



## 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

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### 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

