

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

***By receiving Communication C4 from Ryan and Lesley McNerney, Hatton Garden Road, Woodbridge, dated December 2, 2014.***

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a company involved with the subject development, and did not take part in the discussion or vote on the matter.*

**ZONING BY-LAW AMENDMENT FILE Z.14.031  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V007  
POETRY LIVING (THE VIEW) LIMITED  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY DRIVE**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated December 2, 2014, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, the residents and appropriate City staff to address issues raised;
- 3) That the following deputations and Communications be received:
  1. Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and C18, coloured renderings;
  2. Mr. Michael Rotolo, Flourish Street, Woodbridge, and C19, petition submitted at the meeting;
  3. Mr. Raymond Bartolo, Hatton Garden Road, Woodbridge;
  4. Ms. Maxine Povering, McCallum Drive, Richmond Hill;
  5. Ms. Elizabeth Bartolo, Hatton Garden Road, Woodbridge; and
  6. Mr. Oliver Martell, Hatton Garden Road, Woodbridge; and
- 4) That communication C2 from Uyen Do, Chatfield Drive, dated November 26, 2014, be received.

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

1. THAT the Public Hearing report for Files Z.14.031 and 19T-14V007 (Poetry Living (The View) Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

# CITY OF VAUGHAN

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

Item 1, CW(PH) Report No. 43 – Page 2

### Communications Plan

- a) Date the Notice of a Public Hearing was circulated: November 7, 2014
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association
- c) A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
- d) Comments Received as of November 18, 2014: None

### Purpose

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

1. Zoning By-law Amendment File Z.14.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(1122) and RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and subject to Exception 9(1334) to RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four together with the following site-specific zoning exceptions to facilitate a proposed residential Draft Plan of Subdivision for 20 detached dwelling units, in the manner shown on Attachment #3:

Table 1:

	By-law Standard	Zoning By-law 1-88, RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Requirements
a.	Minimum Exterior Side Yard	4.5 m	4 m
	By-law Standard	Zoning By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone Requirements
a.	Minimum Lot Frontage	9 m	7.5 m
b.	Minimum Lot Area	243 m <sup>2</sup>	225 m <sup>2</sup>
c.	Minimum Front Yard for an Attached Garage	6 m	5.8 m
d.	Minimum Rear Yard	7.5 m	7 m

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

Item 1, CW(PH) Report No. 43 – Page 3

e.	Minimum Interior Side Yard	1.2 m	Minimum interior side yard may be reduced to 0.45 m on one side where it abuts a minimum yard of 1.2 m.
f.	Minimum Exterior Side Yard	4.5 m	4 m
g.	Maximum Interior Garage Width (On a Lot Frontage Less than 11 m)	3.048 m	Maximum interior garage width of 3.05 m, which may be increased provided that the increased width shall: <ul style="list-style-type: none"> <li>i. Only occur on an interior wall;</li> <li>ii. Be a maximum of 1.8 m in width; and,</li> <li>iii. Not occur within the first 1.2 m immediately behind the garage face or door.</li> </ul>

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

2. Draft Plan of Subdivision File 19T-14V007 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots 1-8	Detached Residential Units	0.496	8
Block 21	(12.8 m frontage)	0.002	0.5
Lot 9	Detached Residential Units	0.049	1
	(12.2 m frontage)		
Lots 10 - 19	Detached Residential Units	0.246	10
Block 20	(7.62 m frontage)	0.003	0.5
	<b>Total</b>	<b>0.796</b>	<b>20</b>

**Background - Analysis and Options**

Expropriation - Block 40 South District Park, Extension of Lawford Road and Secondary School

The Block 40 South Plan requires a district park and the extension of Lawford Road, for the City of Vaughan, and a secondary school for the York Region District School Board, which total 13.359 ha of land that were not included within the land holdings of the participating Block 40 South Developers' Group. On April 13, 2010, Vaughan Council, directed staff to commence expropriation proceedings for the municipal district park and to work with the Block 40 South Developers' Group (extension of Lawford Road) and the York Region District School Board.

The expropriation process for the secondary school site was completed and the school is under construction, having received site plan approval (File DA.12.033) on February 19, 2013, from

## CITY OF VAUGHAN

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

#### Item 1, CW(PH) Report No. 43 – Page 4

Vaughan Council. The expropriation process is nearing completion and the conveyances of the required lands are in process for the district park and the extension of Lawford Road. Remnant lands from the expropriation process, including the subject lands, were conveyed to developers to complete development in accordance with the approved Block 40 South Plan.

Location	<ul style="list-style-type: none"> <li>North of Major Mackenzie Drive, west of Weston Road, known municipally as 4020 Major Mackenzie Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan (VOP) 2010, and are located within a “Community Area”. The proposed Draft Plan of Subdivision and Zoning By-law Amendment would facilitate development that respects and reinforces the scale and massing of existing development in the area. The “Low Rise Residential” designation permits detached dwellings.</li> <li>The applications conform to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned A Agricultural Zone subject to Exception 9(1172) and RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” subject to Exception 9(1334) by Zoning By-law 1-88.</li> <li>In order to implement the proposed zoning, the site-specific zoning exceptions identified in Table 1, and the Draft Plan of Subdivision shown on Attachment #3, an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

#### Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> <li>The location and design of the proposed streets and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivisions (File 19T-06V07) to the north and (File 19T-14V009) to the south.</li> </ul>
b.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> <li>The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency of these zoning exceptions with adjacent blocks/lots will be reviewed.</li> </ul>

## CITY OF VAUGHAN

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

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c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands.</li></ul>
d.	Servicing	<ul style="list-style-type: none"><li>▪ Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with approved Block 40 South Plan and Master Environmental Servicing Plan (MESP).</li><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li></ul>
e.	Noise Report	<ul style="list-style-type: none"><li>▪ The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li></ul>
f.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc., will be reviewed.</li></ul>
g.	Phase 1 Environmental Report	<ul style="list-style-type: none"><li>▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>

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

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

#### **Regional Implications**

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

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

Item 1, CW Report No. 43 – Page 6

**Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-14V007 and Proposed Zoning

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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.)

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a company involved with the subject development, and did not take part in the discussion or vote on the matter.*

Ryan & Lesley McNerney  
67 Hatton Garden Rd  
Woodbridge, ON L4H 3P8

C	4
Item #	1 & 2
Report No.	43 (PH)
Council - December 9/14	

December 2, 2014

John McKenzie, Commissioner of Planning and/or Jeffrey Abrams, City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear John and Jeffrey:

**Re: File Numbers: Z.14.040 & 19T-14V009 and Z.14.031 & 19T-14V007**

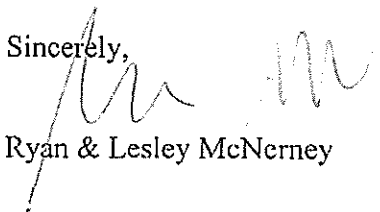
Please accept this letter on our behalf as we cannot attend the public meeting schedule for December 2, 2014 at 7pm. Please include this letter in combination with the petition signed by fellow community members and the comments that echo our sentiments described below.

This notice relates to the re-zoning of residential units and specifically, to build approximately 20 residential dwellings on Hatton Garden Rd. When we purchased our home the plan was to build residential units with a greater lot size width than those being proposed. This increase in dwellings will significantly increase the traffic on our street and provide for a very dangerous environment for our children. Further, the street is already very busy with many residents parking their cars on the road due to the small size of existing lots which creates a very dangerous setting of the community not to mention the car traffic it causes.

As a resident on Hatton Garden Rd we are against this proposal and would like to see wider and therefore fewer dwellings built on the said area to maintain a safe environment as well as a more welcoming and less busy street.

Builders looking to squeeze as many dwellings on the street to increase their profit margins will not benefit the people of the street of the community, not to mention the kids that will be attending the high school directly behind the said site. Happy to further discuss or answer any questions.

Sincerely,

  
Ryan & Lesley McNerney

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**Subject:** FW: Dec. 2, 2014 Public Hearing: File Numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009  
**Attachments:** [Untitled].pdf

**From:** Jeffers, Judy  
**Sent:** Tuesday, December 02, 2014 3:57 PM  
**To:** Committee of the Whole Public Hearing  
**Subject:** Dec. 2, 2014 Public Hearing: File Numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009

The below and attached are respecting the Dec. 2, 2014 Public Hearing.

JUDY JEFFERS, MCIP RPP  
PLANNER, PLANNING DEPARTMENT  
City of Vaughan  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
T.: 905.832.8585 | E.: [Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)

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**From:** Panaro, Doris  
**Sent:** Tuesday, December 02, 2014 3:51 PM  
**To:** Jeffers, Judy  
**Subject:** FW: File numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

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**From:** McNerney, Ryan (RBC PH&N Investment Counsel) [<mailto:ryan.mcnerney@rbc.com>]  
**Sent:** Tuesday, December 02, 2014 12:40 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009

Hello,

There is a public meeting tonight at 7 pm to discuss File numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009.

We are unable to attend please submit the attached letter as residents of Hatton Garden Rd against the aforementioned file numbers/application.

Please accept our letter in combination with the petition we signed with other community members and any other comments provided by community members during the meeting.

Thank you.

Ryan & Lesley McNerney  
67 Hatton Garden Rd

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If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference.



Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future.

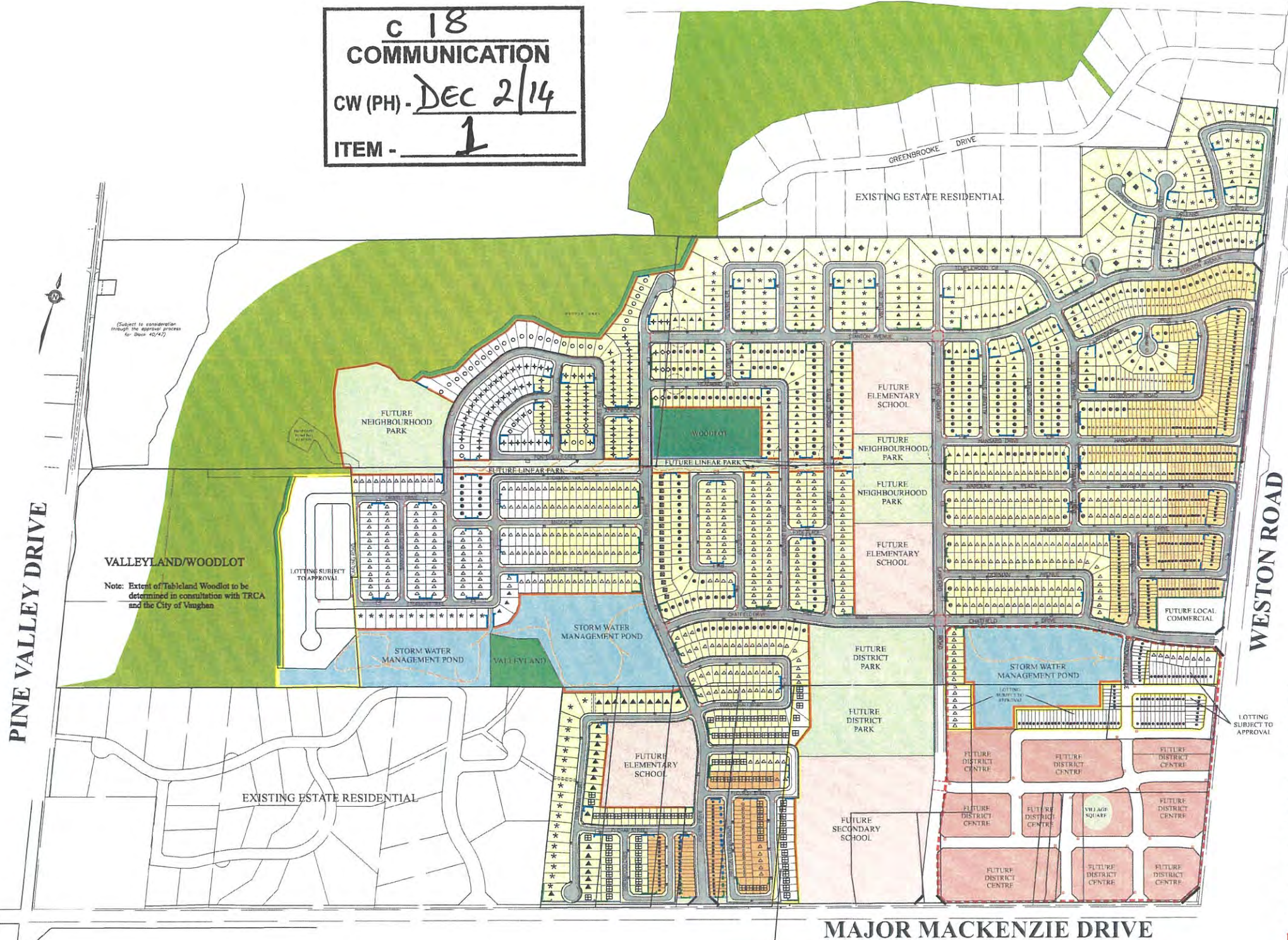


# BLOCK 40 COMMUNITY INFORMATION MAP

C18-1

C 18  
COMMUNICATION  
CW (PH) - DEC 2/14  
ITEM - 1

- LEGEND**
- EXISTING ESTATE RESIDENTIAL
  - PHASE 1 - 2 LOW DENSITY RESIDENTIAL
  - PHASE 1 - 3 MEDIUM DENSITY RESIDENTIAL
  - FUTURE PHASES**
    - 24.4m SINGLE DETACHED DWELLINGS
    - 18.3m SINGLE DETACHED DWELLINGS
    - 15.5m SINGLE DETACHED DWELLINGS
    - 15.3m SINGLE DETACHED DWELLINGS
    - 15.25m SEMI DETACHED DWELLINGS
    - 15.0m SINGLE DETACHED DWELLINGS
    - 12.8m SINGLE DETACHED DWELLINGS
    - 12.7m SINGLE DETACHED DWELLINGS
    - 12.5m SINGLE DETACHED DWELLINGS
    - 12.2m SINGLE DETACHED DWELLINGS
    - 12.0m SINGLE DETACHED DWELLINGS
    - 10.0m SINGLE DETACHED DWELLINGS
    - 7.5m SINGLE DETACHED DWELLINGS
    - 6.1m TOWNHOUSE DWELLINGS
  - COMMERCIAL
    - LOCAL COMMERCIAL
  - DISTRICT CENTRE
  - PARK
    - DISTRICT PARK
    - NEIGHBOURHOOD PARK
    - LINEAR PARK
    - VILLAGE SQUARE
    - BUFFERS
  - INSTITUTIONAL
    - ELEMENTARY SCHOOL
    - SECONDARY SCHOOL
  - STORM WATER MANAGEMENT POND
  - WOODLOT
  - VALLEYLAND
  - VALLEYLAND/WOODLOT
  - DISTRICT CENTRE
  - LOTGING SUBJECT TO APPROVAL
  - STOP SIGN
  - MAIL BOX
  - BELL
  - HYDRO
  - SIDEWALK
  - PRIVACY WOOD FENCING
  - ACOUSTIC WOOD FENCING
  - CHAINLINK FENCE
  - ENTRY FEATURE WALL
  - DECORATIVE FENCE
  - COMMUNITY MULTI-USE TRAIL
  - PEDESTRIAN CROSSWALKS
- NOTE:** DETAILED INFORMATION IS ONLY AVAILABLE FOR PHASE 1, 2 AND 3. ALL OTHER INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE.



EXISTING  
RESIDENTIAL

**NOTES:**  
POSTAL DELIVERY  
PLEASE BE NOTIFIED THAT MAIL DELIVERY TO THIS AREA WILL BE BY MEANS OF COMMUNITY MAIL BOXES IN THE LOCATIONS SHOWN.  
SCHOOL CONSTRUCTION  
THERE ARE NO ASSURANCES AS TO THE TIMING OF NEW SCHOOL CONSTRUCTION NOR GUARANTEES THAT SCHOOLS WILL BE PROVIDED ON THE SITES SHOWN ON THIS PLAN.  
PARK CONSTRUCTION  
THERE ARE NO ASSURANCES AS TO THE TIMING OF NEW PARK CONSTRUCTION NOR GUARANTEES THAT PARKS WILL BE PROVIDED ON THE SITES SHOWN ON THIS PLAN.  
STORM WATER MANAGEMENT POND  
STORM PONDS ARE DESIGNED FOR RE-NATURALIZATION AND, THEREFORE, SHALL RECEIVE MINIMAL MAINTENANCE. IN ADDITION, STORM PONDS ARE DESIGNED FOR PASSIVE ACTIVITIES SUCH AS WALKING AND HIKING.  
VALLEYLANDS/OPEN SPACE LANDS  
VALLEYLANDS/OPEN SPACE LANDS ARE NATURALIZED CONSERVATION AREAS AND DESIGNED FOR RE-NATURALIZATION AND, THEREFORE, SHALL RECEIVE MINIMAL MAINTENANCE.  
WOODLOTS  
WOODLOTS ARE ENVIRONMENTALLY SENSITIVE AREAS, THEREFORE, NO ENCROACHMENTS OR DUMPING ARE PERMITTED. IN ADDITION, NO OPENINGS (I.E. ACCESS GATES) ARE PERMITTED ALONG THE EXISTING CHAIN-LINK FENCING ABUTTING THE WOODLOT.  
GRADING DEPOSITS  
ANY GRADING DEPOSIT REQUIRED IN THE AGREEMENT/PURCHASE OF SALE OR LEASE FOR UNITS IN THE PLAN IS NOT A REQUIREMENT OF THE CITY OF VAUGHAN. THE CITY OF VAUGHAN DOES NOT CONTROL THE RETURN OF SUCH DEPOSITS AND PURCHASERS/TENANTS MUST DIRECT INQUIRIES REGARDING THIS RETURN TO THE VENDOR/LANDLORD.  
FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USES, PLEASE CALL OR VISIT THE CITY OF VAUGHAN DEVELOPMENT PLANNING DEPARTMENT AT 2141 MAJOR MACKENZIE DRIVE, (905) 832-8585.  
FOR DETAILED GRADING AND BERMING INFORMATION, PLEASE CALL THE DEVELOPER'S ENGINEER CONSULTANT SCHAEFFER & ASSOCIATES LTD. (905) 738-6186.  
THIS MAP IS BASED ON INFORMATION AVAILABLE AS OF THE APR 4 2012, AND MAY BE REVISED OR UPDATED WITHOUT NOTIFICATION.

*E. Unger* June 1, 2012  
GRANT UNGER  
DIRECTOR OF DEVELOPMENT PLANNING  
REVIEWED AND APPROVED: THE CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT

SCALE 1:2500  
MAY 14, 2012

**KLM**  
PLANNING PARTNERS INC.  
Planning • Design • Development  
64 JARDIN DRIVE UNIT 18, CONCORD, ONT. L4K 3P3  
PHONE: (905) 881-4200 FAX: (905) 881-0207 design@klmpartners.com





25-1-A





for approval only

25-1-B

C 18.5





for approval only

25-2-A

C18-4





for approval only

25-2-B





for approval only

25-3-A

C18.6





25-3-B

C15.4





C 19
COMMUNICATION
CW (PH) - DEC 2/14
ITEM - 1

**Communication C19**  
**Committee of the Whole (Public Hearing) – December 2, 2014**  
**Item - 1**

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 37

**We, the residents of Hatton Garden Rd., and other concerned residents of the community are petitioning the City of Vaughan to deny application for Amendment & Draft Plan of Subdivision, Files Z.14.031 and 19T-14V007 (Poetry Living) and Files Z.14.040 and 19T-14V009 (Belmont Properties). These small lot detached homes would increase the number of homes by 40% along the street vs. comparable homes directly adjacent. This housing development is unfavourable and will dangerously increase car traffic and parking congestion on this quiet road. Such housing development will also negatively impact the property values of the larger homes on the west side of Hatton Garden Rd./south side of Flourish St. The proposal indicates larger lot homes north of Flourish St. and the residents of Hatton Garden Rd. and the south side of Flourish St. deserve the same level of development.**

A copy of the entire petition document containing a total of 9 pages is on file in the City Clerk's Office.

**Britto, John**

C 2  
**COMMUNICATION**

CW (PH) - DEC 2/14

ITEM - 1

**From:** Jeffers, Judy  
**Sent:** Wednesday, November 26, 2014 9:33 AM  
**To:** Committee of the Whole Public Hearing; Clerks@vaughan.ca  
**Subject:** December 2, 2014 Public Hearing - Files: Z.14.031 & 19T-14V007 (Poetry Living (The View) Limited)

Please see the below respecting Files Z.14.031 & 19T-14V007 (Poetry Living (The View) Limited) on the December 2, 2014 Public Hearing agenda.

Thanks,

JUDY JEFFERS, MCIP RPP  
PLANNER, PLANNING DEPARTMENT  
City of Vaughan  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
T.: 905.832.8585 | E.: [Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)

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**From:** H D [<mailto:huado@hotmail.com>]  
**Sent:** Wednesday, November 19, 2014 11:57 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File numbers : Z.14.031 And 19T-14V007 - DO NOT LIKE

Hello

At that location, if it will be permit to build more house, the park will be smaller.  
Our kids need the space to play.

We do not like that projects.

Thanks

Uyen Do

168 Chatfiled Dr

1.      **ZONING BY-LAW AMENDMENT FILE Z.14.031** **P.2014.40**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-14V007**  
**POETRY LIVING (THE VIEW) LIMITED**  
**WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY DRIVE**

**Recommendation**

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

1.      THAT the Public Hearing report for Files Z.14.031 and 19T-14V007 (Poetry Living (The View) Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Hearing was circulated: November 7, 2014
- b)      Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association
- c)      A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
- d)      Comments Received as of November 18, 2014: None

**Purpose**

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

1.      Zoning By-law Amendment File Z.14.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(1122) and RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and subject to Exception 9(1334) to RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four together with the following site-specific zoning exceptions to facilitate a proposed residential Draft Plan of Subdivision for 20 detached dwelling units, in the manner shown on Attachment #3:

Table 1:

	By-law Standard	Zoning By-law 1-88, RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Requirements
a.	Minimum Exterior Side Yard	4.5 m	4 m
	By-law Standard	Zoning By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone Requirements
a.	Minimum Lot Frontage	9 m	7.5 m
b.	Minimum Lot Area	243 m <sup>2</sup>	225 m <sup>2</sup>
c.	Minimum Front Yard for an Attached Garage	6 m	5.8 m
d.	Minimum Rear Yard	7.5 m	7 m
e.	Minimum Interior Side Yard	1.2 m	Minimum interior side yard may be reduced to 0.45 m on one side where it abuts a minimum yard of 1.2 m.
f.	Minimum Exterior Side Yard	4.5 m	4 m
g.	Maximum Interior Garage Width (On a Lot Frontage Less than 11 m)	3.048 m	<p>Maximum interior garage width of 3.05 m, which may be increased provided that the increased width shall:</p> <ul style="list-style-type: none"> <li>i. Only occur on an interior wall;</li> <li>ii. Be a maximum of 1.8 m in width; and,</li> <li>iii. Not occur within the first 1.2 m immediately behind the garage face or door.</li> </ul>

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

2. Draft Plan of Subdivision File 19T-14V007 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots 1-8	Detached Residential Units (12.8 m frontage)	0.496	8
Block 21		0.002	0.5
Lot 9	Detached Residential Units (12.2 m frontage)	0.049	1
Lots 10 - 19	Detached Residential Units (7.62 m frontage)	0.246	10
Block 20		0.003	0.5
	<b>Total</b>	<b>0.796</b>	<b>20</b>

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

#### **Expropriation - Block 40 South District Park, Extension of Lawford Road and Secondary School**

The Block 40 South Plan requires a district park and the extension of Lawford Road, for the City of Vaughan, and a secondary school for the York Region District School Board, which total 13.359 ha of land that were not included within the land holdings of the participating Block 40 South Developers' Group. On April 13, 2010, Vaughan Council, directed staff to commence expropriation proceedings for the municipal district park and to work with the Block 40 South Developers' Group (extension of Lawford Road) and the York Region District School Board.

The expropriation process for the secondary school site was completed and the school is under construction, having received site plan approval (File DA.12.033) on February 19, 2013, from Vaughan Council. The expropriation process is nearing completion and the conveyances of the required lands are in process for the district park and the extension of Lawford Road. Remnant lands from the expropriation process, including the subject lands, were conveyed to developers to complete development in accordance with the approved Block 40 South Plan.

Location	<ul style="list-style-type: none"> <li>▪ North of Major Mackenzie Drive, west of Weston Road, known municipally as 4020 Major Mackenzie Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan (VOP) 2010, and are located within a "Community Area". The proposed Draft Plan of Subdivision and Zoning By-law Amendment would facilitate development that respects and reinforces the scale and massing of existing development in the area. The "Low Rise Residential" designation permits detached dwellings.</li> <li>▪ The applications conform to the Official Plan.</li> </ul>

Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone subject to Exception 9(1172) and RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” subject to Exception 9(1334) by Zoning By-law 1-88.</li> <li>▪ In order to implement the proposed zoning, the site-specific zoning exceptions identified in Table 1, and the Draft Plan of Subdivision shown on Attachment #3, an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> <li>▪ The location and design of the proposed streets and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivisions (File 19T-06V07) to the north and (File 19T-14V009) to the south.</li> </ul>
b.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency of these zoning exceptions with adjacent blocks/lots will be reviewed.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands.</li> </ul>
d.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with approved Block 40 South Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be considered for the subject lands or a portion(s) thereof.</li> </ul>
e.	Noise Report	<ul style="list-style-type: none"> <li>▪ The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc., will be reviewed.</li> </ul>
g.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

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

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

#### **Regional Implications**

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

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-14V007 and Proposed Zoning

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM

MAURO PEVERINI  
Manager of Development Planning





## Context Location Map

LOCATION: Part of Lot 21,  
Concession 6

APPLICANT: Poetry Living  
(The View) Limited

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Development Planning Department

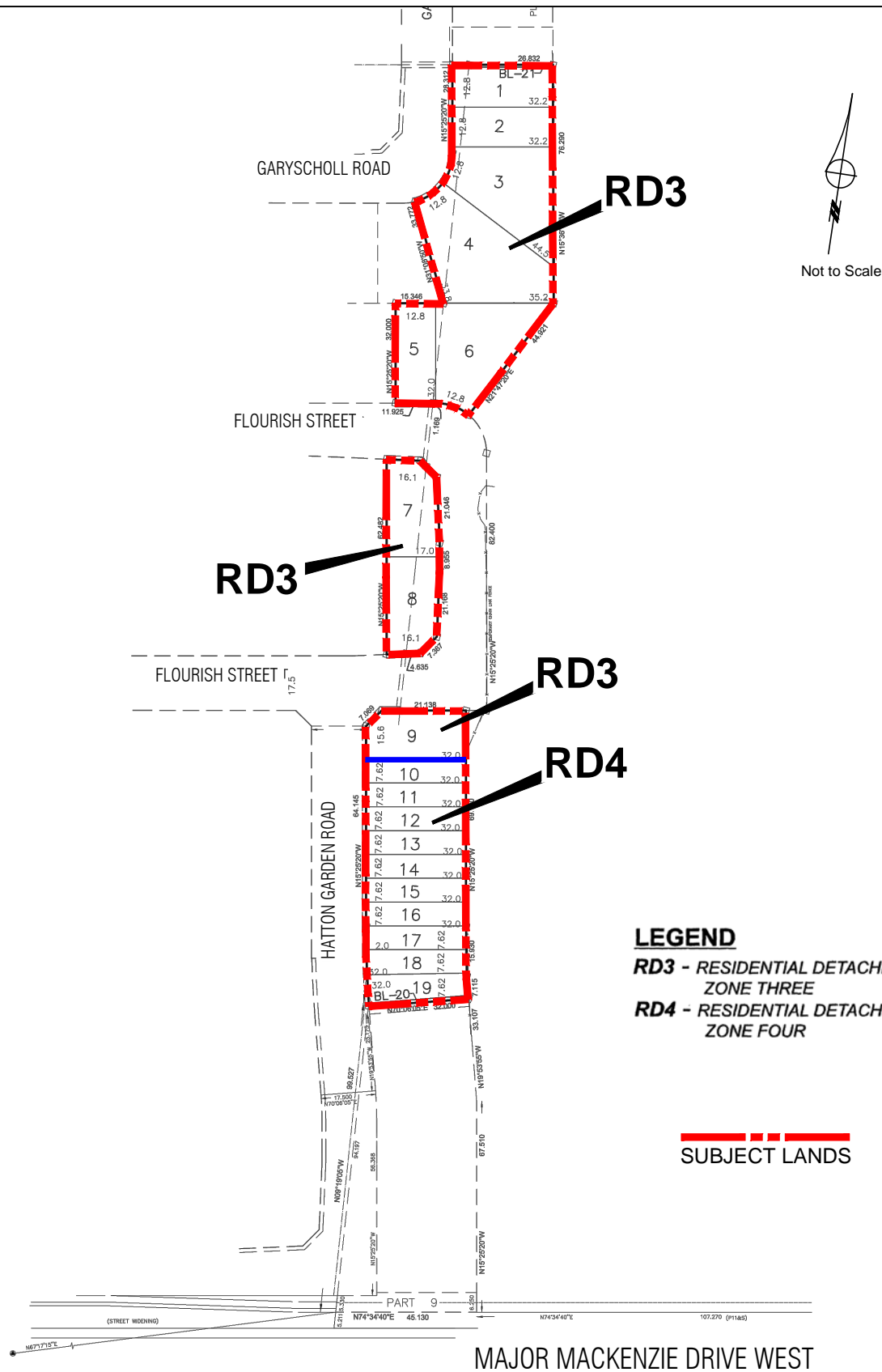
## Attachment

FILES:  
Z.14.031 &  
19T-14V007

DATE:  
December 2, 2014

1





# Draft Plan of Subdivision File 19T-14V007 & Proposed Zoning

APPLICANT: Poetry Living  
(The View) Limited

LOCATION: Part of Lot 21,  
Concession 6



Development Planning Department

Attachment

FILES:  
Z.14.031 &  
19T-14V007

DATE:  
December 2, 2014

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