

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 12, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

**12**

**OFFICIAL PLAN AMENDMENT FILE OP.14.007  
ZONING BY-LAW AMENDMENT FILE Z.14.028  
ROCCO TATANGELO, JOSEPH FALLETTA AND RAVINDER SINGH MINHAS  
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, and Senior Manager of Development Planning, dated June 20, 2017, be approved;**
- 2) That the following be approved in accordance with Communication C2, from the Deputy City Manager, Planning & Growth Management, dated June 16, 2017:**
  - 1. That this Communication be received, as information; and**
  - 2. That Attachment #3 of Item No. 12, Report No. 26 be replaced with Attachment #3 attached hereto.**

**Recommendation**

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

1. THAT Official Plan Amendment File OP.14.007 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #1 and #2, to facilitate the development of 12 semi-detached dwelling units served by a private common element condominium road having frontage and access onto Pine Valley Drive.
2. THAT Zoning By-law Amendment File Z.14.028 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachments #1 and #2, specifically to rezone the rear portion (33.53 m in depth) of the subject lands abutting Pine Valley Drive from R1 Residential Zone subject to site-specific Exception 9(192) to R5(H) Residential Zone with a Holding Symbol "(H)" to permit the development of 12 semi-detached units served by a privately owned and maintained common elements, including a private road and six visitor parking spaces (to be managed by a future condominium corporation), in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall submit a Site Development Application to enable a detailed review of, but not limited to, the site organization, the required land conveyance, access and drainage to the satisfaction of the City; and, the Owner shall successfully obtain approval of the Site Development Application from Vaughan Council, and satisfy all conditions of Council.
  - a) THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned R5(H) Residential Zone until such time as Council has reserved the allocation of sewage capacity from the York Sewage Servicing/Water Supply System for the proposed development; and,



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### **Item 12, CW Report No. 26 – Page 2**

- b) THAT a Site Development Application be approved by Council.

#### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

In accordance with the goals and objectives identified above sustainable site and building features will be addressed through the review of a future Site Development application.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On January 9, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were also installed on the subject lands in accordance with the City's Notification Sign Procedures and Protocols.

In response to the Notice of Public Hearing the City received letters from the following individuals in advance of the Public Hearing:

- A. Wilson, Hayhoe Avenue
- F. Bruno, Goldpark Court
- L. & C. Bagnoli, Hayhoe Avenue
- R. Palma, Hayhoe Avenue

The letters expressed opposition to the development proposal based on the following concerns:

- i) the proposed development would decrease property values;
- ii) the proposed development is not in keeping with the surrounding area and would impact the existing water drainage pattern of the area; and
- iii) permitting an additional 12 driveways onto Pine Valley Drive is unsafe.

On February 3, 2015, a Public Hearing was held for Official Plan and Zoning By-law Amendment Files OP.14.007 and Z.14.028 seeking approval of a development concept consisting of 12 semi-detached dwelling units with direct driveway accesses onto Pine Valley Drive, as shown on Attachment #7. At the Public Hearing, deputations and communications were received from the following:

- Mr. Claudio Brutto, Brutto Consulting, Edgely Boulevard, Vaughan, representing the Owners;
- Ms. Antonella Rulli, Helmsdale Avenue, Maple, petition dated February 3, 2015, opposing the proposed development;
- The Sugamosto Family, Hayhoe Avenue, Woodbridge; and,



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 12, CW Report No. 26 – Page 3

- Mr. Max Ciccolini and Ms. Marisa Ciccolini, Hayhoe Avenue, submitted by Ms. Clara Astolfo, President, Vaughan Ratepayers Association, Francis Street, Woodbridge.

The following is a summary of the concerns that were raised at the Public Hearing on February 3, 2015:

- i) the compatibility and density of the proposed R5 Residential Zone to permit semi-detached dwelling units within the existing surrounding community;
- ii) the development will increase traffic and create a safety situation by introducing 6 pairs of driveways directly onto Pine Valley Drive;
- iii) potential drainage issues for adjacent lots;
- iv) the proposed building elevations are not attractive; and,
- v) the lack of adequate parking.

The Development Planning Department offers the following responses to the above concerns:

i) Density, Built Form and Compatibility

A recent development approved by the Ontario Municipal Board (OMB) in the local area has resulted in the introduction of townhouse and semi-detached dwellings into the surrounding area. The proposed semi-detached development is considered to be compatible with the surrounding area context as discussed further in this report. The proposed building elevations are conceptual at this time and will be reviewed in more detail through the Site Development application review process.

ii) Driveway/Access on an Arterial Road (Pine Valley Drive)

The original concept plan submitted in support of the Official Plan and Zoning By-law Amendment applications included 12 driveways having direct access onto Pine Valley Drive to accommodate the proposed 12 semi-detached units as shown on Attachment #7. Safety and traffic issues related to the number of driveways on Pine Valley Drive were also raised by York Region, which has jurisdiction over Pine Valley Drive.

In November 2016, the Owners revised the development concept to reflect the comments provided from the initial submission and received at the Public Hearing. The revised development concept (Attachment #3) includes a one-way private driveway with two access points onto Pine Valley Drive and with on-site visitor parking spaces. The Owner has provided a Transportation Impact Brief ("Brief") in support of the revised development proposal. The Brief concludes that the local road system can adequately accommodate the traffic volume generated by the proposed development. The traffic issue is further addressed in the Development Engineering and Infrastructure Planning Department and York Region sections of this report. The 6 visitor parking spaces proposed, exceeds the Zoning By-law 1-88 standard of 3 spaces.

iii) Potential Drainage Issues for Adjacent Lots

The subject lands abut existing residential properties and therefore, existing grades must be maintained. Any proposed changes to the existing grades, flow directions, and run-off as a result of the proposed development must be addressed to the satisfaction of the City. The Owner will be required to submit a detailed servicing plan, and lot grading plan to the satisfaction of the Development Engineering and Infrastructure Planning Department at the site plan stage. This issue will be further addressed through the submission of a future Site Development application.



## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### Item 12, CW Report No. 26 – Page 4

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

On May 16, 2017, the Development Planning Department mailed out a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regard to the proposal, or requested notice of a future meeting regarding this development.

#### Purpose

To seek approval from the Committee of the Whole for the following applications for the subject lands shown on Attachments #2 and #3 to facilitate the development of 12 semi-detached dwelling units served by a privately owned and maintained common element driveway, 6 visitor parking spaces (to be managed by a future condominium corporation) in the manner shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.14.007 to amend the policies of Section 9.1.2.2 of Vaughan Official Plan 2010 (VOP 2010) respecting the compatibility of new development within an established Community Area.
2. Zoning By-law Amendment File Z.14.028 to amend Zoning By-law 1-88, specifically to rezone the rear portion of the subject lands (33.53 m in depth abutting Pine Valley Drive) from R1 Residential Zone, subject to Exception 9(192) to R5(H) Residential Zone with a Holding Symbol "(H)", as shown on Attachment #3, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.

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

##### *Synopsis:*

*The Owner is proposing to develop the subject lands with 12 semi-detached residential dwelling units served by privately owned and maintained common elements including a private driveway and 6 visitor parking spaces (to be managed and maintained by a future condominium corporation). The Development Planning Department supports the Official Plan and Zoning By-law Amendment applications as they will facilitate a development that meets the policy objectives of the Provincial Policy Statement 2014 (PPS) and the Provincial Growth Plan by directing development to existing settlement and built up areas, and will provide a housing type and built form that is compatible with the existing area context. However, the Development Planning Department is recommending that the implementing Zoning By-law not be enacted until a Site Development Application is approved by Vaughan Council.*

##### Location

The subject lands are located on the west side of Pine Valley Drive, south of Langstaff Road, being Lots 1, 2 and 3, on Registered Plan of Subdivision 65M-1776 and are known municipally as 61, 71 and 83 Hayhoe Avenue, City of Vaughan, as shown on Attachment #1 and #2. The 3 existing lots have frontage on Hayhoe Avenue and extend to Pine Valley Drive. Future development applications (Part Lot Control/Draft Plan of Condominium) will be required in order to maintain the 3 lots on Hayhoe Avenue and to create the 12 semi-detached lots being proposed on Pine Valley Drive, as shown on Attachments #3 to #5 and to create the condominium tenure for the development.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

#### Item 12, CW Report No. 26 – Page 5

##### Planning Considerations

##### a) Provincial Policy Statement 2014 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes development and density that make efficient use of land and development patterns, promote healthy and safe communities and the appropriate mix of residential, employment, institutional and recreational uses to meet long term needs.

The subject lands are located on Pine Valley Drive, a major arterial road and within the Community of Woodbridge, a settlement area as defined by the PPS. The PPS states that within settlement areas, sufficient land shall be made available through intensification and redevelopment.

Section 1.1.3.2 of the PPS states (in part):

“Land use patterns within a settlement area shall be based on densities and mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- support active transportation where transit is planned, exists or may be developed.

Section 1.4 Housing includes the following policies (in part):

1.4.3 Planning Authorities shall provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market by (in part):

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently uses land resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; and
- establishing development standards for residential intensification, redevelopment and new residential development, which minimizes the cost of housing and facilities compact form, while maintaining appropriate levels of public health and safety.

The proposed development is consistent with the intent of the intensification and housing policies of the PPS by promoting the efficient use of land and supporting a healthy community. More specifically, intensification in the form of semi-detached and townhouse dwelling units have been introduced in the vicinity of the subject lands.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

#### Item 12, CW Report No. 26 – Page 6

##### b) Places To Grow - Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The proposed development is required to conform to the Growth Plan. The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe by encouraging compact built form, transit supportive communities and a range and mix of housing types directed to built-up areas, which offer municipal wastewater systems. The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities. The proposed development introduces a compact and efficient form of ground related residential development within a built-up area, which conforms to the relevant policies of the Growth Plan.

##### c) York Region Official Plan 2010

The York Region Official Plan 2010 (ROP 2010) designates the subject lands as “Urban Area”, and Pine Valley Drive is identified as part of the Regional Street network. Intensification within Urban Areas is anticipated to accommodate a significant portion of the planned growth in the York Region. Regional Centres and Corridors are prominent locations for the highest levels of intensification. Growth will also occur in new community areas, towns and villages throughout the Region in areas that are identified by local municipalities to accommodate residential and employment growth. The ROP 2010 encourages a mix of housing types, including affordable housing within efficient mixed use compact communities at an overall transit supportive density.

Section 7 of the ROP 2010 deals with the Regional street network, which is composed of a system of urban and rural streets, and highways owned by either the local municipality, the Region or the Province. Regional streets accommodate a wide variety of uses including pedestrian, cycling, transit, automobile and goods movement. There is a strong relationship between transportation and urban form, and the objective that streets support all modes of transportation including the efficient movement of goods, as well as public utilities is supported by the following policies (in part):

- that as a condition of approval of a development application landowners may be required to provide land at no expense to the Region for street widenings to the satisfaction of the Region and in accordance with the *Planning Act*; and
- to restrict vehicle access from developments adjacent to Regional Streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveway and interconnected properties.

The proposed development represents a compact built form, which makes use of existing services and infrastructure. Additionally it is located within walking distance to public transit and the number of access points on Pine Valley Drive is minimized. The proposed one-way driveway with two access points is acceptable to York Region and therefore, conforms to the relevant policies of the ROP 2010.

##### d) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low Rise Residential” by City of Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1”, Urban Structure of VOP 2010.

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 Chapter 9. Existing community areas are considered stable areas and are not intended



## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### Item 12, CW Report No. 26 – Page 7

to experience significant physical change, and are permitted limited intensification in the “Low Rise Residential” designation, subject to the policies of VOP 2010.

The “Low Rise Residential” designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, subject to the criteria set out in Sections 9.1.2.2, 9.2.2.1, 9.2.3.1 and 9.2.3.2 of VOP 2010.

Sections 9.2.2.1 and 9.2.3.1 of VOP 2010 permit the proposed built form and recognize that semi-detached dwelling units are Low-Rise Residential building forms having building heights of up to three-storeys and generally fronting onto a public street. Additionally, VOP 2010 states that new development (detached and semi-detached) in a Community Area with existing development shall respect and reinforce the scale, massing, setback and orientation of other similar built and approved building forms in the immediate area. Section 9.1.2.2 identifies the following criteria to be considered:

- iv) the local pattern of lots, streets and blocks;
- v) the size and configuration of lots;
- vi) the building type of nearby residential properties;
- vii) the heights and scale of nearby residential properties;
- viii) the setback of buildings from the street; and
- ix) the pattern of rear and side yard setbacks.

Since the initial submission of these applications in 2014, the OMB has approved a development comprised of a townhouse and semi-detached units and other similar development is proposed within the local area, as shown on Attachment #6. Vaughan Council on April 19, 2017, also approved recommendations from the Deputy City Manager, Planning and Growth Management, regarding the Community Area Policy Review of the Low-Rise Residential designation to support and clarify the existing VOP 2010 Low-Rise Residential designation policies. An Official Plan Amendment to implement these policies will be considered at a future meeting of Council.

#### e) Surrounding Area

The surrounding neighbourhood is mainly comprised of detached dwellings, and includes semi-detached and townhouse dwelling units with varying lot and dwelling sizes. The Owner is proposing 12 semi-detached units on lots with a minimum frontage of 7.5 m, and front and rear yard setbacks of 6 m and 7 m, respectively. The current zoning permissions that apply to the subject lands and surrounding area permit minimum lot frontages ranging from 5.5 m to 30 m, and minimum front and rear yard setbacks ranging from 4.5 m to 15 m respectively.

The 13.2 m front yard setback for the proposed semi-detached dwellings will be generally similar to the front yards along Pine Valley Drive. The proposed 1.2 m side yard setbacks are marginally less than the Zoning By-law 1-88 requirements for the R1V Old Village Residential Zone (1.5 m) and the R1 Residential Zone (1.5 m) in the surrounding area. The proposed side yard setback is the same as those in the R2 and R4 Zones (1.2 m) located on the east side of Pine Valley Drive, and similar to the side yard setbacks recently approved by the OMB for 8204 and 8210 Pine Valley Drive. Based on the introduction of townhouse and semi-detached dwellings approved by the OMB in the local area, the range in lot frontages, building setbacks, and side yard setbacks in the area, the development proposal is considered to be compatible with the surrounding lands. The proposed development will also function as an individual block and with a separate access.

#### f) Recently Approved and Proposed Development in the Immediate Area

Attachment #6 identifies the location of a recently approved development and other development proposals in the surrounding area. The OMB recently approved Zoning By-law Amendment and



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 12, CW Report No. 26 – Page 8

Site Development Files Z.14.038 and DA.14.071, which permitted a development for 24 townhouse units and 4 semi-detached dwelling units on a private common element condominium road (currently under construction) on lands that previously comprised 2 properties (8204 and 8210 Pine Valley Drive). The City has also recently received Zoning By-law Amendment and Site Development applications (Files Z.16.038 and DA.16.046) for a similar development consisting of 22 townhouse units on a private condominium road on lands located south of the subject lands.

- g) Urban Design Guidelines and Proposed Draft Official Plan Amendment for Infill Developments in Established Low-Rise Residential Neighbourhoods

On October 20, 2015, Council adopted a motion to undertake a review of the “Low-Rise Residential” designation policies in VOP 2010, including but not limited to, matters such as:

- x) the ability to ensure compatibility of new development with the character, form and function of existing surrounding areas;
- xi) ensuring appropriate built form and site organization; and
- xii) ensuring context sensitive approaches that respond to unique areas such as heritage districts and older established neighbourhoods.

Council considered an options report prepared by the Policy Planning and Environmental Sustainability Department on March 1, 2016, identifying design guidelines and possible policy amendments for the “Low-Rise Residential” designation. On March 22, 2016, Vaughan Council received the “General Low-Rise Infill Guidelines” and the draft “Townhouse Infill Guidelines” set out in the report and recommended that they be distributed to stakeholders for comment and that such comments be received no later than May 31, 2016.

On October 19, 2016, and April 19, 2017, Council approved the “Urban Design Guidelines for Infill Development” in Established “Low Rise Residential Neighbourhoods” and proposed draft amendments to VOP 2010 policies for infill development within Low-Rise Residential Neighbourhood. Together, the guidelines and policy amendments are intended to implement infill development within Vaughan’s established low-rise neighbourhoods in a manner that is compatible with the surrounding area and do not present an undue adverse impact on the neighbouring properties or alter the physical character of the larger residential area.

The Guidelines and proposed draft Official Plan Amendments provide for limited intensification of infill development along arterial streets in low rise residential neighbourhoods in the form of semi-detached and townhouse units, subject to design elements.

Based on the current policies of VOP 2010, the recent OMB approval, and the Council adopted Urban Design Guidelines, staff consider the proposed semi-detached dwellings as a compatible built form. Furthermore, it is unlikely the proposed development would alter the physical character of the larger residential area because it is located along an arterial street at the periphery of the neighbourhood and will function as a separate block having a separate access. Accordingly, the Development Planning Department is of the opinion that the proposed development is compatible with the area context and it will be further reviewed in detail through a Site Development application.

- h) Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, subject to Exception 9(192), which permits only single detached dwellings on lots having a minimum frontage of 18 m



# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

### Item 12, CW Report No. 26 – Page 9

and a lot area of 540 m<sup>2</sup>. To facilitate the proposed semi-detached development, amendments to Zoning By-law 1-88 are required to rezone a portion of the subject lands from R1 Residential Zone to R5(H) Residential Zone with a Holding Symbol “(H)”, and permit with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>Zoning By-law 1-88 R5 Residential Zone Requirements</b>	<b>Proposed Exceptions to Zoning By-law 1-88 R5 Residential Zone Requirements</b>
a.	Minimum Rear Yard	7.5 m	7 m
b.	Lot Frontage on a Public Street	Lots shall have frontage on a public street	Permit lots with their frontage on a private driveway
c.	Minimum Setback (to a garage)	6.4 m	6 m
d.	Maximum Encroachment for Stairs (71 Hayhoe Avenue) subject to Exception 9(192)	1.8 m	The existing stairs shall encroach more than 3 m into the required rear yard

The proposed zoning exceptions are considered minor in nature and would facilitate the proposed development in a manner that would not adversely impact the surrounding neighbourhood. The proposed exception to permit lots fronting onto a private lane, instead of a public street, will allow two driveways onto Pine Valley Drive, is supported by York Region and addresses the concern related to multiple driveways on Pine Valley Drive expressed by residents at the Public Hearing and through written communication. The remainder of the exceptions for minimum front yard setback, minimum rear yard and maximum rear yard encroachments are minor in nature.

The proposed zoning exception to the R1 Residential Zone, subject to Exception 9(192) is required to recognize the existing rear yard encroachment for the stairs related to the existing dwelling (71 Hayhoe Road) after the proposed lot severance.

The implementing Zoning By-law will include a Holding Symbol “(H)” on the lands proposed to be zoned R5 Residential Zone. The conditions for removing the Holding Symbol “(H)” will include:

- xiii) Council approval of a Site Development Application, and
- xiv) Council allocating servicing for the subject lands.

The proposed rezoning of the subject lands and site-specific exceptions are supported by the Development Planning Department since it would implement a development that conforms to the



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

#### Item 12, CW Report No. 26 – Page 10

York Region Official Plan, meets the intent of Vaughan Official Plan 2010, and is consistent with a recently approved development within the vicinity of the subject lands.

#### i) Proposed Development Concept

The 3 lots subject to the proposed development are located within a registered plan of subdivision. The Owner proposes to create the 12 lots as shown in Attachment #3 through a Part Lot Control application. The original development proposal included 12 semi-detached units each with an individual driveway on Pine Valley Drive as shown on Attachment #7. This proposal was revised to function as a common element condominium with freehold units fronting onto a one-way 4.5 m private common element road and served by common visitor parking spaces as shown on Attachment #3. The revised development concept has been approved in principle, by York Region in order to reduce the number of driveway accesses on Pine Valley Drive.

Since the proposal is for an infill condominium development, which requires the conveyance of land, landscaping on the Regional right-of-way, and the adjacency to existing lots and potential water run-off and drainage, a Site Development Application is required to be approved by Council. A condition to this effect has been included in the recommendation of this report.

#### Conceptual Elevations and Landscape Plan

The conceptual building elevations for the semi-detached units reflect a contemporary architectural style. The dwellings would be constructed using a variety of materials (stone, glazing and brick), that are similar to those used in the area. Each pair of semi-detached dwellings are designed to appear as a large detached dwelling, including the rear elevations facing the interior of the neighbourhood.

A Conceptual Landscape Plan is shown on Attachment #4. The Owner is proposing a substantive landscaping treatment along Pine Valley Drive within the Regional right-of-way that consists of deciduous trees and sodding. A tree line consisting of deciduous trees, is proposed along the rear lot line in order to provide a visual buffer from the parcels to the west. Additional landscaping consisting of a mix of shrubs and perennials is proposed in the front yard of each unit.

Approval of the final building elevations and landscape plans will be required through the submission of a Site Development Application to the satisfaction of the Development Planning Department.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the development applications and provided the following comment(s):

1. The plan should be modified to provide a pedestrian sidewalk on at least one side of the private road/driveway similar to the laneway design (i.e. City Standard drawing B-14, as amended); and, that a fire route with traffic signage be specified on the Site Plan.
2. The proposed one-way driveway with two access points from Pine Valley Drive meet the Region of York access design criteria and standards.
3. DEIP Transportation staff concur with the submitted Transportation Impact Brief and accept its conclusions and recommendations, subject to approval by the York Region.
4. Environmental clearance has been granted for the subject applications.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

#### Item 12, CW Report No. 26 – Page 11

5. The subject lands are adjacent to local municipal sanitary and water services. The submitted Functional Servicing Report is currently under review.

Detailed servicing plans shall be submitted at the Site Plan stage to identify the locations of the service connections to the lands and any other necessary detailed information with respect to storm drainage and grading.

Detailed servicing plans and a site-specific stormwater management report shall be submitted in support of further development applications.

6. Detailed Lot Grading Plan(s) for the proposed development will be required for review as part of the Site Plan stage to the satisfaction of the DEIP Department. Please note that all grading plans are subject to the standards in the City of Vaughan Lot Grading Criteria Guide.

Detailed Site Plan and Grading Plan(s) shall be submitted in support of further development applications.

The Owner is required to obtain all necessary approvals from the Toronto and Region Conservation Authority (TRCA) (if applicable), York Region and any other applicable reviewing agency.

The Owner must submit a Noise Impact Assessment for the proposed residential development, prepared in accordance with the Ministry of the Environment and Climate Change criteria, at the Site Development application stage.

#### Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the latest submission and have no objection to the proposal, subject to the proposed access and driveway design being satisfactory to York Region. They have also reviewed the landscape and tree preservation plans and finds them generally acceptable, but requires that the existing tree located at the north east corner of the site and identified as Tree #2 on the Landscape Plan (shown on Attachment #4) be maintained. The final landscape plan will be reviewed in detail at the site development stage.

#### Alectra Utilities Corporation (Alectra)

Alectra has no objection to the proposed development. The Owner is required to contact Alectra to arrange servicing for the proposed development.

#### Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall pay to Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of parkland equivalent to 5% or 1 ha. per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

#### Parks Development Department

The Parks Development Department has indicated that Cash-in-Lieu of parkland is required in accordance with the City's Policies and Procedures.



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### Item 12, CW Report No. 26 – Page 12

##### Vaughan Environmental Services Department, Solid Waste Management Division

The Solid Waste Management Division has reviewed the subject proposal and have indicated that these units would be eligible for municipal collection provided they have appropriate storage and frontage onto a public street. Since the proposal includes a private road, as required by York Region, further review regarding solid waste will be required during the processing of the Site Development application.

##### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed development and have no objections as the subject lands are less than 5 ha in size and are located outside the TRCA's regulated area.

##### The York Region District and Catholic District School Boards, Canada Post and Enbridge Gas Distribution

These Boards and agencies have indicated that they have no objection to the proposed development at this time. They have also advised that additional comments may be provided during the review of the respective Site Development and Draft Plan of Condominium applications.

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

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Re-establish the urban tree canopy
- Create and manage affordable housing options (secondary suites)

##### Regional Implications

The York Region Community Planning and Development Services Department has reviewed the development applications, including the revised conceptual plan, and have provided the following comments:

1. York Region advises that they have no objection to the Official Plan Amendment application.
2. The proposed 4.5 m one-way driveway/lane with two access points onto Pine Valley Drive is acceptable provided the entrance points are designed to accommodate emergency vehicles.
3. The Owner must provide a traffic plan showing adequate signage and pavement markings to advise motorists of the one-way access circulation to the satisfaction of York Region.
4. A 36 m right-of-way is required for this section of Pine Valley Drive and all municipal setbacks shall be referenced from a point 18 m from the centreline of construction of Pine Valley Drive. Any lands required for additional turn lanes at the intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### **Item 12, CW Report No. 26 – Page 13**

5. Direct shared pedestrian and cycling connections are required to be provided to the boundary roadways and adjacent properties to support York Region's public transit and active transportation initiatives.
6. The Owner will be required to enter into an encroachment Agreement with York Region for the permission and maintenance of the proposed landscaping located in the Regional right-of-way.

#### **Conclusion**

The Development Planning Department has reviewed Official Plan Amendment File OP.14.007 and Zoning By-law Amendment File Z.14.028 in consideration of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, comments from City Departments and external agencies, and with the surrounding area context. The Development Planning Department is satisfied that the proposed semi-detached development is compatible and consistent with the existing land use context. Accordingly, the Development Planning Department can support the Official Plan and Zoning By-law Amendment Applications, subject to the recommendations in this report.

#### **Attachments**

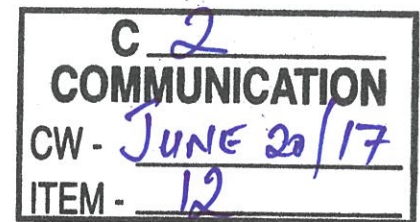
1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Landscape Plan
5. Typical Elevations
6. Approved and Proposed Development in the Surrounding Area
7. Development Concept Plan Considered at the February 3, 2015, Public Hearing

#### **Report prepared by:**

Eugene Fera, Senior Planner OMB, ext. 8003

(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.)





## memorandum

**DATE:** JUNE 16, 2017  
**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, DEPUTY CITY MANAGER,  
PLANNING & GROWTH MANAGEMENT  
**RE:** COMMUNICATION – COMMITTEE OF THE WHOLE – JUNE 20, 2017  
ITEM NO. 12, REPORT NO. 26

OFFICIAL PLAN AMENDMENT FILE OP.14.007  
ZONING BY-LAW AMENDMENT FILE Z.14.028  
ROCCO TATANGELO, JOSEPH FALLETTA, RAVINDAR SINGH MINHAS  
WARD 4 – VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE

### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT this Communication BE RECEIVED, as information.
2. THAT Attachment #3 of Item No. 12, Report No. 26 be replaced with Attachment #3 attached hereto.

### Background

The Committee of the Whole will be considering applications for amendments to the Official Plan and Zoning By-law (Files OP.14.007 and Z.14.028) on June 20, 2017 (Item No. 12, Report No. 26). The staff report includes Attachment #3 – Conceptual Site Plan, which should be replaced with an updated Attachment #3 which is appended to this Communication.

The proposed modification will allow an increase in the drive aisle pavement width from 7.2 m to 8 m, thereby allowing the development to function with a municipal pavement standard that will accommodate required landscape treatment. This change would allow for additional on-street parking and flexibility with directional traffic movement, and additional landscape treatment. As a result of the revised driveway width the following exceptions to the minimum lot area and front yard encroachment to the covered porch are required:

- Minimum Lot Area = 216 m<sup>2</sup>
- Covered porch to encroachment a maximum of .5 m into the front yard

The final design details will be refined during the finalization of the Site Development application including the landscaping treatment and road design. The final implementing zoning by-law will include the exceptions listed above in order to allow the proposed development to proceed while ensuring additional compliance for the existing lots.



### **Conclusion**

The Development Planning Department and Development Engineering and Infrastructure Planning Department support the proposed increase in driveway pavement width as it provides more flexibility for options respecting traffic movement, space for required landscaping, and additional parking.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a stylized, sweeping flourish extending to the right.

JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

### **Attachment**

1. Revised Site Plan

EF/cm

Copy to: Daniel Kostopoulos, City Manager  
Barbara McEwan, City Clerk

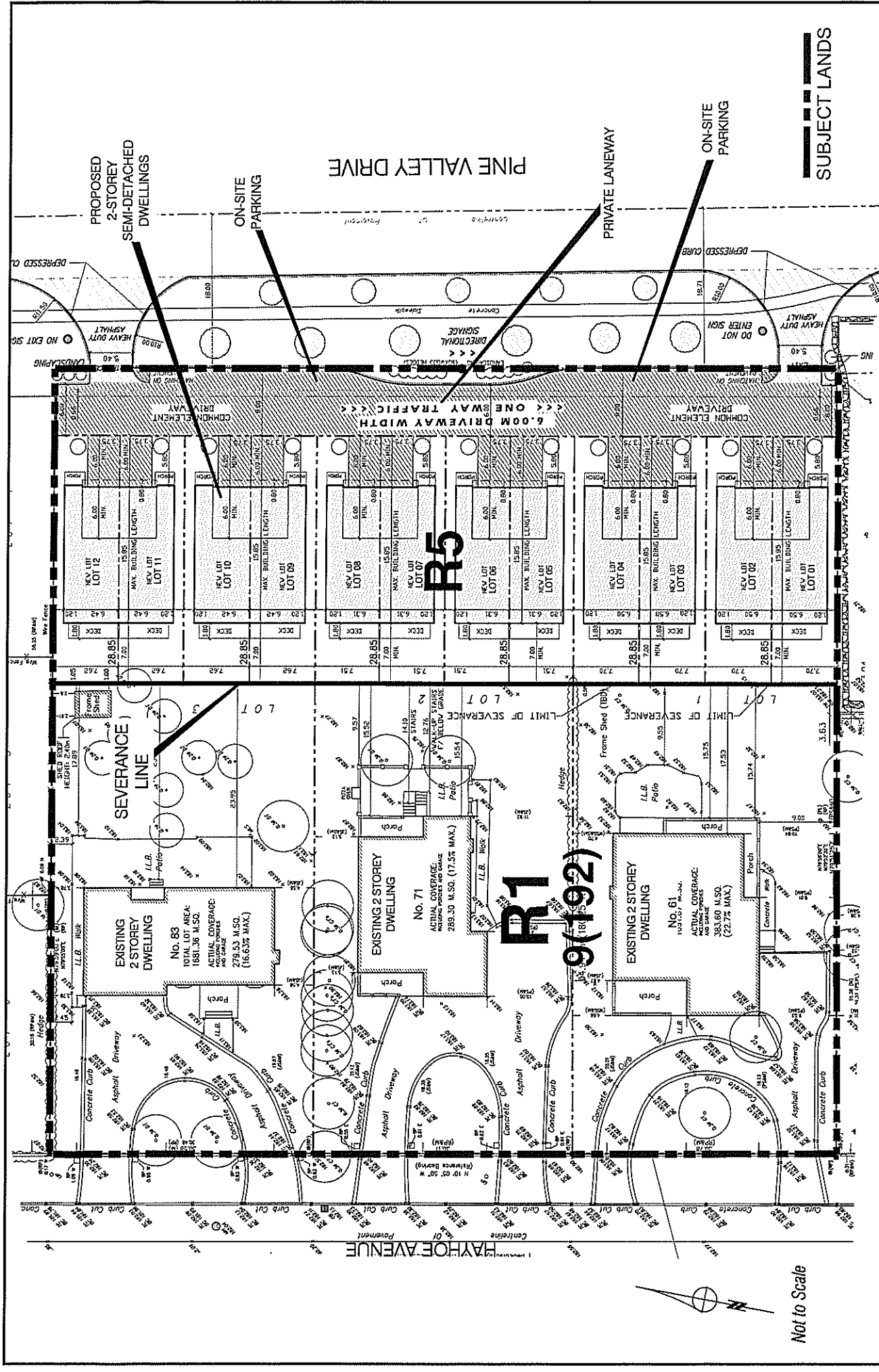


**VAUGHAN**  
Development Planning  
Department

Part of Lot 10, Concession 7

Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

June 20, 2017





**COMMITTEE OF THE WHOLE    JUNE 20, 2017**

**OFFICIAL PLAN AMENDMENT FILE OP.14.007  
ZONING BY-LAW AMENDMENT FILE Z.14.028  
ROCCO TATANGELO, JOSEPH FALLETTA AND RAVINDER SINGH MINHAS  
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE**

**Recommendation**

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

1. THAT Official Plan Amendment File OP.14.007 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #1 and #2, to facilitate the development of 12 semi-detached dwelling units served by a private common element condominium road having frontage and access onto Pine Valley Drive.
2. THAT Zoning By-law Amendment File Z.14.028 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachments #1 and #2, specifically to rezone the rear portion (33.53 m in depth) of the subject lands abutting Pine Valley Drive from R1 Residential Zone subject to site-specific Exception 9(192) to R5(H) Residential Zone with a Holding Symbol "(H)" to permit the development of 12 semi-detached units served by a privately owned and maintained common elements, including a private road and six visitor parking spaces (to be managed by a future condominium corporation), in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall submit a Site Development Application to enable a detailed review of, but not limited to, the site organization, the required land conveyance, access and drainage to the satisfaction of the City; and, the Owner shall successfully obtain approval of the Site Development Application from Vaughan Council, and satisfy all conditions of Council.
  - a) THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned R5(H) Residential Zone until such time as Council has reserved the allocation of sewage capacity from the York Sewage Servicing/Water Supply System for the proposed development; and,
  - b) THAT a Site Development Application be approved by Council.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

In accordance with the goals and objectives identified above sustainable site and building features will be addressed through the review of a future Site Development application.



## **Economic Impact**

There are no requirements for new funding associated with this report.

## **Communications Plan**

On January 9, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were also installed on the subject lands in accordance with the City's Notification Sign Procedures and Protocols.

In response to the Notice of Public Hearing the City received letters from the following individuals in advance of the Public Hearing:

- A. Wilson, Hayhoe Avenue
- F. Bruno, Goldpark Court
- L. & C. Bagnoli, Hayhoe Avenue
- R. Palma, Hayhoe Avenue

The letters expressed opposition to the development proposal based on the following concerns:

- i) the proposed development would decrease property values;
- ii) the proposed development is not in keeping with the surrounding area and would impact the existing water drainage pattern of the area; and
- iii) permitting an additional 12 driveways onto Pine Valley Drive is unsafe.

On February 3, 2015, a Public Hearing was held for Official Plan and Zoning By-law Amendment Files OP.14.007 and Z.14.028 seeking approval of a development concept consisting of 12 semi-detached dwelling units with direct driveway accesses onto Pine Valley Drive, as shown on Attachment #7. At the Public Hearing, deputations and communications were received from the following:

- Mr. Claudio Brutto, Brutto Consulting, Edgely Boulevard, Vaughan, representing the Owners;
- Ms. Antonella Rulli, Helmsdale Avenue, Maple, petition dated February 3, 2015, opposing the proposed development;
- The Sugamoto Family, Hayhoe Avenue, Woodbridge; and,
- Mr. Max Ciccolini and Ms. Marisa Ciccolini, Hayhoe Avenue, submitted by Ms. Clara Astolfo, President, Vaughan Ratepayers Association, Francis Street, Woodbridge.

The following is a summary of the concerns that were raised at the Public Hearing on February 3, 2015:

- i) the compatibility and density of the proposed R5 Residential Zone to permit semi-detached dwelling units within the existing surrounding community;
- ii) the development will increase traffic and create a safety situation by introducing 6 pairs of driveways directly onto Pine Valley Drive;
- iii) potential drainage issues for adjacent lots;
- iv) the proposed building elevations are not attractive; and,
- v) the lack of adequate parking.

The Development Planning Department offers the following responses to the above concerns:



i) Density, Built Form and Compatibility

A recent development approved by the Ontario Municipal Board (OMB) in the local area has resulted in the introduction of townhouse and semi-detached dwellings into the surrounding area. The proposed semi-detached development is considered to be compatible with the surrounding area context as discussed further in this report. The proposed building elevations are conceptual at this time and will be reviewed in more detail through the Site Development application review process.

ii) Driveway/Access on an Arterial Road (Pine Valley Drive)

The original concept plan submitted in support of the Official Plan and Zoning By-law Amendment applications included 12 driveways having direct access onto Pine Valley Drive to accommodate the proposed 12 semi-detached units as shown on Attachment #7. Safety and traffic issues related to the number of driveways on Pine Valley Drive were also raised by York Region, which has jurisdiction over Pine Valley Drive.

In November 2016, the Owners revised the development concept to reflect the comments provided from the initial submission and received at the Public Hearing. The revised development concept (Attachment #3) includes a one-way private driveway with two access points onto Pine Valley Drive and with on-site visitor parking spaces. The Owner has provided a Transportation Impact Brief ("Brief") in support of the revised development proposal. The Brief concludes that the local road system can adequately accommodate the traffic volume generated by the proposed development. The traffic issue is further addressed in the Development Engineering and Infrastructure Planning Department and York Region sections of this report. The 6 visitor parking spaces proposed, exceeds the Zoning By-law 1-88 standard of 3 spaces.

iii) Potential Drainage Issues for Adjacent Lots

The subject lands abut existing residential properties and therefore, existing grades must be maintained. Any proposed changes to the existing grades, flow directions, and run-off as a result of the proposed development must be addressed to the satisfaction of the City. The Owner will be required to submit a detailed servicing plan, and lot grading plan to the satisfaction of the Development Engineering and Infrastructure Planning Department at the site plan stage. This issue will be further addressed through the submission of a future Site Development application.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

On May 16, 2017, the Development Planning Department mailed out a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regard to the proposal, or requested notice of a future meeting regarding this development.

Purpose

To seek approval from the Committee of the Whole for the following applications for the subject lands shown on Attachments #2 and #3 to facilitate the development of 12 semi-detached dwelling units served by a privately owned and maintained common element driveway, 6 visitor parking spaces (to be managed by a future condominium corporation) in the manner shown on Attachments #3 to #5:



1. Official Plan Amendment File OP.14.007 to amend the policies of Section 9.1.2.2 of Vaughan Official Plan 2010 (VOP 2010) respecting the compatibility of new development within an established Community Area.
2. Zoning By-law Amendment File Z.14.028 to amend Zoning By-law 1-88, specifically to rezone the rear portion of the subject lands (33.53 m in depth abutting Pine Valley Drive) from R1 Residential Zone, subject to Exception 9(192) to R5(H) Residential Zone with a Holding Symbol "(H)", as shown on Attachment #3, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.

## **Background - Analysis and Options**

### *Synopsis:*

*The Owner is proposing to develop the subject lands with 12 semi-detached residential dwelling units served by privately owned and maintained common elements including a private driveway and 6 visitor parking spaces (to be managed and maintained by a future condominium corporation). The Development Planning Department supports the Official Plan and Zoning By-law Amendment applications as they will facilitate a development that meets the policy objectives of the Provincial Policy Statement 2014 (PPS) and the Provincial Growth Plan by directing development to existing settlement and built up areas, and will provide a housing type and built form that is compatible with the existing area context. However, the Development Planning Department is recommending that the implementing Zoning By-law not be enacted until a Site Development Application is approved by Vaughan Council.*

### Location

The subject lands are located on the west side of Pine Valley Drive, south of Langstaff Road, being Lots 1, 2 and 3, on Registered Plan of Subdivision 65M-1776 and are known municipally as 61, 71 and 83 Hayhoe Avenue, City of Vaughan, as shown on Attachment #1 and #2. The 3 existing lots have frontage on Hayhoe Avenue and extend to Pine Valley Drive. Future development applications (Part Lot Control/Draft Plan of Condominium) will be required in order to maintain the 3 lots on Hayhoe Avenue and to create the 12 semi-detached lots being proposed on Pine Valley Drive, as shown on Attachments #3 to #5 and to create the condominium tenure for the development.

### Planning Considerations

#### a) Provincial Policy Statement 2014 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes development and density that make efficient use of land and development patterns, promote healthy and safe communities and the appropriate mix of residential, employment, institutional and recreational uses to meet long term needs.

The subject lands are located on Pine Valley Drive, a major arterial road and within the Community of Woodbridge, a settlement area as defined by the PPS. The PPS states that within settlement areas, sufficient land shall be made available through intensification and redevelopment.

Section 1.1.3.2 of the PPS states (in part):

"Land use patterns within a settlement area shall be based on densities and mix of land uses which:



- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- support active transportation where transit is planned, exists or may be developed.

Section 1.4 Housing includes the following policies (in part) :

1.4.3 Planning Authorities shall provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market by (in part):

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently uses land resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; and
- establishing development standards for residential intensification, redevelopment and new residential development, which minimizes the cost of housing and facilities compact form, while maintaining appropriate levels of public health and safety.

The proposed development is consistent with the intent of the intensification and housing policies of the PPS by promoting the efficient use of land and supporting a healthy community. More specifically, intensification in the form of semi-detached and townhouse dwelling units have been introduced in the vicinity of the subject lands.

b) Places To Grow - Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The proposed development is required to conform to the Growth Plan. The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe by encouraging compact built form, transit supportive communities and a range and mix of housing types directed to built-up areas, which offer municipal wastewater systems. The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities. The proposed development introduces a compact and efficient form of ground related residential development within a built-up area, which conforms to the relevant policies of the Growth Plan.

c) York Region Official Plan 2010

The York Region Official Plan 2010 (ROP 2010) designates the subject lands as "Urban Area", and Pine Valley Drive is identified as part of the Regional Street network. Intensification within Urban Areas is anticipated to accommodate a significant portion of the planned growth in the York Region. Regional Centres and Corridors are prominent locations for the highest levels of intensification. Growth will also occur in new community areas, towns and villages throughout the Region in areas that are identified by local municipalities to accommodate residential and employment growth. The ROP 2010 encourages a mix of housing types, including affordable housing within efficient mixed use compact communities at an overall transit supportive density.



Section 7 of the ROP 2010 deals with the Regional street network, which is composed of a system of urban and rural streets, and highways owned by either the local municipality, the Region or the Province. Regional streets accommodate a wide variety of uses including pedestrian, cycling, transit, automobile and goods movement. There is a strong relationship between transportation and urban form, and the objective that streets support all modes of transportation including the efficient movement of goods, as well as public utilities is supported by the following policies (in part):

- that as a condition of approval of a development application landowners may be required to provide land at no expense to the Region for street widenings to the satisfaction of the Region and in accordance with the *Planning Act*; and
- to restrict vehicle access from developments adjacent to Regional Streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveway and interconnected properties.

The proposed development represents a compact built form, which makes use of existing services and infrastructure. Additionally it is located within walking distance to public transit and the number of access points on Pine Valley Drive is minimized. The proposed one-way driveway with two access points is acceptable to York Region and therefore, conforms to the relevant policies of the ROP 2010.

d) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low Rise Residential” by City of Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1”, Urban Structure of VOP 2010.

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 Chapter 9. Existing community areas are considered stable areas and are not intended to experience significant physical change, and are permitted limited intensification in the “Low Rise Residential” designation, subject to the policies of VOP 2010.

The “Low Rise Residential” designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, subject to the criteria set out in Sections 9.1.2.2, 9.2.2.1, 9.2.3.1 and 9.2.3.2 of VOP 2010.

Sections 9.2.2.1 and 9.2.3.1 of VOP 2010 permit the proposed built form and recognize that semi-detached dwelling units are Low-Rise Residential building forms having building heights of up to three-storeys and generally fronting onto a public street. Additionally, VOP 2010 states that new development (detached and semi-detached) in a Community Area with existing development shall respect and reinforce the scale, massing, setback and orientation of other similar built and approved building forms in the immediate area. Section 9.1.2.2 identifies the following criteria to be considered:

- iv) the local pattern of lots, streets and blocks;
- v) the size and configuration of lots;
- vi) the building type of nearby residential properties;
- vii) the heights and scale of nearby residential properties;
- viii) the setback of buildings from the street; and
- ix) the pattern of rear and side yard setbacks.

Since the initial submission of these applications in 2014, the OMB has approved a development comprised of a townhouse and semi-detached units and other similar development is proposed within the local area, as shown on Attachment #6. Vaughan Council on April 19, 2017, also



approved recommendations from the Deputy City Manager, Planning and Growth Management, regarding the Community Area Policy Review of the Low-Rise Residential designation to support and clarify the existing VOP 2010 Low-Rise Residential designation policies. An Official Plan Amendment to implement these policies will be considered at a future meeting of Council.

e) Surrounding Area

The surrounding neighbourhood is mainly comprised of detached dwellings, and includes semi-detached and townhouse dwelling units with varying lot and dwelling sizes. The Owner is proposing 12 semi-detached units on lots with a minimum frontage of 7.5 m, and front and rear yard setbacks of 6 m and 7 m, respectively. The current zoning permissions that apply to the subject lands and surrounding area permit minimum lot frontages ranging from 5.5 m to 30 m, and minimum front and rear yard setbacks ranging from 4.5 m to 15 m respectively.

The 13.2 m front yard setback for the proposed semi-detached dwellings will be generally similar to the front yards along Pine Valley Drive. The proposed 1.2 m side yard setbacks are marginally less than the Zoning By-law 1-88 requirements for the R1V Old Village Residential Zone (1.5 m) and the R1 Residential Zone (1.5 m) in the surrounding area. The proposed side yard setback is the same as those in the R2 and R4 Zones (1.2 m) located on the east side of Pine Valley Drive, and similar to the side yard setbacks recently approved by the OMB for 8204 and 8210 Pine Valley Drive. Based on the introduction of townhouse and semi-detached dwellings approved by the OMB in the local area, the range in lot frontages, building setbacks, and side yard setbacks in the area, the development proposal is considered to be compatible with the surrounding lands. The proposed development will also function as an individual block and with a separate access.

f) Recently Approved and Proposed Development in the Immediate Area

Attachment #6 identifies the location of a recently approved development and other development proposals in the surrounding area. The OMB recently approved Zoning By-law Amendment and Site Development Files Z.14.038 and DA.14.071, which permitted a development for 24 townhouse units and 4 semi-detached dwelling units on a private common element condominium road (currently under construction) on lands that previously comprised 2 properties (8204 and 8210 Pine Valley Drive). The City has also recently received Zoning By-law Amendment and Site Development applications (Files Z.16.038 and DA.16.046) for a similar development consisting of 22 townhouse units on a private condominium road on lands located south of the subject lands.

g) Urban Design Guidelines and Proposed Draft Official Plan Amendment for Infill Developments in Established Low-Rise Residential Neighbourhoods

On October 20, 2015, Council adopted a motion to undertake a review of the “Low-Rise Residential” designation policies in VOP 2010, including but not limited to, matters such as:

- x) the ability to ensure compatibility of new development with the character, form and function of existing surrounding areas;
- xi) ensuring appropriate built form and site organization; and
- xii) ensuring context sensitive approaches that respond to unique areas such as heritage districts and older established neighbourhoods.

Council considered an options report prepared by the Policy Planning and Environmental Sustainability Department on March 1, 2016, identifying design guidelines and possible policy amendments for the “Low-Rise Residential” designation. On March 22, 2016, Vaughan Council received the “General Low-Rise Infill Guidelines” and the draft “Townhouse Infill Guidelines” set out in the report and recommended that they be distributed to stakeholders for comment and that such comments be received no later than May 31, 2016.



On October 19, 2016, and April 19, 2017, Council approved the “Urban Design Guidelines for Infill Development” in Established “Low Rise Residential Neighbourhoods” and proposed draft amendments to VOP 2010 policies for infill development within Low-Rise Residential Neighbourhood. Together, the guidelines and policy amendments are intended to implement infill development within Vaughan’s established low-rise neighbourhoods in a manner that is compatible with the surrounding area and do not present an undue adverse impact on the neighbouring properties or alter the physical character of the larger residential area.

The Guidelines and proposed draft Official Plan Amendments provide for limited intensification of infill development along arterial streets in low rise residential neighbourhoods in the form of semi-detached and townhouse units, subject to design elements.

Based on the current policies of VOP 2010, the recent OMB approval, and the Council adopted Urban Design Guidelines, staff consider the proposed semi-detached dwellings as a compatible built form. Furthermore, it is unlikely the proposed development would alter the physical character of the larger residential area because it is located along an arterial street at the periphery of the neighbourhood and will function as a separate block having a separate access. Accordingly, the Development Planning Department is of the opinion that the proposed development is compatible with the area context and it will be further reviewed in detail through a Site Development application.

#### h) Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, subject to Exception 9(192), which permits only single detached dwellings on lots having a minimum frontage of 18 m and a lot area of 540 m<sup>2</sup>. To facilitate the proposed semi-detached development, amendments to Zoning By-law 1-88 are required to rezone a portion of the subject lands from R1 Residential Zone to R5(H) Residential Zone with a Holding Symbol “(H)”, and permit with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>Zoning By-law 1-88 R5 Residential Zone Requirements</b>	<b>Proposed Exceptions to Zoning By-law 1-88 R5 Residential Zone Requirements</b>
a.	Minimum Rear Yard	7.5 m	7 m
b.	Lot Frontage on a Public Street	Lots shall have frontage on a public street	Permit lots with their frontage on a private driveway
c.	Minimum Setback (to a garage)	6.4 m	6 m



	<b>Zoning By-law 1-88 Standard</b>	<b>Zoning By-law 1-88 R5 Residential Zone Requirements</b>	<b>Proposed Exceptions to Zoning By-law 1-88 R5 Residential Zone Requirements</b>
d.	Maximum Encroachment for Stairs (71 Hayhoe Avenue) subject to Exception 9(192)	1.8 m	The existing stairs shall encroach more than 3 m into the required rear yard

The proposed zoning exceptions are considered minor in nature and would facilitate the proposed development in a manner that would not adversely impact the surrounding neighbourhood. The proposed exception to permit lots fronting onto a private lane, instead of a public street, will allow two driveways onto Pine Valley Drive, is supported by York Region and addresses the concern related to multiple driveways on Pine Valley Drive expressed by residents at the Public Hearing and through written communication. The remainder of the exceptions for minimum front yard setback, minimum rear yard and maximum rear yard encroachments are minor in nature.

The proposed zoning exception to the R1 Residential Zone, subject to Exception 9(192) is required to recognize the existing rear yard encroachment for the stairs related to the existing dwelling (71 Hayhoe Road) after the proposed lot severance.

The implementing Zoning By-law will include a Holding Symbol “(H)” on the lands proposed to be zoned R5 Residential Zone. The conditions for removing the Holding Symbol “(H)” will include:

- xiii) Council approval of a Site Development Application, and
- xiv) Council allocating servicing for the subject lands.

The proposed rezoning of the subject lands and site-specific exceptions are supported by the Development Planning Department since it would implement a development that conforms to the York Region Official Plan, meets the intent of Vaughan Official Plan 2010, and is consistent with a recently approved development within the vicinity of the subject lands.

i) Proposed Development Concept

The 3 lots subject to the proposed development are located within a registered plan of subdivision. The Owner proposes to create the 12 lots as shown in Attachment #3 through a Part Lot Control application. The original development proposal included 12 semi-detached units each with an individual driveway on Pine Valley Drive as shown on Attachment #7. This proposal was revised to function as a common element condominium with freehold units fronting onto a one-way 4.5 m private common element road and served by common visitor parking spaces as shown on Attachment #3. The revised development concept has been approved in principle, by York Region in order to reduce the number of driveway accesses on Pine Valley Drive.

Since the proposal is for an infill condominium development, which requires the conveyance of land, landscaping on the Regional right-of-way, and the adjacency to existing lots and potential water run-off and drainage, a Site Development Application is required to be approved by Council. A condition to this effect has been included in the recommendation of this report.



### Conceptual Elevations and Landscape Plan

The conceptual building elevations for the semi-detached units reflect a contemporary architectural style. The dwellings would be constructed using a variety of materials (stone, glazing and brick), that are similar to those used in the area. Each pair of semi-detached dwellings are designed to appear as a large detached dwelling, including the rear elevations facing the interior of the neighbourhood.

A Conceptual Landscape Plan is shown on Attachment #4. The Owner is proposing a substantive landscaping treatment along Pine Valley Drive within the Regional right-of-way that consists of deciduous trees and sodding. A tree line consisting of deciduous trees, is proposed along the rear lot line in order to provide a visual buffer from the parcels to the west. Additional landscaping consisting of a mix of shrubs and perennials is proposed in the front yard of each unit.

Approval of the final building elevations and landscape plans will be required through the submission of a Site Development Application to the satisfaction of the Development Planning Department.

### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the development applications and provided the following comment(s):

1. The plan should be modified to provide a pedestrian sidewalk on at least one side of the private road/driveway similar to the laneway design (i.e. City Standard drawing B-14, as amended); and, that a fire route with traffic signage be specified on the Site Plan.
2. The proposed one-way driveway with two access points from Pine Valley Drive meet the Region of York access design criteria and standards.
3. DEIP Transportation staff concur with the submitted Transportation Impact Brief and accept its conclusions and recommendations, subject to approval by the York Region.
4. Environmental clearance has been granted for the subject applications.
5. The subject lands are adjacent to local municipal sanitary and water services. The submitted Functional Servicing Report is currently under review.

Detailed servicing plans shall be submitted at the Site Plan stage to identify the locations of the service connections to the lands and any other necessary detailed information with respect to storm drainage and grading.

Detailed servicing plans and a site-specific stormwater management report shall be submitted in support of further development applications.

6. Detailed Lot Grading Plan(s) for the proposed development will be required for review as part of the Site Plan stage to the satisfaction of the DEIP Department. Please note that all grading plans are subject to the standards in the City of Vaughan Lot Grading Criteria Guide.

Detailed Site Plan and Grading Plan(s) shall be submitted in support of further development applications.



The Owner is required to obtain all necessary approvals from the Toronto and Region Conservation Authority (TRCA) (if applicable), York Region and any other applicable reviewing agency.

The Owner must submit a Noise Impact Assessment for the proposed residential development, prepared in accordance with the Ministry of the Environment and Climate Change criteria, at the Site Development application stage.

Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the latest submission and have no objection to the proposal, subject to the proposed access and driveway design being satisfactory to York Region. They have also reviewed the landscape and tree preservation plans and finds them generally acceptable, but requires that the existing tree located at the north east corner of the site and identified as Tree #2 on the Landscape Plan (shown on Attachment #4) be maintained. The final landscape plan will be reviewed in detail at the site development stage.

Alectra Utilities Corporation (Alectra)

Alectra has no objection to the proposed development. The Owner is required to contact Alectra to arrange servicing for the proposed development.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall pay to Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of parkland equivalent to 5% or 1 ha. per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Parks Development Department

The Parks Development Department has indicated that Cash-in-Lieu of parkland is required in accordance with the City's Policies and Procedures.

Vaughan Environmental Services Department, Solid Waste Management Division

The Solid Waste Management Division has reviewed the subject proposal and have indicated that these units would be eligible for municipal collection provided they have appropriate storage and frontage onto a public street. Since the proposal includes a private road, as required by York Region, further review regarding solid waste will be required during the processing of the Site Development application.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed development and have no objections as the subject lands are less than 5 ha in size and are located outside the TRCA's regulated area.

The York Region District and Catholic District School Boards, Canada Post and Enbridge Gas Distribution

These Boards and agencies have indicated that they have no objection to the proposed development at this time. They have also advised that additional comments may be provided



during the review of the respective Site Development and Draft Plan of Condominium applications.

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

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Re-establish the urban tree canopy
- Create and manage affordable housing options (secondary suites)

### **Regional Implications**

The York Region Community Planning and Development Services Department has reviewed the development applications, including the revised conceptual plan, and have provided the following comments:

1. York Region advises that they have no objection to the Official Plan Amendment application.
2. The proposed 4.5 m one-way driveway/lane with two access points onto Pine Valley Drive is acceptable provided the entrance points are designed to accommodate emergency vehicles.
3. The Owner must provide a traffic plan showing adequate signage and pavement markings to advise motorists of the one-way access circulation to the satisfaction of York Region.
4. A 36 m right-of-way is required for this section of Pine Valley Drive and all municipal setbacks shall be referenced from a point 18 m from the centreline of construction of Pine Valley Drive. Any lands required for additional turn lanes at the intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.
5. Direct shared pedestrian and cycling connections are required to be provided to the boundary roadways and adjacent properties to support York Region's public transit and active transportation initiatives.
6. The Owner will be required to enter into an encroachment Agreement with York Region for the permission and maintenance of the proposed landscaping located in the Regional right-of-way.

### **Conclusion**

The Development Planning Department has reviewed Official Plan Amendment File OP.14.007 and Zoning By-law Amendment File Z.14.028 in consideration of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, comments from City Departments and external agencies, and with the surrounding area context. The Development Planning Department is satisfied that the proposed semi-detached development is compatible and consistent with the existing land use context. Accordingly, the Development Planning Department can support the Official Plan and Zoning By-law Amendment Applications, subject to the recommendations in this report.



**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Landscape Plan
5. Typical Elevations
6. Approved and Proposed Development in the Surrounding Area
7. Development Concept Plan Considered at the February 3, 2015, Public Hearing

**Report prepared by:**

Eugene Fera, Senior Planner OMB, ext. 8003

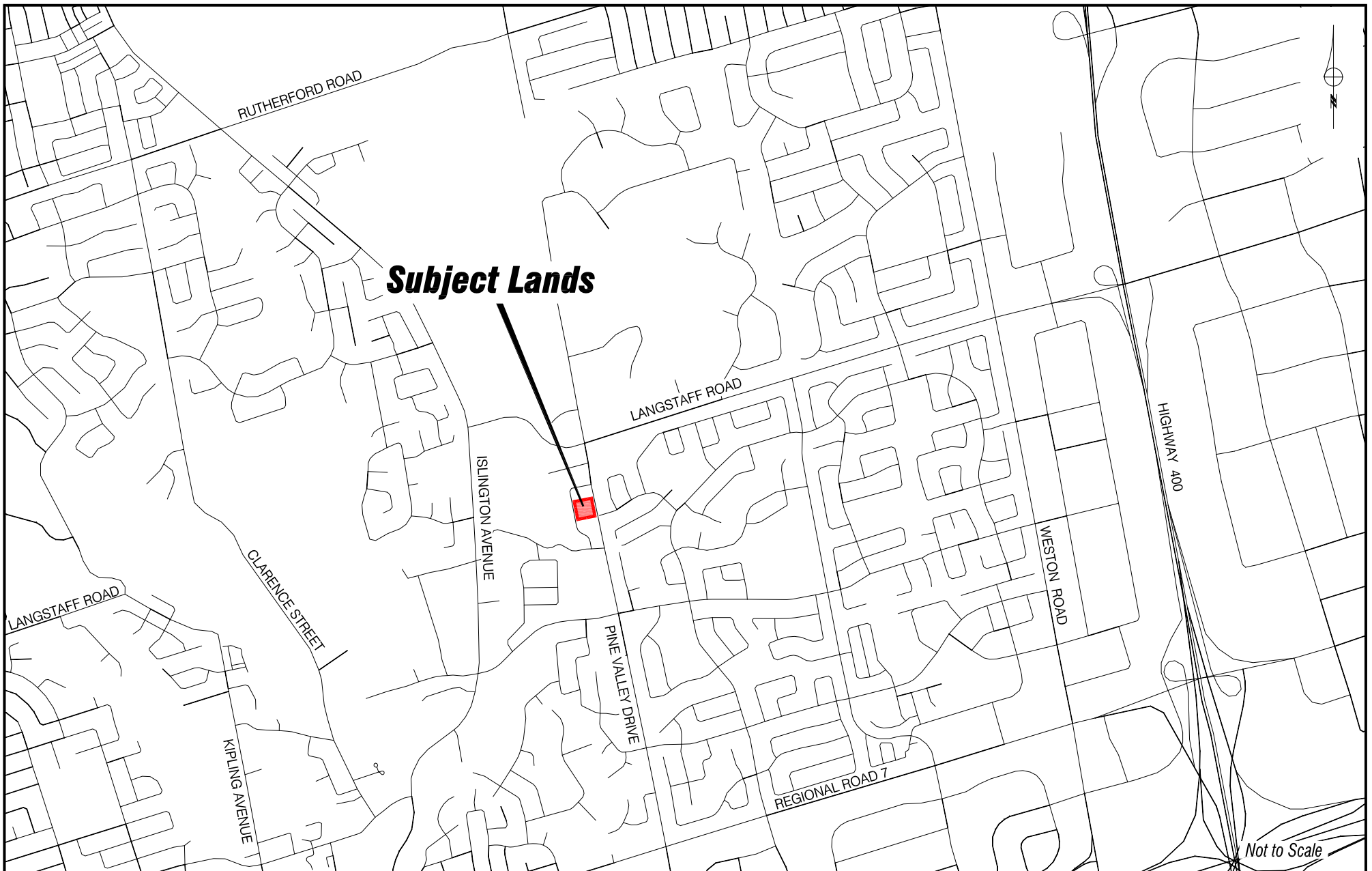
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

BILL KIRU  
Senior Manager of Development Planning

/CM





## Context Location Map

LOCATION:  
Part of Lot 10, Concession 7

APPLICANTS:  
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

N:\GIS\_Archive\Attachments\OP\op.14.007etal.dwg



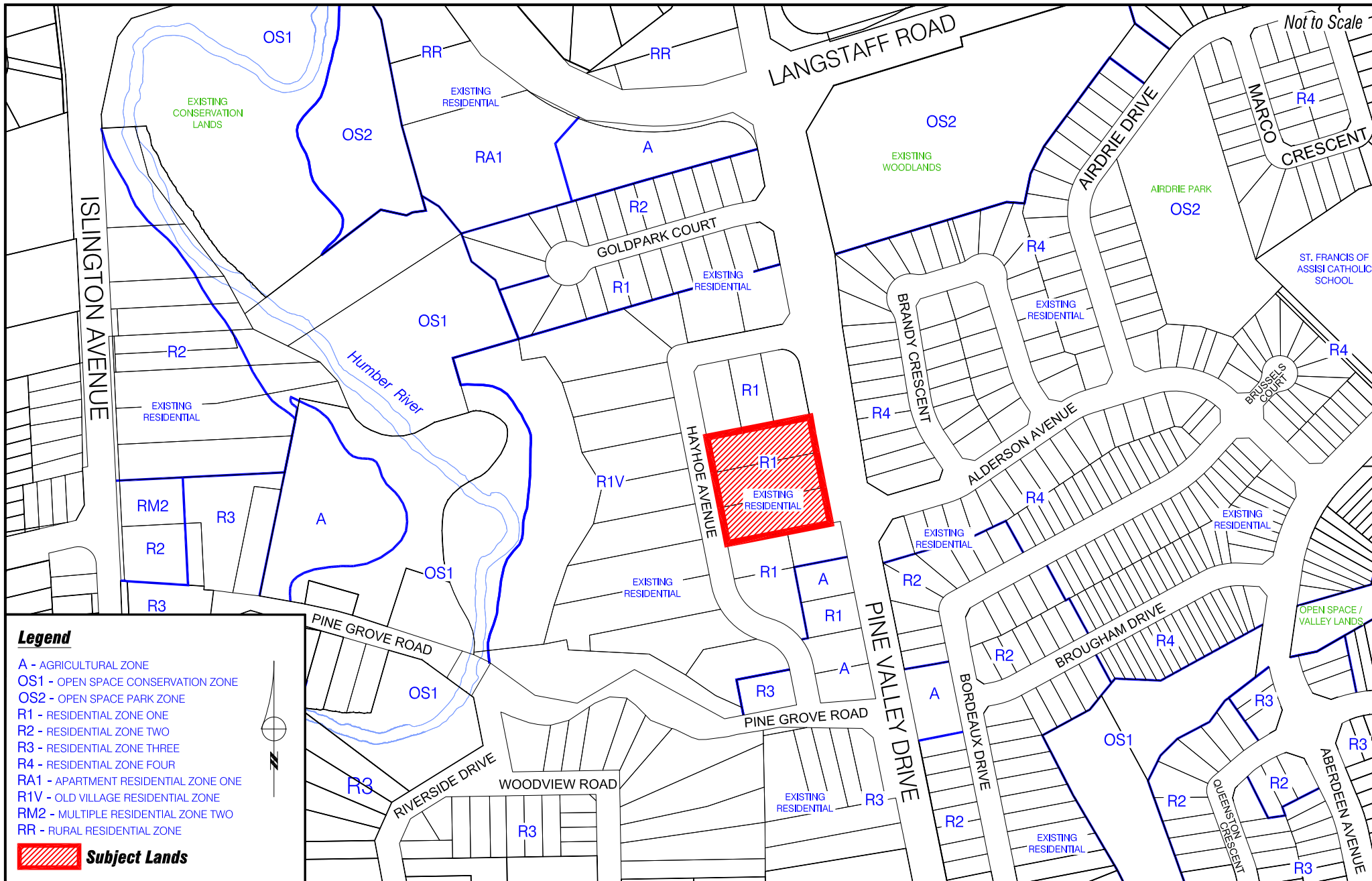
## Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

1





# Location Map

LOCATION:  
Part of Lot 10, Concession 7

APPLICANTS:  
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

N:\GIS\_Archive\Attachments\OP\op.14.007etal.dwg



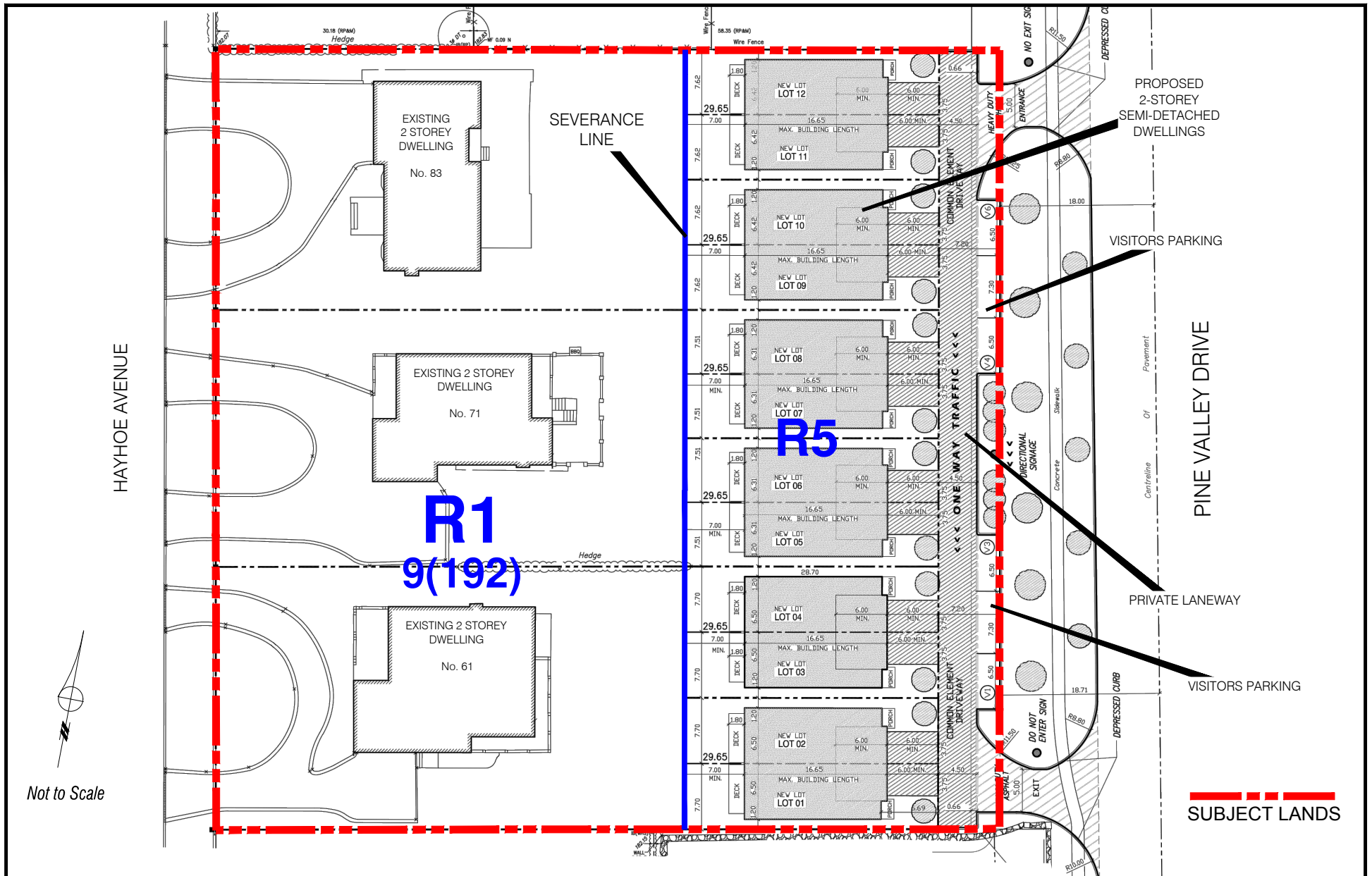
# Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

**2**





# Conceptual Site Plan

LOCATION:  
Part of Lot 10, Concession 7

APPLICANTS:  
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

N:\GIS\_Archive\Attachments\OP\op.14.007etal.dwg



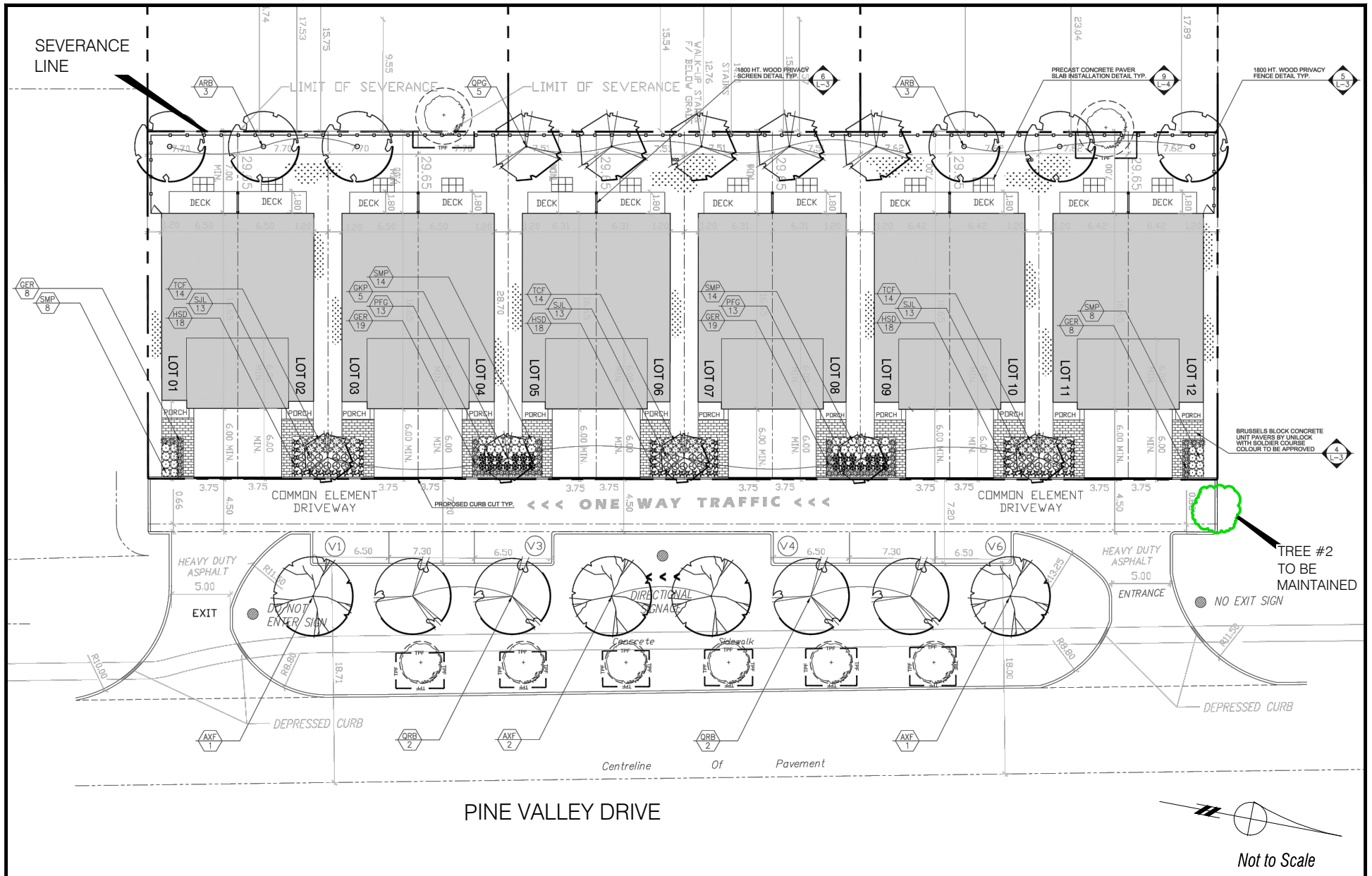
Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

3





# Landscape Plan

LOCATION:  
Part of Lot 10, Concession 7

APPLICANTS:  
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

N:\GIS\_Archive\Attachments\OP\op.14.007etal.dwg



# Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

4





TYPICAL FRONT ELEVATION  
(FACING PINE VALLEY DRIVE)



TYPICAL REAR ELEVATION

Not to Scale

## Typical Elevations

LOCATION:  
Part of Lot 10, Concession 7

APPLICANTS:  
Rocco Tatangelo, Joseph Falletta & Ravinder Singh Minhas

N:\GIS\_Archive\Attachments\OP\op.14.007etal.dwg



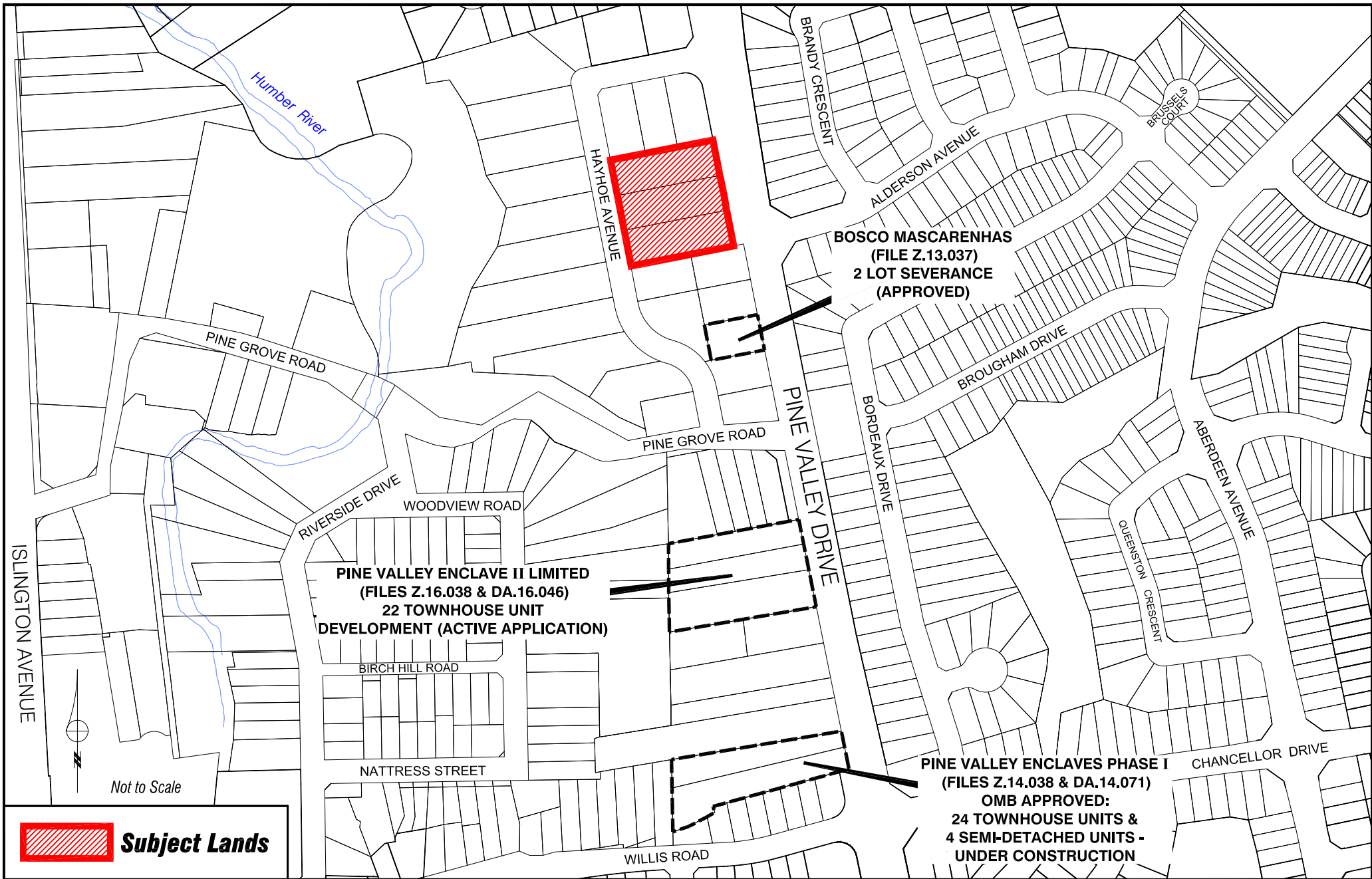
Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

5





# Approved and Proposed Development in the Surrounding Area

APPLICANTS: Rocco Tatangelo,  
Joseph Falletta & Ravinder Singh Minhas

LOCATION: Part of  
Lot 10, Concession 7



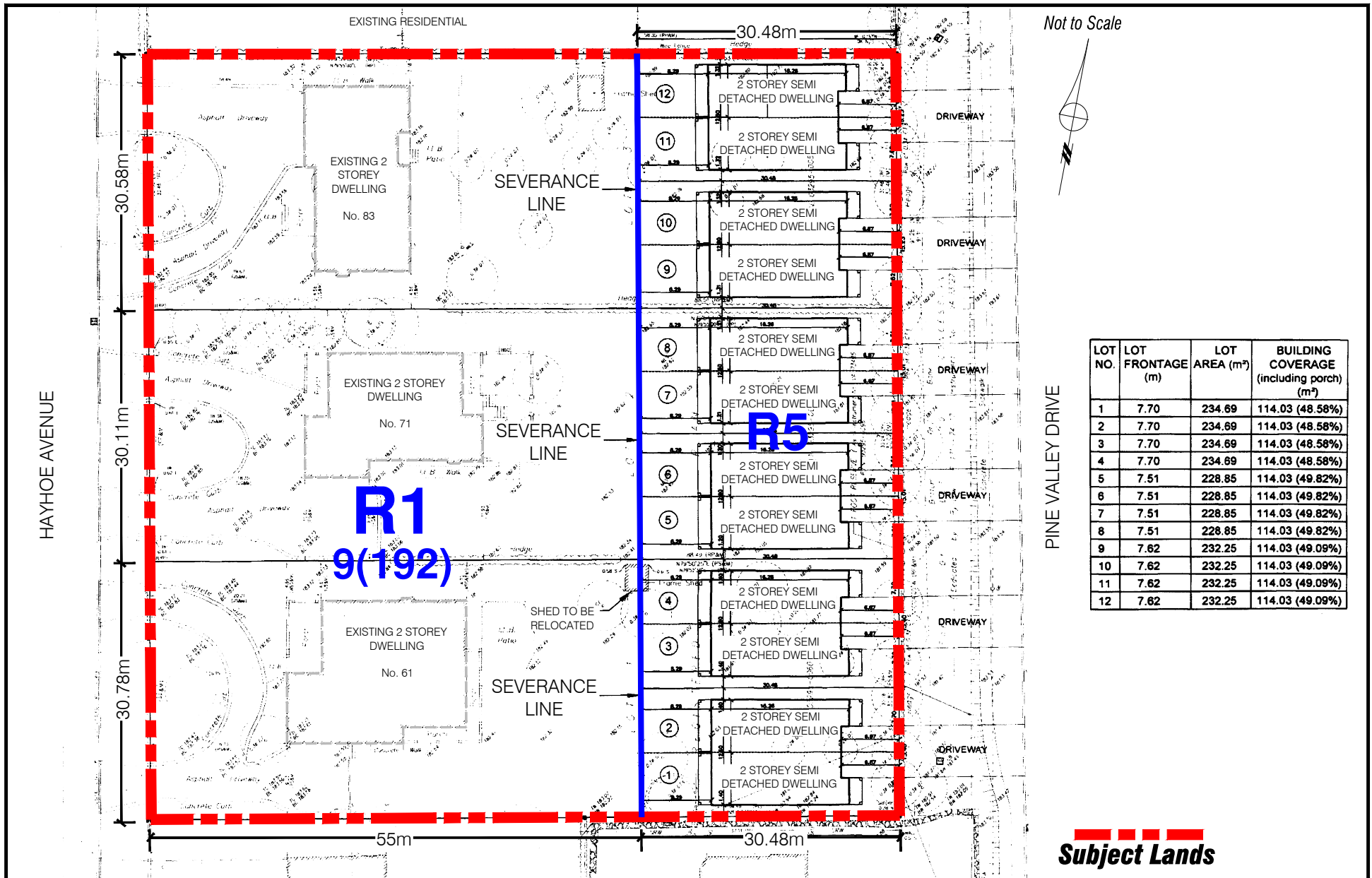
Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

**6**





Development Concept Plan Considered  
at the February 3, 2015, Public Hearing

APPLICANTS: Rocco Tatangelo, Joseph  
Falletta & Ravinder Singh Minhas

LOCATION:  
Part of Lot 10, Concession 7



Attachment

FILES:  
OP.14.007 & Z.14.028

DATE:  
June 20, 2017

**7**