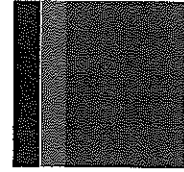


Carrville Mills Ratepayers' Association



**PUBLIC HEARING
COMMUNICATION**

CA

Date: Mar 6/18 ITEM NO. 5

March 6, 2018

Sirs/Mesdames:
Committee of the whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Barbara A. McEwan, City Clerk

Dear Sirs/Mesdames:

We are the Carrville Mill Ratepayers' Association and are writing to inform the Committee of the Whole of our concerns regarding the proposed Zoning By-law Amendment application (File No. Z.17.037) by Pala Builders Inc. for the property at the southeast corner of Crimson Forest Drive and Marc Santi Boulevard.

Introduction - Carrville Mills Ratepayers' Association

The Carrville Mills Ratepayers' Association was formed on February 19, 2018 to promote, protect and represent the public interests of our community. Our membership is representative of those residing in the area bounded on the north by Major Mackenzie Drive, on the east by Bathurst Street, on the south by Rutherford Road and on the west by Dufferin Street.

The Carrville Mills Ratepayers' Association was recently registered with the City of Vaughan and we are experiencing rapid membership growth as residents become aware of the community engagement opportunities to help shape their community.



We envision our association will facilitate active engagement in the planning matters of our new community. We believe we offer a collection of community interests should inform planning decision that enhance the livability of our community.

Comments

Our association has reviewed the proposed development and are of the opinion the proposal is overdevelopment. The proposal does not respect or reinforce the existing development in the immediate area. The proposed development does not comply with the Vaughan Official Plan for the reasons outlined below.

The Vaughan Official Plan establishes the stability of Community Areas as an objective of Council.

Policy 2.2.3.2 states that Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change.

Recognizing that our Community Area is still evolving, the Vaughan Official Plan permits new developments where the existing scale, height, massing, lot pattern, building type, character, form and planned function of the established neighbourhood are respected and reinforced in accordance with the urban design and built form policies of Chapter 9.

Policy 9.1.2.2 states that new development will be designed to respect and reinforce the physical character of the established neighbourhood through the following design elements:

- a. The local pattern of lots, streets and blocks;
- b. The size and configuration of lots;
- c. The building type of nearby residential properties;
- d. The heights and scale of nearby residential properties;
- e. The setback of buildings from the street;
- f. The pattern of rear and side-yard setbacks...

The physical character of existing development in the immediate local area is regulated by the RD3 -Residential Detached Three Zone of the Vaughan Zoning By-law, as is the site of the development proposal.

The RD3 Zone provides basis for understanding the existing scale, height, massing, lot pattern, building type, character, form and function that the development proposal must respect and reinforce.

The RD3 Zone provisions include:

Minimum Lot Frontage:	12 m
Minimum Lot Area:	360 sq.m.
Minimum Front Setback:	4.5 m
Minimum Rear Setback:	7.5 m
Minimum Interior Side Setback:	1.2m
Minimum Exterior Side Setback:	4.5m
Minimum Landscape Coverage:	10%
Maximum Lot Coverage:	40%
Maximum Height:	9.5 m

Paying particular attention to the physical character of the immediately adjacent area (i.e. Apple Grove Court), we find that the development proposal fails to provide the appropriate transition required to respect and reinforce the existing development for the following reasons:

1. The new development proposes a minimum 5.41 m rear yard setback to the immediately adjacent area, where a minimum of 7.5 m exists. This proposal fails to respect the pattern of building separation as an element defining the existing physical character of this area.
2. The new development proposes townhouse blocks (#1-3) immediately adjacent to single family lots, which fails to reinforce the lot size, configuration and building type elements defining the existing physical character of this area.
3. The new development proposes building heights of 11.11 m and three storey building scale immediately adjacent to existing two storey buildings and 9.5 m building heights. This proposal fails to respect the height and scale of the physical character of the existing area.
4. The new development proposes blocks (#1-3) with outdoor amenity spaces (patios) at the second floor (greater than 2.8 m above grade), which fails to create an appropriate visual relationship with the physical character of the existing area. The proposed development will create an overlook condition that does not respect the privacy of adjacent outdoor amenity areas.

Turning our attention to the interior of the development we find that the proposal fails to provide a comfortable environment for future residents that would positively contribute to the livability of the community area. Example of these proposed conditions is described in the following comments:



5. The new development proposes internal block separations of 11.16 m, where the Vaughan Official Plan requires a minimum of 18 m in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units. This proposal does not meet the minimum facing distances required for daylighting, landscaping and privacy of the public realm.
6. The proposed network of interior sidewalks is discontinuous and is void of any relationship to outdoor amenity space within the site. Opportunities for a central amenity space extending from the adjacent parkland (Carrville Mill Park) should be explored and the buildings should be oriented to such open space to create a comfortable environment for residents.

Closure

Thank you for the opportunity for the Carrville Mills Ratepayers' Association to participate in the public planning process for the proposed development. As outlined in our comments, we share the opinion that the proposed zoning bylaw amendment application does not comply with the Vaughan Official Plan. The development proposal does not respect or reinforce the existing development in the immediately adjacent area and it representative of overdevelopment of the site.

Our association looks forward to working with the City of Vaughan and Pala Builders Inc. to revised the development proposal and create an opportunity that contributes to the livability of our community. We are prepared to participate in more fulsome design discussions to create a development proposal that respects and reinforces the existing physical character of the neighbourhood.

Sincerely,

Carrville Mills Ratepayers' Association

c.c. Executive Office, Carrville Mills Ratepayers' Association
Sandra Yeung Racco, Councillor, Ward 4
Laura Janotta, Planner, Development Planning
Mauro Peverini, Manager, Development Planning