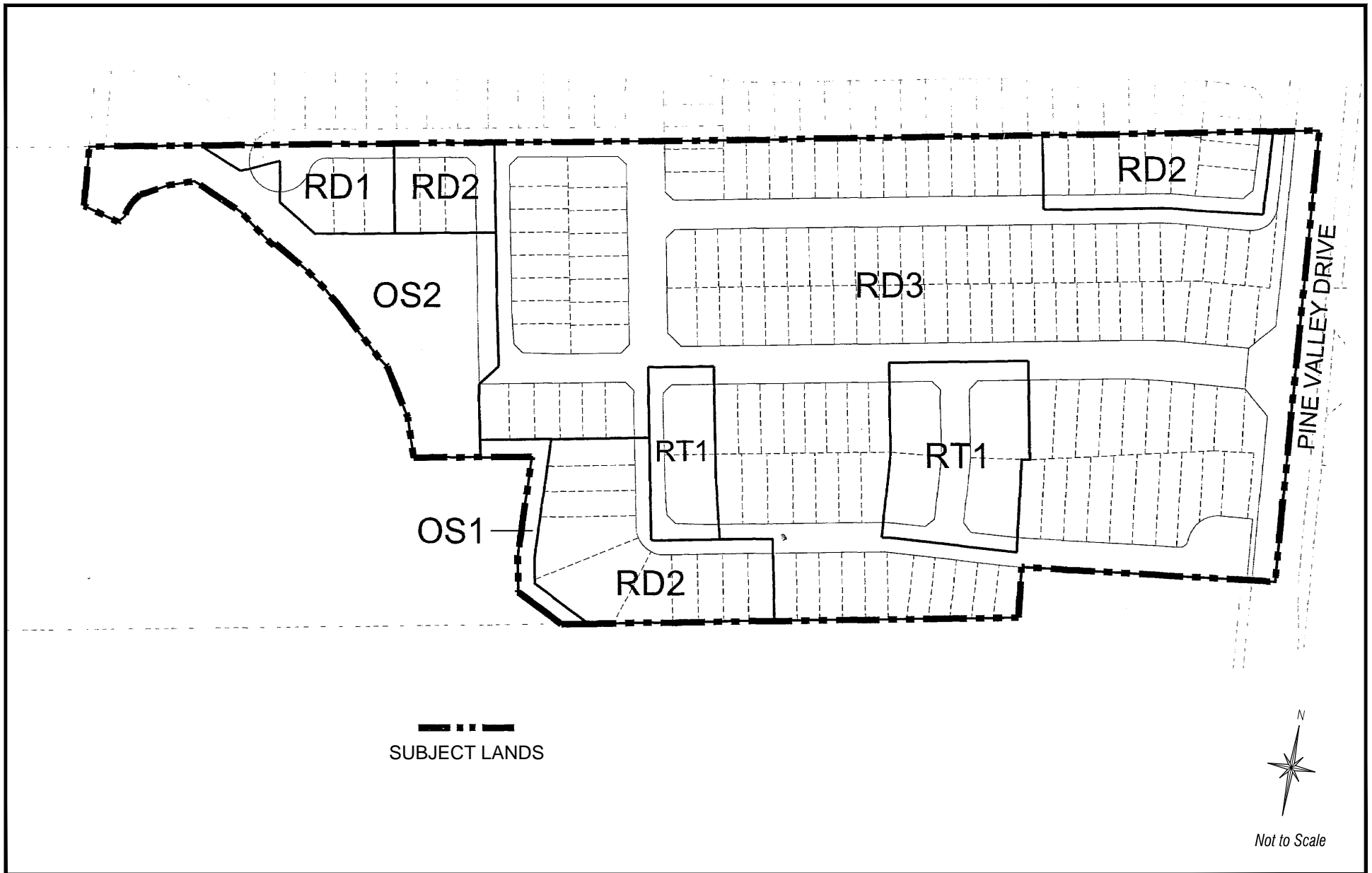
# Draft Plan of Subdivision File 19T-06V12

LOCATION:  
Part of Lot 23, Concession 7

APPLICANT:  
Maria and Giuseppe Pandolfo







## Proposed Zoning

LOCATION:  
Part of Lot 23, Concession 7

APPLICANT:  
Maria and Giuseppe Pandolfo

N:\DFT\1 ATTACHMENTS\19\19t-06v012.dwg



## Attachment

FILES: 19T-06V12 & Z.06.064  
RELATED FILE: BL.40/47.2003

DATE:  
September 2, 2014

4

