

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 7, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 26, 2017, as follows:

By approving that the following be added to the end of recommendation 2. contained in the report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and the Senior Manager of Development Planning, dated September 19, 2017:

“and that if a peer review be deemed necessary by staff, that it be commissioned by staff at the applicant’s expense”; and

By receiving the following Communications:

- C4 Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers Association, dated September 25, 2017;***
- C5 Concord West Ratepayers Association, dated September 25, 2017;***
- C7 Mr. Leo Verrilli, dated September 25, 2017;***
- C8 Mr. Joe Collura, dated September 26, 2017; and***
- C9 Mr. Gordon Bannister, Boyd Valley Estates Ratepayers Association, dated September 26, 2017.***

**7 OFFICIAL PLAN AMENDMENT FILE OP.17.005
ZONING BY-LAW AMENDMENT FILE Z.17.013
VALLEY MAJOR DEVELOPMENTS LTD.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017, be approved;**
- 2) That planning staff be authorized to attend community meetings with respect to this matter;**
- 3) That the following deputations and Communications, be received:**
 - 1. Mr. Michael Testaguzza, Humphries Planning Group, representing the applicant;**
 - 2. Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers Association, Millwood Parkway, Woodbridge, and Communication C13, dated September 19, 2017;**
 - 3. Ms. Elizabeth Bottos, Charmaine Road, Woodbridge, and Communication C11, dated September 19, 2017;**
 - 4. Mr. Frank Piccin, Charmaine Road, Woodbridge;**
 - 5. Mr. Richard Rodaro, Woodend Place, Woodbridge, and Communication C14, dated September 19, 2017;**
 - 6. Mr. Pino Cascarella, Islington Avenue, Woodbridge; and**
 - 7. Mr. Matthew Borgio, Avdell Avenue, Vaughan;**
- 4) That the following Communications be received:**
 - C1 Ms. Cristina Aiello, dated June 12, 2017;**
 - C2 Mr. Julian Fantino, dated September 15, 2017;**
 - C3 Mr. Joe Collura, Via Borghese, Woodbridge, dated September 19, 2017; and**
 - C15 Mr. Joe Collura, Via Borghese, Woodbridge.**

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Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.17.005 and Z.17.013 (Valley Major Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
2. THAT Vaughan Council deem Official Plan Amendment File OP.17.005 and Zoning By-law Amendment File Z.17.013 (Valley Major Developments Ltd.) to satisfy the study requirements identified by Site Specific Policy 13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive of Vaughan Official Plan 2010, Volume 2, as it relates to land use, urban design, environmental and heritage potential and its location in the community; and on this basis, that Staff be directed to proceed with the review of Official Plan Amendment File OP.17.005 and Zoning By-law Amendment File Z.17.013 (Valley Major Developments Ltd.).

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: August 25, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: to all property owners within 150 m of the subject lands and to the expanded notification area shown on Attachment #2, as well as to the Millwood Woodend Ratepayers Association and the Greater Woodbridge Ratepayers Association.

- c) Comments Received:

- i) C. Aiello (Pine Valley Drive), submitted correspondence dated June 12, 2017, expressing concern with the proposed density of the subject development and the potential for increased traffic and congestion on Pine Valley Drive. The resident is requesting that the City look at traffic relief measures, such as right-turn lanes from Pine Valley Drive to Rutherford Road and Major Mackenzie Drive, to alleviate congestion in the area.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

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Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, regarding a proposal for the development of 100, 3-storey, freehold townhouse units within 16 blocks, on a private common element condominium road, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.17.005, specifically to:
 - a) amend the “Estate Residential” and “Stream Corridor” policies of OPA #600 (in-effect) to facilitate the proposed development; and
 - b) amend the policies of Vaughan Official Plan 2010 (Council approved and subject to Ontario Municipal Board approval) as it relates to the “Low-Rise Residential” designation of the lands, as follows:
 - i) Volume 1, specifically Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2, respecting the compatibility criteria for new development within “Community Areas” and permitted building types and development criteria for townhouses; and
 - ii) Volume 2, specifically Site-Specific Policy 13.15 - South East Corner of Major Mackenzie Drive and Pine Valley Drive respecting the general policies for these lands, by deleting Site Specific Policy 13.15 in its entirety, and substituting thereof the following:

“Notwithstanding Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 of Vaughan Official Plan 2010, Volume 1, respecting the compatibility criteria for new development within Community Areas, and permitted building types and development criteria for townhouses, the subject lands located at 4433, 4455 and 4477 Major Mackenzie Drive shall be permitted to be developed with the following:

 - a) a maximum of 100 townhouse units;
 - b) a maximum of 8 attached residential units in each townhouse block; and
 - c) a maximum building height of 3-storeys.”
2. Zoning By-law Amendment File Z.17.013 to rezone the subject lands from RR Rural Residential Zone to RVM2 Residential Urban Village Multiple Family Zone Two and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Permitted Uses	<ul style="list-style-type: none">- Apartment Dwelling- Multiple Family Dwelling- Block Townhouse Dwelling	Freehold Townhouse Dwelling Units on a Private Common Element Condominium Road

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b.	Definition of “Lot”	Means a parcel of land fronting on a public street.	Means notwithstanding any further division of the subject lands, the portion of the subject lands zoned RVM2 shall be deemed to be one lot.
c.	Definition of “Lot Line, Front”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line.	Means a Parcel of Tied Land (POTL) line abutting a private common element condominium road.
d.	Definition of “Parking Space”	Means a rectangular area measuring 2.7 m by 6.0 m.	Means a rectangular area measuring 2.7 m by 5.9 m.
e.	Lot Frontage (All Blocks)	30 m	25 m
f.	Exterior Side Yard Setback (Block 16)	3 m	1.5 m
g.	Building Height (All Blocks)	11 m	13 m
h.	Visitor Parking Requirement	0.25 spaces / unit = 25 parking spaces	0.2 spaces / unit = 20 parking spaces
i.	Minimum Landscape Strip Width Around Outdoor Parking Areas	3 m	0 m
j.	Minimum Landscaped Berm/ Hedge Height Around Outdoor Parking Areas	1.2 m	0 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.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located at the southeast corner of Major Mackenzie Drive and Pine Valley Drive, shown as “Subject Lands” on Attachments #1 and #2, and are municipally known as 4433, 4455 and 4477 Major Mackenzie Drive.
Official Plan Designation	<p><u>OPA #600 (Vellore Urban Village 1)</u></p> <ul style="list-style-type: none">▪ The subject lands are designated “Estate Residential” and “Stream Corridor” by in-effect OPA #600 (Vellore Urban Village 1). The “Estate Residential” designation permits detached dwellings on large lots. The proposed townhouse development does not conform with OPA #600, therefore an Official Plan Amendment is required.▪ The former Owner of 4455 and 4477 Major Mackenzie Drive appealed Vaughan Official Plan 2010 (VOP 2010), Volume 1, relating to the “Low-Rise Residential” designation, natural heritage, and transportation policies as they relate to these lands (identified as Appeal #65 in the City of Vaughan List of VOP 2010 Appellants). The VOP 2010 appeal has been carried forward by the current Owner (Valley Major Developments Ltd.).▪ If the development applications are approved, the Owner of the subject lands will be required to resolve their OMB appeal to VOP 2010 as it pertains to 4455 and 4477 Major Mackenzie Drive to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management, in order to bring VOP 2010 into effect on the subject lands.▪ In recognition of the potential redevelopment of the southeast quadrant of Major Mackenzie Drive and Pine Valley Drive, Vaughan Council on March 20, 2012, directed Staff to report back with proposed criteria, including study requirements, to inform future development and infrastructure proposals near the Pine Valley Drive and Major Mackenzie Drive intersection. On April 17, 2012, Vaughan Council adopted Site Specific Policy 13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive as part of VOP 2010, Volume 2. Policy 13.15.1.2 specifically states “in consideration of a development application in the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, or for any other reason, Council may initiate a study of all or part of the lands identified on Map 13.15.A in respect of its land use, urban design, environmental and heritage potential and its location in the community”.▪ As the entirety of the subject lands are subject to Section 13.15 of VOP 2010, Volume 2, and that Section 13.15 has not yet been approved by the OMB, OPA #600 is the in-effect Official Plan for the entirety of the subject lands.

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	<p><u>Vaughan Official Plan 2010</u></p> <ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” and “Natural Areas” by VOP 2010, and are located within a “Community Area” and “Natural Areas and Countryside” by Schedule 1 - Urban Structure.▪ The “Low-Rise Residential” designation and Section 9.2.3.2 of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least three but no greater than six attached residential units.▪ Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 direct that new development in Community Areas be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and setbacks, building types of nearby residential properties, and local street patterns. Based on the criteria for new development within established neighbourhoods, the proposed development does not conform to VOP 2010, as there are no existing townhouses constructed in the immediate area.▪ The rear portion of the subject lands contain part of a Core Feature as identified on Schedule 2 – Natural Heritage Network of VOP 2010. Schedule 3 – Environmentally Sensitive Areas (ESA) and Areas of Natural and Scientific Interest (ANSI) of VOP 2010, Volume 1 further identifies this feature as the Kleinburg Woods, a Provincial ANSI. The proposed development must conform to the Core Feature policies of VOP 2010. The Owner is required to demonstrate that the proposed development will not result in a negative impact on the Core Feature or its functions. In accordance with Section 3.2.3.4 of VOP 2010, the Owner is proposing a 10 m minimum vegetation protection zone from the Core Feature. <p>The subject lands are located adjacent to a “Regional Transit Priority Network” as identified by Schedule 10 – Major Transit Network of VOP 2010. The proposed development will be reviewed in consideration of the long-term transportation and transit network objectives of York Region and the City.</p>
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned RR Rural Residential Zone, by Zoning By-law 1-88, which permits a single detached dwelling on a lot having a minimum frontage of 45 m and a minimum lot area of 4,000 m².▪ The RR Zone does not permit the proposed townhouse development. An amendment to Zoning By-law 1-88 is required to facilitate the development proposal shown on Attachments #3 to #6.

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

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

MATTERS TO BE REVIEWED		COMMENT(S)
a.	Conformity with Provincial Policy, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, York Region Official Plan, as well as OPA #600 (in-effect) and Vaughan Official Plan 2010 (VOP 2010) policies. The proposed development will be reviewed in consideration of Sections 9.1.2.2 and 9.1.2.3 (Urban Design and Built Form) of VOP 2010, respecting the compatibility criteria for new development within existing Community Areas and Section 9.2.3.2 (Townhouses) respecting building type and development criteria for townhouses. The proposed development will be reviewed for conformity with Chapter 3 – Environment of VOP 2010, including but not limited to Section 3.2 (Vaughan's Natural Heritage Network), Section 3.2.3.4 (Core Features), Section 3.3.3 (Woodlands), and Section 3.3.6 (Environmentally Significant Areas and Areas of Natural and Scientific Interest).
b.	Site Specific Policy 13.15 - South East Corner of Major Mackenzie Drive and Pine Valley Drive	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of Section 13.15, of VOP 2010, Volume 2, which is Council approved, but pending approval by the OMB. Section 13.15 is a Council directed policy that states in part "in consideration of a development application identified on Map 13.15.A Council may initiate a study of all or part of the lands". Section 13.15 states that the subject study shall establish the appropriate development form and be prepared in accordance with the terms of reference satisfactory to Council and may include, but not be limited to, the examination of: <ul style="list-style-type: none"> a) land use and density; b) urban design, including building height, massing, architecture and streetscaping and visual impact assessment; c) traffic impact; d) heritage; e) an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek;

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		<p>f) potential impacts on nearby sensitive uses; and</p> <p>g) the appropriate integration of new infrastructure into the area.</p> <ul style="list-style-type: none"> Since Council has the ability to initiate a study on all or parts of these lands in consideration of a development application, and the study area is constrained to the south by an existing 6-storey residential building, to the east by an environmental feature, and to the north and west by municipal roads (shown on Attachment #2). On this basis, it is Staff's recommendation that the subject Official Plan and Zoning By-law Amendment applications (Files OP.17.005 and Z.17.013 – Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15. The subject lands represent the only undeveloped lands within the study area, and the reports and studies submitted in support of the subject development applications meet the requirements of the site-specific policy. If the proposed development is approved, Section 13.15 will require approval by the OMB to bring VOP 2010 into effect on the subject lands (in concert with the resolution of Appeal #65), in order to allow an Official Plan Amendment to VOP 2010.
c.	Community Area Policy Review for Low-Rise Residential Designations	<ul style="list-style-type: none"> In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing official plan policies related to compatibility. The Study was approved by Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date. The Guidelines and Study identify the subject lands as being part of an established large lot neighbourhood. The proposed development will be reviewed with regard to the Study, and in consideration of the Guidelines as they serve to help integrate new development into established neighbourhoods.
d.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to RVM2 Residential Urban Village Multiple Family Zone Two with site-specific zoning exceptions and OS5 Open Space Environmental Protection Zone to facilitate the residential development shown on Attachments #3 to #6 will be reviewed in consideration of the existing and planned surrounding land uses.

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		<ul style="list-style-type: none"> Consideration will be given to the use of the RT1 Residential Townhouse Zone standards instead of the RVM2 Residential Urban Village Multiple Family Zone Two, which has been applied to similar private common element condominium townhouse developments in the City.
e.	Future Development Applications	<ul style="list-style-type: none"> If approved, a Site Development Application, Draft Plan of Condominium (Common Element) Application, and Part Lot Control Application will be required to implement the proposed development. All issues identified through the review of the Site Development Application, including but not limited to site organization, built form and design, the configuration and width of the private road network, pedestrian accessibility, future trail connections, and environmental sustainability will be addressed concurrently with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting. All issues identified through the Draft Plan of Condominium (Common Element) Application, including consistency with the approved site plan and the identification of all common elements will be addressed in a comprehensive technical report to a future Committee of the Whole meeting, should the Official Plan Amendment and Zoning By-law Amendment applications be approved.
f.	Sustainable Development	<ul style="list-style-type: none"> If the subject applications are approved, opportunities for suitable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, and reduction in pavement to address the “heat island” effect, etc., will be reviewed and implemented through the site plan approval process.
g.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following reports and studies in support of the proposed development, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> Planning Justification Report Urban Design and Sustainability Brief Tree Inventory and Preservation Plan Archaeological Assessment Phase I and II Environmental Site Assessment (ESA) Functional Servicing and Stormwater Management Report

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		<ul style="list-style-type: none"> - Geotechnical Report - Environmental Impact Study - Hydrogeological Assessment - Traffic Impact Study - Parking Study <ul style="list-style-type: none"> ▪ Additional reports may be required as part of the development application review process.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the applications be approved, the Owner will be required to provide parkland dedication or cash-in-lieu of parkland in accordance with the City's Cash-in-Lieu of Parkland Policy and the <i>Planning Act</i>, prior to the issuance of a Building Permit. ▪ The Parks Development Department has advised that the City is seeking a future connection from the subject lands to Woodend Place, and that the southern woodlot would assist in providing access for future residents. The City will be reviewing the feasibility of a 3 m wide multi-use pathway, along with a 1.5m sidewalk clearance on either side of the pathway, as part of the subject development proposal.
i.	Tree Preservation	<ul style="list-style-type: none"> ▪ The majority of the existing trees (outside the 10 m minimum vegetation protection zone and the Core Feature) on the subject lands are proposed to be removed to accommodate the residential development. The Tree Inventory and Preservation Plan submitted in support of these applications has been circulated to the Development Planning Department, Urban Design and Cultural Heritage Division, the Policy Planning and Environmental Sustainability (PPES) Department and the Transportation Services, Parks and Forestry Operations Department for review. The Owner will be required to implement the appropriate tree protection measures to the satisfaction of the City. Should it be determined that some/all of the trees must be preserved, it may result in a loss in the number of units on the site, alternatively if the City approves the removal of any trees, then appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within the TRCA's regulated area and contain part of Marigold Creek as well as the Kleinburg Woods, a Provincial ANSI. The Owner will be required to satisfy all requirements of the TRCA, and dedicate any open space/valley land and associated environmental buffers to the TRCA or the City of Vaughan, free of all costs and encumbrances. ▪ The appropriate zone category for these lands, either OS1 Open Space Conservation Zone or the proposed OS5 Open Space Environmental Protection Zone, will be confirmed in the technical report, should the applications be approved.

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k.	Water and Servicing Allocation	<ul style="list-style-type: none">▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
l.	Road Widenings	<ul style="list-style-type: none">▪ The Owner will be required to dedicate the necessary road widening(s) along Major Mackenzie Drive and/or Pine Valley Drive to York Region, as shown on Attachment #3, and satisfy any other requirements of York Region.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

The Owner has requested York Region to exempt Official Plan Amendment File OP.17.005 from approval by Regional Council. Should York Region grant the requested exemption and should Vaughan Council approve Official Plan Amendment File OP.17.005, the Regional exemption would enable the implementing Official Plan Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.

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 Rezoning & Conceptual Site Plan
4. Landscape Plan
5. Conceptual Elevations of Proposed Townhouses with Rear Access Garages
6. Conceptual Elevations of Proposed Townhouses with Front Integral Garages

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
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.

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Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, regarding a proposal for the development of 100, 3-storey, freehold townhouse units within 16 blocks, on a private common element condominium road, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.17.005, specifically to:
 - a) amend the “Estate Residential” and “Stream Corridor” policies of OPA #600 (in-effect) to facilitate the proposed development; and
 - b) amend the policies of Vaughan Official Plan 2010 (Council approved and subject to Ontario Municipal Board approval) as it relates to the “Low-Rise Residential” designation of the lands, as follows:
 - i) Volume 1, specifically Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2, respecting the compatibility criteria for new development within “Community Areas” and permitted building types and development criteria for townhouses; and
 - ii) Volume 2, specifically Site-Specific Policy 13.15 - South East Corner of Major Mackenzie Drive and Pine Valley Drive respecting the general policies for these lands, by deleting Site Specific Policy 13.15 in its entirety, and substituting thereof the following:

“Notwithstanding Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 of Vaughan Official Plan 2010, Volume 1, respecting the compatibility criteria for new development within Community Areas, and permitted building types and development criteria for townhouses, the subject lands located at 4433, 4455 and 4477 Major Mackenzie Drive shall be permitted to be developed with the following:

 - a) a maximum of 100 townhouse units;
 - b) a maximum of 8 attached residential units in each townhouse block; and
 - c) a maximum building height of 3-storeys.”
2. Zoning By-law Amendment File Z.17.013 to rezone the subject lands from RR Rural Residential Zone to RVM2 Residential Urban Village Multiple Family Zone Two and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Permitted Uses	<ul style="list-style-type: none">- Apartment Dwelling- Multiple Family Dwelling- Block Townhouse Dwelling	Freehold Townhouse Dwelling Units on a Private Common Element Condominium Road

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b.	Definition of “Lot”	Means a parcel of land fronting on a public street.	Means notwithstanding any further division of the subject lands, the portion of the subject lands zoned RVM2 shall be deemed to be one lot.
c.	Definition of “Lot Line, Front”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line.	Means a Parcel of Tied Land (POTL) line abutting a private common element condominium road.
d.	Definition of “Parking Space”	Means a rectangular area measuring 2.7 m by 6.0 m.	Means a rectangular area measuring 2.7 m by 5.9 m.
e.	Lot Frontage (All Blocks)	30 m	25 m
f.	Exterior Side Yard Setback (Block 16)	3 m	1.5 m
g.	Building Height (All Blocks)	11 m	13 m
h.	Visitor Parking Requirement	0.25 spaces / unit = 25 parking spaces	0.2 spaces / unit = 20 parking spaces
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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.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located at the southeast corner of Major Mackenzie Drive and Pine Valley Drive, shown as “Subject Lands” on Attachments #1 and #2, and are municipally known as 4433, 4455 and 4477 Major Mackenzie Drive.
Official Plan Designation	<p><u>OPA #600 (Vellore Urban Village 1)</u></p> <ul style="list-style-type: none">▪ The subject lands are designated “Estate Residential” and “Stream Corridor” by in-effect OPA #600 (Vellore Urban Village 1). The “Estate Residential” designation permits detached dwellings on large lots. The proposed townhouse development does not conform with OPA #600, therefore an Official Plan Amendment is required.▪ The former Owner of 4455 and 4477 Major Mackenzie Drive appealed Vaughan Official Plan 2010 (VOP 2010), Volume 1, relating to the “Low-Rise Residential” designation, natural heritage, and transportation policies as they relate to these lands (identified as Appeal #65 in the City of Vaughan List of VOP 2010 Appellants). The VOP 2010 appeal has been carried forward by the current Owner (Valley Major Developments Ltd.).▪ If the development applications are approved, the Owner of the subject lands will be required to resolve their OMB appeal to VOP 2010 as it pertains to 4455 and 4477 Major Mackenzie Drive to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management, in order to bring VOP 2010 into effect on the subject lands.▪ In recognition of the potential redevelopment of the southeast quadrant of Major Mackenzie Drive and Pine Valley Drive, Vaughan Council on March 20, 2012, directed Staff to report back with proposed criteria, including study requirements, to inform future development and infrastructure proposals near the Pine Valley Drive and Major Mackenzie Drive intersection. On April 17, 2012, Vaughan Council adopted Site Specific Policy 13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive as part of VOP 2010, Volume 2. Policy 13.15.1.2 specifically states “in consideration of a development application in the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, or for any other reason, Council may initiate a study of all or part of the lands identified on Map 13.15.A in respect of its land use, urban design, environmental and heritage potential and its location in the community”.▪ As the entirety of the subject lands are subject to Section 13.15 of VOP 2010, Volume 2, and that Section 13.15 has not yet been approved by the OMB, OPA #600 is the in-effect Official Plan for the entirety of the subject lands.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

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	<p><u>Vaughan Official Plan 2010</u></p> <ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” and “Natural Areas” by VOP 2010, and are located within a “Community Area” and “Natural Areas and Countryside” by Schedule 1 - Urban Structure.▪ The “Low-Rise Residential” designation and Section 9.2.3.2 of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least three but no greater than six attached residential units.▪ Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 direct that new development in Community Areas be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and setbacks, building types of nearby residential properties, and local street patterns. Based on the criteria for new development within established neighbourhoods, the proposed development does not conform to VOP 2010, as there are no existing townhouses constructed in the immediate area.▪ The rear portion of the subject lands contain part of a Core Feature as identified on Schedule 2 – Natural Heritage Network of VOP 2010. Schedule 3 – Environmentally Sensitive Areas (ESA) and Areas of Natural and Scientific Interest (ANSI) of VOP 2010, Volume 1 further identifies this feature as the Kleinburg Woods, a Provincial ANSI. The proposed development must conform to the Core Feature policies of VOP 2010. The Owner is required to demonstrate that the proposed development will not result in a negative impact on the Core Feature or its functions. In accordance with Section 3.2.3.4 of VOP 2010, the Owner is proposing a 10 m minimum vegetation protection zone from the Core Feature. <p>The subject lands are located adjacent to a “Regional Transit Priority Network” as identified by Schedule 10 – Major Transit Network of VOP 2010. The proposed development will be reviewed in consideration of the long-term transportation and transit network objectives of York Region and the City.</p>
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned RR Rural Residential Zone, by Zoning By-law 1-88, which permits a single detached dwelling on a lot having a minimum frontage of 45 m and a minimum lot area of 4,000 m².▪ The RR Zone does not permit the proposed townhouse development. An amendment to Zoning By-law 1-88 is required to facilitate the development proposal shown on Attachments #3 to #6.

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

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

MATTERS TO BE REVIEWED		COMMENT(S)
a.	Conformity with Provincial Policy, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, York Region Official Plan, as well as OPA #600 (in-effect) and Vaughan Official Plan 2010 (VOP 2010) policies. The proposed development will be reviewed in consideration of Sections 9.1.2.2 and 9.1.2.3 (Urban Design and Built Form) of VOP 2010, respecting the compatibility criteria for new development within existing Community Areas and Section 9.2.3.2 (Townhouses) respecting building type and development criteria for townhouses. The proposed development will be reviewed for conformity with Chapter 3 – Environment of VOP 2010, including but not limited to Section 3.2 (Vaughan's Natural Heritage Network), Section 3.2.3.4 (Core Features), Section 3.3.3 (Woodlands), and Section 3.3.6 (Environmentally Significant Areas and Areas of Natural and Scientific Interest).
b.	Site Specific Policy 13.15 - South East Corner of Major Mackenzie Drive and Pine Valley Drive	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of Section 13.15, of VOP 2010, Volume 2, which is Council approved, but pending approval by the OMB. Section 13.15 is a Council directed policy that states in part "in consideration of a development application identified on Map 13.15.A Council may initiate a study of all or part of the lands". Section 13.15 states that the subject study shall establish the appropriate development form and be prepared in accordance with the terms of reference satisfactory to Council and may include, but not be limited to, the examination of: <ul style="list-style-type: none"> a) land use and density; b) urban design, including building height, massing, architecture and streetscaping and visual impact assessment; c) traffic impact; d) heritage; e) an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek;

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		<p>f) potential impacts on nearby sensitive uses; and</p> <p>g) the appropriate integration of new infrastructure into the area.</p> <ul style="list-style-type: none"> Since Council has the ability to initiate a study on all or parts of these lands in consideration of a development application, and the study area is constrained to the south by an existing 6-storey residential building, to the east by an environmental feature, and to the north and west by municipal roads (shown on Attachment #2). On this basis, it is Staff's recommendation that the subject Official Plan and Zoning By-law Amendment applications (Files OP.17.005 and Z.17.013 – Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15. The subject lands represent the only undeveloped lands within the study area, and the reports and studies submitted in support of the subject development applications meet the requirements of the site-specific policy. If the proposed development is approved, Section 13.15 will require approval by the OMB to bring VOP 2010 into effect on the subject lands (in concert with the resolution of Appeal #65), in order to allow an Official Plan Amendment to VOP 2010.
c.	Community Area Policy Review for Low-Rise Residential Designations	<ul style="list-style-type: none"> In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing official plan policies related to compatibility. The Study was approved by Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date. The Guidelines and Study identify the subject lands as being part of an established large lot neighbourhood. The proposed development will be reviewed with regard to the Study, and in consideration of the Guidelines as they serve to help integrate new development into established neighbourhoods.
d.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to RVM2 Residential Urban Village Multiple Family Zone Two with site-specific zoning exceptions and OS5 Open Space Environmental Protection Zone to facilitate the residential development shown on Attachments #3 to #6 will be reviewed in consideration of the existing and planned surrounding land uses.

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		<ul style="list-style-type: none"> Consideration will be given to the use of the RT1 Residential Townhouse Zone standards instead of the RVM2 Residential Urban Village Multiple Family Zone Two, which has been applied to similar private common element condominium townhouse developments in the City.
e.	Future Development Applications	<ul style="list-style-type: none"> If approved, a Site Development Application, Draft Plan of Condominium (Common Element) Application, and Part Lot Control Application will be required to implement the proposed development. All issues identified through the review of the Site Development Application, including but not limited to site organization, built form and design, the configuration and width of the private road network, pedestrian accessibility, future trail connections, and environmental sustainability will be addressed concurrently with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting. All issues identified through the Draft Plan of Condominium (Common Element) Application, including consistency with the approved site plan and the identification of all common elements will be addressed in a comprehensive technical report to a future Committee of the Whole meeting, should the Official Plan Amendment and Zoning By-law Amendment applications be approved.
f.	Sustainable Development	<ul style="list-style-type: none"> If the subject applications are approved, opportunities for suitable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, and reduction in pavement to address the “heat island” effect, etc., will be reviewed and implemented through the site plan approval process.
g.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following reports and studies in support of the proposed development, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> Planning Justification Report Urban Design and Sustainability Brief Tree Inventory and Preservation Plan Archaeological Assessment Phase I and II Environmental Site Assessment (ESA) Functional Servicing and Stormwater Management Report

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		<ul style="list-style-type: none"> - Geotechnical Report - Environmental Impact Study - Hydrogeological Assessment - Traffic Impact Study - Parking Study <ul style="list-style-type: none"> ▪ Additional reports may be required as part of the development application review process.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the applications be approved, the Owner will be required to provide parkland dedication or cash-in-lieu of parkland in accordance with the City's Cash-in-Lieu of Parkland Policy and the <i>Planning Act</i>, prior to the issuance of a Building Permit. ▪ The Parks Development Department has advised that the City is seeking a future connection from the subject lands to Woodend Place, and that the southern woodlot would assist in providing access for future residents. The City will be reviewing the feasibility of a 3 m wide multi-use pathway, along with a 1.5m sidewalk clearance on either side of the pathway, as part of the subject development proposal.
i.	Tree Preservation	<ul style="list-style-type: none"> ▪ The majority of the existing trees (outside the 10 m minimum vegetation protection zone and the Core Feature) on the subject lands are proposed to be removed to accommodate the residential development. The Tree Inventory and Preservation Plan submitted in support of these applications has been circulated to the Development Planning Department, Urban Design and Cultural Heritage Division, the Policy Planning and Environmental Sustainability (PPES) Department and the Transportation Services, Parks and Forestry Operations Department for review. The Owner will be required to implement the appropriate tree protection measures to the satisfaction of the City. Should it be determined that some/all of the trees must be preserved, it may result in a loss in the number of units on the site, alternatively if the City approves the removal of any trees, then appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within the TRCA's regulated area and contain part of Marigold Creek as well as the Kleinburg Woods, a Provincial ANSI. The Owner will be required to satisfy all requirements of the TRCA, and dedicate any open space/valley land and associated environmental buffers to the TRCA or the City of Vaughan, free of all costs and encumbrances. ▪ The appropriate zone category for these lands, either OS1 Open Space Conservation Zone or the proposed OS5 Open Space Environmental Protection Zone, will be confirmed in the technical report, should the applications be approved.

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k.	Water and Servicing Allocation	<ul style="list-style-type: none">▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
l.	Road Widening	<ul style="list-style-type: none">▪ The Owner will be required to dedicate the necessary road widening(s) along Major Mackenzie Drive and/or Pine Valley Drive to York Region, as shown on Attachment #3, and satisfy any other requirements of York Region.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

The Owner has requested York Region to exempt Official Plan Amendment File OP.17.005 from approval by Regional Council. Should York Region grant the requested exemption and should Vaughan Council approve Official Plan Amendment File OP.17.005, the Regional exemption would enable the implementing Official Plan Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.

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

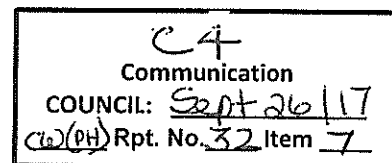
1. Context Location Map
2. Location Map
3. Proposed Rezoning & Conceptual Site Plan
4. Landscape Plan
5. Conceptual Elevations of Proposed Townhouses with Rear Access Garages
6. Conceptual Elevations of Proposed Townhouses with Front Integral Garages

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
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.

Magnifico, Rose



From: Clerks@vaughan.ca
Subject: FW: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7 Official Plan Amendment File OP.17.005 Zoning By-law Amendment File Z.17.013 Valley Major Developments Ltd. Ward 3 – Vicinity of Major Mackenzie Drive and Pine Vall...

From: Mackenzie Ridge Rate Payers Association [mailto:mackenzieridgerpa@gmail.com]

Sent: September-25-17 7:36 AM

To: Council <Council@vaughan.ca>; Clerks@vaughan.ca; Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>; Rob Kenedy <rkenedy@yorku.ca>

Subject: Re: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7 Official Plan Amendment File OP.17.005 Zoning By-law Amendment File Z.17.013 Valley Major Developments Ltd. Ward 3 – Vicinity of Major Mackenzie Drive and Pine Vall...

Re: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7

Official Plan Amendment File OP.17.005

Zoning By-law Amendment File Z.17.013

Valley Major Developments Ltd.

Ward 3 – Vicinity of Major Mackenzie Drive and Pine Valley Drive.

Dear Council Members,

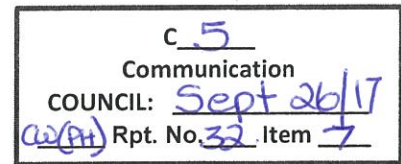
We support Richard Rodaro's letter and also requested that Council instead provide Staff with the following direction concerning the review of the redevelopment applications:

1. A direction to Staff that the review of Official Plan Amendment File OP.17005 and Zoning By-law Amendment File Z.17.013, as well as any future applications for Draft Plan of Subdivision submitted in connection with the current or amended applications specifically require full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
2. A direction to Staff that any Study pursuant to VOP2010 Site Specific Policy 13.15, be prepared in accordance with terms and reference that additionally include:
 - a) the specific requirement of full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
 - b) full participation and review by the community prior to being recommended to Council.
3. A direction to Staff to peer review the Applicant's technical studies, and then provide Staff's opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.

All the best,

Robert A. Kenedy, PhD
President of the MacKenzie Ridge Ratepayers Association
Associate Professor
Department of Sociology
235 McLaughlin College
York University
4700 Keele Street
Toronto, Ontario M3J 1P3
CANADA
rkenedy@yorku.ca
416 736-2100 ext. 77458
FAX 416 736-5715

September 25, 2017



The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario.
L6A 1T1

Attention:

The Mayor and Council Offices, by email: council@vaughan.ca
His Worship Mayor Maurizio Bevilacqua, by email: maurizio.bevilaqua@vaughan.ca
Deputy Mayor, Local and Regional Councillor Mario Ferri, by email: mario.ferri@vaughan.ca
Regional Councillor Gino Rosati, by email: gino.rosati@vaughan.ca
Regional Councillor Sunder Singh, by email: sunder.singh@vaughan.ca
Ward 1 Councillor Marilyn Iafrate, by email: marilyn.iafrate@vaughan.ca
Ward 2 Councillor Tony Carella, by email: tony.carella@vaughan.ca
Ward 3 Councillor Rosanna DeFrancesca, by email: rosanna.defrancesca@vaughan.ca
Ward 4 Councillor Sandra Yeung Racco, by email: sandra.racco@vaughan.ca
Ward 5 Councillor Alan Shefman, by email: alan.shefman@vaughan.ca
City Clerk's Office, by email: clerks@vaughan.ca
Development Planning Department, by email: developmentplanning@vaughan.ca

Dear Mayor Bevilacqua and Members of Council,

Re: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7
Official Plan Amendment File OP.17.005
Zoning By-law Amendment File Z.17.013
Valley Major Developments Ltd.
Ward 3 – Vicinity of Major Mackenzie Drive and Pine Valley Drive.

The Concord West Ratepayers' Association has received a copy of the submissions of Mr. Richard Rodaro made at Public Hearing on September 19, 2017. Our association shares the nature of the concerns expressed in his deputation.

As a ratepayers' association we appreciate the importance that developments respect and reinforce the character of the neighbourhoods immediately surrounding them and as required by the Official Plan. This is all the more true when development is proposed within an existing subdivision.

The Concord West Ratepayers' Association therefore supports the concerns raised in Mr. Rodaro's deputation and his request that Council provide the directions to Staff set out in his letter dated September 19, 2017.

Yours truly,

Concord West Ratepayers' Association

Subject:

re:Sept.17th Public Hearing for Revelopmer
Major Mackenzie and Pine Valley Drives

C <u>7</u>
Communication
COUNCIL: <u>Sept 26/17</u>
<u>CW/PH</u> Rpt. No. <u>32</u> Item <u>7</u>

From: Leo [mailto:leo.verrilli@sympatico.ca]

Sent: Monday, September 25, 2017 9:55 PM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>**Cc:** Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca

Subject: re:Sept.17th Public Hearing for Revelopment applications - 100 Townhouse units - at Major Mackenzie and Pine Valley Drives

Subject: OFFICIAL PLAN AMENDMENT FILE OP.17.005 P.2017.22 ZONING BY-LAW AMENDMENT FILE Z.17.013

Good Evening Councillor DeFrancesca,

My name is Leo Verrilli and am a resident on Via Teodoro (South East corner of Pine Valley and Major Mackenzie – across from Kortright Centre and south of Capo Di Monte)

I could not attend last week's Sept 17th Public Hearing regarding the application for 100 Townhouses at Major Mackenzie and Pine Valley.

Please consider this email a disposition for this application.

I am opposed to the amount of units that the applicant is asking for. The 100 Townhomes will add further traffic and congestion to this area – specifically on Pine Valley. I use Pine Valley Dr **every morning** (heading south to make a right onto Rutherford Rd) and am on the road at 6:40am and there are approx. 6 – 8 cars deep at that time making a turn. Can you imagine this line up when these 100 Townhomes are built – not including when Capo Di Monte is fully complete are all residents are moved in. The line up on Pine Valley will reach from Rutherford to Major Mackenzie!!

I have been a residence of Woodbridge for 28 years now and have recently moved – again – from Jane/Rutherford Rd to avoid the congestion to Pine Valley / Major Mackenzie – which will get very busy soon. This area cannot withstand the traffic from these 100 Townhomes.

What I am asking is that Council NOT accept Recommendation #2 in the Public Hearing Report from Staff to Committee of the Whole, which reads,

"THAT Vaughan Council deem" the applications "to satisfy the study requirements identified in Site Specific Policy 13.15 ...as it relates to lands use, urban design, environmental and heritage potential, and its location in the community ... and on this basis that staff be directed to proceed with the review" of the applications.

Instead, I would like that the Councillors reaffirm that its approval for any basis upon which staff is to proceed with a review of the applications include specific instructions for full conformity with policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and particularly 9.1.2.3.

Also, I would hope direction to Staff to peer review the Applicant's technical studies and said Traffic Report, and then provide Staffs opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.

I ask your support Councillor De Francesca, and that of the other member of staff to **carefully** re-consider this application

Thank you

Leo Verrilli

C <u>8</u> Communication COUNCIL: <u>Sept 26/17</u> CW(AH) Rpt. No. <u>32</u> Item <u>7</u>
--

Subject: Opposition to Planning Departments Recommendation File OP.17.005; Zoning By-law Amendment File Z.17.013; Valley Major Developments Ltd.

Importance: High

From: Collura, Joe [mailto:Joe.Collura@meridiancu.ca]

Sent: Tuesday, September 26, 2017 8:03 AM

To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; DiGirolamo, Diana <Diana.DiGirolamo@vaughan.ca>

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Joe Collura <joe.collura@gmail.com>

Subject: Opposition to Planning Departments Recommendations Re: Official Plan Amendment File OP.17.005; Zoning By-law Amendment File Z.17.013; Valley Major Developments Ltd.

Importance: High

Good morning,

I have already submitted two written deputations opposing the subject applications in their current form & am reinforcing this position, amplified further by the fact that the full details of Planning's recommendation were NOT communicated effectively. In addition, there appears to be policies/processes being ignored or manipulated to suit a swift approval of this proposal. Further, there does not appear to be a non-arm's length review of the proposed amendments which, is very disturbing.

Regarding Report No. 32 of the Committee of the Whole for Consideration by Council, September 26, 2017, Item 7, application for Valley Major Developments, **this is to confirm the strong opposition of this proposal by the Via Borghese & surrounding residents.** This is another example of unnecessary OPA's, unreasonable intensification, a complete disregard for compatibility & respect of the existing community & yet another instance of the environmental benefits of our community eroding further.

At minimum, additional community engagement would be beneficial & would help build consensus. Broader community input is clearly lacking. A more inclusive approach would undoubtedly support productive discussions. I am not certain why Planning would consider this recommendation in its current form however, this is another opportunity for our City leadership to lead & encourage dialogue.

I look forward to meaningful conversation to follow. Thank you.

This email and any files transmitted within it may be privileged and/or confidential. If you are not the intended recipient, do not disseminate, disclose or copy this email. Instead, please notify the sender of their mistake and delete this email from your system. Meridian Credit Union will never ask you for personal information, including passwords in an email. If you ever receive an email purporting to be from Meridian and asking for personal information, please report it immediately to our contact centre at 1.866.592.2226. If you wish to unsubscribe from future emails, please forward the email you received from us with your full name and the word 'unsubscribe' in the subject line to unsubscribe@meridiancu.ca

<p style="text-align: center;">C <u>9</u></p> <p style="text-align: center;">Communication</p> <p>COUNCIL: <u>Sept 26/17</u></p> <p><u>CW(PH)</u> Rpt. No. <u>32</u> Item <u>7</u></p>
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Subject: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7 Official Plan Amendment File OP.17.005 & Zoning By-law Amendment File Z.17.013 Valley Major Developments Ltd., Ward 3-Vicinity of Major Mackenzie and Pine Valley Dr...

Attachments: Attachment CouncilDirections.doc

From: BVERA BVERA [mailto:bvera.incorporated@gmail.com]

Sent: Tuesday, September 26, 2017 4:04 AM

To: Council <Council@vaughan.ca>

Cc: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Subject: Re: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7 Official Plan Amendment File OP.17.005 & Zoning By-law Amendment File Z.17.013 Valley Major Developments Ltd., Ward 3-Vicinity of Major Mackenzie and Pine Valley Dr...

Good Day,

My name is Gordon Bannister. I am currently acting president of BVERA, *The Boyd Valley Estates Ratepayers' Association*.

We are located on the North-West area of Pine Valley dr. and Langstaff rd. Furthermore, we are an estate Neighbourhood located due south of the Valley Major Development proposal.

Our ratepayers are very concerned about the numerous redevelopment proposals like this that are being approved in existing older neighbourhoods here in Vaughan. These developments and proposals are bringing noticeable change and dramatic shock to the environment on both a natural level and on a residential level. Our subdivision, much like the Woodend Place (Milwood Woodend Ratepayers Association) subdivision ties into the East Humber River conservation lands stretching from Pine Grove to Kleinburg. Neighbourhoods adjacent to these lands enjoy a connection with nature that has become a luxury within a city today. It's a moral responsibility for all of us to remain committed to preserving the landscape that we have defended and worked around as home owners of this region. Not to mention the gorgeous ecosystems that our area is home to.

Notwithstanding, it is the position of BVERA that:

- the proposed development is not suitable for its location given that it is an existing estate residential subdivision with identical features to ours and the surrounding area.
- BVERA also agrees that the recommendation no. 2 of the report to Council should NOT be approved.
- BVERA ultimately urges the city of Vaughan to review all development applications with the full scope of requirements to protect the character of existing neighbourhoods to the fullest extent possible AS OUTLINED in the VAUGHAN Official Plan 2010

Furthermore at the Public Meeting on Tuesday Sept. 12 of last week I was provided a copy of the deputation made by Mr. Richard Rodaro of Milwood Woodend Ratepayers Association. BVERA supports the directions requested by Mr Rodaro, I have attached them here from his deputation, and requests that Council adopt each of them.

Please feel free to contact me directly via email at anytime.

Kindest Regards,

-Gordon Bannister

-B.V.E.R.A.

Excerpt from deputation letter dated September 19, 2017 from Richard Rodaro

Re: 4433, 4455 & 4477 Major Mackenzie Drive

Valley Major Developments Limited, File O.P.17.005 & File Z.17.013

Committee of the Whole (Public Meeting) P.2017.22, Agenda Item 7

Deputation Opposing Applications for Redevelopment

With regard to the recommendations before Committee tonight, I would request the following consideration:

1. A direction to Staff that the review of Official Plan Amendment File OP.17005 and Zoning By-law Amendment File Z.17.013, as well as any future applications for Draft Plan of Subdivision submitted in connection with the current or amended applications specifically require full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
2. A direction to Staff that any Study pursuant to VOP2010 Site Specific Policy 13.15, be prepared in accordance with terms and reference that additionally include:
 - a) the specific requirement of full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
 - b) full participation and review by the community prior to being recommended to Council.
3. A direction to Staff to peer review the Applicant's technical studies, and then provide Staff's opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.
4. A direction to Staff to request comments from qualified consultants and the TRCA regarding connections of the subject lands to adjacent natural heritage features and their impact upon them, including the Greenbelt Plan Area.
5. A direction to Staff to request an analysis of change in land from permeable to impermeable land surface (from the current day to proposed development), and that analysis be sent to the TRCA for comment.
6. Notice to potentially affected First Nations should be sent immediately.

Subject: New Development/Right turn lane

From: FAZIO [mailto:ncfazio@rogers.com]
Sent: Monday, June 12, 2017 5:00 PM
To: Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>
Subject: New Development/Right turn lane

Hi Nancy, I believe your office looks after issues for 9909 Pine Valley Dr, Capo di Monte condos south of Major MacKenzie on the east side of Pine Valley Dr. We take possession of our condo June 22, 2017, we noticed that approval for construction of 3 story townhouses are with the City of Vaughan Planning Committee. File number OP.17.005 & File Z.17.013.

I'd like to have some details regarding how far from our building these homes are to be built and what time frame we're looking at from the start of construction. I didn't know these homes were being built next door to our building when I bought my condo. My concern is congestion, density and increased traffic which clearly Pine Valley Dr is not able to handle in its current state.

My other issue is a right turn lane at Pine Valley and Rutherford. I am currently living in the area and take Pine Valley to Rutherford Rd, I like the majority of drivers go right (west) on Rutherford Rd, this is a problem during rush hour as there is no right turn lane and consequently traffic is backed up. I think the solution for this backup would be to build a right turn lane.

Could your office please look after these two issues for me.

Sincerely
Cristina Aiello

Sent from my iPad

Subject: FW: Property 4433, 4455, 4477 Major Mackenzie
Mackenzie Drive and Pine Valley Drive.

From: Julian Fantino [<mailto:jlfantino@gmail.com>]

Sent: September-15-17 8:24 AM

To: DevelopmentPlanning@vaughan.ca

Cc: Liz/Frank Piccin-Bottos <liz@piccinbottos.com>; Julie Coscarella <julie@pvpainting.com>; Pino Coscarella <pino@pvpainting.com>; tim.sorochinsky@aec.com

Subject: Property 4433, 4455, 4477 Major Mackenzie Drive - southeast corner of Major Mackenzie Drive and Pine Valley Drive.

Attention Diana DiGiordano:

Reference the captioned matter and the Committee of the Whole - public hearing, 7pm., Monday, September 19 the following refers.

I regret to advise that I will not be able to personally attend the meeting; thus this intervention.

My wife and I have been residents of Vaughan and active participants in the life-line of the community since 1981 during which time we have witnessed the deterioration of the quality of life basically attributed to significant slippage in the planning and adherence to established standards, zoning, etc., with an apparent dismissive regard for intended or unintended consequences, such as traffic congestion, unsightly street-scape and deteriorating infrastructure. Admittedly, Vaughan is not unique in this regard, however much could have been prevented, but for the constant - never ending submission to most variance applications; this being yet another!

Four years ago in anticipation of downsizing we purchased a unit in the Capo Di Monte complex situated immediately south of the proposed townhouse project. Aside from the suitability of the accommodations we were motivated by what we saw as an all round quality building; a marked reprieve from the high density and sporadic new and refill areas within Vaughan that seem to abandon any respect for architectural discipline in pursuit of development at all cost.

I am not opposed to development - good - well thought out development, however to be clear I am opposed, as most reasonable residents are, to anything that devalues the street scape, the quality of neighbourhood life or the established regard for maintaining faith with well thought out quality development, such as what has already been defined and actually achieved in the immediate area where the proposed townhouse complex would be situated.

I am not a planner, but was involved for a number of years as a volunteer with the then City of Vaughan Industrial Development Advisory Board, long before the City's exponential growth, but a time when we had a great deal of influence about how the Vaughan of the future was to become; sad to say a great deal of our advice, including the vision and efforts our group made to develop a "City Centre" seems to have evaporated into thin air. Be that as it may, I know aesthetically unappealing or things that are out of place when I see them. My attention is also quickly drawn to

things (abstract things) that simply don't blend or fit in with other things; this townhouse project being one; an eye sore really when compared with the immediate surroundings.

I could also rhyme off other concerns about increased congestion in the area, the restricted traffic flow, especially on Pine Valley that has already become a nightmare during morning and afternoon rush hour, the miniature "amenity area" in the vicinity, or the fact that in such a project there will surely be significant numbers of young families with children; where are they going to play, spend their time, or what?

So let me simply state, if this project is to ultimately proceed, it must be better presented both aesthetically and better suited to blend in with what has already been the quality construction standard established in the immediate area. This project as presented in the "conceptual elevations" is unacceptable to the extreme and about which I can say with absolute certainty, if local resident's concerns are not taken seriously, there will be significant opposition going forward.

Sincerely,

Julian Fantino
jlfantino@gmail.com

**PUBLIC HEARING
COMMUNICATION**

Date: Sept 19/17 **ITEM NO.** 7

Joe Collura
118 Via Borghese
Woodbridge, Ontario
L4H0Y7

Email: joe.collura@gmail.com
Phone: 416-566-0640

September 19th, 2017

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **File name:** Valley Major Developments
File numbers: OP.17.005 and Z.17.013
Property: 4433, 4455, 4477 Major Mackenzie Drive (southeast corner Major Mackenzie and Pine Valley)

I am writing in response to the aforementioned development proposal recently submitted by Valley Major Developments. I (along with many of my fellow neighbours) am strongly opposed to the recommendations contained within all associated applications. In reviewing the details which are significantly contrary to many existing policies, an objective approach was undertaken by the community that took into consideration the **Application Evaluation Process** including:

- Infrastructure- storm, water and sewer
- Transportation- traffic and connections
- Land Use- compatibility with context
- Urban Design- maintaining consistency
- Natural Environment- protection of core feature

Also, in the interest of presenting relevant data to support this position, extensive analysis was completed and involved factual contributions from many levels of government (i.e. Provincial, Regional and Municipal) as well as other accountable entities including:

- Ontario Municipal Board (OMB)
- Ontario Ministry of Natural Resources and Forestry (Aurora District)
- Toronto and Regional Conversation Authority (TRCA)
- York Region Land Registry Office (Aurora)

I feel compelled to preface this response by adding that I have been a resident of Vaughan for more than 25yrs and care deeply about our city. I have supported, participated in and actively raised funds for many local causes including City hosted events all for the greater good of our city. I am proud to see our City grow and am extremely grateful to both our municipal and corporate leadership for their contributions. I am equally mindful of the important role the community plays in this process and the valuable input it offers in balancing growth in a responsible way. In completing this analysis, the subject lands were not reviewed in isolation but rather in the context of what our local community has contributed in terms of the greater needs of Vaughan and what we can reasonably add going forward. In all cases, a collaborative approach is one that leads to meaningful partnerships and progress everyone can be proud of.

While the Planning Act does require that all submissions be reviewed which, I trust will be the case for this application, considering the glaring divergence from the existing policies, **I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form.** In addition to the many findings a review of this submission will undoubtedly uncover, our analysis may be summarized into three common themes:

1. **Urban Design- maintaining consistency** - Significant contradiction to the Vaughan Official Plan
2. **Land Use- compatibility with context** - Unreasonable Intensification including unnecessary rezoning
3. **Natural Environment**- Diminishes the existing environmental benefits as the proposal is adjacent to Areas of Natural and Scientific Interest (ANSI) & Environmentally Significant Areas (ESAs)

We trust the overwhelming findings will support the refusal of this application in its current form. As mentioned, I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan

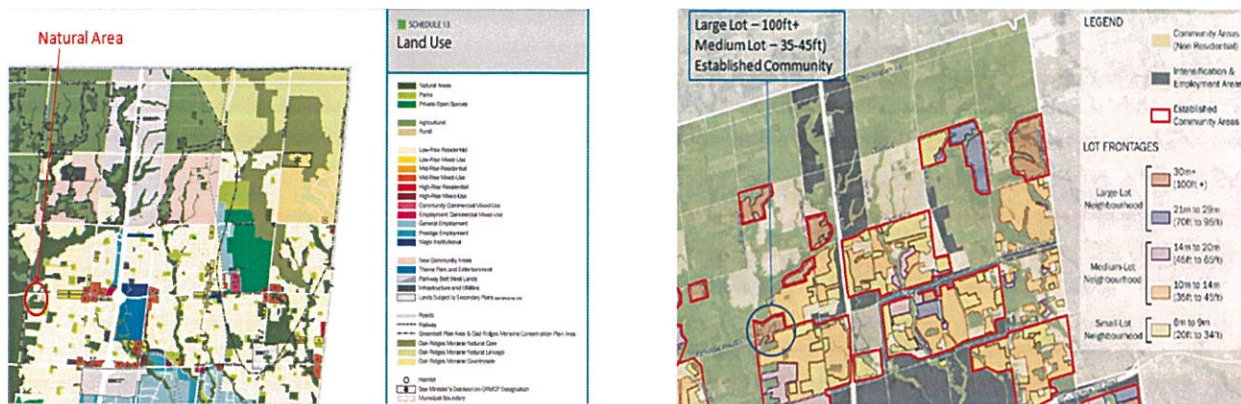
Having reviewed the VOP in its entirety, it is apparent that there are a significant number of contradictions contained within the subject proposal. In reviewing two additional reports, "A Vision for Transformation," and "Where and How We Grow," again, there is dramatic separation from what is contained within those documents and the recommendations put forth with the subject application. It stands to reason that this disregard of existing policies are directly contributing to the sizable community outrage and rightly so! Please refer to the below images for further confirmation



Referring to the Vaughan Official Plan, here is a list of the policies this proposal is either directly in contrast to &/or does not adhere to (not exhaustive):

- **Chapter 1**
 - E.g. 1.5
 - Goal 1 (...This Official Plan seeks to maintain the stability of existing residential communities,...)
 - Goal 8 (...Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.)
- **Chapter 2**
 - E.g. 2.2.5 (per York Region Traffic Zone (TZ) data, subject area (TZ 1039) has experience amongst the highest density growth in Vaughan since 2006 for a non-identified Intensification Area &/or Intensification Corridor (i.e. currently 54.03, an increase of 40.18 jobs/employment per hectare)
- **Chapter 3**
 - E.g. 3.2.3.4 c. (considers that Vaughan has only 11% woodland cover and there is emphasis in the policy to not only maintain woodland cover, but work towards woodland enhancements and restoration.
 - 3.2.3.11 (...minor modifications...)
- **Chapter 9**
 - 9.1.1.8 a.
 - 9.1.1.10
 - 9.1.2.1 a. & b.
 - 9.1.2.2. a.thru g.
 - 9.1.2.3. a thru g.
 - 9.1.2.5 e.
 - 9.2.1.1
 - 9.2.1.2
- **Chapter 10**
 - 10.1.2.37
 - 10.1.2.46 a. i thru vii

As evidenced by the sheer amount of policy contradictions, this proposal should be declined swiftly. An amended recommendation that respects the VOP, the environment and the surrounding community would be welcomed and a more collaborative approach would be prudent.



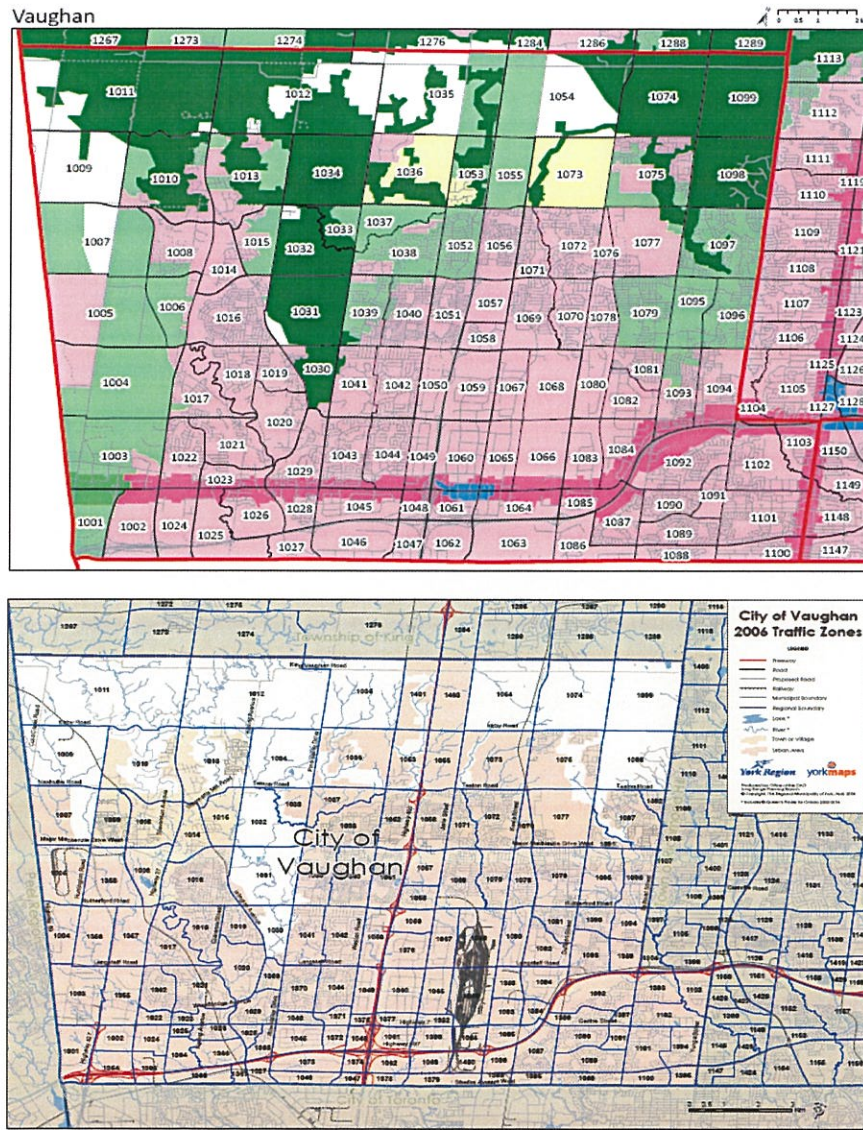
Turning to Intensification, I note:

- York Region's anticipated growth between 2006-2031 includes:
 - 1,507,480 population
 - 780,270 jobs
 - 90,720 intensification units (234,110 total units)

(Region totals currently being revised to 2036 include 1.7MM pop, 840M jobs, 105M Intensification Units (119M to 2041))

- Vaughan's anticipated growth between 2006-2031 includes:
 - 167,300 population
 - 103,900 jobs
 - 29,300 intensification units (66,180 total units; 27M add'l from 2011-2036; 31M add'l to 2041)

In reviewing the above targets and working closely with City and Regional officials, extensive analysis was completed to understand the progress that has been made including where this growth has come from geographically. York Region provided the below Traffic Zone (TZ) views (2001 & 2006 included as methodology changed over this period) along with 2006 & 2011 Census Data, Unit Completions, Employment and Developable Areas to inform these directional findings (which will be conservative as all land types were factored based on TZ views).



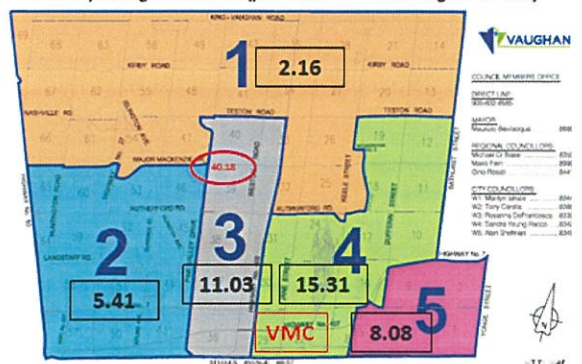
Per the below analysis, and with the exception of Ward 4 which has an additional 1400 hectares of developable area (55% more) and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006. Furthermore, TZs 1039 (subject area) and 1040 reveal significant intensification as compared to peer areas. It should also be noted that both TZs are not classified as Primary Intensification Centres or Primary Intensification Corridors yet have experienced growth well in excess of those areas categorized as such. Finally, TZ 1039 represents the third largest density increase in all of Vaughan since 2006 (40.18) for non intensification areas.

2006 Census Base														
Ward	Traffic Zone 2001	Intensification Area	Units							Population	% of Population	2006 Employment	Developable Area (Ha)	Job / Employment per Ha
			Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
Ward 1 Totals			10922	1893	1850	498	743	15906	23%	58302	23%	14559	7188	10.14
Ward 2 Totals			10862	1158	516	1063	811	14410	20.72%	52341	20.99%	20754	3581	20.41
Ward 3 Totals			9722	1360	1299	147	717	13245	19.05%	49192	19.73%	32484	2498	32.70
Ward 4 Totals			3774	1140	1342		278	6534	9.40%	23983	9.62%	81362	3880	27.15
Ward 5 Total			12674	120	1659	3987	1003	19443	27.96%	65524	26.28%	12999	1542	50.93
3	1039		370	76	2	2	28	478	3.61%	1800	3.66%	58	134.1	13.85
3	1040		2008	658	373		151	3190	24.08%	11836	24.06%	1,063	229.0	56.33

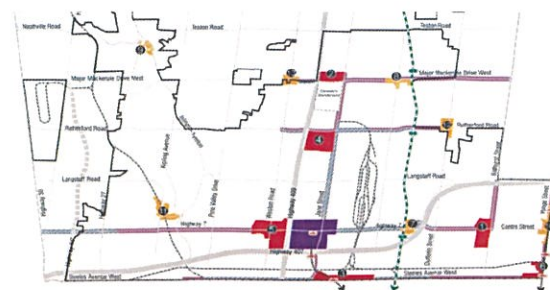
2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units						Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha	
				Singles	Semis	Rows	Apartment:	Duplex	Total						% of Total
Ward 1 Totals				13396	2084	2460	1719	784	20443	21%	70324	22%	18075	7188	12.30
Ward 2 Totals				11543	1788	844	1889	718	16782	17%	57449	18%	35013	3581	25.82
Ward 3 Totals				13957	2034	2509	110	396	19006	20%	68060	21%	41159	2498	43.72
Ward 4 Totals				10794	1721	2882	515	170	16082	17%	56466	17%	108294	3880	42.46
Ward 5 Totals				12759	145	2279	7053	1359	23595	25%	72469	22%	18504	1542	59.01
3	1039	1039		1,762	85	10	0	2	1,859	10%	6,833	10%	415	134.1	54.03
3	1040	1040		2,111	873	661	0	26	3,671	19%	13,022	19%	1,597	229.0	63.84

Change From 2006						
Ward	Traffic Zone 2001	Traffic Zone 2006	Total Units	Total Population	Total Employment	Job / Employment per Ha
Ward 1 Totals			4537	12022	3517	2.16
Ward 2 Totals			2372	5108	14260	5.41
Ward 3 Totals			5761	18868	8675	11.03
Ward 4 Totals			9548	32483	26932	15.31
Ward 5 Totals			4152	6945	5505	8.08

Density Change Since 2006 (per March 2016 York Region TZ data)



Note: Ward 4 has 55% more developable land than Ward 3 & contains the VMC; TZ 1039 (subject TZ) has experienced the 3rd highest growth for a non-identified intensification area in all of Vaughan (54.03 current)



Vaughan Metropolitan Centre			
Primary Centres	Local Centres	Regional	Local
1. Bathurst & Centre St.	7. Concord Centre	• Highway 7/Centre Street	• Jane Street
2. Jane St. & Major Mackenzie Dr.	8. Historic Maple Village	• Highway 7/Centre Street	• Major Mackenzie Drive
3. Steeles West	9. Historic Kleinburg Village	• Highway 7/Centre Street	• Rutherford Road
4. Vaughan Mills	10. Historic Thornhill Village	• Highway 7/Centre Street	• Steeles Avenue
5. Victoria Rd. & Highway 7	11. Historic Woodbridge Village		
6. Yonge St. & Steeles Ave.	12. Cummer Centre		
	13. Victoria Centre		

It should also be noted that according to data provided by York Region, the City of Vaughan is well positioned for intensification including an additional 9,080 in known applications within the Built-Up Area and 24,800 in Designated Greenfield Area. Also, Vaughan is well funded in terms of existing units to the tune of a 14 year supply (vs. Province requirement of 10yrs) and 4 years of supply for approved units (vs. Province requirement of 3yrs)

Years of Supply in Vaughan

Residential Unit Supply in Vaughan

	Single	Semi	Row	Apartment	Total
Built Up Area ¹	360	220	780	7,720	9,080
Designated Greenfield Area ²	10,970	1,660	4,720	7,450	24,800
Total	11,330	1,880	5,500	15,170	33,880

1. Supply in known development applications in plans of subdivision, condominium and site plan within the Built-Up Area.

2. Supply located outside the built up area (both in applications and unit assumptions for lands designated for growth but with no current planning applications) - most of these units are in the Designated Greenfield Area (including ROPA 2) but a small number of units in the Greenbelt or with rural designations.

Vaughan CMHC Completions 2005-2014

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		10-year Avg
Singles	1,009	1,227	2,314	1,723	1,349	2,224	1,279	1,095	542	765	Singles	1,353
Semis	182	208	484	292	268	278	256	70	14	42	Semis	209
Rows	191	168	593	456	125	513	401	333	312	185	Rows	330
Apts	633	177	785	473	356	967	356	565	346	776	Apts	543
TOTAL	2,015	1,800	4,176	2,944	2,098	3,982	2,292	2,063	1,213	1,768	Total	2,435

Estimate of Years of Supply in Vaughan

Years of Supply	14
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Estimated Registered and Draft Approved Years of Supply in Vaughan

Total Reg and Draft Approved Units in Vaughan	10,300
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Years of Supply	4
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Further, according to the March 2016 York Region TZ data, Vaughan has added:

- over 75,000 in population growth, ahead of its annual target of ~6,700 (167,300 2031 target)
- ~59,000 in job growth, ahead of its annual target of ~4,100 (103,900 2031 target)
- over 26,000 units since 2006, well ahead of its 2031 target (29,300)

In summary, rezoning the subject lands and allowing for further intensification would be to the detriment of the community and Vaughan at large. Instead, development that adheres to and respects the spirit of the VOP as well as all associated policies is what should be encouraged. In addition, developments that are currently being built or have been approved (per below), will only add to the abundant intensification this area has already contributed as well as provide an extremely diverse inventory within the immediate community. The objective details provided including relevant commentary offered by Vaughan's very own Planning and Environmental leaders per the Implementation Options Community Area Policy Review for Low-Rise Residential Designations, should cast no doubt as to the merits of the subject proposal and contribute to a respectful decline.

Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network

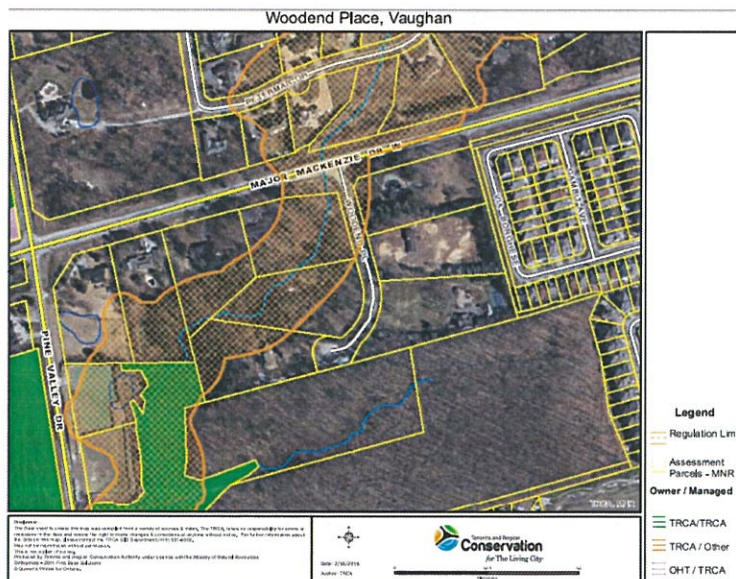
Another important consideration in completing this analysis was the natural environment. The Ontario Ministry of Natural Resources and Forestry (Aurora District) was engaged to speak to how the subject proposal impacts **Areas of Natural and Scientific Interest (ANSI)**. The below image was provided and outlines the categorized lands. There is no doubt that the proposed development would adversely impact the environmental importance of this area.



The Toronto and Regional Conservation Authority (TRCA) was also engaged to speak to **Environmentally Significant Areas (ESAs)** and offered the follow image and response:

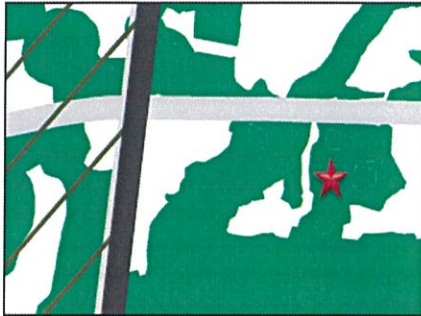
"The orange hatched area represents TRCA's Regulated Area. Any development or site alteration within TRCA's Regulated Area requires a permit pursuant to Ontario 166/06. The reason why this area is regulated is because there is a watercourse (which is a tributary to the East Humber River) and associated valley corridor.

As prescribed in TRCA's Living City Policies, development within a regulated area must be setback 10 m from the greater of the following: (a) long term stable top of slope; (b) stable toe of slope; (c) Regulatory Flood Plain; (d) meander belt; (e) any contiguous natural features and areas that contribute to the conservation of land."



Finally, City of Vaughan Planning and Environmental services officials were engaged to validate the **Natural Heritage Network** implications including any existing **Core features**. The following images confirm the proposed development does in fact impact the existing features including the removal of an entire woodlot that remains under investigation:

EXISTING SCHEDULE 2 – NATURAL HERITAGE NETWORK



PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK



During the current review of the Natural Heritage Network, the subject area was reaffirmed as a Core Feature and as such every effort should be made to preserve the inherent value, ecological features, biodiversity & connectivity of these natural features. Clearly, adding 100 units would have the opposite effect & as such should be revisited.

Recommendation

In summary, there is overwhelming information to support the declining of the subject proposal and related applications. There is simply too much that is contrary to the many policies set forth by the City of Vaughan. That said, I believe a more collaborative and thoughtful approach may produce a desirable outcome for all stakeholder. Accordingly, it is recommended:

- The subject application be declined
- That future applications adhere to the spirit of the VOP with specific emphasis on respecting and maintaining consistency our surrounding communities
- That no unnecessary rezoning be granted and instead any future development adhere to or does not deviate greatly from the existing uses permitted (i.e. single family detached)
- That reasonable density be accounted for, considering the significant growth that has been demonstrated within the immediate and surrounding communities since 2006.
- That any future development respect the surrounding environment, protect all areas that have been identified, strengthen and connect protected areas and return the subject lands to its previous state or provide an agreeable compensation plan

Reasonable growth/intensification is easily achieved without the need of an Official Plan Amendment. Further, a plan that is respectful & compatible with the existing design & built of the existing community & that reinforces the existing environmental benefits is what we should all strive towards.

I look forward to further discussions regarding this matter and hope to be engaged throughout the process to work closely with all accountable city officials, the applicant and the community, to arrive at a mutually agreeable solution.

Yours truly,

Joe Collura

Proud citizen of Vaughan and advocate for responsible growth!

Elizabeth A. Bottos

178 Charmaine Road
Woodbridge, Ontario
L4L 1K2

PUBLIC HEARING
COMMUNICATION C11
Date: Sept 19/17 ITEM NO. 7

Home: 905-851-3671
Bus: 905-850-0155
Email: liz@piccinbottos.com

Tuesday, September 19, 2017

Via Email:
developmentplanning@vaughan.ca

City of Vaughan
Development Planning Department

Attention: Diana DiGirolamo

Dear Madam:

Re: Application OP 17.005 and Z17.013 ("**Application**") by Valley Major Developments Limited ("**Applicant**") with respect to 4433, 4455 and 4477 Major Mackenzie Drive ("**Lands**")

I wish to submit comments with respect to the **Application**.

My husband and I are purchasers of condominium in Capo DiMonte located at 9909 Pine Valley Drive, Vaughan, which is immediately to the south of the **Lands** which are the subject of the **Application**, and as such have an interest in the development of the **Lands**.

My comments are as follows:

A. Density

I submit that the density of the **Application** is excessive for the following reasons:

i. Block Frontage

The **Application** indicates that there will be a maximum of 8 attached residential units per block. The plans seem to indicate somewhere between 6 and 8 townhouses per block. The **Applicant** requests a reduction of lot frontage per block from 30 meters (98.43') to 25 meters (82.02'). Taking into account the exterior side yard setbacks of 3 meters (9.84') (and also assuming the side yard setbacks are not further reduced) we are left a frontage of 72.18' to accommodate between 6 and 8 townhouses. Where there are 8 townhouses they will be only 9.02' wide. Where there are only 6 townhouses they will only be 12' wide. This is far too dense and completely out of keeping with the area.

ii. Unit Owner Parking

It would appear from the plans that there are approximately 34 units with single car garages and 56 with double car garages. The plans do not indicate the size of the garages, but based on the requested reduction in frontage, I am concerned that the size of the garage would not be sufficient to accommodate a normal sized vehicle together with the usual items reasonable people store in their garages (such as bicycles, sports equipment, tools, green bins, blue bins, garbage bins etc.). It also appears from the plans that some of the driveways (if they can be called driveways) are only 1.74 meters (5.72') which is hardly sufficient space to park a normal motor vehicle. My concern is that this will result in parking issues within the development. There is no alternative parking available. It would be extremely dangerous for vehicles to attempt to park on the shoulder of Pine Valley Drive and Major Mackenzie Drive.

iii. Interior Common Element Road Width

I understand that the road servicing the townhouse development will be a private road which will be a common element. The plans indicate that this road is only 8 meters (26.24') in width. Standard road allowances were always 66' wide and as of the past few years this standard has been reduced to approximately 57'. The proposed road is substantially below even the reduced standard and will not be able to safely accommodate two-way traffic, snow removal, emergency vehicles, seniors walking with walkers, children walking to get to school or school buses or to the amenity area and mothers walking babies in strollers. I also question where the snow plows will put the snow when they shovel it away and where unit owners will put the snow that they have to shovel in front of their garages to get out.

iv. Visitor Parking

The **Applicant** seeks to not only reduce visitor parking from 25 spots to 20 which is a 20% reduction but also to reduce the size of visitor parking spots from 6 meters to 5.9 meters. Couple this with the limited unit owner parking noted aforesaid and I submit the result will be parking chaos in this development which will create serious safety issues for all of the residents.

v. Amenity Area

I question whether this rather small amenity area is sufficient to accommodate a play area and an area for outdoor activities for all of the children in the development as it appears that they will have no other place to play safely. Also, I am concerned that there is a way for children to get from their townhouse to the amenity area in a safe and secure manner. I am unable to determine whether the development includes sidewalks for this purpose but if it does not I would suggest that sidewalks should be required.

B. Effect on the Community

I submit the following comments on the **Application** insofar as it effects the neighbouring community:

- i. Pine Valley Drive is a very hilly, narrow road with no sidewalks and very limited shoulder of the road. Can Pine Valley Drive safely support the additional car and

pedestrian traffic generated by another 100 homes and the construction vehicles necessary to develop, serve and build these 100 homes and school buses which will be needed in the future to bus the children from these homes to school? Given that the Pine Valley link is not going to open with the result that Pine Valley Drive becomes a dead-end road at Rutherford Road, it cannot be considered to be an arterial road and cannot safely support a significant increase in vehicular and pedestrian traffic.

- ii. I understand that Major Mackenzie Drive is slated for road widening from Pine Valley Drive to Islington Avenue in the near future. This will be a major project which will take a significant period of time and will cause substantial upheaval to the traffic pattern in the area. In an effort to minimize the detrimental impact on neighbouring residents, will steps be taken to ensure co-ordination of the road widening and construction on the **Lands**, so that both are not taking place at the same time?

I do plan to attend the meeting on September 19th, 2017, the Meeting of the Committee of the Whole to re-iterate the concerns that I have set forth in this letter.

Yours very truly,

Elizabeth A. Bottos

Elizabeth A. Bottos

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing

Sept 19th, 2017

PUBLIC HEARING
COMMUNICATION

C13

Date: Sept 19/17 ITEM NO. 7

Re: **Applicant:** Valley Major Developments.

Property: 4433, 4455 and 4477 Major Mackenzie Dr., City of Vancouver

File numbers: OP.17.005 and Z.17.013

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents all of the remaining estate properties in the Millwood and Woodend subdivisions, and includes the subject properties within this application.

The applicant has reached out to meet with our association on two occasions. Both times resulted in positive dialogue with some great ideas discussed. Unfortunately, since none of these ideas are reflected in the plan before you today, we are not in a position to provide our support for this application as it stands.

The intersection of MMD and Pine Valley, is the western limit of the east Woodbridge community area. It represents a key entrance or gateway into our community. There is a unique opportunity here to create a product which is a little more unique. The plan currently features a wall of townhomes which wraps around the SE corner. This not unique and is not reflective of the surrounding neighbourhood which is comprised of both high value estate residential and low density residential neighbourhoods.

A key idea which the applicant presented to us included a break in the townhouse massing at the intersection, with a green corridor with walkway connection to the proposed parkette. The internal road network would be reconfigured to maximize the size and function of the parkette.

This modification provides many opportunities to make this corner a more welcoming and appealing place. Opening up the corner creates an opportunity for some form of public art, monument or perhaps a fountain. Public art could be selected with a theme which is reflective of the City's surrounding rich natural heritage features. We also suggested that townhomes immediately adjacent to the open area be further enhanced with architectural details to make the corner more of a focal point of the development.

There are a few other improvements that we would like to applicant to consider which would make this a better plan within our community. We would like to see the private roads within the development upgraded to a public municipal road. We don't see any reasons why private roads are needed when there are none located in our community. This would be more consistent with all of the adjacent existing and proposed subdivisions. If for some reason the applicant cannot provide a Municipal roadway, then we would ask that the private road be enhanced to resemble a Municipal roadway.

Another improvement we would like to see is a reduction in density. The proposed density of this application is higher than the recently approved subdivision along Woodend Place. The original Woodend place application proposed 113 units on 3 estate lots. The Woodend applicant subsequently

reduced the density to 88 units. In comparison, this proposal includes 100 units on 3 comparably sized estate lots, of which only approximately 2/3 is developable. We would like to see the density reduced to be more compatible with what has been approved in the Woodend Place application.

We note that the Applicant's plan includes 5 townhouse blocks with approximately 30 townhouses in a row along Major Mackenzie. We would like to request that the applicant consider some additional variations to the elevations of these units along Major Mackenzie (shape, features and/or colour) to add some interest and variety to the streetscape along Major Mackenzie. We would also like to see additional attention placed on tree planting along Major Mackenzie to compensate for trees being removed from the 3 properties.

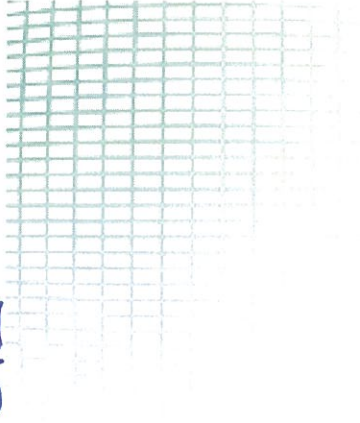
We note that this application does not follow the basic principles set out in Vaughan's Official Plan 2010. One of the key principles in Chapter 1 of the Plan states: 'This Official Plan seeks to maintain the stability of existing residential communities.' You can see on the attached plan that the Millwood-Woodend Ratepayer Association is located within the area designated as 'existing residential communities'.

We note that this plan does not follow the City's recent Policy of Infill Development. It clearly reaffirms that established areas, which include Vaughan's large lot neighbourhoods such as Millwood-Woodend, are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted.

We feel that what we are seeking is reasonable, and hope that we will have support of City staff and council. We look forward to continue our dialogue with the developer to achieve a solution which is mutually amicable, and one which is more compatible with our existing neighbourhoods.

Tim Sorochinsky
President, Millwood-Woodend RPA

C13



Millwood Woodend Rate Payers Association Deputation

MMD Pine Valley
Development Application

Presentation

September 19, 2017

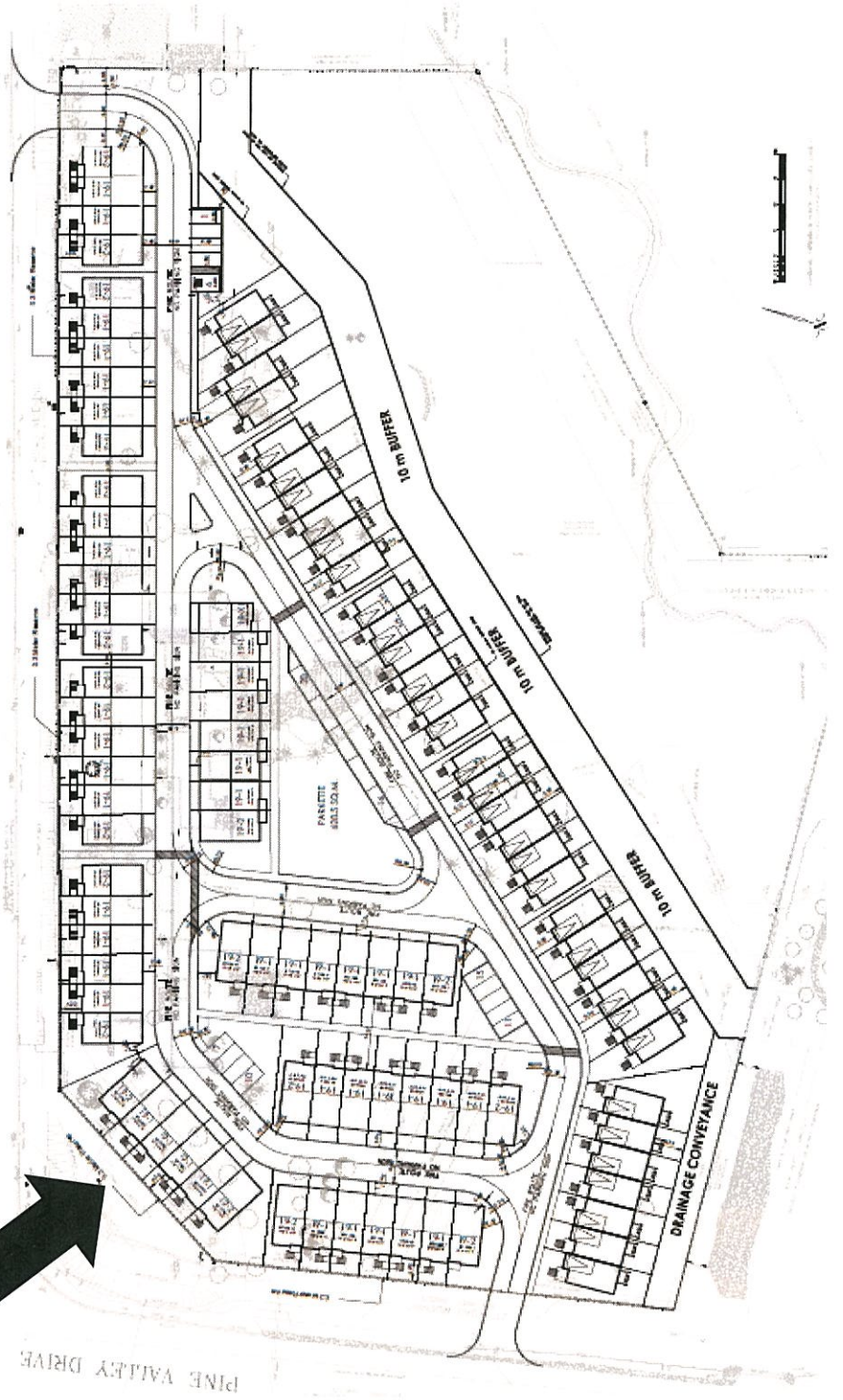
Proposed Plan

Provide opening / entrance here

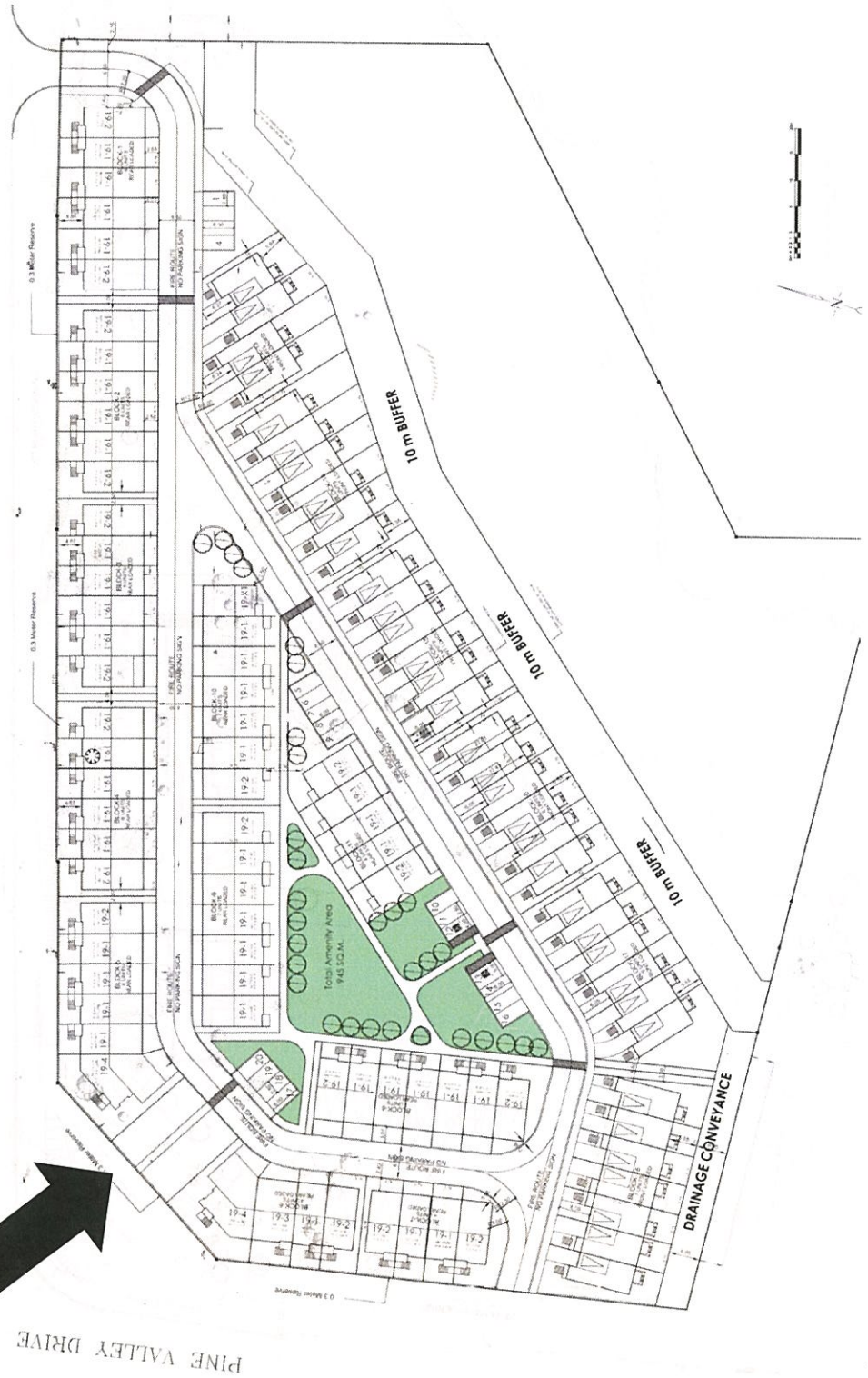


MAJOR MACKENZIE DRIVE

PINE VALLEY DRIVE



PINE VALLEY DRIVE



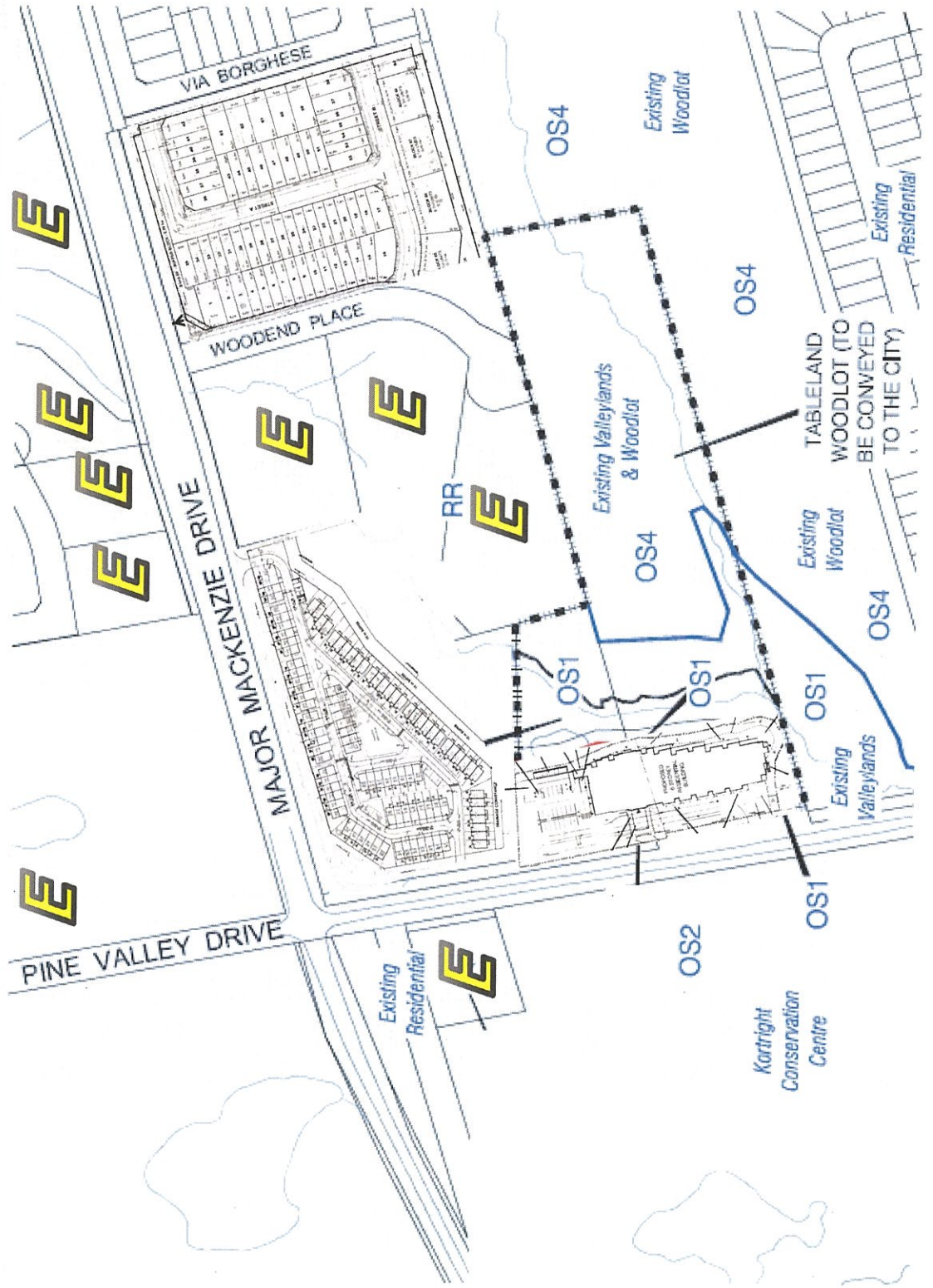
Guidelines for Infill Development Recognize our Neighbourhood as an Established Community Area



Figure 4: Vaughan's Established Community Areas

Figure 4: Vaughan's Established Community Areas

E = Estate Residential



Excerpt from deputation letter dated September 19, 2017 from Richard Rodaro

Re: 4433, 4455 & 4477 Major Mackenzie Drive

Valley Major Developments Limited, File O.P.17.005 & File Z.1
Committee of the Whole (Public Meeting) P.2017.22, Agenda Item
Deputation Opposing Applications for Redevelopment

**PUBLIC HEARING
COMMUNICATION**

Date: Sept 19/17 ITEM NO. 7

With regard to the recommendations before Committee tonight, I would request the following consideration:

1. A direction to Staff that the review of Official Plan Amendment File OP.17005 and Zoning By-law Amendment File Z.17.013, as well as any future applications for Draft Plan of Subdivision submitted in connection with the current or amended applications specifically require full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
2. A direction to Staff that any Study pursuant to VOP2010 Site Specific Policy 13.15, be prepared in accordance with terms and reference that additionally include:
 - a) the specific requirement of full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
 - b) full participation and review by the community prior to being recommended to Council.
3. A direction to Staff to peer review the Applicant's technical studies, and then provide Staff's opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.
4. A direction to Staff to request comments from qualified consultants and the TRCA regarding connections of the subject lands to adjacent natural heritage features and their impact upon them, including the Greenbelt Plan Area.
5. A direction to Staff to request an analysis of change in land from permeable to impermeable land surface (from the current day to proposed development), and that analysis be sent to the TRCA for comment.
6. Notice to potentially affected First Nations should be sent immediately.

Richard Rodaro
50 Woodend Place
Rural Route #2 Woodbridge
Ontario. L4L 1A6

Committee of the Whole (Public Hearing), and
The Mayor and City Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan Ontario
L6A 1T1

September 19, 2017

Your Worship and Members of Committee of the Whole,

Re: 4433, 4455 & 4477 Major Mackenzie Drive
Valley Major Developments Limited, File O.P.17.005 & File Z.17.013
Committee of the Whole (Public Meeting) P.2017.22, Agenda Item 7
Deputation Opposing Applications for Redevelopment

My name is Richard Rodaro. My family has lived at 50 Woodend Place for 49 years, the interior lot of **the subdivision, within which** the redevelopment applications are proposed. I and my family oppose these redevelopment applications.

Many times now I have described the unique features of this neighbourhood, why my family chose to live here and aspects of the lifestyle it offers and I have expressed my community's concerns about the impact of proposed redevelopment within the established estate residential subdivisions of our neighbourhood. To save time I have attached copies of my previous deputations of:

- May 3, 2016 [re: Files OP.16.0003, Z.15.032 & 19T-15V011 (Country Wide Homes Woodend Place Inc.: 11, 31 & 51 Woodend Place)].
- September 7, 2016 [re: Files 19T-16V002 & ZA.16.010 (Centra (BTA) Inc.: 17 Millwood Parkway).

which I include as part of and relevant to this deputation and applications before you tonight.

The three lots acquired by Valley Major Developments are located **within the Woodend registered Subdivision**. The **dominant character of this subdivision** and of **the integrated, surrounding neighbourhood, is overwhelmingly Natural Lands and Rural Residential**. This is not by chance but is the **intended result of the planned and approved community planning policies** of VOP2010 and of Blocks Plans 39 and 40 in OPA600 preceding it – **in which my family and our ratepayers' association participated**.

The dominance of rural features is clearly visible from this 2017 aerial photograph

Map1 - Aerial view image from Google Maps of 4477, 4455 and 4433 Major Mackenzie Drive - the lots acquired by Valley Major Developments Limited and the subject of the Townhouse redevelopment applications - illustrating the existing and dominant rural physical character and uses of the properties and the majority of surrounding lands (image accessed Aug/29/2017).

and is similarly the inescapable conclusion from the following ten photographs surrounding the subject lands:

Illustration 1 - South-east corner, Major Mackenzie & Pine Valley Drives, **view of 4477, 4455 and 4433**, subject lots of proposed Townhouse redevelopment O.P.A. and Re-zoning applications in the Woodend Place subdivision, Lots 2, 3 & 4 of Plan M-1191, registered October 19, 1967

Illustration 2 - "Major Mackenzie Revitalized" prepared by York Region, depicting the finished road widening of Major Mackenzie Drive, looking east from Pine Valley Drive to Woodend Place and to Millwood Parkway beyond - displaying the integrated rural features of the Woodend subdivision lots with each other, with the mature tree canopy and with Marigold Creek ravine and wetlands as well as with the interconnecting, similarly rural character of the Millwood subdivisions and Natural Areas along the north side of Major Mackenzie directly opposite the proposed Townhouse redevelopment within the Woodend subdivision.

Illustration 3: **Natural Areas in** and to the south of the subject lots of the proposed redevelopment, viewed from Pine Valley Drive, south of Major Mackenzie Drive.

Illustration 4: West side of Pine Valley Drive, looking west and south, **opposite 4477 Major Mackenzie Drive, being Rural Residential, Natural Areas and Greenbelt** - Future redevelopment of these lands is not permitted. **This rural feature is a planned and permanent character for the community.**

Illustration 5: North-west corner of Major Mackenzie and Pine Valley Drives, diagonally opposite the application lands - **Natural Areas and Greenbelt with farming operations**. Future development of these lands is not permitted and therefore **will remain a planned, permanent rural character for the neighbourhood and community..**

Illustration 6: North-east corner of Major Mackenzie and Pine Valley Drives, **Natural Areas and Estate Lot Rural Residential beyond – These Natural Areas do not permit urban development and will remain a planned, permanent, rural character for the neighbourhood and community.**

Illustration 7: North side of Major Mackenzie Drive, **Natural Areas and wetlands, with adjacent Estate Lot Rural Residential** - **directly opposite** the applicant lots 4477 and 4455 Major Mackenzie Drive.

Illustration 8: North side of Major Mackenzie Drive, **Natural Areas and Estate Lot Rural Residential**, north west view **from 4433 Major Mackenzie**, eastern-most property of the applicant lots.

Illustration 9: North side Major Mackenzie Drive - **Rural Residential Estate Lot rear yards in** Millwood subdivision, **directly opposite 4433 Major Mackenzie Drive**, eastern-most of applicant lots.

Illustration 10: North Side of Major Mackenzie Drive Drive - Rural Residential Estate Lot rear yards, Marigold Creek and Wetlands - looking east to Millwood Parkway from 4433 Major Mackenzie Drive.

In fact only 6% of the total perimeter of the **combined three lots** abuts or faces a more intensified, approved urban use ; and that is only the partial flank-age of the Royal Pine condominium site to the south on Pine Valley Drive. It was residents' vigorous and persistent opposition to that application and our unresolved concerns that resulted in Site Specific Policy 13.15 in VOP2010 Vol. 2. (Attached, Tab 1)

CW Report 21-19 (circulated in the Extract from Council Meeting Minutes of June 5, 2017) reads on page 20 of Item 21, in the bottom paragraph:

"In 2012, in response to community concerns Vaughan Council approved Site Specific Policy Section 13.15 – "South East Corner of Major Mackenzie Drive and Pine Valley Drive" to ensure comprehensive planning for the area." [emphasis added]

In the five years since then, no study pursuant to this Policy has been undertaken, notwithstanding the continued concerns of residents and despite ongoing redevelopment inquiries and PAK meetings between the City and different owners of these lots.

The Public Hearing staff report is recommending that

"the subject Official Plan Amendment and Zoning Bylaw Amendment applications (Files OP17.005 and Z.17-013 - Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15." [Attached, Tab 2]

and that **tonight** Committee approve staff's recommendation:

" THAT Vaughan Council deem" the applications "to satisfy the study requirements identified in Site Specific Policy 13.15 ... as it relates to

- ***land use***
- ***urban design***
- ***environmental and heritage potential, and***
- ***its location in the community***

and on this basis that staff be directed to proceed with the review" of the applications. [Attached, Tab 3]

Residents were not consulted in determining the proposed terms of reference for this Site Specific Policy and only learned of the policy itself earlier this year. And now, the redevelopment application and its supporting reports and documents - that justify intensification exemplary of redevelopment opposed by residents – is to become the study intended to address residents concerns.

This is a circular argument: a study, that is to be used as the criteria for reviewing and evaluating the appropriateness of redevelopment applications, ***"to ensure comprehensive planning for the area"***, is being defined by the applications it is intended to review.

By definition, “comprehensive” means complete; including all or nearly all elements

Accordingly, I refer you to :

- VOP2010 policy 2.2.3.2 and 2.2.3.3 [Attached Tab 4] regarding to the limited nature of intensification in Community Areas, and compliance with
- VOP2010 Policies 9.1.2.1 and 9.1.2.3 [Attached Tab 5], specifically:
 - *Within the Community Areas there are a number of older, established residential neighbourhoods that are characterized by large lots and/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.*
 - *In order to maintain the character of these areas the following policies shall apply*
 - *to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances)*
 - *based on the current zoning,*
 - *and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.*

What then follows are **those specified required policies**, which address

- lot frontage, area, and configuration;
- front, rear and exterior side yards,
- lot coverage; and
- building heights and massing – **including any city urban design guidelines prepared for these Community Areas.**

The applications and their supporting reports and documents for the illustrated Plan of Subdivision

- **impact with significant physical change on the surrounding neighbourhood (9.2.3.2)**
- **are not sensitive to or compatible with the character, form and planned function of the surrounding context (Policy 2.2.3.3)**
- **do not respect or reinforce the physical character of the established neighbourhood it is in (Policy 9.1.2.1),**
- **do not comply with 9.1.2.3 policies,**
- **do not otherwise “*maintain the character*” of the Woodend or adjacent Millwood subdivisions and Natural Lands and**
- **do not satisfy the requirement of being “*based on the current zoning*”.**

These are all **crucial elements** that are **required** by the Official Plan.

Not only does the recommendation before you tonight **not** provide for comprehensive planning for this neighbourhood, but **it may also serve to preclude it**. Initiating the study now, as recommended by staff, turns a mechanism for addressing long-standing community concerns and comprehensive, consistent planning into a expedient housing-keeping matter for bringing VOP2010 into effect on the subject lands and **the approval of this application risks being a foregone conclusion even before consideration of meaningful public engagement or from professional scrutiny.**

Accordingly, I am asking Committee instead to reaffirm tonight that its approval for any basis upon which staff is to proceed with a review of the applications include specific instructions for full conformity with policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and particularly 9.1.2.3., among other directions described below.

With regard to the balance of the Public Hearing Report there are additional contentious issues, including:

- there being no existing townhouses constructed in the immediate area as the sole referenced issue of non conformity to the criteria of Section 9.1.2.3;
- the inaccurate characterization that the subject lots represent undeveloped lands – they are and remain developed in the context of the rural estate residential subdivision and applicable subdivision agreement from 1967;
- The **Urban Design Guidelines for Infill Development** in Established Low-Rise Residential Neighbourhoods, has the stated goals of
 - *“ensuring development is consistent with the City's Official Plan”* and
 - *“fits compatibly with its surroundings”*, specifically
 - **not having “an undue adverse impact on neighbouring properties”**
 - **nor altering “the physical character of the larger residential area.”**

and not simply “[serving] to help integrate new development into established neighbourhoods”, which begs the question;

- Privacy is a valued asset of this large lot subdivision – 9 lots totaling over 20 acres, are not only detrimentally impacted by the proposed densities but also by a contemplated parkland dedication of a “future connection from the subject lands to Woodend Place ... providing access for future residents” with a 6m wide multi-use pathway and sidewalks, encouraging public use of private property within a historically private and self contained registered subdivision, potentially further significantly impacting the remaining private properties of the subdivision.

With regard to the recommendations before Committee tonight, I would request the following consideration:

1. A direction to Staff that the review of Official Plan Amendment File OP.17005 and Zoning By-law Amendment File Z.17.013, as well as any future applications for Draft Plan of Subdivision submitted in connection with the current or amended applications specifically require full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
2. A direction to Staff that any Study pursuant to VOP2010 Site Specific Policy 13.15, be prepared in accordance with terms and reference that additionally include:
 - a) the specific requirement of full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
 - b) full participation and review by the community prior to being recommended to Council.

3. A direction to Staff to peer review the Applicant's technical studies, and then provide Staff's opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.
4. A direction to Staff to request comments from qualified consultants and the TRCA regarding connections of the subject lands to adjacent natural heritage features and their impact upon them, including the Greenbelt Plan Area.
5. A direction to Staff to request an analysis of change in land from permeable to impermeable land surface (from the current day to proposed development), and that analysis be sent to the TRCA for comment.
6. Notice to potentially affected First Nations should be sent immediately.

To quote the Policy Planning Department from the City of Vaughan website,

“The City of Vaughan undertook an ambitious three-year project to create a new Official Plan as part of the City's integrated Growth Management Strategy. On September 7, 2010, Council adopted a new Official Plan, it addresses all elements of effective, sustainable and successful city-building, while managing projected growth to 2031. (emphasis added)

Neither residents nor Council should accept - or acquiesce - to anything less than the full compliance of new development applications with the required compatibility policies, which were created and endorsed within the entire frameworks of the Official Plan and the regional and provincial legislations it inherently complies with, to ensure the physical character and both the private and shared amenities of established neighbourhoods remain respected and reinforced and to protect their stability, continuity and consistency for those of us who have chosen to live here.

Yours truly,

Richard Rodaro.

DEPUTATION

Tuesday September 19, 2017 at 7 pm, Committee of the Whole (Public Meeting) P.2017.22, Agenda Item 7.

OPPOSING

Official Plan Amendment Application File OP.17.005, and Zoning By-law Amendment Application File Z.17.013,
Valley Major Developments Limited: 4433, 4455, & 4477 Major Mackenzie Drive



Map 1: Aerial view image from Google Maps of 4477, 4455 and 4433 Major Mackenzie Drive - the lots acquired by Valley Major Developments Limited and the subject of the Townhouse redevelopment applications - illustrating the existing and dominant rural physical character and uses of the immediate and majority of surrounding lands (image accessed Aug/29/2017).



Illustration 2: South-east corner, Major Mackenzie & Pine Valley Drives, view of 4477, 4455 and 4433, subject lots of proposed Townhouse redevelopment O.P.A. and Re-zoning applications in the Woodend Place subdivision, Lots 2, 3 & 4 of Plan M-1191, registered October 19, 1967



*Illustration 1: "Major Mackenzie Revitalized" prepared by York Region, depicting finished road widening of Major Mackenzie Drive, looking east from Pine Valley Drive to Woodend Place and to Millwood Parkway beyond - displaying the integrated features of the Woodend subdivision lots with each other, the mature tree canopy and with Marigold Creek ravine and wetlands as well as with the dominant, interconnecting, rural character of the Millwood subdivisions and Natural Areas along the north side of Major Mackenzie **directly opposite** the proposed Townhouse redevelopment within the Woodend subdivision.*



Illustration 3: Natural Areas in and to the south of the subject lots of the proposed redevelopment, including Marigold Creek and Wetlands, viewed from Pine Valley Drive, south of Major Mackenzie Drive.



Illustration 4: West side of Pine Valley Drive, looking west and south, opposite 4477 Major Mackenzie Drive, being Rural Residential, Natural Areas and Greenbelt - Future redevelopment of these lands is not permitted. This rural feature is a planned and permanent character for the community.



Illustration 6: North-west corner of Major Mackenzie and Pine Valley Drives, **diagonally opposite the application lands - Natural Areas and Greenbelt with farming operations.** Future development of these lands is not permitted and therefore will remain a planned, permanent rural character for the neighbourhood and community.



Illustration 5: North-east corner of Major Mackenzie and Pine Valley Drives, **Natural Areas and Estate Lot Rural Residential beyond – These Natural Areas do not permit urban development and will remain a planned, permanent, rural character for the neighbourhood and community.**



Illustration 8: North side of Major Mackenzie Drive, **Natural Areas and wetlands**, with adjacent Estate Lot Rural Residential - **directly opposite** the applicant lots **4477 and 4455** Major Mackenzie Drive.



Illustration 7: North side of Major Mackenzie Drive, **Natural Areas and Estate Lot Rural Residential**, north west view from **4433** Major Mackenzie, eastern-most property of the applicant lots.



Illustration 10: North side Major Mackenzie Drive - **Rural Residential Estate Lot rear yards** in Millwood subdivision, directly opposite 4433 Major Mackenzie Drive, eastern-most of applicant lots



Illustration 9: North Side of Major Mackenzie Drive Drive - **Rural Residential Estate Lot rear yards, Marigold Creek and Wetlands** - looking east to Millwood Parkway from 4433 Major Mackenzie Drive.

13.15 South East Corner of Major Mackenzie Drive and Pine Valley Drive

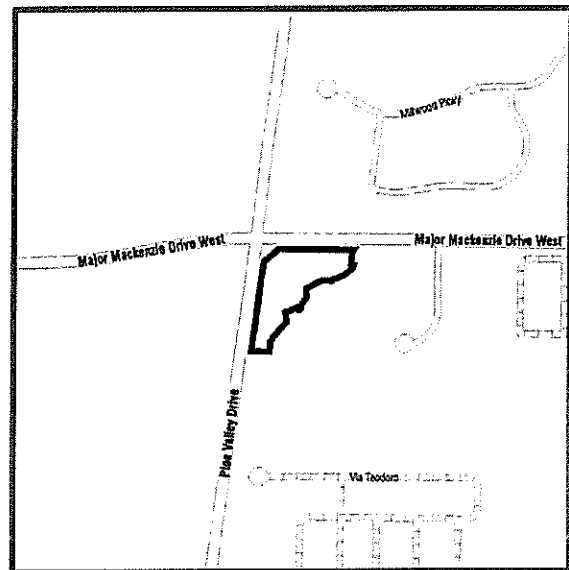
NOT YET APPROVED BY THE ONTARIO MUNICIPAL BOARD

13.15.1 General

13.15.1.1. The following policies shall apply to the lands identified on Map 13.15.A.

13.15.1.2. In consideration of a development application in the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, or for any other reason, Council may initiate a study of all or part of the lands identified on Map 13.16.A in respect of its land use, urban design, environmental and heritage potential and its location in the community.

Map 13.15.A:
SE Corner of Major Mackenzie Dr. and Pine Valley Dr.



- 13.15.1.3. Such study shall establish the appropriate development form and be prepared in accordance with terms of reference satisfactory to Council and may include, but not be limited to the examination of:
- a. Land use and density;
 - b. Urban design, including building height, massing, architecture and streetscaping and visual impact assessment;
 - c. Traffic impact;
 - d. Heritage;
 - e. Environment: In the form of an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek;
 - f. Potential impacts on nearby sensitive uses; and
 - g. The appropriate integration of new infrastructure into the area.

MATTERS TO BE REVIEWED	COMMENT(S)
	<ul style="list-style-type: none"> b) urban design, including building height, massing, architecture and streetscaping and visual impact assessment; c) traffic impact; d) heritage; e) an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek; f) potential impacts on nearby sensitive uses; and g) the appropriate integration of new infrastructure into the area. <ul style="list-style-type: none"> ▪ Since Council has the ability to initiate a study on all or parts of these lands in consideration of a development application, and the study area is constrained to the south by an existing 6-storey residential building, to the east by an environmental feature, and to the north and west by municipal roads (shown on Attachment #2). On this basis, it is Staff's recommendation that the subject Official Plan and Zoning By-law Amendment applications (Files OP.17.005 and Z.17.013 – Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15. The subject lands represent the only undeveloped lands within the study area, and the reports and studies submitted in support of the subject development applications meet the requirements of the site-specific policy. ▪ If the proposed development is approved, Section 13.15 will require approval by the OMB to bring VOP 2010 into effect on the subject lands (in concert with the resolution of Appeal #65), in order to allow an Official Plan Amendment to VOP 2010.
<p>c. Community Area Policy Review for Low-Rise Residential Designations</p>	<ul style="list-style-type: none"> ▪ In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing official plan policies related to compatibility. The Study was approved by Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date. ▪ The Guidelines and Study identify the subject lands as being part of an established large lot neighbourhood. The proposed development will be reviewed with regard to the Study, and in consideration of the Guidelines as they serve to help integrate new development into established neighbourhoods.

These **New Community Areas** will prioritize people, sustainability and liveability, and will be developed with high-quality urban design.

It is the policy of Council:

- 2.2.3.1. That **Community Areas** will provide most of the City's low-rise housing stock, as well as local-serving commercial uses and *community facilities* such as *schools*, *parks*, community centres and libraries. They will function as *complete communities* and encourage walking, cycling and transit use.
- 2.2.3.2. That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing *development* are not intended to experience significant physical change. *New development* that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.
- 2.2.3.3. That limited *intensification* may be permitted in **Community Areas** as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The *proposed development* must be sensitive to and compatible with the character, form and planned function of the surrounding context.
- 2.2.3.4. That *development* immediately adjacent to **Community Areas** shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the *intensification* objectives for **Intensification Areas**, where applicable.
- 2.2.3.5. That the provision of local transit service to and through **Community Areas** is a priority where such service does not yet exist, and the enhancement and improvement of local transit is a priority where it does exist consistent with York Region's transit service planning process and with approved YRT service standards and guidelines.
- 2.2.3.6. That new communities are subject to a Secondary Plan process as set out in policy 9.2.2.14 and consistent with the requirements for new communities within the York Region Official Plan.
- 2.2.3.7. That *greenfield* lands within **Community Areas** should be developed to help achieve the average minimum density of 50 residents and jobs per hectare combined as required in policy 2.1.3.2.d. Where appropriate, zoning permissions and plans of subdivision should be reexamined to determine if this target can be met and *new development* should be consistent with the requirements for new communities in the York Region Official Plan.

9.1.2.1. That new *development* will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new *developments* will be designed to achieve the following general objectives:

- a. in **Community Areas**, new *development* will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.4;
- b. in **Intensification Areas**, new *development* will be located and organized, as set out in policies 9.1.2.5 and 9.1.2.7, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity *development*;
- c. in **Employment Areas**, new *development* will be located and organized, as set out in policy 9.1.2.8, to provide functional buildings that meet the needs of employees that walk, cycle or take transit, and to limit any impacts on nearby **Community Areas**; and
- d. in *Countryside* areas, new *development*, where permitted, shall be **rural** in character and protect, preserve and strengthen the **rural** and **agricultural** context within which it is situated, as set out in policy 9.1.2.9 of this Plan.

9.1.2.2. That in **Community Areas** with established *development*, new *development* be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks; and
- g. conservation and enhancement of heritage buildings, heritage districts and *cultural heritage landscapes*.
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

9.1.2.3. Within the **Community Areas** there are a number of older, established residential neighbourhoods that are characterized by large lots and/or by their 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*. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all *developments* within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these **Community Areas**;
- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with *development* in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

9.1.2.4. That in **New Community Areas** where no established *development* exists, the appropriate built form and urban design shall be determined through a comprehensive and coordinated planning exercise, as detailed in policy 9.2.2.14 of this Plan, and consistent with the requirements for new communities within the York Region Official Plan.

9.1.2.5. That in **Intensification Areas**, new *development* will be designed to:

OPPOSING:

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011

[Plate 1 overhead]

Good Evening.

My name is Richard Rodaro. My family lives at 50 Woodend Place.

We built in this subdivision 48 years ago. My family was very particular in choosing this subdivision,

- for the lot sizes, and privacy,
- natural features, amenities and the opportunities they offer, within and around our own property;
- the coherent connection with nature surrounding us – serenity and solitude - away from urban pollution, traffic, noise and people.
- This proposal would place almost 20 driveways across the street from us and over 200 cars coming and going everyday.

We chose this lot because it was buffered from beyond the subdivision, by the other lots in the subdivision. We recognized that Vaughan would not remain rural for ever, and we have participated in the planning of growth and urbanization in our City around us but always stating our reasonable expectation, and receiving assurances, that the integrity of the character and dynamics of our neighbourhood would be respected and supported and continue. A decision from the OMB denying an application to further subdivide one of the lots in our subdivision supports this expectation.

[Change picture to: area overview if available]

This neighbourhood is distinctive by virtue of:

- its location, at the western limit of urban development from the east;
- its connection to the East Humber River valley conservation lands to the west, and traversed by Marigold Creek, a Humber tributary;
- the inclusion of more 'estate residential' subdivisions to the north;
- the A.N.S.I. protected Woodlot #9 to its south;
- its inextricable integration into the Core Features designation of the Natural Heritage Network.
- the wide range of lot size, from 1 to 2-1/2 acres, and unique range of distinctive natural features; and
- self-sufficient, sustainable reliance on independent wells and septic systems.

Within the Woodend subdivision,

- the topography varies uniquely from lot to lot, with a stream corridor, ravine and wetlands, and a variety of wildlife regularly trailing and migrating through;
- large lots feature deep yard setbacks, curved and winding driveways, and unobtrusive or detached garages,;
- expansive front and rear yards afford extensive landscaping opportunities, and support a significant tree canopy; and
- lot coverage occupies only a small fraction of the property, an important feature of

OPPOSING:

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011
environmental sustainability for natural rainfall absorption.

[Change picture Plate 2 overhead]

This is designated Community Area and more importantly is a Natural Heritage area of the City.

The Official Plan is crystal-clear regarding the design of new development in this established neighbourhood – that it respect and reinforce the physical character. Council Policies 9.1.2.1, and 9.1.2.2, and particularly 9.1.2.3 further define this. The recent Low-Rise Residential Designation Study, unanimously requested by counsel to provide “clarity of interpretation” and the “ability to ensure compatibility” for infill applications exactly like this one both includes our subdivision and confirms the stated intent of Section 9 policies, with examples and recommendations that in no way support this application.

Furthermore, Council Policy 2.2.1.1 “restricts urban uses from encroaching Natural Lands and Countryside ... to protect these areas.”

These policies of Council preclude recommendation or approval of this application. If approved it would irreparably and irretrievably eclipse a now irreplaceable subdivision in a unique neighbourhood in favour of development and intensification much better suited, and allocated elsewhere in Vaughan.

Here's the problem: "why would an experienced developer tie up millions in available credit, land assembly and consultant reports and plans, to bring this application to the public without favourable feedback or assurances from the City? This doesn't makes sense. And the word on the street is that this project has the green light – it WILL be approved. We have also heard that infill intensification applications like this are being looked favourably at by the City as an important component of general revenues – which is not a land use planning issue and is prejudicial to a specific subset of the citizens. “The Developer needs these densities to recover the high land costs” – is the City here to guarantee private – and speculative – investment return or stand by its residents? What exactly will be driving consideration to approve this application? It cannot be Planning policy.

And, what are we supposed to do? If we want integrity, stability, consistency and continuity of the character of our neighbourhoods – do we have to move out of Vaughan?

There are three words I wish to impress upon you tonight:

INTENT.

The INTENT of Council's policies in the Official Plan, circulated and represented to the public.

The INTENT of the Planning Act, that planning be a PUBLIC process, with opportunities for MEANINGFUL input by the public ON the issues on which planning recommendations and decisions will be made. Our appeal rights are restricted to the O.M.B.; if City decisions are made on the basis of matters outside the planning issues presented or the scope of residents' rights to appeal, then the public

OPPOSING:

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011

hearing process fails to comply with its intended purpose and our rights are rendered null and void.

TRANSPARENCY.

Residents expect that planning recommendations and decisions will be made according to the INTENT of policies in the Official Plan.

- If other City policies, guidelines or directions conflict with or contradict the intent of those policies:
 - they and the affected OP policies must be identified to the public;
 - their alternative benefit must be explained and the corresponding impact from rejecting Official Plan policies must be assessed, as well as how that burden will be borne and by which residents; and
 - the impact and the burden must also be shown to justify why the O.P. policy should be compromised.

Without transparency, the Official Plan risks misrepresenting residents' reasonable expectations and planning issues and the public planning process are becoming a mere phantom to distract residents and engage them instead only to validate a process that controls decision-making, effectively outside of their reach.

ACCOUNTABILITY.

Without meaningful accountability, then sound policy, competent observance and even the most well-meaning intentions soon mean nothing. They will exist only because people continue to believe they exist.

So what can residents of our existing neighbourhoods reasonably expect of Planning staff and Council?

In light of the nature of Council's request for the Low-Rise Residential Study and the draft final report received confirming Council's policies and their intent, among other issues of this proposal, to recommend or approve this application would seriously call into question the planning review process in Vaughan and shatter the credibility of our Council. This is an issue affecting residents in every ward across the City. I cannot appeal to you strongly enough to oppose recommendation and approval of this application.

September 7, 2016

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario. L6A 1T1

Dear Your Worship, Members of Committee and Council and Planning Staff,

Re: Redevelopment Proposal for 17 Millwood Parkway
Public Meeting, September 7, 2016, Item 1 - Deputation before Committee

My name is Richard Rodaro. My family lives at 50 Woodend Place, on the south-side of Major Mackenzie Drive, opposite the subdivisions concerned by the subject application. We are members of the Millwood-Woodend Ratepayers Association. We have now resided at this address for 48 years.

We are opposed to the application before committee and support the opposition tabled by the Millwood-Woodend Ratepayers Association, and expressed by other community residents and organizations.

As you are aware, ours is a planned neighbourhood of registered subdivisions defined as Estate Lots under the previous Official Plan, ranging from 1-1/2 acres to 2-1/2 acres in size, and more recently designated Low-Rise Residential under the current Vaughan Official Plan 2010.. There are numerous policies of Council in the Official Plan specifically intending to protect, respect and enhance the stability, integrity and character of our neighbourhood and its distinctiveness from urban growth and intensification. (I will not recite and repeat them to you now.) However this is a neighbourhood on the brink of implosion with two – and a pending third – applications for intensification that would not only substantially detract from but also irreparably eclipse the physical characteristics and lifestyle amenities inherent to its planned design, and which residents deliberately chose for making our homes and raising our families here and in Vaughan.

We have been involved, consulted and have participated in the planned growth emerging from the east of our neighbour for 35 years. To our immediate west are 2500 acres of protected and environmentally sensitive lands – of which our neighbourhood subdivisions are an integral part - intended to retain their rural character, uses and benefits to the City as a whole in perpetuity. Our contributions as individual residents and as an association to new planned development have always included our concerns and requirements for the continued viability and protection of our own established community.

... 2

50 Woodend Place, RR#2 Woodbridge, Ontario. L4L 1A6.

The Millwood subdivision is among those specifically identified in the recent Low Rise Residential Study, which specifically addresses, at the unanimous request of Council, clarity of interpretation and the ability to ensure compatibility where proposed infill applications impact established neighbourhoods, and even in its draft form presented to the public, the study reaffirms the intent of those existing policies of Council. The issues of this applications and the others proposed or pending for our neighbourhood affect subdivisions in every ward of the city.

In the 35 years our association has made representations and brought issues to the City's attention – whether regarding adjacent proposals or applications within our own subdivisions - we have always approached staff, committees and council with respect and with well considered and researched arguments and information. We ask, and not unreasonably expect, that the same respect is returned in supporting our concerns with these applications to ensure the continued stability and long term viability and enhancement of our distinct neighbourhood. We value the dominant rural features of our neighbourhood and the large-lot, estate characteristics of our properties including valuable environmental features – it's why we moved and live here – these are resources that cannot be squandered, least of all for economic profit that can be realized and has been designed elsewhere within the City.

Yours truly

Richard Rodaro.

Good afternoon,

My name is Joe Collura & I live at 118 Via Borghese. I have submitted a very comprehensive response I hope will be given proper attention. In addition, I am here to voice my strong objection to the proposed application(s). While there are numerous issues contained within the proposal, some common themes include:

1. **Urban Design- maintaining consistency** - Significant contradiction to the Vaughan Official Plan
2. **Land Use- compatibility with context** - Unreasonable Intensification including unnecessary rezoning
3. **Natural Environment-** Diminishes the existing environmental benefits as the proposal is adjacent to Areas of Natural and Scientific Interest (ANSI) & Environmentally Significant Areas (ESAs)

An Official Plan Amendment, by its very nature, is an acknowledgement that the proposed development DOES NOT meet existing policies & requires changes to suit the application. Is it the position of the City of Vaughan to bend or change policies, meant to protect the environment, respect & reinforce existing communities & support reasonable growth, simply to suit development applications that clearly ignore established policies???

Why has the larger community not been engaged as has been the case with other developments within the immediate community? Why wouldn't our voices matter in the same way? I would imagine building consensus is a goal we all share & I trust that includes incorporating what is important to your residents just as it is development applications!

Some additional points of relevance include the fact that the:

- Subject lands & immediate area are **NOT** classified as Intensification Area
- Subject lands & immediate area are **NOT** classified as Intensification Corridor
- Subject lands & immediate area have already absorbed **ABOVE AVERAGE INTENSIFICATION** with a significant amount of volume still pending
- Subject lands & immediate area are zoned Rural Residential & would **NOT** allow for proposal urban design
- Subject lands & immediate area identified & reaffirmed as large lot neighbourhood & any proposed infill should **NOT significantly disrupt or change the character of the neighbourhood**
- Urban design & compatibility within current proposal does **NOT** respect or reinforce character of existing community

This community has come together to represent what is reasonable. In doing so, it has spent countless hours, days, weeks, months, researching policies & engaging officials at all levels of government, to ensure our arguments remain relevant & are reasonable. Aside from holding our city officials accountable, we do this for each other & for our families.

The community believes more discussion is warranted so we may arrive at a solution that addresses all stakeholder needs. This is not about stopping development, it is about supporting reasonable growth in our fair City!

There has been little of late to instill confidence that reasonable growth is being balanced with the wishes of the very community this committee is meant to represent. It feels as though our leadership is losing touch with the grass roots issues that matter most. We need leaders to lead, not follow. Make us believe you are the leaders we hope you can be!

P.2017.22

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.17.005 and Z.17.013 (Valley Major Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
2. THAT Vaughan Council deem Official Plan Amendment File OP.17.005 and Zoning By-law Amendment File Z.17.013 (Valley Major Developments Ltd.) to satisfy the study requirements identified by Site Specific Policy 13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive of Vaughan Official Plan 2010, Volume 2, as it relates to land use, urban design, environmental and heritage potential and its location in the community; and on this basis, that Staff be directed to proceed with the review of Official Plan Amendment File OP.17.005 and Zoning By-law Amendment File Z.17.013 (Valley Major Developments Ltd.).

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: August 25, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- b) Circulation Area: to all property owners within 150 m of the subject lands and to the expanded notification area shown on Attachment #2, as well as to the Millwood Woodend Ratepayers Association and the Greater Woodbridge Ratepayers Association.
- c) Comments Received:
 - i) C. Aiello (Pine Valley Drive), submitted correspondence dated June 12, 2017, expressing concern with the proposed density of the subject development and the potential for increased traffic and congestion on Pine Valley Drive. The resident is requesting that the City look at traffic relief measures, such as right-turn lanes from Pine Valley Drive to Rutherford Road and Major Mackenzie Drive, to alleviate congestion in the area.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, regarding a proposal for the development of 100, 3-storey, freehold townhouse units within 16 blocks, on a private common element condominium road, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.17.005, specifically to:
 - a) amend the “Estate Residential” and “Stream Corridor” policies of OPA #600 (in-effect) to facilitate the proposed development; and
 - b) amend the policies of Vaughan Official Plan 2010 (Council approved and subject to Ontario Municipal Board approval) as it relates to the “Low-Rise Residential” designation of the lands, as follows:
 - i) Volume 1, specifically Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2, respecting the compatibility criteria for new development within “Community Areas” and permitted building types and development criteria for townhouses; and
 - ii) Volume 2, specifically Site-Specific Policy 13.15 - South East Corner of Major Mackenzie Drive and Pine Valley Drive respecting the general policies for these lands, by deleting Site Specific Policy 13.15 in its entirety, and substituting thereof the following:

“Notwithstanding Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 of Vaughan Official Plan 2010, Volume 1, respecting the compatibility criteria for new development within Community Areas, and permitted building types and development criteria for townhouses, the subject lands located at 4433, 4455 and 4477 Major Mackenzie Drive shall be permitted to be developed with the following:

 - a) a maximum of 100 townhouse units;
 - b) a maximum of 8 attached residential units in each townhouse block; and
 - c) a maximum building height of 3-storeys.”
2. Zoning By-law Amendment File Z.17.013 to rezone the subject lands from RR Rural Residential Zone to RVM2 Residential Urban Village Multiple Family Zone Two and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Multiple Family Dwelling - Block Townhouse Dwelling 	Freehold Townhouse Dwelling Units on a Private Common Element Condominium Road
b.	Definition of "Lot"	Means a parcel of land fronting on a public street.	Means notwithstanding any further division of the subject lands, the portion of the subject lands zoned RVM2 shall be deemed to be one lot.
c.	Definition of "Lot Line, Front"	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line.	Means a Parcel of Tied Land (POTL) line abutting a private common element condominium road.
d.	Definition of "Parking Space"	Means a rectangular area measuring 2.7 m by 6.0 m.	Means a rectangular area measuring 2.7 m by 5.9 m.
e.	Lot Frontage (All Blocks)	30 m	25 m
f.	Exterior Side Yard Setback (Block 16)	3 m	1.5 m
g.	Building Height (All Blocks)	11 m	13 m
h.	Visitor Parking Requirement	0.25 spaces / unit = 25 parking spaces	0.2 spaces / unit = 20 parking spaces
i.	Minimum Landscape Strip Width Around Outdoor Parking Areas	3 m	0 m

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
j.	Minimum Landscaped Berm/ Hedge Height Around Outdoor Parking Areas	1.2 m	0 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.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located at the southeast corner of Major Mackenzie Drive and Pine Valley Drive, shown as "Subject Lands" on Attachments #1 and #2, and are municipally known as 4433, 4455 and 4477 Major Mackenzie Drive.
Official Plan Designation	<p><u>OPA #600 (Vellore Urban Village 1)</u></p> <ul style="list-style-type: none"> The subject lands are designated "Estate Residential" and "Stream Corridor" by in-effect OPA #600 (Vellore Urban Village 1). The "Estate Residential" designation permits detached dwellings on large lots. The proposed townhouse development does not conform with OPA #600, therefore an Official Plan Amendment is required. The former Owner of 4455 and 4477 Major Mackenzie Drive appealed Vaughan Official Plan 2010 (VOP 2010), Volume 1, relating to the "Low-Rise Residential" designation, natural heritage, and transportation policies as they relate to these lands (identified as Appeal #65 in the City of Vaughan List of VOP 2010 Appellants). The VOP 2010 appeal has been carried forward by the current Owner (Valley Major Developments Ltd.). If the development applications are approved, the Owner of the subject lands will be required to resolve their OMB appeal to VOP 2010 as it pertains to 4455 and 4477 Major Mackenzie Drive to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management, in order to bring VOP 2010 into effect on the subject lands. In recognition of the potential redevelopment of the southeast quadrant of Major Mackenzie Drive and Pine Valley Drive, Vaughan Council on March 20, 2012, directed Staff to report back with proposed criteria, including study requirements, to inform future development and infrastructure proposals near the Pine Valley Drive and Major Mackenzie Drive intersection. On April 17, 2012, Vaughan Council adopted Site Specific Policy

13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive as part of VOP 2010, Volume 2. Policy 13.15.1.2 specifically states “in consideration of a development application in the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, or for any other reason, Council may initiate a study of all or part of the lands identified on Map 13.15.A in respect of its land use, urban design, environmental and heritage potential and its location in the community”.

- As the entirety of the subject lands are subject to Section 13.15 of VOP 2010, Volume 2, and that Section 13.15 has not yet been approved by the OMB, OPA #600 is the in-effect Official Plan for the entirety of the subject lands.

Vaughan Official Plan 2010

- The subject lands are designated “Low-Rise Residential” and “Natural Areas” by VOP 2010, and are located within a “Community Area” and “Natural Areas and Countryside” by Schedule 1 - Urban Structure.
- The “Low-Rise Residential” designation and Section 9.2.3.2 of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least three but no greater than six attached residential units.
- Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 direct that new development in Community Areas be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and setbacks, building types of nearby residential properties, and local street patterns. Based on the criteria for new development within established neighbourhoods, the proposed development does not conform to VOP 2010, as there are no existing townhouses constructed in the immediate area.
- The rear portion of the subject lands contain part of a Core Feature as identified on Schedule 2 – Natural Heritage Network of VOP 2010. Schedule 3 – Environmentally Sensitive Areas (ESA) and Areas of Natural and Scientific Interest (ANSI) of VOP 2010, Volume 1 further identifies this feature as the Kleinburg Woods, a Provincial ANSI. The proposed development must conform to the Core Feature policies of VOP 2010. The Owner is required to demonstrate that the proposed development will not result in a negative impact on the Core Feature or its functions. In accordance with Section 3.2.3.4 of VOP 2010, the Owner is proposing a 10 m minimum vegetation protection zone from the Core Feature.
- The subject lands are located adjacent to a “Regional Transit Priority Network” as identified by Schedule 10 – Major Transit Network of VOP 2010. The proposed development will be reviewed in consideration of the long-term transportation and transit network objectives of York Region and the City.

Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RR Rural Residential Zone, by Zoning By-law 1-88, which permits a single detached dwelling on a lot having a minimum frontage of 45 m and a minimum lot area of 4,000 m². ▪ The RR Zone does not permit the proposed townhouse development. An amendment to Zoning By-law 1-88 is required to facilitate the development proposal shown on Attachments #3 to #6.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

MATTERS TO BE REVIEWED		COMMENT(S)
a.	Conformity with Provincial Policy, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, York Region Official Plan, as well as OPA #600 (in-effect) and Vaughan Official Plan 2010 (VOP 2010) policies. ▪ The proposed development will be reviewed in consideration of Sections 9.1.2.2 and 9.1.2.3 (Urban Design and Built Form) of VOP 2010, respecting the compatibility criteria for new development within existing Community Areas and Section 9.2.3.2 (Townhouses) respecting building type and development criteria for townhouses. ▪ The proposed development will be reviewed for conformity with Chapter 3 – Environment of VOP 2010, including but not limited to Section 3.2 (Vaughan's Natural Heritage Network), Section 3.2.3.4 (Core Features), Section 3.3.3 (Woodlands), and Section 3.3.6 (Environmentally Significant Areas and Areas of Natural and Scientific Interest).
b.	Site Specific Policy 13.15 - South East Corner of Major Mackenzie Drive and Pine Valley Drive	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of Section 13.15, of VOP 2010, Volume 2, which is Council approved, but pending approval by the OMB. Section 13.15 is a Council directed policy that states in part "in consideration of a development application identified on Map 13.15.A Council may initiate a study of all or part of the lands". ▪ Section 13.15 states that the subject study shall establish the appropriate development form and be prepared in accordance with the terms of reference satisfactory to Council and may include, but not be limited to, the examination of: <ul style="list-style-type: none"> a) land use and density;

MATTERS TO BE REVIEWED	COMMENT(S)
	<p>b) urban design, including building height, massing, architecture and streetscaping and visual impact assessment;</p> <p>c) traffic impact;</p> <p>d) heritage;</p> <p>e) an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek;</p> <p>f) potential impacts on nearby sensitive uses; and</p> <p>g) the appropriate integration of new infrastructure into the area.</p> <ul style="list-style-type: none"> ▪ Since Council has the ability to initiate a study on all or parts of these lands in consideration of a development application, and the study area is constrained to the south by an existing 6-storey residential building, to the east by an environmental feature, and to the north and west by municipal roads (shown on Attachment #2). On this basis, it is Staff's recommendation that the subject Official Plan and Zoning By-law Amendment applications (Files OP.17.005 and Z.17.013 – Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15. The subject lands represent the only undeveloped lands within the study area, and the reports and studies submitted in support of the subject development applications meet the requirements of the site-specific policy. ▪ If the proposed development is approved, Section 13.15 will require approval by the OMB to bring VOP 2010 into effect on the subject lands (in concert with the resolution of Appeal #65), in order to allow an Official Plan Amendment to VOP 2010.
<p>c. Community Area Policy Review for Low-Rise Residential Designations</p>	<ul style="list-style-type: none"> ▪ In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing official plan policies related to compatibility. The Study was approved by Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date. ▪ The Guidelines and Study identify the subject lands as being part of an established large lot neighbourhood. The proposed development will be reviewed with regard to the Study, and in consideration of the Guidelines as they serve to help integrate new development into established neighbourhoods.

MATTERS TO BE REVIEWED		COMMENT(S)
d.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands to RVM2 Residential Urban Village Multiple Family Zone Two with site-specific zoning exceptions and OS5 Open Space Environmental Protection Zone to facilitate the residential development shown on Attachments #3 to #6 will be reviewed in consideration of the existing and planned surrounding land uses. ▪ Consideration will be given to the use of the RT1 Residential Townhouse Zone standards instead of the RVM2 Residential Urban Village Multiple Family Zone Two, which has been applied to similar private common element condominium townhouse developments in the City.
e.	Future Development Applications	<ul style="list-style-type: none"> ▪ If approved, a Site Development Application, Draft Plan of Condominium (Common Element) Application, and Part Lot Control Application will be required to implement the proposed development. ▪ All issues identified through the review of the Site Development Application, including but not limited to site organization, built form and design, the configuration and width of the private road network, pedestrian accessibility, future trail connections, and environmental sustainability will be addressed concurrently with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting. ▪ All issues identified through the Draft Plan of Condominium (Common Element) Application, including consistency with the approved site plan and the identification of all common elements will be addressed in a comprehensive technical report to a future Committee of the Whole meeting, should the Official Plan Amendment and Zoning By-law Amendment applications be approved.
f.	Sustainable Development	<ul style="list-style-type: none"> ▪ If the subject applications are approved, opportunities for suitable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc., will be reviewed and implemented through the site plan approval process.

MATTERS TO BE REVIEWED		COMMENT(S)
g.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following reports and studies in support of the proposed development, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design and Sustainability Brief - Tree Inventory and Preservation Plan - Archaeological Assessment - Phase I and II Environmental Site Assessment (ESA) - Functional Servicing and Stormwater Management Report - Geotechnical Report - Environmental Impact Study - Hydrogeological Assessment - Traffic Impact Study - Parking Study ▪ Additional reports may be required as part of the development application review process.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the applications be approved, the Owner will be required to provide parkland dedication or cash-in-lieu of parkland in accordance with the City's Cash-in-Lieu of Parkland Policy and the <i>Planning Act</i>, prior to the issuance of a Building Permit. ▪ The Parks Development Department has advised that the City is seeking a future connection from the subject lands to Woodend Place, and that the southern woodlot would assist in providing access for future residents. The City will be reviewing the feasibility of a 3 m wide multi-use pathway, along with a 1.5m sidewalk clearance on either side of the pathway, as part of the subject development proposal.
i.	Tree Preservation	<ul style="list-style-type: none"> ▪ The majority of the existing trees (outside the 10 m minimum vegetation protection zone and the Core Feature) on the subject lands are proposed to be removed to accommodate the residential development. The Tree Inventory and Preservation Plan submitted in support of these applications has been circulated to the Development Planning Department, Urban Design and Cultural Heritage Division, the Policy Planning and Environmental Sustainability (PPES) Department and the Transportation Services, Parks and Forestry Operations Department for review. The Owner will be required to implement the appropriate tree protection measures to the satisfaction of the City. Should it be determined that some/all of the trees must be preserved, it may result in a loss in the number of units on the site, alternatively if the City approves the removal of any trees, then appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.

MATTERS TO BE REVIEWED		COMMENT(S)
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within the TRCA's regulated area and contain part of Marigold Creek as well as the Kleinburg Woods, a Provincial ANSI. The Owner will be required to satisfy all requirements of the TRCA, and dedicate any open space/valley land and associated environmental buffers to the TRCA or the City of Vaughan, free of all costs and encumbrances. ▪ The appropriate zone category for these lands, either OS1 Open Space Conservation Zone or the proposed OS5 Open Space Environmental Protection Zone, will be confirmed in the technical report, should the applications be approved.
k.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
l.	Road Widening	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate the necessary road widening(s) along Major Mackenzie Drive and/or Pine Valley Drive to York Region, as shown on Attachment #3, and satisfy any other requirements of York Region.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

The Owner has requested York Region to exempt Official Plan Amendment File OP.17.005 from approval by Regional Council. Should York Region grant the requested exemption and should Vaughan Council approve Official Plan Amendment File OP.17.005, the Regional exemption would enable the implementing Official Plan Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.

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 Rezoning & Conceptual Site Plan
4. Landscape Plan
5. Conceptual Elevations of Proposed Townhouses with Rear Access Garages
6. Conceptual Elevations of Proposed Townhouses with Front Integral Garages

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

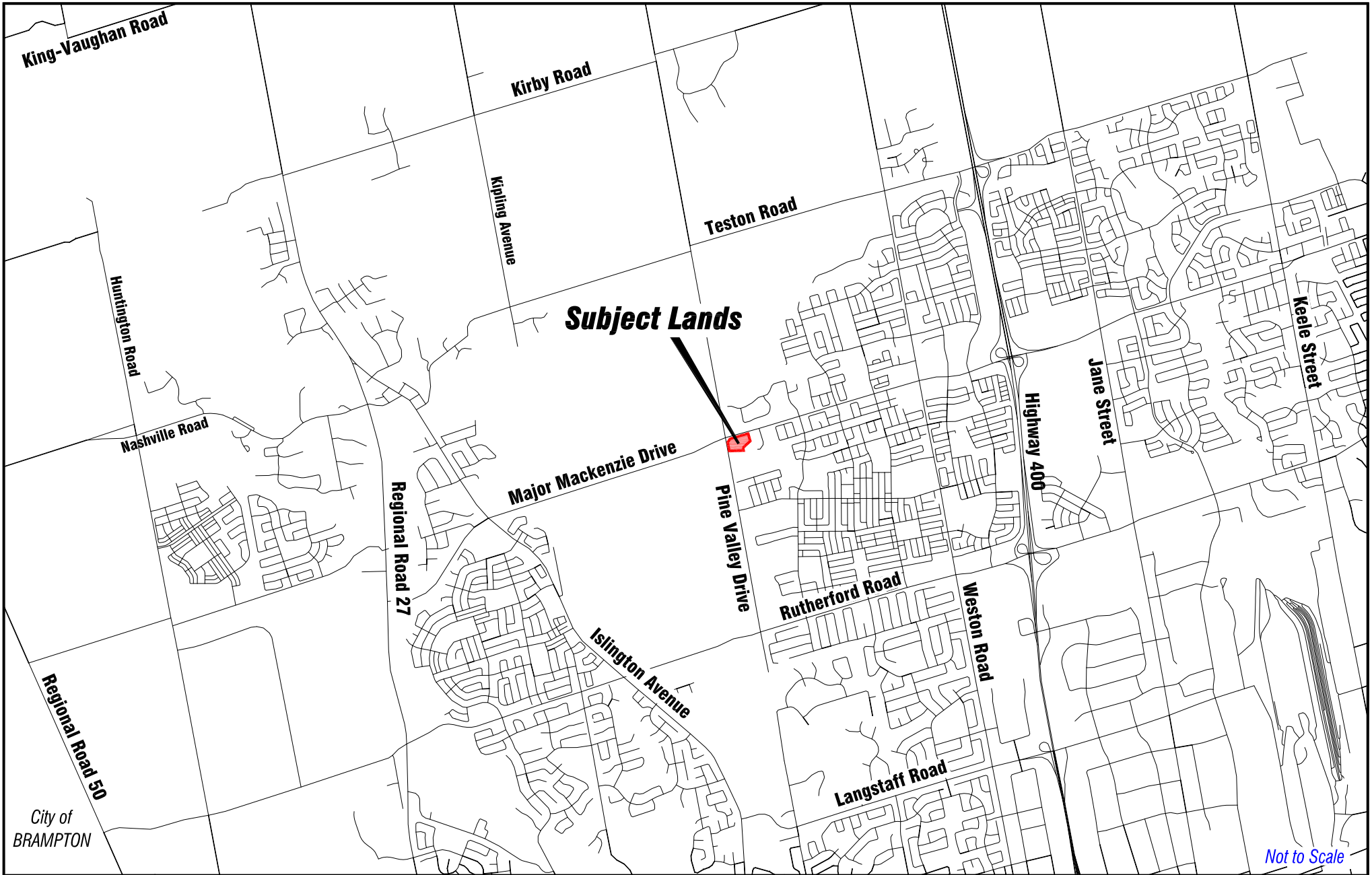
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
Valley Major Developments Ltd.

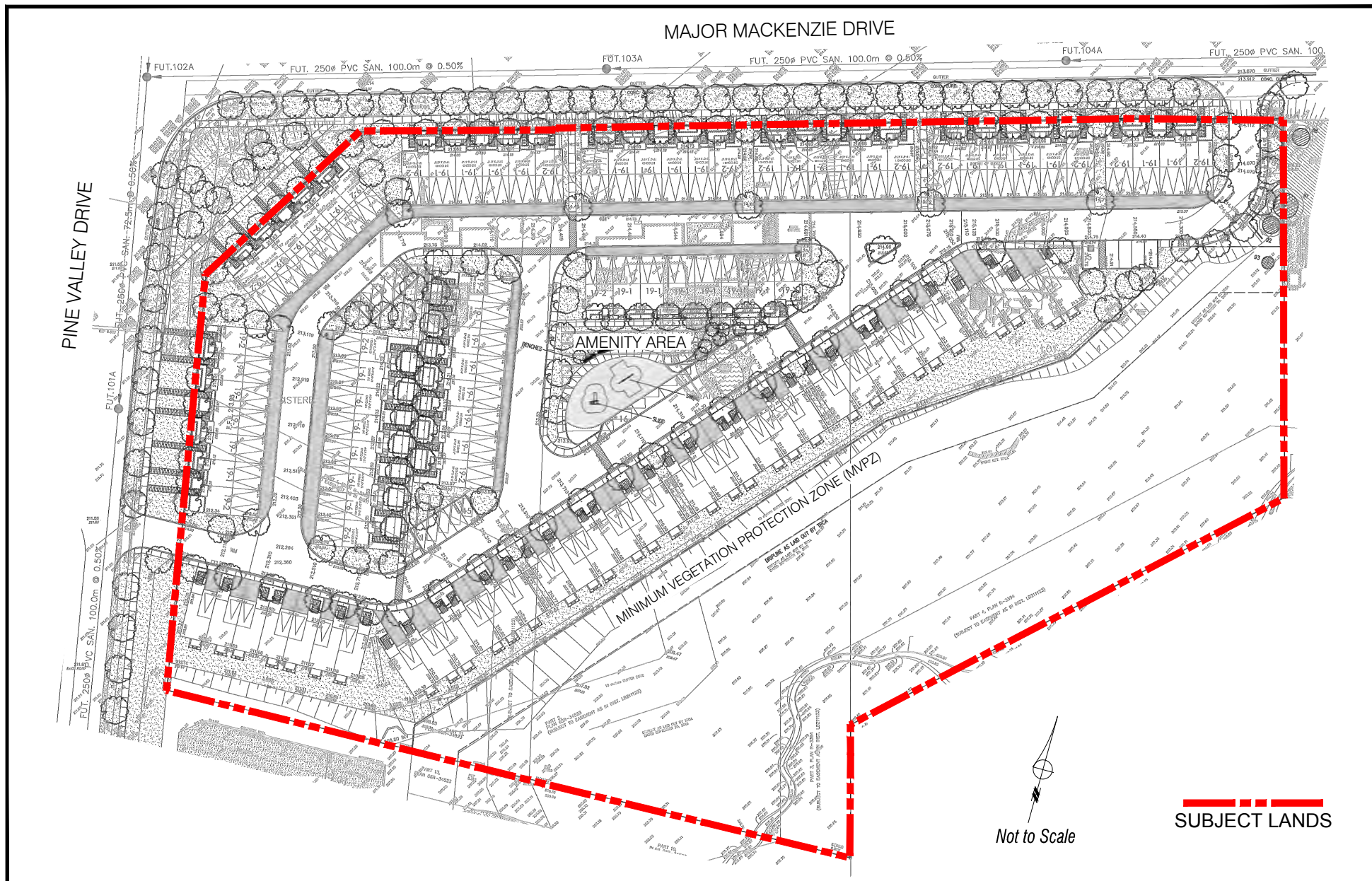
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Attachment

FILES: OP.17.005 &
Z.17.013

DATE:
September 19, 2017



Landscape Plan

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
Valley Major Developments Ltd.

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Attachment

FILES: OP.17.005 &
Z.17.013

DATE:
September 19, 2017

4



TYPICAL FRONT ELEVATION FOR TOWNHOUSE BLOCKS WITH REAR ACCESS GARAGES



TYPICAL REAR ELEVATION FOR TOWNHOUSE BLOCKS WITH REAR ACCESS GARAGES

Not to Scale

Conceptual Elevations of Proposed Townhouses With Rear Access Garages

APPLICANT: Valley Major Developments Ltd. LOCATION: Part of Lot 20, Concession 6

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Attachment

FILES: OP.17.005 &
Z.17.013

DATE:
September 19, 2017

5



TYPICAL FRONT ELEVATION FOR TOWNHOUSE BLOCKS WITH FRONT INTEGRAL GARAGES

Not to Scale

Conceptual Elevations of Proposed Townhouses With Front Integral Garages

APPLICANT: Valley Major Developments Ltd. LOCATION: Part of Lot 20, Concession 6

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Attachment

FILES: OP.17.005 &
Z.17.013

DATE:
September 19, 2017

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