

File: B037/19

Applicant: Frank LaForgia

Address: 24 Rainbow Dr Woodbridge

Agent: Peter Del Grosso

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Bell Canada	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, August 20, 2020



Consent Application

Agenda Item: 5

B037/19

Ward: 2

Prepared By: Pravina Attwala Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday , August 20, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://www.v Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Frank LaForgia

Agent: Peter Del Grosso

Property: **24 Rainbow Drive, Woodbridge**

Zoning: The subject lands are zoned R3, Residential Zone, under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Related Files: Minor Variance A169/19 & A170/19

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 356.08 square metres, while retaining a parcel of land approximately 356.21 square metres for residential purposes.

Both the severed and retained land will maintain frontage onto Rainbow Drive and the existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.

Background (Previous Applications approved by the Committee on the subject land: N/A

For information on the previous approvals listed above please visit www.v Vaughan.ca. To search for a file number, enter it using quotes around it. For example, "B001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on August 5, 2020

Applicant confirmed posting of signage on August 2, 2020

Existing Building or Structures on the subject land:

Existing bungalow on subject land to be demolished with a proposed two storey dwelling
Existing bungalow on retained land to be demolished with a proposed two storey dwelling

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Minor Variance Application(s) A169/19 & A170/19 are approved at the same time as the Consent application and becomes final and binding.
4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

A Surveyors Certificate of Lot Areas, Frontages and Depths as per the definitions in Section 2.0 of BY-law 1-88 a.a. is required in order to confirm compliance with the By-law requirements.

Minor variance applications A169/19 and 170/19 shall be considered with this application.

Recommended conditions of approval:

1. That minor variance A169/19 and A170/19 are approved and becomes final and binding.
2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

The Owner is proposing the demolition of an existing dwelling and detached garage on the subject lands to facilitate the development of two new single-family dwellings on the proposed severed and retained lands, with the above-noted variances. The subject property is in a low-rise residential neighbourhood to the west of Kipling Avenue and north of Highway 7.

The proposed lot sizes, while narrower across the frontage, will be compatible with the adjacent lots and will facilitate dwellings complying with the building setbacks and lot coverage requirements for the R3 – Residential Zone. The proposed lot areas of 356.08m2 and 356.21m2 are minor deviations from the by-law requirement of 360m2. The existing low-rise residential neighbourhood features a variety of dwelling shapes and sizes, including small bungalows and narrow two-storey dwellings. The proposed dwellings are keeping in with the neighbourhood character and streetscape as their proposed massing is consistent with other lots within the immediate neighbourhood where dwellings and/or garages extend further into the rear yard.

The proposed severance will complement the existing neighbourhood by maintaining the low-rise character of the neighbourhood and will represent a form of limited intensification in a Community Area that is compatible with the character, form and planned function of the surrounding neighbourhood (VOP 2010, Policy 2.2.3.3). The subject lands represent one of the few remaining lots with sufficient frontage and area to appropriately accommodate the creation of a new lot while maintaining the established character of the neighbourhood. Furthermore, in keeping with the policies of the Provincial Policy Statement 2020 ('PPS 2020'), the proposed severance represents an appropriate form of intensification within the existing settlement area and promotes an efficient land use pattern while utilizing existing public infrastructure.

The Owner submitted a Tree Inventory and Preservation Plan from Thomson Watson Consulting Arborists Inc. dated June 8, 2020 and was reviewed by the Urban Design and Cultural Heritage Division. Minor revisions are required prior to final approval of the plans. A condition to this effect has been included. The Development Planning Department has reviewed the Planning Justification Report, prepared by Blackthorn Development Corp., dated June 2020, and concurs with its recommendations.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies in VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act*, R.S.O. 1990, c P.13. The Development Planning

Department is also of the opinion that the required variances for the lot areas and frontages of each of the severed and retained lands are minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the lands.

The Development Planning Department recommends approval of the application, subject to the following condition:

That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.

Development Engineering:

The Development Engineering (DE) Department does not object to consent application B037/19 subject to the following condition(s):

1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
2. The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.
3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.

Please contact Stanislav Tsysar ext. 8774 for further details pertaining to service connections.

Parks, Forestry and Horticulture Operations:

Under review.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns.

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Recommended conditions of approval:

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Real Estate Department:

Recommended conditions of approval:

The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.

Fire Department:

No comments or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Planning Justification Brief (Applicant)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – Comments with condition

MTO – Located outside of MTO permit control area

Bell Canada - No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Minor Variance Application(s) A169/19 & A170/19 are approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Building Standards Catherine Saluri 905-832-8585 x catherine.saluri@vaughan.ca	1. That minor variance A169/19 and A170/19 are approved and becomes final and binding. 2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.
3	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.
4	Real Estate Ashley Ben-Lolo 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner shall provide conceptual site grading and servicing

	Department/Agency	Condition
		plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access. 3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates. Please contact Stanislav Tsysar ext. 8774 for further details pertaining to service connections.
6	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared)
7	York Region Gabrielle Hurst 1-877 464 9675 x 71538 Gabrielle.hurst@york.ca	Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region.

Warning:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For more information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

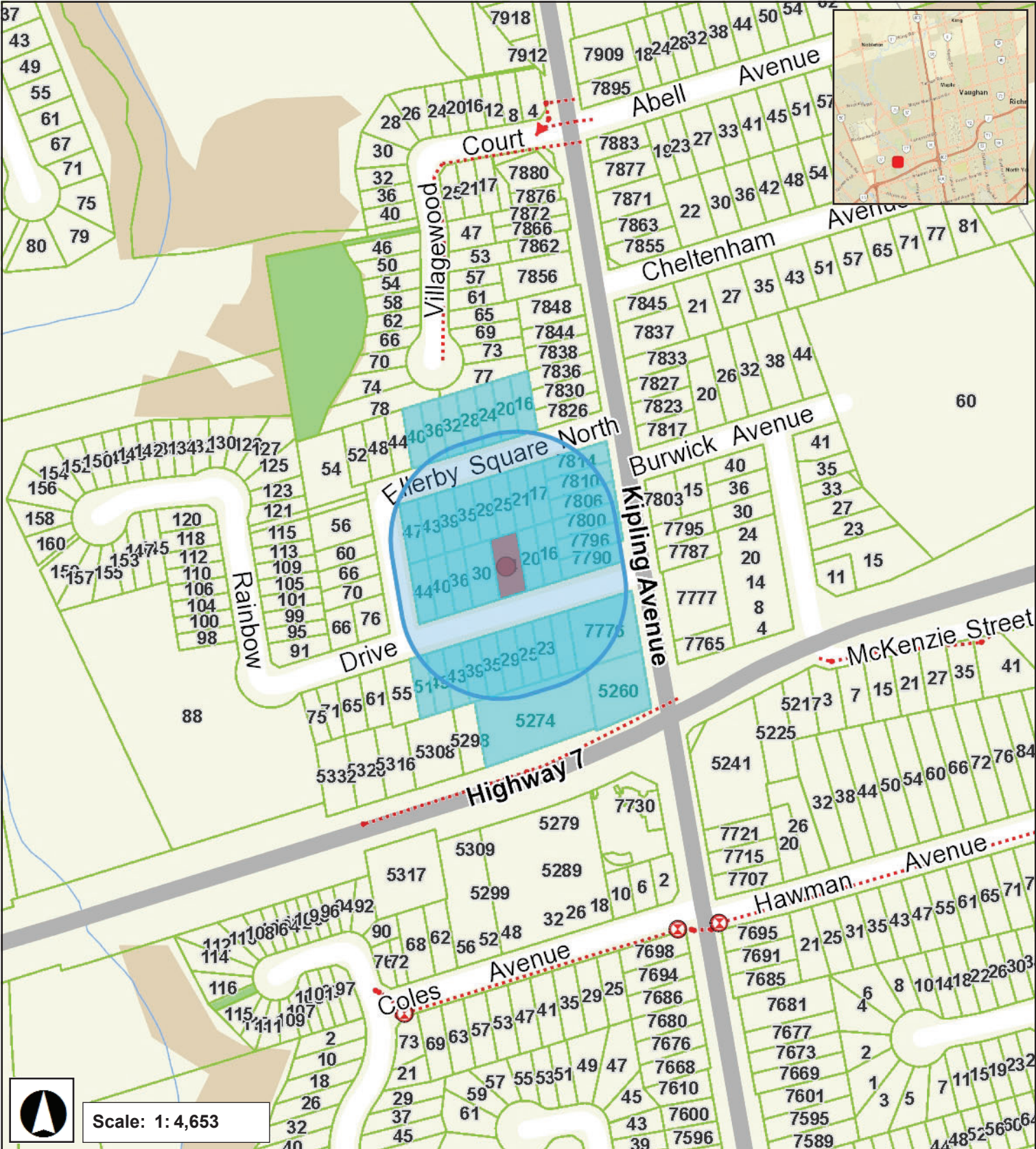
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



LOCATION MAP B037/19, A169/19 & A170/19

24 RAINBOW DRIVE, WOODBRIDGE



- STORM CONNECTION
--- SANITARY CONNECTION
W- WATER CONNECTION
H- HYDRO CONNECTION
□ DOUBLE CATCH BASIN
□ CATCH BASIN
○ HYDRANT
⊗ VALVE AND CHAMBER
- △ ENTRANCE DOOR LOCATION
★ GARAGE DOOR LOCATION
* ENGINEERED FILL LOT
● SANITARY MANHOLE
○ STORM MANHOLE
□ COMMUNITY MAILBOX
○ DOWNSPOUT LOCATION
→ SWALE DIRECTION
- STREET LIGHT
△ TRANSFORMER
□ CABLE TV PEDESTAL
□ BELL PEDESTAL
□ HYDRO METER
□ GAS METER
□ AIR-CONDITIONING UNIT
□ TELECOM. JUNCTION BOX
- F.FLR. FINISHED FLOOR ELEVATION
T.WALL. TOP OF FOUNDATION WALL
F.SLAB. FIN. BASEMENT FLOOR SLAB
U/FTG. UNDERSIDE FOOTING ELEVATION
PROPOSED BERM
PROPOSED GRADE
100.00 EXISTING GRADE
100.00 SW
x100.00 PROPOSED SWALE GRADE

LEGEND



B037/19

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 40 AND PART OF LOT 41
REGISTERED PLAN 2073
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200
2.0m 0 2.0 10.0metres

LEGEND:

- CB DENOTES CATCH BASIN
MH MAN HOLE
D/S DOOR SILL
G/S GARAGE SILL
UP UTILITY POLE
WV WATER VALVE
FH FIRE HYDRANT
WK WATER KEY
-OH- OVERHEAD WIRE
N.S.E.W. NORTH, SOUTH, EAST, WEST
100.00 EXISTING ELEVATION
DECIDUOUS TREES
CONIFEROUS TREES

STATISTICS

SITE DEVELOPMENT FOR OF LOT 224 ZONING:- R3

SITE DATA	REQUIRED	EXISTING	PROPOSED	
			PART 1	PART 2
TYPE	SINGLE	SINGLE		
LOT FRONTAGE	12.0m	18.33m	9.17m	9.17m
LOT AREA	360.0m ²	712.29m ²	356.08m ²	356.21m ²
FRONT YARD SETBACK HOUSE	4.5m	8.15m	10.82m	9.92m
FRONT YARD SETBACK GARAGE	6.4m	21.27m	7.0m	7.0m
SIDE YARD	1.20m	9.0m / 0.81m	1.20m	1.20m
REAR YARD SETBACK	7.5m	20.93m	9.31m	9.59m
FLOOR AREA:	N/A	71.99m ²	244.06m ²	
LOT COVERAGE @ 40% (DWELLING)	144.0m ²	119.73m ² (16.8%)	137.87m ² (38.7%)	137.87m ² (38.7%)
LOT COVERAGE (PORCH)			3.81m ² (1.1%)	3.81m ² (1.1%)
TOTAL LOT COVERAGE			141.68m ² (39.8%)	141.68m ² (39.8%)
BUILDING HEIGHT MID ROOF	9.5m	5.3m	9.00m	

PART 2 - SURVEY REPORT

- DESCRIPTION
MUNICIPALLY KNOWN AS NO. 24 RAINBOW DRIVE
ALL OF LOT 40 AND PART OF LOT 41
REGISTERED PLAN 2073
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- ZONING COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT
HAS BEEN MADE IN CONNECTION WITH THIS REPORT
- ADDITIONAL REMARKS
- MONUMENTS SHOWN AS "WT" ARE WITNESS MONUMENTS AND ARE NOT AT THE
PROPERTY CORNER.
- THE FENCES, CURBS AND WALLS ARE AS SHOWN ON THE SURVEY PLAN

THIS REPORT HAS BEEN PREPARED FOR "MR. FRANK LAFORIA"
AND GUIDO PAPA SURVEYING - A DIVISION OF J. D. BARNES LIMITED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON
SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE
REPORTED TO PETER DEL GROSSO PRIOR TO COMMENCEMENT OF WORK.

PETER DEL GROSSO IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY,
STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR
CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER
TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

PETER DEL GROSSO HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF
THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE
CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE
WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE
PROPERTY OF PETER DEL GROSSO. THIS DRAWING IS NOT TO BE SCALED.

24 RAINBOW DRIVE

PROJ. No. 19-24	DATE: AUG. 15/19	SCALE: 1:200
LOT No. 40/41	MUNICIPAL ADDRESS VAUGHAN, ONTARIO	
REG. PLAN 2073		

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this
design, and has the qualifications and meets the requirements
set out in the Ontario Building Code to design the work shown
on the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C,
SUBSECTION 3.2.4 OF THE BUILDING CODE
PETER DEL GROSSO 20567
REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C,
SUBSECTION 3.2.4 OF THE BUILDING CODE
PETER DEL GROSSO 27288

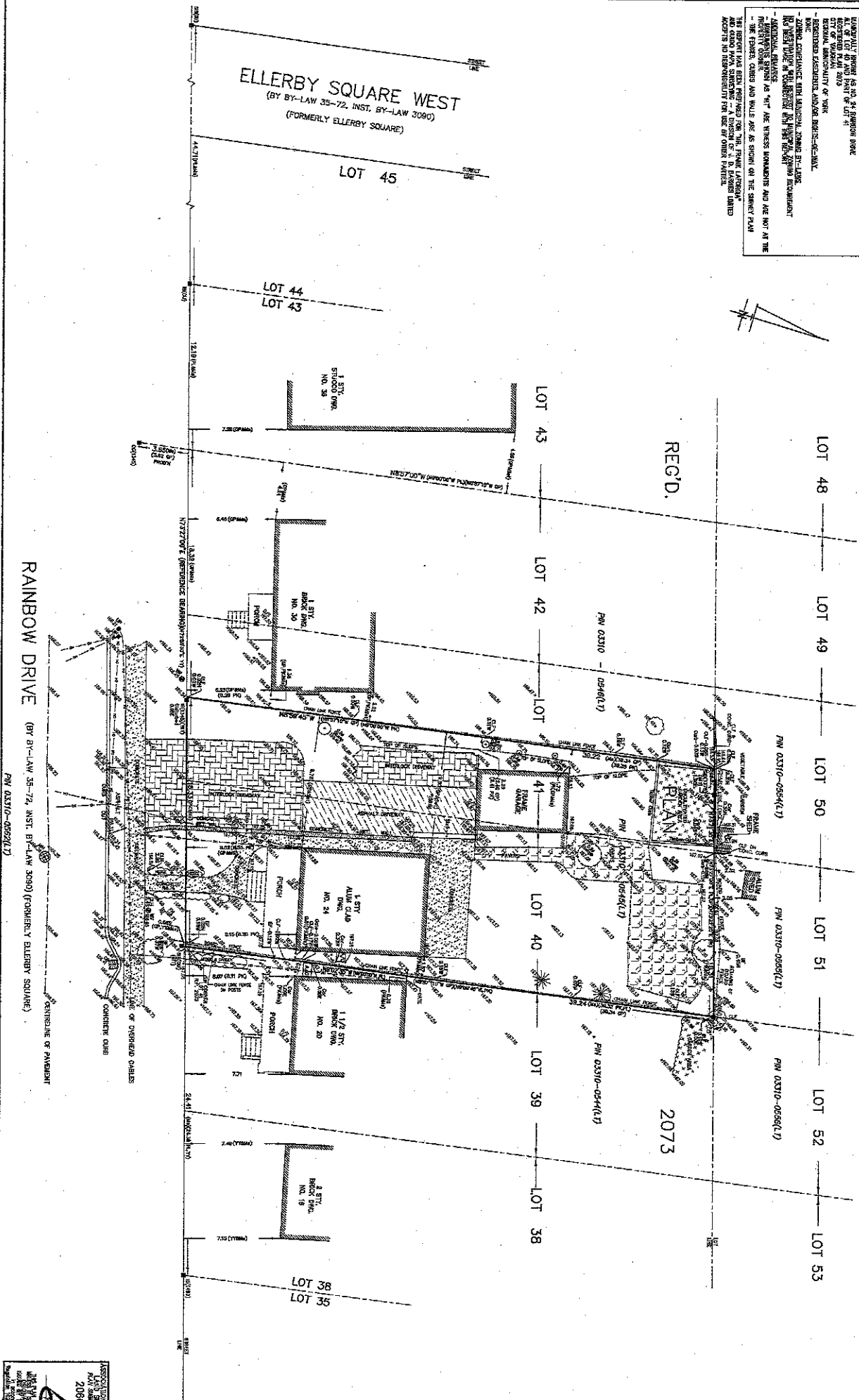
PART 2 - SURVEY REPORT

ASSOCIATION
 GUIDO PAPA SURVEYING INC. NO. 34 BRIMCOM DRIVE
 SUITE 101
 SCARBOROUGH, ONTARIO M1V 4Y7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 E-MAIL: GUIDO@GUIDOPAPA.COM

DATE: JULY 23, 2018

PROJECT: REGISTERED PLAN 2073
 CITY OF VAUGHAN
 RECONSTRUCTION OF LOT 40 AND PART OF LOT 41
 (FORMERLY ELLERBY SQUARE)

THE REPORT HAS BEEN PREPARED FOR THE CITY OF VAUGHAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



SURVEYOR'S REAL PROPERTY REPORT

LOT 40 AND PART OF LOT 41
 REGISTERED PLAN 2073
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SCALE: 1:1500

NOTE: DISTANCES SHOWN HEREIN ARE IN METERS AND MILLIMETERS. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE DISTANCES SHOWN HEREIN ARE CORRECT AND ARE BASED ON THE CITY OF VAUGHAN'S RECORDS.

NOTE:
 GUIDO PAPA SURVEYING - A DIVISION OF J.D. FARRELL LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DISTANCES SHOWN HEREIN. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE DISTANCES SHOWN HEREIN ARE CORRECT AND ARE BASED ON THE CITY OF VAUGHAN'S RECORDS.

SURVEYOR'S CERTIFICATE

I, GUIDO PAPA, SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND ARE ACCORDANT WITH THE CITY OF VAUGHAN'S RECORDS. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF JULY, 2018.

DATE: JULY 23, 2018

GUIDO PAPA
 SURVEYOR

NOTE: DISTANCES SHOWN HEREIN ARE IN METERS AND MILLIMETERS. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE DISTANCES SHOWN HEREIN ARE CORRECT AND ARE BASED ON THE CITY OF VAUGHAN'S RECORDS.

LEGEND:

1. LOT 40
 2. LOT 41
 3. LOT 39
 4. LOT 38
 5. LOT 37
 6. LOT 36
 7. LOT 35
 8. LOT 34
 9. LOT 33
 10. LOT 32
 11. LOT 31
 12. LOT 30
 13. LOT 29
 14. LOT 28
 15. LOT 27
 16. LOT 26
 17. LOT 25
 18. LOT 24
 19. LOT 23
 20. LOT 22
 21. LOT 21
 22. LOT 20
 23. LOT 19
 24. LOT 18
 25. LOT 17
 26. LOT 16
 27. LOT 15
 28. LOT 14
 29. LOT 13
 30. LOT 12
 31. LOT 11
 32. LOT 10
 33. LOT 9
 34. LOT 8
 35. LOT 7
 36. LOT 6
 37. LOT 5
 38. LOT 4
 39. LOT 3
 40. LOT 2
 41. LOT 1

ASSOCIATION OF SURVEYORS

20080517

GUIDO PAPA SURVEYING
 A Division of J.D. Farrell Limited

214 GERRARD ST. E. SUITE 101
 SCARBOROUGH, ONTARIO M1V 4Y7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 E-MAIL: GUIDO@GUIDOPAPA.COM

DATE: JULY 23, 2018

SCALE: 1:1500

PROJECT: REGISTERED PLAN 2073

CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK

PLAN OF SURVEY OF
LOT 40 AND PART OF LOT 41
REGISTERED PLAN 2073
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1:150m

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF AUGUST 2019.

DATE: AUGUST 30, 2019

ONTARIO LAND SURVEYOR

NOTE
 The above Official Information Act claim was successful. All records of the above information have been released.

Dr. KAMAROV IMPROVE AS SHOWN ON REASSIGNED PLAN 2073, MAKING A BEARING OF N75°27'00"E

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DATE: 05/02/2002

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GUIDO PAPA SURVEYING


A Division of J.B. Barnes Limited 019

UNIT 57, 9135 KIELCE STREET, VALICHAH, ON 145 PM

11 (907) 460-3337 FAX 21 (907) 469-3337 www.alaska.gov	1-800-477-2646 1-800-477-2647 1-800-477-2648 1-800-477-2649 1-800-477-2650 1-800-477-2651 1-800-477-2652 1-800-477-2653 1-800-477-2654 1-800-477-2655 1-800-477-2656 1-800-477-2657 1-800-477-2658 1-800-477-2659 1-800-477-2660 1-800-477-2661 1-800-477-2662 1-800-477-2663 1-800-477-2664 1-800-477-2665 1-800-477-2666 1-800-477-2667 1-800-477-2668 1-800-477-2669 1-800-477-2670 1-800-477-2671 1-800-477-2672 1-800-477-2673 1-800-477-2674 1-800-477-2675 1-800-477-2676 1-800-477-2677 1-800-477-2678 1-800-477-2679 1-800-477-2680 1-800-477-2681 1-800-477-2682 1-800-477-2683 1-800-477-2684 1-800-477-2685 1-800-477-2686 1-800-477-2687 1-800-477-2688 1-800-477-2689 1-800-477-2690 1-800-477-2691 1-800-477-2692 1-800-477-2693 1-800-477-2694 1-800-477-2695 1-800-477-2696 1-800-477-2697 1-800-477-2698 1-800-477-2699 1-800-477-2700 1-800-477-2701 1-800-477-2702 1-800-477-2703 1-800-477-2704 1-800-477-2705 1-800-477-2706 1-800-477-2707 1-800-477-2708 1-800-477-2709 1-800-477-2710 1-800-477-2711 1-800-477-2712 1-800-477-2713 1-800-477-2714 1-800-477-2715 1-800-477-2716 1-800-477-2717 1-800-477-2718 1-800-477-2719 1-800-477-2720 1-800-477-2721 1-800-477-2722 1-800-477-2723 1-800-477-2724 1-800-477-2725 1-800-477-2726 1-800-477-2727 1-800-477-2728 1-800-477-2729 1-800-477-2730 1-800-477-2731 1-800-477-2732 1-800-477-2733 1-800-477-2734 1-800-477-2735 1-800-477-2736 1-800-477-2737 1-800-477-2738 1-800-477-2739 1-800-477-2740 1-800-477-2741 1-800-477-2742 1-800-477-2743 1-800-477-2744 1-800-477-2745 1-800-477-2746 1-800-477-2747 1-800-477-2748 1-800-477-2749 1-800-477-2750 1-800-477-2751 1-800-477-2752 1-800-477-2753 1-800-477-2754 1-800-477-2755 1-800-477-2756 1-800-477-2757 1-800-477-2758 1-800-477-2759 1-800-477-2760 1-800-477-2761 1-800-477-2762 1-800-477-2763 1-800-477-2764 1-800-477-2765 1-800-477-2766 1-800-477-2767 1-800-477-2768 1-800-477-2769 1-800-477-2770 1-800-477-2771 1-800-477-2772 1-800-477-2773 1-800-477-2774 1-800-477-2775 1-800-477-2776 1-800-477-2777 1-800-477-2778 1-800-477-2779 1-800-477-2780 1-800-477-2781 1-800-477-2782 1-800-477-2783 1-800-477-2784 1-800-477-2785 1-800-477-2786 1-800-477-2787 1-800-477-2788 1-800-477-2789 1-800-477-2790 1-800-477-2791 1-800-477-2792 1-800-477-2793 1-800-477-2794 1-800-477-2795 1-800-477-2796 1-800-477-2797 1-800-477-2798 1-800-477-2799 1-800-477-2800 1-800-477-2801 1-800-477-2802 1-800-477-2803 1-800-477-2804 1-800-477-2805 1-800-477-2806 1-800-477-2807 1-800-477-2808 1-800-477-2809 1-800-477-2810 1-800-477-2811 1-800-477-2812 1-800-477-2813 1-800-477-2814 1-800-477-2815 1-800-477-2816 1-800-477-2817 1-800-477-2818 1-800-477-2819 1-800-477-2820 1-800-477-2821 1-800-477-2822 1-800-477-2823 1-800-477-2824 1-800-477-2825 1-800-477-2826 1-800-477-2827 1-800-477-2828 1-800-477-2829 1-800-477-2830 1-800-477-2831 1-800-477-2832 1-800-477-2833 1-800-477-2834 1-800-477-2835 1-800-477-2836 1-800-477-2837 1-800-477-2838 1-800-477-2839 1-800-477-2840 1-800-477-2841 1-800-477-2842 1-800-477-2843 1-800-477-2844 1-800-477-2845 1-800-477-2846 1-800-477-2847 1-800-477-2848 1-800-477-2849 1-800-477-2850 1-800-477-2851 1-800-477-2852 1-800-477-2853 1-800-477-2854 1-800-477-2855 1-800-477-2856 1-800
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A Division of J.D. Barnes Limited
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www.cudde.com

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NEEDS TO TRIMM SHOP EXTRA
FOR COMPLETE TRIM LAYOUT
AND RECONSTRUCTION

REFER TO JOINT MANUFACTURERS
SPECIFICATIONS FOR ALL
TECHNICAL DETAILS & INFO.

ACTUAL TRIM GRADES MAY VARY
DEPENDING ON LOT CONDITIONS
(REFER TO GRADING PLANS)

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IN MORE THAN 3'-0"

Contractor will check all dimensions on the work and report any discrepancy to the Architect/Engineer's representative before proceeding. Coordination shall continue to the appropriate Construction Management and/or Construction Administration meeting. The Architect/Engineer's representative shall be notified of any discrepancy before proceeding with work.

Then drawing is not to be scaled.

Issued for Construction: _____
 Signature: PETER DEL GROSSO
 Date: _____

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PROJECT:

PROPOSED SEMI
24 RAINBOW DRIVE
WOODBRIDGE, ONTARIO

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST
67 Elmbrook Crescent
Etobicoke, Ontario M9C 5C7
T: 416 453 9985
e-mail: psardel@pdaldesign.ca
www.pdaldesign.ca

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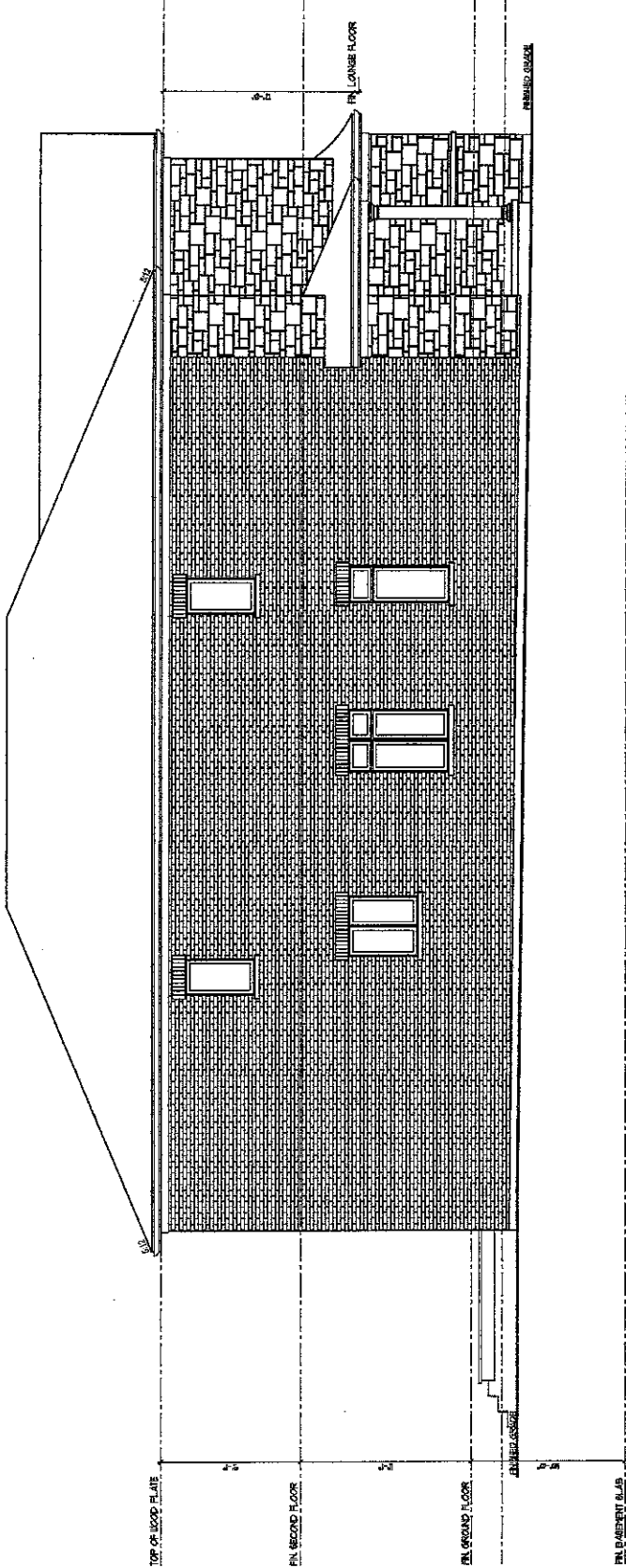
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on this attached

Required unitase design is axiomatic under
 D-Melon C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20587
REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code



DRAWING No.	A-6
DATE	2688 SQ.FT.
SCALE	3/16" = 1'-0"
DRAWN BY	PDG
DATE	JULY 2/19
PROJECT No.	19-19



LEFT SIDE
ELEVATION

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Prior to the appearance of proposed drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.

All drawings, specifications and related documents are the copyright property of Polier Del Grosso OJA 2493572 Dublin Inc. and must be retained upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Polier Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless aligned by the Architectural Technologist.

Insured for Construction

PETER DEL GROSSO

பெயர்:

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DRAWING TITLE:

REAR ELEVATION

PROJECT:

PROPOSED SEMI

24 RAINBOW DRIVE
WOODBIDGE, ONTARIO

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

87 Elmbrook Crescent
Etobicoke, Ontario M9C 5C7
T: 416 453 9985
e-mail: peterd@pdcdesign.ca
www.pcdesign.ca

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and means the requirements set out in the Ontario Building Code to design the work shown on the attached drawings.

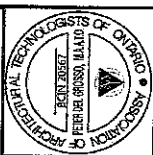
QUALIFICATION INFORMATION

Required unless design to exempt under
Division G, Subsection 3.25 of The Building C

REGISTRATION INFORMATION

Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PIRELLA GÖTTSCHE LOWE



DRAWING No.:

**REAR
ELEVATION**

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AREA:	2668 SQ.FT.
SCALE:	3/16" = 1'-0"
DRAWN BY:	PDG
DATE:	JULY 2/19
PROJECT NO.:	18-19

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

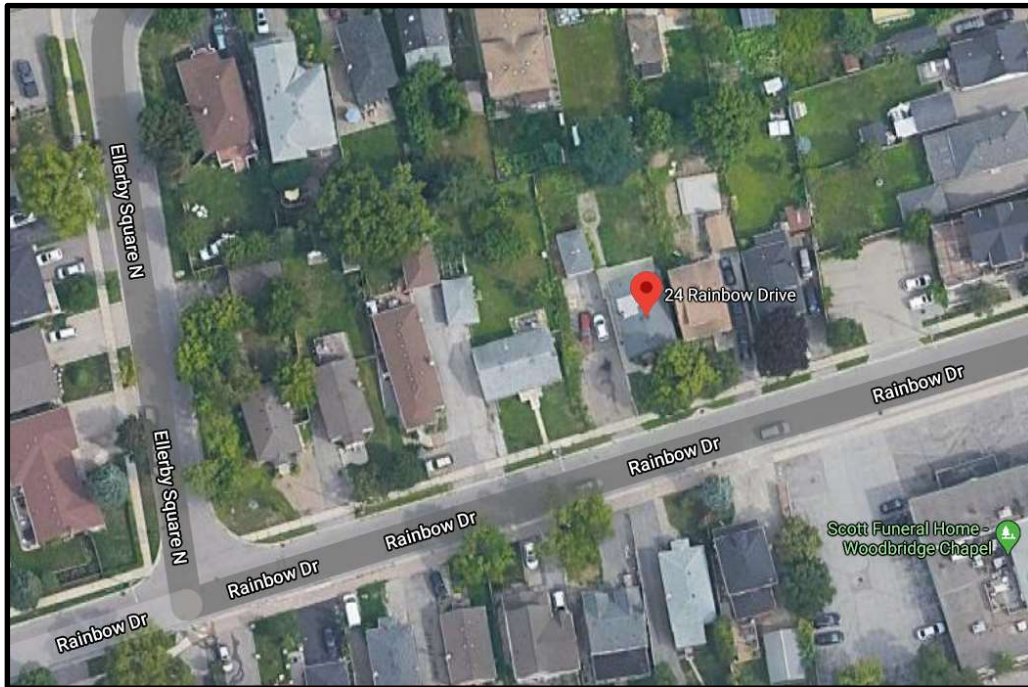
Planning Justification Brief (Applicant)

B037/19
A169/19
A170/19



Land Development | Land Use Planning | Project Management | Government Relations

PLANNING JUSTIFICATION REPORT



Proposed Consent Application & Minor Variance Applications

Consent Application (*B-037/19*) & Minor Variance Applications (*A-169/19* & *A-170/19*)

24 Rainbow Drive

City of Vaughan, Regional Municipality of York

June 2020

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FIGURE 5: REGION OF YORK OFFICIAL PLAN, REGIONAL STRUCTURE MAP	Page 18
FIGURE 6: CITY OF VAUGHAN OFFICIAL PLAN, SCHEDULE 1	Page 21
FIGURE 7: CITY OF VAUGHAN OFFICIAL PLAN, SCHEDULE 13	Page 21
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FIGURE 10: ZONING MAP	Page 30

1.0 INTRODUCTION, SITE LOCATION & SITE DESCRIPTION

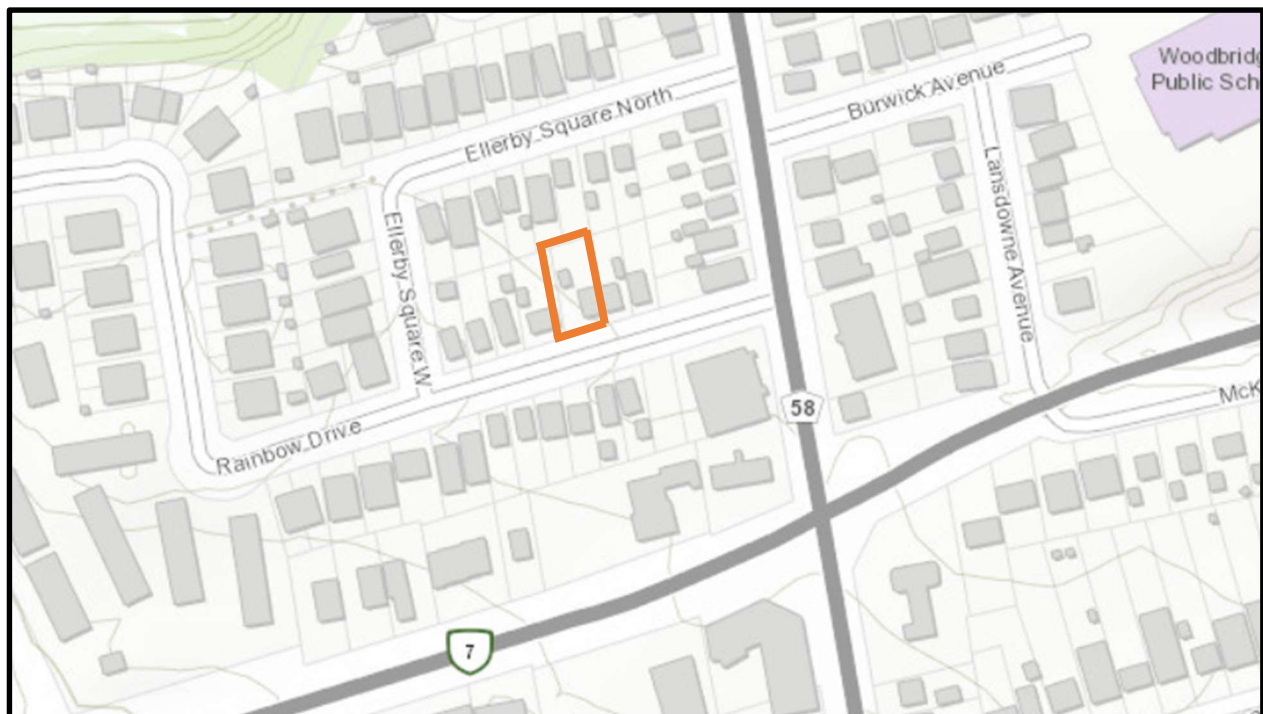
The following Planning Justification Report has been prepared in support of a proposed Consent Application (B-037/19) and associated Minor Variance Applications (A-169/19 & A-170/19).

The proposed Consent Application seeks to create a New Lot and Retain a Lot.

The proposed Minor Variance Applications are required to facilitate the proposed Consent Application as it pertains to Minimum Lot Frontage and Minimum Lot Area.

The lands subject to the proposed Consent and Minor Variance Applications are municipally addressed as 24 Rainbow Drive and legally described as Lot 40 and Part of Lot 41, Registered Plan No. 2073, City of Vaughan, Regional Municipality of York (“Subject Lands”).

Figure 1: Site Location, 24 Rainbow Drive, Vaughan, Ontario

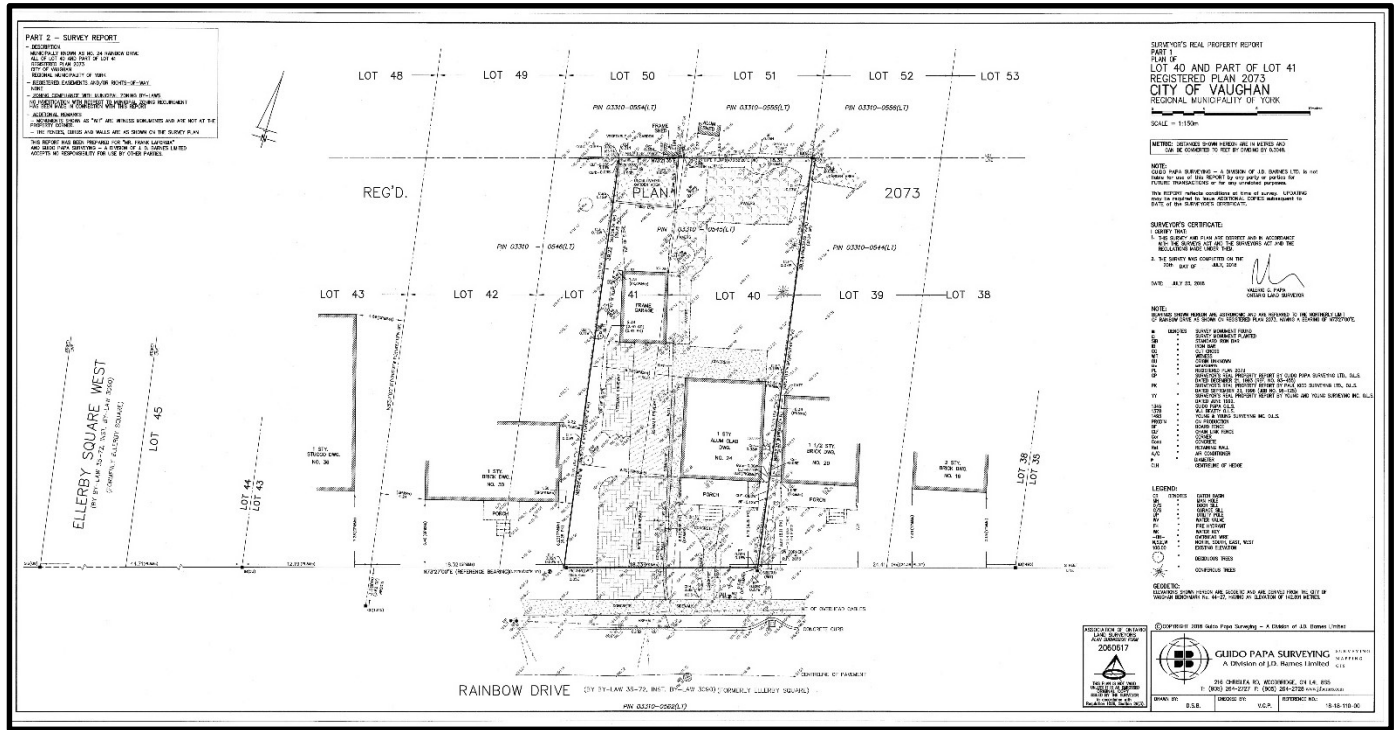


Source: Esri Canada

The Subject Lands are 712.29 Square Metres in Lot Area and front onto Rainbow Drive, a municipal road with existing municipal services including water and wastewater services.

The Subject Lands have existing structures including an existing one storey Single Detached Dwelling, one storey Garage and Shed . All existing structures are proposed to be demolished to permit the construction of one storey Single Detached Dwellings, on the proposed New Lot and Retained Lot.

Figure 2: Plan of Survey



Source: Guido Papa Surveying, J.D. Barnes Limited

2.0 EXISTING NEIGHBOURHOOD ANALYSIS

The location of the Subject Lands is within the Woodbridge community area, in proximity to several nearby commercial and institutional uses. The Subject Lands are also in proximity to the *Woodbridge Heritage Conservation District*.

The Subject Lands are accessible, well served by existing transportation services and an established road network including being immediately west of Kipling Avenue, a Major Collector road and just north of Highway 7, a Major Arterial road and Regional Corridor. Existing transit services include York Region Transit (*Viva Orange*) services along Highway 7, providing both weekday and weekend services.

In assessing the appropriateness of the proposed Consent and Minor Variance Applications, the surrounding land use context must be considered. Existing land uses surrounding the Subject Lands include:

North: Existing low-density residential in the form of Single Detached Dwellings about the Subject Lands. Existing low-density residential uses, mid-rise residential, commercial uses and the Toronto District Christian High School are located further north at the intersection of Kipling Avenue and Woodbridge Avenue.

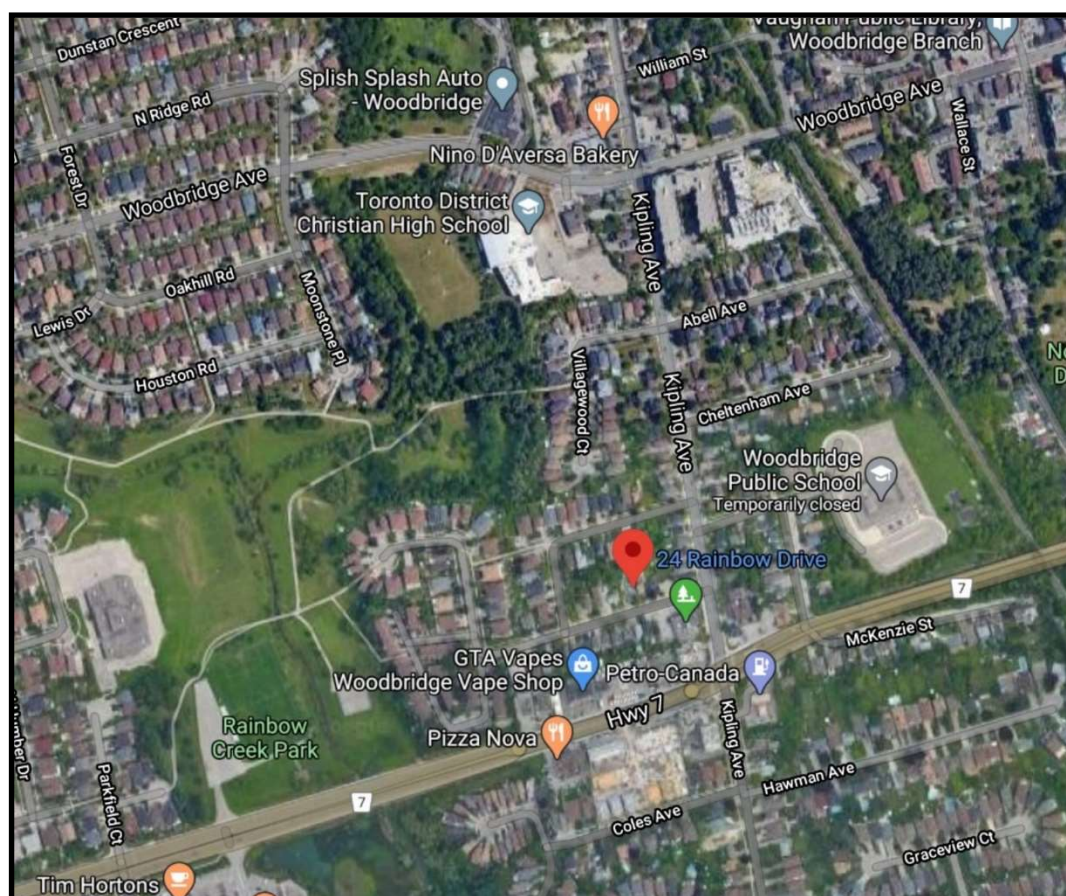
East: Existing low-density residential Single Detached Dwellings about the Subject Lands. Existing low-density residential Single Detached Dwellings, home occupations, commercial uses and Woodbridge Public School are located east of Kipling Avenue.

South: Existing low-density residential Single Detached Dwellings about the Subject Lands. A funeral home is located at the southwest quadrant of Rainbow Drive and Kipling Avenue including several commercial uses, high density residential and medium density residential uses located along Highway 7.

West: Existing low-density residential Single Detached Dwellings about the Subject Lands. Townhome Dwellings, Semi Detached Dwellings, Rainbow Creek Park and St. Peter Catholic Elementary School are located west of Rainbow Drive.

The surrounding land use context is in keeping with a vibrant neighbourhood character, generally consisting of mix of land uses, a wide range of lot sizes, dwelling types and direct access to a mix of uses and services located along Kipling Avenue, Woodbridge Avenue and Highway 7.

Figure 3: Surrounding Land Use Context



Source: CNES/Airbus, First Base Solutions, Maxar Technologies, Map data 2020

3.0 DESCRIPTION OF PLANNING ACT APPLICATIONS

As mentioned, in accordance with the *Planning Act, R.S.O. 1990, c. P.13* a Consent Application (B-037/19) and Minor Variance Applications (A-169/19 & A-170/19) have been filed with the City of Vaughan Committee of Adjustment (“*Planning Applications*”).

The purpose and relief sought by the Planning Applications are described as follows:

- i. Consent Application B-037/19: Create a New Lot with a 9.17 metre Lot Frontage, 39.22 metre Lot Depth and 356.08 Square Metres Lot Area. The Retained Lot will
- ii. have a 9.17 metre Lot Frontage, 39.23 metre Lot Depth and 356.21 Square Metres Lot Area.
- iii. Minor Variance Application A-169/19: To permit a Single Detached Dwelling on the proposed New Lot with a minimum Lot Area of 356.08 Square Metres and minimum Lot Frontage of 9.17 Metres whereas the Zoning By-law requires a minimum Lot Area of 360 Square Metres and minimum Lot Frontage of 12 Metres.
- iv. Minor Variance Application A-170/19: To permit a Single Detached Dwelling on the Retained Lot with a minimum Lot Area of 356.21 Square Metres and minimum Lot Frontage of 9.17 Metres whereas the Zoning By-law requires a minimum Lot Area of 360 Square Metres and minimum Lot Frontage of 12 Metres.

The Planning Applications, if approved, will result in permissions for the construction of two (2) Single Detached Dwellings, both proposed to have two storeys in height with individual vehicle driveways.

3.1 Supporting Studies

In support of the Planning Applications, a Tree Inventory and Preservation Plan were prepared by Thomson Watson Consulting Arborists Inc.

A Tree inspection was carried out on June 1st, 2020, which assessed existing trees on the municipal boulevard and private trees with diameters of 20 cm or more, located on the Subject Lands or within 5 metres of the proposed construction activity.

A total of three (3) trees were inventoried including a Sugar Maple (*Acer Saccharum*) located on the municipal boulevard in front of 20 Rainbow Drive, a Black Locust (*Robinia Pseudoacacia*) located in the rear yard at the north property line of the Subject Lands and a Cherry tree (*Prunus Sp.*) located in the rear yard of 30 Rainbow Drive, which will be protected by the existing property line fence. The Sugar Maple and Black Locust will require Tree Protection Zones during construction activities, in accordance with the proposed Tree Preservation Plan and a Private Property Tree Removal & Protection Permit Application, in accordance with City of Vaughan By-law No. 185-2007 will be applied for.

The PPS seeks to provide appropriate development by means of protecting resources, public health and safety including promoting the quality of the natural and built environment through support of improved, managed, effective and efficient land use planning.

Section 1.0 of the PPS focuses on building “Strong Healthy Communities” and this section is applicable to analyzing the Planning Applications, in that, efficient land use and development patterns support sustainability including strong, liveable, healthy and resilient communities, protection of the environment, public health and safety while facilitating economic growth.

Specifically, Section 1.1.1 outlines sustainability measures for healthy, liveable and safe communities, as follows:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.*

The above PPS policies generally intend to ensure healthy, liveable and safe communities through efficient, integrated and accessible land use planning.

The promotion of integrated land use planning seeks to achieve cost-effective development patterns, in part, through intensification.

The PPS defines “Intensification” as follows:

means the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings.

Intensification is focused within settlement areas, in accordance with Section 1.1.2 of the PPS which states:

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

Ensuring appropriate growth within a settlement area is a policy objective of the PPS. In this regard, Section 1.1.3 states:

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

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

- a) efficiently use land and resources;*
- b) 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;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.1.3.7 Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

c) in prime agricultural areas:

1. the lands do not comprise specialty crop areas;

2. alternative locations have been evaluated, and

i. there are no reasonable alternatives which avoid prime agricultural areas; and

ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and

e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or

development proposal. 1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:

- a) there would be no net increase in land within the settlement areas;*
- b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;*
- c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and*
- d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.*

Being within a settlement area, the proposed Planning Applications propose a form of intensification on the Subject Lands, by means of making use of an underutilized lot, within a previously developed area, through infill development.

The PPS contains housing policies which seek to ensure an appropriate range and mix of housing options and densities.

Specifically, Section 1.4.3 states:

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities; b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) 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;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The above section of the PPS seeks to ensure new housing is properly supported by appropriate levels of infrastructure and public service facilities including transit services and the establishment of development standards for residential intensification.

Section 1.6 of the PPS outlines the infrastructure and public service facility(s) policies to accommodate the same, in an efficient manner, stated as follows:

1.6 Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) available to meet current and projected needs.*

1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.

1.6.3 Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.

1.6.5 Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

The above section of the PPS seeks to coordinate infrastructure and public service facilities planning with land use planning to ensure effective and optimized use of existing infrastructure and public service facilities. This includes transportation planning, as outlined in Section 1.6.7, as follows:

1.6.7 Transportation Systems

1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

1.6.7.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The above section seeks to ensure the efficient use of transportation systems through land use patterns which minimize the number of vehicle trips and support the current and future use of transit and active transportation modes.

The PPS also seeks to address the impacts of climate change, air quality and ensuring energy conservation. Section 1.8 states:

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;*
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*
- d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) maximize vegetation within settlement areas, where feasible.*

The above section seeks to connect the promotion of active transportation, design, transit supportive development to lessening the impacts on climate change, air quality and our use of energy.

The proposed redevelopment of the Subject Lands conforms to the PPS, in that, the proposed creation of a new lot represents an appropriate form of intensification, within an existing settlement area, which will aid housing supply and economic growth. Further, the proposed Planning Applications promote an efficient land use pattern, making use of

existing infrastructure, public service facilities and transportation systems including transit services.

4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

On May 16th, 2019 the Government of Ontario introduced a new, updated Growth Plan for the Greater Golden Horseshoe, which includes updated employment and population growth forecasts to the year 2041.

Generally, the Growth Plan is an initiative to plan for growth and development, in a manner which supports economic prosperity, environmental protection and assists communities in achieving a high quality of life.

All land use planning decisions shall conform with the Growth Plan.

The Subject Lands are located within the Growth Plan Area, forming part of the Delineated Built Boundary of the Growth Plan, which is defined as follows:

The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

The Growth Plan contains policies to accommodate the updated employment and population forecasts, mainly through intensification and through managing growth, in a manner which supports the achievement of complete communities.

In managing new growth, Section 2.2.1 of the Growth Plan provides policies for where and how to grow, as follows:

2.2.1 Managing Growth

- 1. Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4. 2.*
- 2. Forecasted growth to the horizon of this Plan will be allocated based on the following:*
 - a) the vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;*
 - b) growth will be limited in settlement areas that:*
 - i. are rural settlements;*
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. are in the Greenbelt Area;*
 - c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*

- ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities;
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
- e) development will be generally directed away from hazardous lands; and
- f) the establishment of new settlement areas is prohibited.
3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:
- a) establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;
 - b) be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;
 - c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;
 - d) support the environmental and agricultural protection and conservation objectives of this Plan; and
 - e) be implemented through a municipal comprehensive review and, where applicable, include direction to lower-tier municipalities.
4. Applying the policies of this Plan will support the achievement of complete communities that:
- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
 - e) provide for a more compact built form and a vibrant public realm, including public open spaces;
 - f) mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
 - g) integrate green infrastructure and appropriate low impact development.

5. The Minister will establish a methodology for assessing land needs to implement this Plan, including relevant assumptions and other direction as required. This methodology will be used by upper- and single-tier municipalities to assess the quantity of land required to accommodate forecasted growth to the horizon of this Plan.

6. Based on a land needs assessment undertaken in accordance with policy 2.2.1.5, some upper- and single-tier municipalities in the outer ring will determine that they have excess lands. These municipalities will:

- a) determine which lands will be identified as excess lands based on the hierarchy of settlement areas established in accordance with policy 2.2.1.3;*
- b) prohibit development on all excess lands to the horizon of this Plan; and*
- c) where appropriate, use additional tools to reduce the land that is available for development, such as those set out in policies 5.2.8.3 and 5.2.8.4.*

The above section seeks to plan and manage new growth by directing the majority within existing settlement areas, with the intent of achieving complete communities which will provide a mix of land uses, convenient access to services and a more compact built form.

Section 2.2.2 provides policies for Delineated Built Up Areas, which are applicable to the Subject Lands, as follows:

2.2.2 Delineated Built-up Areas

1. By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

- a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and*
- b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.*

2. Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.

3. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
- b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- c) encourage intensification generally throughout the delineated built up area;*

- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
 - e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
 - f) be implemented through official plan policies and designations, updated zoning and other supporting documents.*
- 4. Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.2.1 where it is demonstrated that this target cannot be achieved and that the alternative target will be appropriate given the size, location and capacity of the delineated built-up area.*
- 5. The Minister may permit an alternative to the target established in policy 2.2.2.1. If council does not make a request or the Minister does not permit an alternative target, the target established in policy 2.2.2.1 will apply.*

The above section contains policies to promote intensification growth and require municipal official plans to include minimum intensification targets including strategies to achieve the minimum intensification target throughout Delineated Built-Up Areas.

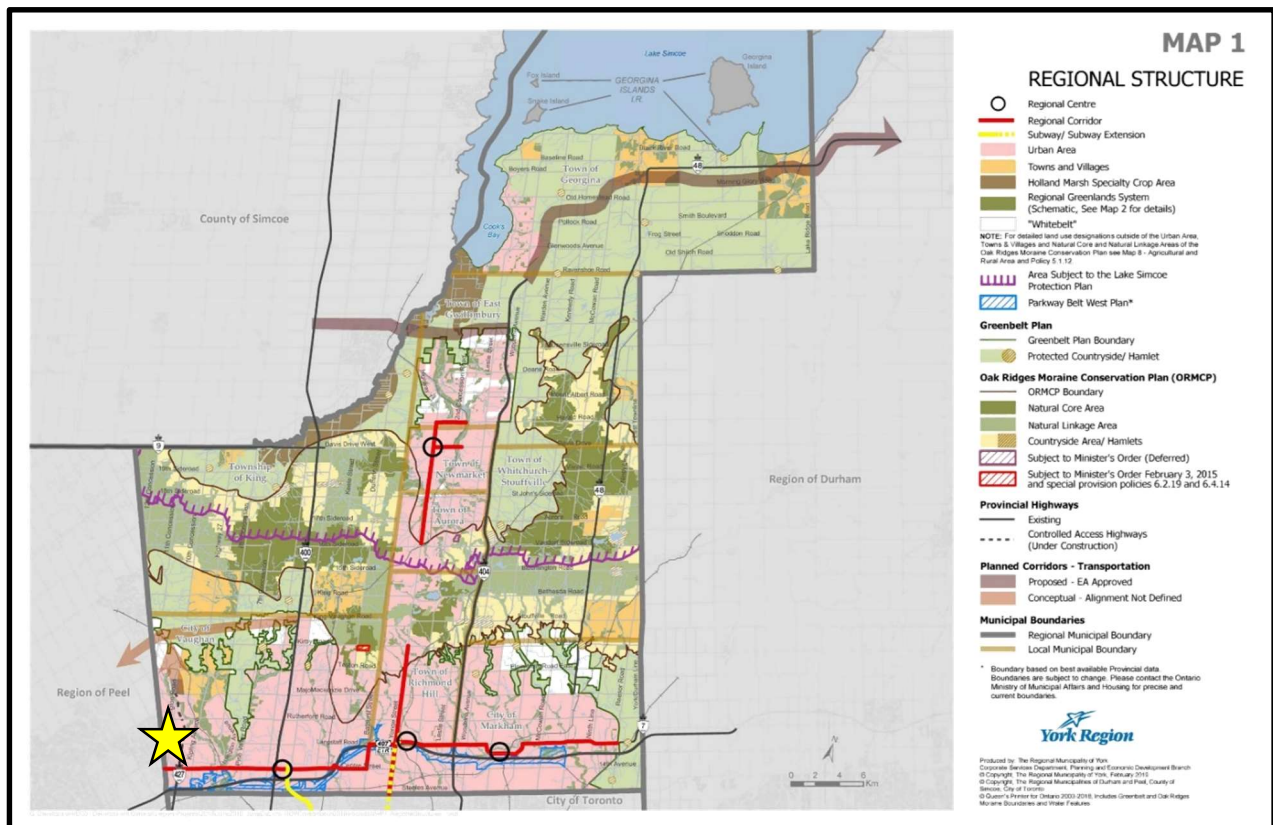
The proposed redevelopment of the Subject Lands conforms to the Growth Plan policies, as the Subject Lands are located within the Built-Up Area, which is intended to accommodate intensification growth through efficient land use patterns. The proposed redevelopment will moderately intensify underutilized land in accordance with the existing community character, with proximity to existing infrastructure, public facilities, municipal services, and transit.

4.3 Region of York Official Plan

The Region of York Official Plan was approved in 2010.

The Subject Lands are designated as “Urban Area” in accordance with Map 1-Regional Structure of the Region of York Official Plan.

Figure 5: Region of York Official Plan, Regional Structure Map



Source: Region of York Official Plan

Located within the Urban Area, the Subject Lands are within an area with available infrastructure and urban services.

Section 3.5 titled, Healthy Communities, of the Official Plan contains the following Objective:

To promote an appropriate mix and range of acceptable housing to meet the needs of residents and workers.

Among the policies aimed to achieve the above Objective, the requirement of local Official Plans and Zoning By-laws to permit housing options within each community is outlined in Section 3.5.4 of the Official Plan, as follows:

3.5.4 To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements

The redevelopment of the Subject Lands will assist the City of Vaughan to achieve an appropriate mix and range of housing through intensification.

In accordance with Section 5 of the Official Plan, the Urban Area will accommodate a significant portion of the planned and forecasted growth in the Region.

Section 5.3 of the Official Plan provides intensification policies including the following policy requiring residential development to occur within the Built-Up Area:

5.3.1 That by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

According to the Official Plan, local municipalities are to plan to meet and/or exceed their respective intensification targets shown in Table 2 of the Official Plan, through intensification strategies including limiting the distance to a transit stop, for residents, within an Urban Area. Policy 5.3.4 states:

5.3.4 That the distance to a transit stop in the Urban Area is within 500 metres (a 5 to 10-minute walk) for 90 per cent of the residents and no more than 200 metres for 50 per cent of residents

The Region's Official Plan also puts forward the Objective of achieving an urban, integrated and connected system of Regional Centres and Corridors. Policy 5.4.1 states:

5.4.1 That the Regional Centres and Corridors, as shown on Map 1, serve a critical role as the primary locations for the most intensive and greatest mix of development within the Region.

The Subject Lands are located in close proximity to a Regional Corridor, being Highway 7, which contains existing transit services, accessible by a 5 to 10-minute walk from the Subject Lands.

Section 7 of the Official Plan contains the Objective of providing transit service which is convenient and accessible to all residents and employees within the Region. Such an Objective is planned to be achieved through strategic investments, development of transit corridors, integration of transit services and integrated community planning aimed at increasing higher transit usage. Section 7.2.25 states:

7.2.25 To achieve higher transit usage by supporting improvements in service, convenient access and good urban design, including the following:
a. minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns. The Region

will plan to provide transit service so that the distance to a transit stop in the Urban Area is within 500 metres of 90 per cent of residents, and within 200 metres of 50 per cent of residents;

b. connecting transit stops directly to sidewalks and adjacent buildings in the Urban Area;

c. providing bus bays, transit shelters and bus loops with sufficient lighting and accessibility features;

d. directing medium-and high-density urban development to rapid transit corridors;

e. creating a system of parking and drop-off facilities for commuters;

f. providing intermodal terminals or hubs;

g. providing transit service on mid-block collectors;

h. giving priority to pedestrian and cycling access to transit through the planning and development approval process;

i. utilizing the York Region Transit-Oriented Development Guidelines and related tools in the review and evaluation of development applications and related studies; and,

j. requiring all new development applications to prepare a mobility plan and demonstrate the proposal's approach to transit.

The proposed redevelopment of the Subject Lands conforms to the general intent of the Region of York Official Plan, as the proposed redevelopment is located within the Urban Area and subject to intensification growth and within a short walking distance to a Regional Corridor and, with existing and planned transit services.

4.4 City of Vaughan Official Plan

The City of Vaughan Official Plan remains partially approved with the office consolidated version dated June 2019. This consolidated version contains policies approved as part of Official Plan Amendment No. 15, an Amendment which seeks to protect the lot frontage, lot area, lot configuration, front yards, exterior side yards and rear yards in large lot neighbourhoods.

The Subject Lands are part of the City's Urban Structure and designated as "Community Areas" with a land use designation of "Low-Rise Residential".

The "Low-Rise Residential" designation is planned to consist of buildings in a low rise form, no greater than three storeys and permits: Residential Units, Detached House, Semi-Detached House, Townhouse, Public and Private Institutional Buildings, Home Occupations, Private Home daycare for a maximum of five (5) children and small-scale convenience retail.

Figure 6: City of Vaughan Official Plan, Schedule 1, Urban Structure Map

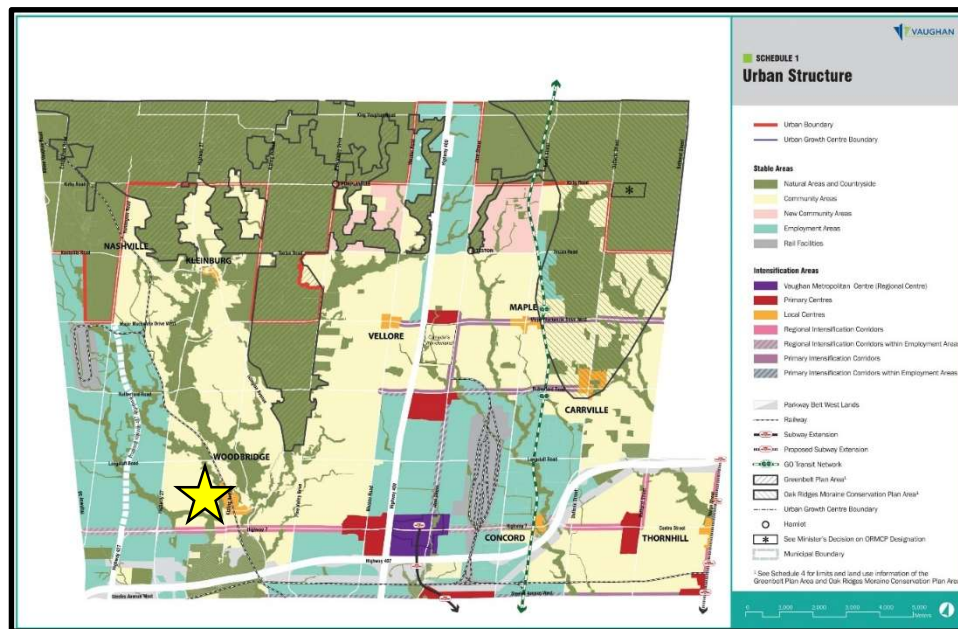
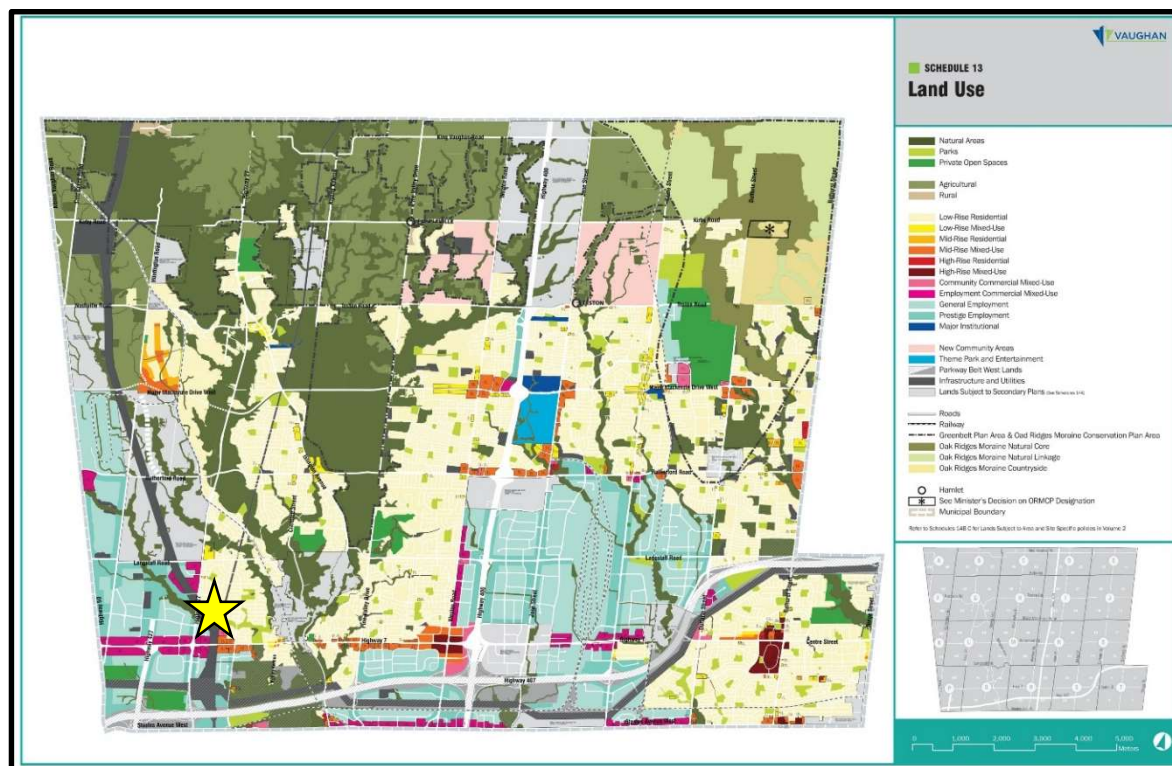


Figure 7: City of Vaughan Official Plan, Schedule 13, Land Use Map



Source: City of Vaughan Official Plan , Office Consolidation June 2019

Being located within “Community Areas” Section 9.1.2.1(a) states:

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

a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;

Being located within Community Areas, Policies 9.1.2.2 to 9.1.2.5 apply and state the following:

9.1.2.2. That in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks;*
- b. the size and configuration of lots;*
- c. the building type of nearby residential properties;*
- d. the orientation of buildings;*
- e. the heights and scale of adjacent and immediately surrounding residential properties;*
- f. the setback of buildings from the street;*
- g. the pattern of rear and side-yard setbacks;*
- h. the presence of mature trees and general landscape character of the streetscape;*
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties*
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.*
- k. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels). (OPA #15)*

The redevelopment of the Subject Lands has been designed to be compatible, respect and reinforce the existing physical character and uses of the surrounding area by means of respecting local pattern of lots, size and configuration of lots including building types, setbacks and orientation of buildings, which are proposed to be in keeping with the existing character of Rainbow Drive which includes varied mix of housing types, lot sizes and lot configurations.

9.1.2.3. Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2. In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;*
- b. Lot area: The area of new lots should be consistent with the size of adjacent lots;*
- c. Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;*
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;*
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;*
- f. Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semidetached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;*
- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;*
- h. Lot coverage: In order to maintain the low-density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law. (OPA #15)*

The Subject Lands are not identified as forming part of the Established Large Lot Neighbourhoods, in accordance with Schedule 1B of the City's Official Plan.

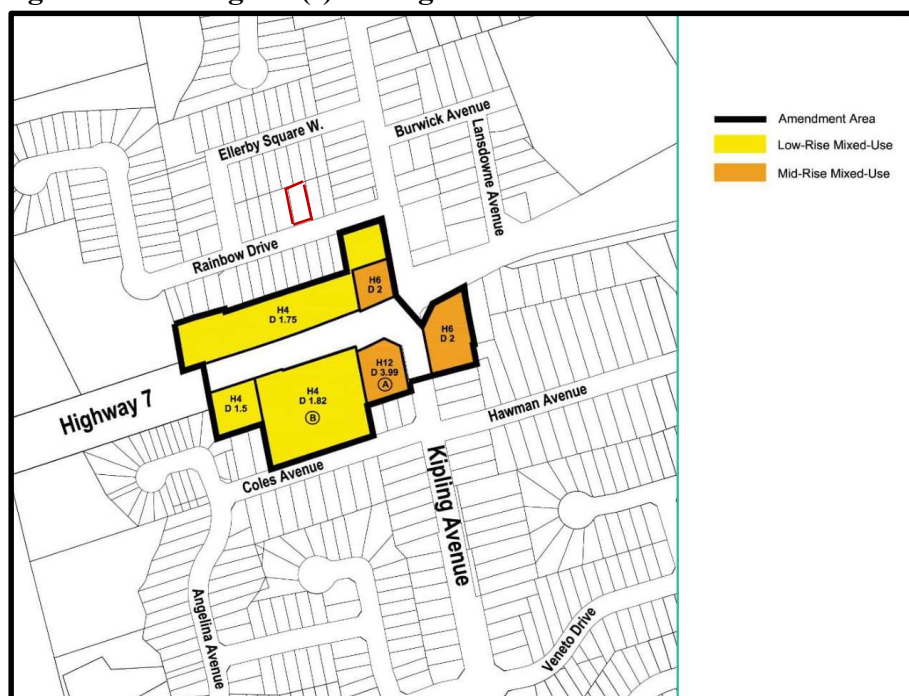
Further, the Subject Lands are located in close proximity to a Local Centre including the Kipling Avenue and Highway 7 Mixed Use Areas. However, the Subject Lands are also located within an established community, adjacent to a heritage district and as such, the above policies should be considered in evaluating the appropriateness of the proposed redevelopment of the Subject Lands.

In reviewing the detailed policies of Section 9.1.2.3, the proposed redevelopment of the Subject Lands seeks to create a New Lot and Retain a Lot, both with Lot Frontages of 9.17 metres and Lot Areas of approximately 356 Square Metres.

Currently, the existing Lot has a Lot Frontage of 18.33 metres and Lot Area of 712.29 Square Metres, being one of the larger Lots on Rainbow Drive and Ellerby Square West.

The proposed Lot Frontages of 9.17 metres each and Lot Areas of approximately 356 Square Metres each is in keeping with the general configuration of existing Lots in the immediate area which contains varied lot sizes including varied housing types. The Subject Lands represent one of the few remaining Lots with sufficient frontage and area to appropriately accommodate the creation of a New Lot, while also maintaining the established character of the area. Further, the proposed Lot Configuration, Front Yards, Rear Yards, Dwelling(s) Type, Building(s) Height, Massing and Lot Coverage are consistent with and maintain the established patterns of the area.

Figure 8: Existing Lot(s) Configuration



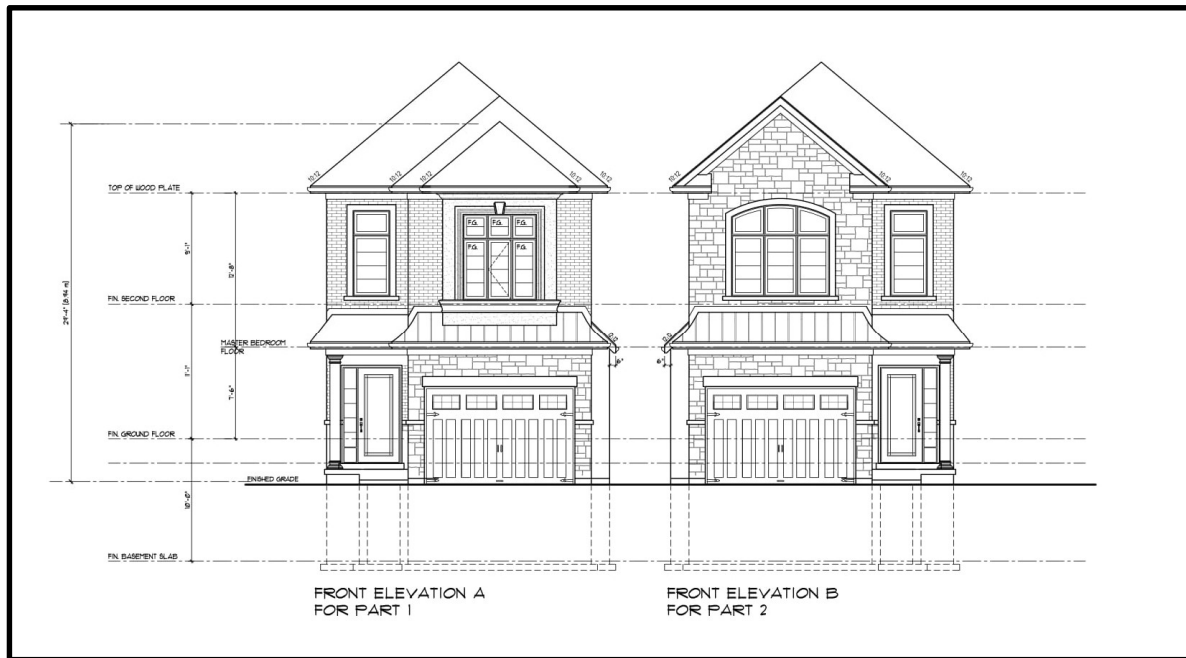
Source: City of Vaughan Official Plan, Office Consolidation June 2019

9.1.2.4. Notwithstanding Policy 9.1.2.3, where a lot or a parcel composed of multiple lots in a designated Low-Rise Residential neighbourhood in an Established Community Area fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited intensification in the form of Semi-detached Houses or Townhouses may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street;*
- b. Parking for units fronting on an Arterial Street shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;*
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;*
- d. The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with minimum setback requirements to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall be consistent with minimum setback requirements;*
- e. The scale and massing of townhouse and semi-detached house developments shall respect the scale and massing of adjacent development and any applicable urban design guidelines;*
- f. Subject to policies 9.1.2.4.a through e. and g., where future intensification on adjacent lots would be appropriate and is anticipated through a Block Plan or Development Concept report, developments shall protect for future street and/or laneway interconnections with the adjacent properties to minimize accesses to the Arterial Street and facilitate the establishment of a rational and efficient street and laneway network over time. Access arrangements on Arterial Streets shall be to the satisfaction of the City and York Region; and*
- g. Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted. (OPA #15)*

The Subject Lands front onto a Local Road with driveway parking which is not encumbered by an easement for shared access with the adjacent lot. It is not proposed to introduce Semi-Detached Dwellings or Townhome Dwellings on the Subject Lands but rather, it is proposed to introduce two storey Single Detached Dwellings on both the New Lot and Retained Lot. Such a dwelling type is consistent with the immediate housing types located in this section of Rainbow Drive and is also consistent with the surrounding area, which includes a range of housing types and lot sizes. The proposed setbacks maintain and respect the existing neighbourhood including the minimum zoning by-law requirements for all setbacks.

Figure 9: Proposed Single Detached Dwellings



Source: Peter Del Grosso, Architectural Technologist

9.1.2.5. Where a new street network and other infrastructure are required to facilitate and service new development in Established Community Areas, the City may require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to ensure an orderly and comprehensive approach to development in the area. Should a Block Plan be required a Block Plan submission will be required in support of a complete application and will address such matters as:

- a. the configuration and design of streets;*
- b. traffic management;*
- c. extensions and connections to existing pedestrian and cycling networks;*
- d. the provision of public and private services and the detailed approach to stormwater management;*
- e. the protection and enhancement of the Natural Heritage Network;*
- f. the precise locations of natural and cultural heritage features of the area;*
- g. the precise location of any parks and open spaces;*
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan;*
- i. phasing of development on the subject site (if applicable) and in the broader area; and*
- j. compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4. (OPA #15)*

The proposed redevelopment of the Subject Lands does not require a Block Plan, a new street network or other infrastructure and will instead make use of the existing and planned street network and other infrastructure including nearby transit services.

With regards to Consent Applications, Section 10 of the Official Plan contains specific implementation policies pertaining to Consent Applications for the creation of new lots, as outlined below. As the Subject Lands are not located within an Agricultural Area, Natural Area or Rural Area, policies 10.1.2.43, 10.1.2.44 and 10.12.45 have been excluded from this analysis.

Consents (Severances)

10.1.2.34. That a consent(s) to sever land may be considered, pursuant to Section 53 of the Planning Act, provided that a Plan of Subdivision is not deemed necessary in accordance with policy 10.1.2.28. 10.1.2.35. That a consent(s) to sever land for the creation of new lots applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.

10.1.2.36. That a consent(s) may be permitted for the following purposes:

- a. the creation of new lots;*
- b. boundary adjustments to existing lots;*
- c. the creation of easements over existing lots; and/or*
- d. to convey additional lands to an adjacent lot, provided a lot smaller than that otherwise permitted by the Zoning By-law is not created.*

10.1.2.37. That authority to grant a consent(s) to sever land is delegated to the Committee of Adjustment.

10.1.2.38. That a lot(s) may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network.

10.1.2.39. As a condition of approval, the City shall enter into an agreement with the applicant establishing conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any Natural Heritage Network components and hydrologically sensitive features on the lot.

10.1.2.40. That a lot shall not be created if it would extend or promote strip development.

10.1.2.41. That a consent(s) shall not be granted for uses that are inconsistent with this Plan. 10.1.2.42. That a consent(s) to sever land in the Urban Area, including the lands designated as Oak Ridges Moraine Settlement Area on Schedule 4, will be considered for the purposes of infilling in an existing Urban Area, but shall not extend the existing Urban Area. Such consent(s) in the Urban Area will be subject to the following:

- a. infilling which economizes the use of urban land without disturbing the existing pattern of development or perpetuating an undesirable pattern of development or prejudicing the layout of future development shall be considered acceptable;*
- b. where a parcel of land is located within an existing settlement or designated by the Official Plan for development, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the*

original parcel, such individual severances from that parcel shall not be permitted but may be considered through an application for a Plan of Subdivision; and

c. where existing developed lots have the potential for redevelopment on a more comprehensive scale, a proposed severance(s) which might block potential points of access or further fragment ownership of these lands, shall not be approved unless such severance is determined to be appropriate following a Council approved comprehensive study of the area such as through a Secondary Plan or Block Plan process

10.1.2.46. That the Committee of Adjustment in assessing each consent application is required to consider the matters set out in Section 51(24) of the Planning Act. In addition to these matters, Council considers the following to apply:

a. in the case of non-conformity of the approval with the Official Plan, no consent shall be granted;

b. in cases where either or both of the subject or retained lands are not in conformity with the approved Zoning By-law, the applicant shall file a Zoning By-law amendment application prior to or concurrently with the consent application, or where the required zoning exceptions to facilitate the severance are minor in nature and maintain the intent of this Plan, a minor variance application. When considering such Zoning By-law Amendment or minor variance applications, Council or the Committee of Adjustment shall have regard for the consent policies of this Plan; and

c. in cases where a Site Plan application is deemed necessary to assess a consent application, the City may defer the consent application until the related Site Plan has been approved by Council.

10.1.2.47. That in addition to matters under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, shall have regard for the following matters in consultation with the appropriate departments and agencies:

a. Compatibility of the proposed size, shape and use of the lot with:

i. the local pattern of lots, streets and blocks;

ii. the size and configuration of existing lots;

iii. the building type of nearby properties;

iv. the heights and scale of nearby properties;

v. the setback of buildings from the street;

vi. the pattern of rear and side-yard setbacks; and

vii. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

b. Access:

i. consent to sever a lot shall be permitted only when both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;

ii. if the proposed lot or remaining parcel has frontage on a Provincial Highway, any consent shall be subject to the requirements of the Ministry of Transportation. If the

proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of appropriate Regional or City authorities. Consent shall be conditional on the dedication of required road widenings, free of all costs and encumbrances, approval of access driveway locations or other requirements, to the satisfaction of the appropriate authorities;

In reviewing the Official Plan Consent policies outlined above, the proposed redevelopment of the Subject Lands conforms to said Official Plan policies, in that:

- i. Redevelopment of the Subject Lands does not necessitate a Plan of Subdivision and the Consent Application seeks to create a New Lot and to Retain a Lot.
- ii. There is sufficient net developable area for both the New Lot and the Retained Lot to accommodate the proposed Single Detached Dwellings on the Subject Lands.
- iii. The proposed redevelopment of the Subject Lands would not promote strip development and the proposed Single Detached Dwellings are permitted structures in accordance with the Subject Land's applicable Official Plan designation and applicable Zoning By-law regulations.
- iv. The proposed redevelopment of the Subject Lands is compatible with the existing size, building type, lot configuration, setbacks, building height and scale of nearby properties.
- v. The Subject Lands front onto an assumed public street (*e.g. Rainbow Drive*) and access is accommodated with individual driveways. The Subject Lands are not located at an intersection requiring a daylight triangle and a 0.3 metre reserve is not required.
- vi. The Subject Lands are serviced with full municipal services.
- vii. The Subject Lands are not subject to flooding, wind or water erosion, characterized by steep slopes, groundwater recharge, valuable wildlife or fish habitat, mature tree stands or within an area of high aggregate potential.
- viii. The proposed Consent does not require any capital, public expenditure to extend a major service or facility.

The proposed redevelopment of the Subject Lands entailing the creation of a New Lot and retention of a Lot for the purposes of constructing two storey Single Detached Dwellings conforms with the City of Vaughan Official Plan including the policies arising from Official Plan Amendment No. 15 and the Consent policies contained in Section 10 of the Official Plan. The proposed redevelopment of the Subject Lands will respect the lot sizes,

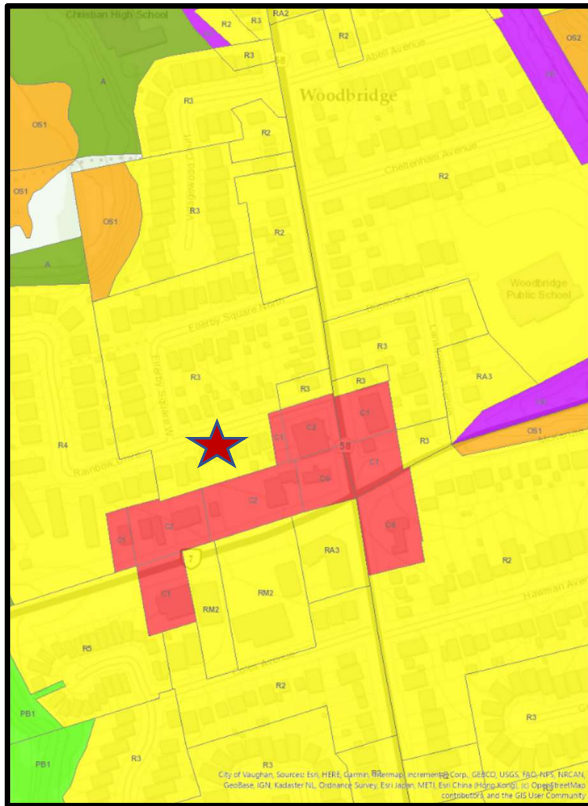
configuration and pattern of the existing neighbourhood including the existing building heights, scale, setbacks, built form and will be compatible and enhance the character of the existing and surrounding neighbourhood. Further, the proposed Consent makes use of an underutilized lot with sufficient net developable area to accommodate the proposed Single Detached Dwellings and will not promote strip development.

4.5 City of Vaughan Zoning By-law No. 1-88

The City of Vaughan Zoning By-law No. 1-888, as amended, controls how land is used including building heights, building types, building locations, use of buildings, setbacks, lot sizes, lot dimensions and parking requirements.

The Subject Lands are zoned 'R3' in accordance with the Zoning By-law.

Figure 10: Zoning Map



Source: City of Vaughan Zoning By-law No. 1-88, as amended

Within an 'R3' Zone a Single Detached Dwelling is a permitted use along with other permitted uses including Home Occupation, Private Home Day Care, Private Home Tutoring, Church, Community Centre, Public School including a Day Nursery operating within the school, Private School, Public Library and Model Home.

The following zoning regulations apply to a Single Detached Dwelling within a 'R3' Zone:

- i. Minimum Lot Frontage: 12 metres;
- ii. Minimum Lot Area: 360 Square metres;
- iii. Minimum Front Yard: 4.5 metres;
- iv. Minimum Rear Yard: 7.5 metres;
- v. Minimum Interior Side Yard: 1.2 metres;
- vi. Minimum Exterior Side Yard: 4.5 metres;
- vii. Maximum Lot Coverage: 40 %
- viii. Maximum Building Height: 9.5 metres;

The proposed Single Detached Dwellings to be located on the proposed Severed Lot and Retained Lot adhere to the majority of the 'R3' Zone regulations, except for the requirement of a Minimum Lot Frontage of 12 metres and a Minimum Lot Area of 360 Square Metres.

Minor Variance Applications have been applied for to seek relief, from the Zoning By-law for each the severed lot and retained lot, as follows:

Severed Lot (Part 1 on Reference Plan):

- i. Minimum Lot Frontage of 9.17 metres whereas the Zoning By-law requires a Minimum Lot Frontage of 12 metres;
- ii. Minimum Lot Area of 356.08 Square Metres whereas the Zoning By-law requires a Minimum Lot Area of 360 Square Metres;

Retained Lot (Part 2 on Reference Plan):

- i. Minimum Lot Frontage of 9.17 metres whereas the Zoning By-law requires a Minimum Lot Frontage of 12 metres;
- ii. Minimum Lot Area of 356.21 Square Metres whereas the Zoning By-law requires a Minimum Lot Area of 360 Square Metres;

In accordance with Section 45 (1) of the Planning Act, Committee of Adjustment may grant relief from the Zoning By-law, as follows:

45 (1) The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Sched. 21, s. 10 (11).

Any minor variance sought from the Zoning By-law, with respect to land, building or structure and use thereof must be considered desirable for the appropriate development or use of land, building or structure and maintain the general intent of the Official Plan and Zoning By-law.

The proposed redevelopment of the Subject Lands to create a New Lot and Retained Lot for the purposes of constructing two (2) Single Detached Dwellings represents an appropriate development and use of the Subject Lands, in that, the lands are conveniently located with access to existing services including a major road network, municipal services and transit services.

The proposed configuration of the New Lot and Retained Lot including the proposed Single Detached Dwellings are in keeping with the existing lot pattern and building types of the established neighbourhood, maintaining the general intent of the Official Plan.

The proposed lot configuration and Single Detached Dwelling design maintains the general intent of the Zoning By-law including the 'R3' Zone, in that, the majority of the applicable Zone regulations are being adhered to including all required building setbacks, building height and lot coverage.

The requested minor variances, which seek relief from Lot Frontage and Lot Area requirements are minor in nature and will not undermine the general intent of the Zoning By-law or adversely impact the surrounding community, in that, the proposed redevelopment is a compatible land use which respects the character of the surrounding community.

5.0 CONCLUSION

The proposed consent application to create a new lot and retain a lot on the Subject Lands is consistent and conforms to the policies of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of York Official Plan and City of Vaughan Official Plan.

The proposed minor variance applications required to facilitate the proposed creation of a new lot and retained lot are minor in nature, meets the general intent of the Official Plan, the general intent of the Zoning By-law and are appropriate use of the Subject Lands.

Accordingly, it is my professional planning opinion the proposed applications meet the requirements for good land use planning and should be approved.

Prepared By:

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato B.U.R.Pl., M.C.I.P., R.P.P.

Principal

- STORM CONNECTION
--- SANITARY CONNECTION
W- WATER CONNECTION
H- HYDRO CONNECTION
H- DOUBLE CATCH BASIN
C- CATCH BASIN
H- HYDRANT
V- VALVE AND CHAMBER
- ▲ ENTRANCE DOOR LOCATION
▲ GARAGE DOOR LOCATION
* ENGINEERED FILL LOT
○ SANITARY MANHOLE
○ STORM MANHOLE
○ COMMUNITY MAILBOX
○ DOWNSPOUT LOCATION
○ SWALE DIRECTION
- STREET LIGHT
▲ TRANSFORMER
□ CABLE TV PEDESTAL
■ BELL PEDESTAL
H HYDRO METER
G GAS METER
A AIR-CONDITIONING UNIT
H TELECOM. JUNCTION BOX
- F.FLR. FINISHED FLOOR ELEVATION
T.WALL. TOP OF FOUNDATION WALL
F.SLAB. FIN. BASEMENT FLOOR SLAB
U/FTG. UNDERSIDE FOOTING ELEVATION
100.00 PROPOSED BERM
100.00 PROPOSED GRADE
100.00 EXISTING GRADE
SW PROPOSED SWALE GRADE

LEGEND



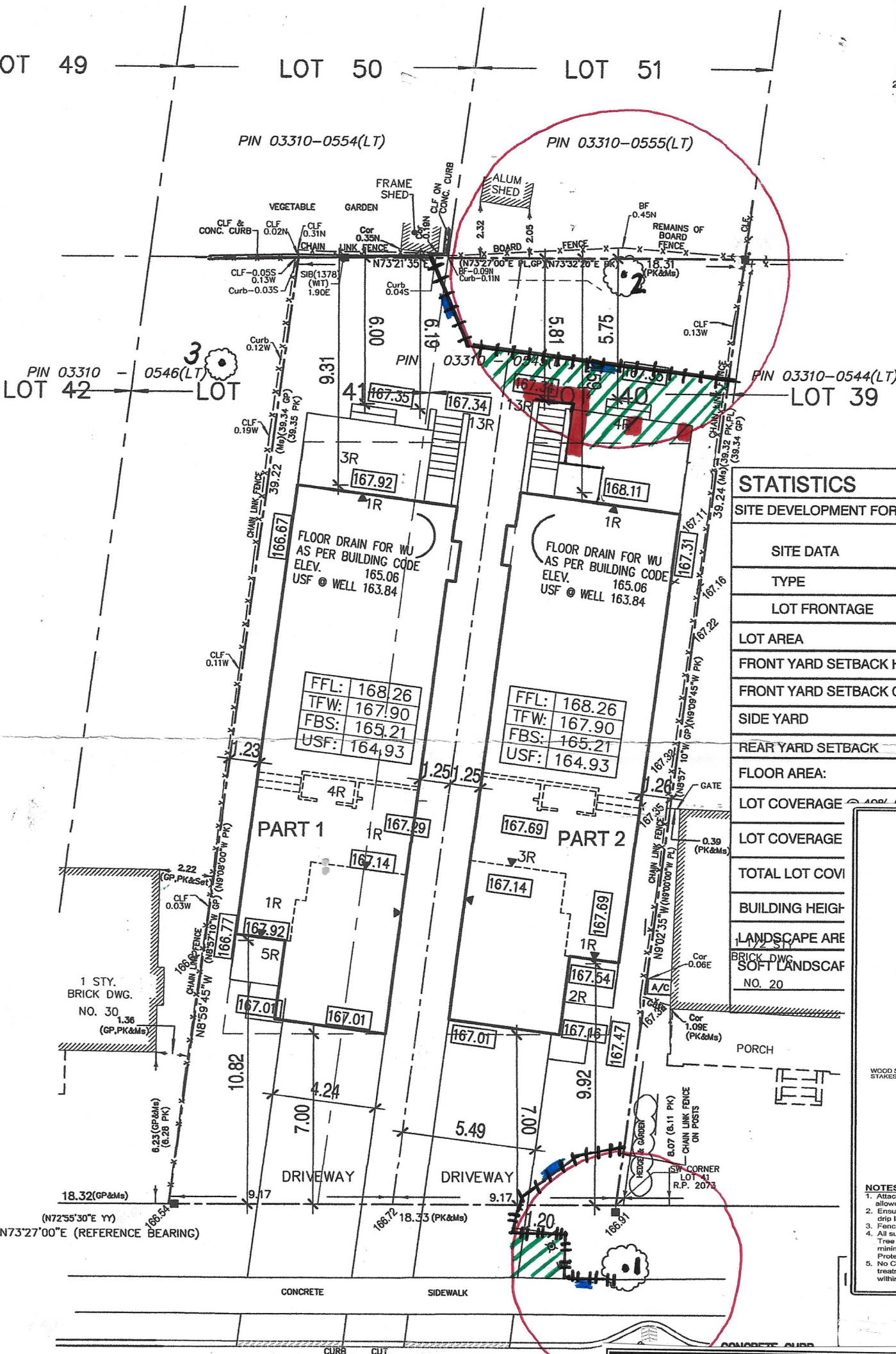
SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 40 AND PART OF LOT 41
REGISTERED PLAN 2073
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

2.0m 0 2.0 10.0metres

LEGEND:

- CB DENOTES CATCH BASIN
MH " MAN HOLE
D/S " DOOR SILL
G/S " GARAGE SILL
UP " UTILITY POLE
WV " WATER VALVE
FH " FIRE HYDRANT
WK " WATER KEY
-OH " OVERHEAD WIRE
N.S.E.W. " NORTH, SOUTH, EAST, WEST
100.00 " EXISTING ELEVATION
○ " DECIDUOUS TREES



STATISTICS

SITE DEVELOPMENT FOR OF LO

SITE DATA

TYPE

LOT FRONTAGE

LOT AREA

FRONT YARD SETBACK HOUSE

FRONT YARD SETBACK GARAG

SIDE YARD

REAR YARD SETBACK

FLOOR AREA:

LOT COVERAGE

LOT COVERAGE

TOTAL LOT COVI

BUILDING HEIG

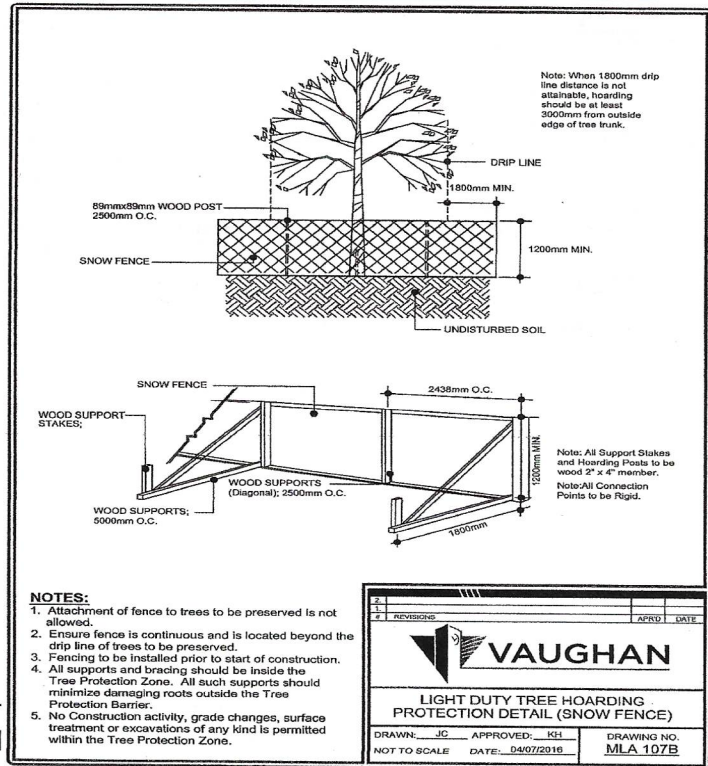
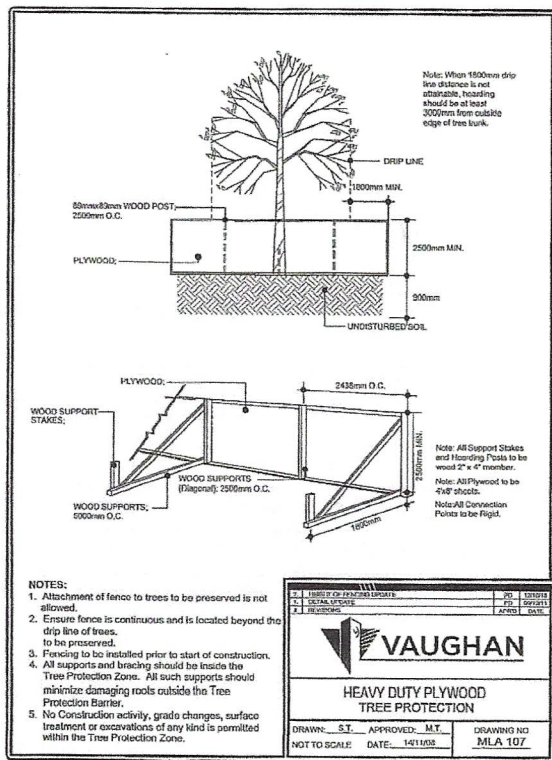
LANDSCAPE ARE

BRICK DWG

SOFT LANDSCAF

NO. 20

PORCH



TREE PRESERVATION PLAN - 24 Rainbow Drive, Vaughan
June 8, 2020

NOTE: This Plan must be reviewed with the Tree Inventory and Preservation Plan

- Tree locations
- Tree Protection Zones
- Tree Protection Fence Locations
- Tree Protection Zone Sign Locations
- Horizontal Protection Board Locations
- Hand Excavation Areas

Thomson Watson Consulting Arborists Inc. 4 Elmvalle Blvd., Stouffville, ON L4A 2Y3

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PETER DEL GROSSO PRIOR TO COMMENCEMENT OF WORK.

PETER DEL GROSSO IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

PETER DEL GROSSO HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF PETER DEL GROSSO. THIS DRAWING IS NOT TO BE SCALED.

24 RAINBOW DRIVE

PROJ. No. 19-24 DATE: AUG. 15/19 SCALE: 1:200

LOT No. 40/41 MUNICIPAL ADDRESS VAUGHAN, ONTARIO

REG. PLAN 2073

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C,
SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C,
SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288



Private Property Tree Removal & Protection

Removal Permit: By-law (185-2007)

CONSTRUCTION OR INFILL APPLICATION

Street Address: _____

CTS No.: _____

OFFICE USE ONLY

To be completed after the application has been reviewed by Parks and Forestry Operations.

Permit Number: _____ Process Receipt Number: _____

Permit Receipt Number: _____

Processing: \$115 Received by: _____ Initiation Date (yy/mm/dd): _____

Fee: \$ Received by: _____ Date (yy/mm/dd): _____

In Lieu of Plant: \$ Denied: _____

Permit Fee: \$ Approved: _____ Method of Payment: _____

Check List:

- ☒ Application (incl. \$115 non-refundable) processing fee
- ☒ Arborist Report:
 - a) Trees to be removed for construction
 - b) Tree Inventory
 - c) Tree replacement plan
 - d) Tree protection plan
- ☐ Copies of landscape plan (2) on a separate 8½ x 11 inch paper, to scale and digitally produced.
- ☒ Two colour pictures required per tree:
 - a) Close up of the tree showing issues
 - b) Picture of whole tree
- ☐ Written consent from neighbour
- ☒ Not a woodlot or part of a woodlot

PLEASE NOTE: The replacement cost is \$550. Once the application has been approved, the fee for the removal of each tree more than 20 centimetres in diameter is \$142.



Private Property Tree Removal Application

The personal information on this form is collected under By-law #185-2007 and will be used for the purposes of this application only. This application may contain personal information as defined under the Municipal Freedom of Information and Protection of Privacy Act. This information is collected under By-law #185-2007. This information will be used to process this application and for administrative purposes related to this by-law. Questions related to the collection of this information should be directed Transportation Services, Parks and Forestry Operations department, 2800 Rutherford Rd., Vaughan, ON L4K 2N9, 905-832-8577.

CONSTRUCTION OR INFILL

APPLICATION INSTRUCTIONS

1. This application is applicable to the injury or destruction of any one (1) or more trees having a tree diameter of twenty (20) centimetres or more measured at base, or any multi-stemmed tree(s) having a combined base diameter of twenty (20) centimetres, unless authorised by permit to do so pursuant to By-law 185-2007.
2. Application form to be completed by applicant. Print **CLEARLY**. A non-refundable processing fee of \$115 to be included at time of submission.
3. Application process is a maximum of 30 working days. Applications involving multiple trees or requiring additional site visits may require additional processing time. Incomplete applications will not be processed resulting in delays and will restart the process initiation time.
4. Municipal address must include street name and number. (911 numbers for rural location)
5. Provide 2 copies of digitally produced plans or drawings of the property showing locations of all trees, including trees(s) to be removed and tree(s) being preserved.
6. Provide a minimum of 2 colour photographs of each tree(s) being removed. Photos are to include a close-up and a photo taken at a distance providing a complete view of the tree.
7. An Arborist Report must be completed by an ISA or MTCU certified Arborist. This report is to include the following:
 - Percentage of total property canopy cover being removed
 - Species of tree(s) being removed
 - Diameter size of the tree(s), in centimeters, measured at the base of the tree and at breast height.
 - Health/Condition of trees being removed
 - Reason for removal
 - Replacement recommendations - if non-hazard tree(s) are planned for removal - please refer to the attached Tree Replacement Requirement guidelines.

Application Number:

8. A removal fee will apply for each tree removed. There is no fee required if the tree is deemed dead, hazardous or dying from EAB.
9. Provide 2 copies of a digitally produced replanting plan or landscape plan, if replanting is required. All tree removals which are not for dead, hazardous or Ash trees will require replanting. Replanting is required to be privately completed within 12 months of permit date. The number of trees to be replanted is determined by the number and size of tree(s) being removed using the following formula:

DIAMETER (Base of Tree Measure)	REPLACEMENT TREES REQUIRED
20cm – 30cm	1
31cm – 40cm	2
41cm – 50cm	3
Over 50cm	4

Once the tree(s) are replanted the applicant is required to contact the City for a final inspection.

10. If applicant does not wish to re-plant the required replacement trees, they may opt to pay for trees to be planted on City lands within the community. A fee for each replacement tree required will be added to the permit cost. Fees collected for trees are to be used for tree planting by the City.
11. If paying by cheque, make cheque payable to: The City of Vaughan, Tree Permit Section.
12. Trees to be preserved require protection. Refer to Appendix A.
13. Provide written authorization from an adjacent property owner where the base of a tree straddles a property line or is completely on the neighbouring property.
14. Provide written authorization from the owner if this application is signed by an applicant other than the owner, or by an agent.
15. Submit this application and supporting documentation to TSPFO department, Joint Operations Centre located at 2800 Rutherford Road, Vaughan ON L4K 2N9.



Private Property Tree Removal Application

CONSTRUCTION OR INFILL: APPLICANT INFORMATION

PLEASE PRINT CLEARLY

MUNICIPAL PROPERTY ADDRESS (Include 911 numbers for rural location):

24 Rainbow Drive

STREET NUMBER AND NAME

APPLICANT / AGENT NAME:

MAILING ADDRESS:

STREET NUMBER AND NAME

CITY

POSTAL CODE

TELEPHONE:

HOME

WORK

EMAIL ADDRESS:

FAX:

NAME OF REGISTERED HOMEOWNER (if different from above):

PHONE NUMBER OF REGISTERED HOMEOWNER:

MAILING ADDRESS OF HOMEOWNER (if different from above):

EXISTING LAND USE:

PROVIDE THE FILE NUMBER OF ANY TYPES OF CURRENTLY SUBMITTED DEVELOPMENT APPLICATIONS:

No Current Applications:

Driveway Widening / Curb Cut:

Official Plan / Rezoning

Subdivision:

Building Permit:

Site Plan:

Pool Permit:

Committee Of Adjustment:

Land Division:

Topsoil Removal Permit:

Are the tree(s) located on neighbouring property line resulting in the joint ownership of the tree(s).

☐ Yes☒ No☐ Private☐ Public

If 'Yes', authorization for work is required from the owner (co-owner) of the neighbouring tree.

For tree(s) co-owned with the City of fully on City property, a City of Vaughan Tree Valuation will be required for payment.

Number of trees being injured or removed: **one private tree injured, one municipal tree injured**

How many replacement trees are required (non-hazard tree removal)?:

0

A digitally produced site plan or drawing of the subject property is required and must include the following information:

- a) The location of the tree(s) you wish to injure or remove and the distance of the trees to the property lines and/or buildings.
- b) The location of any buildings on the property.
- c) The dimensions of the property and location of the streets.
- d) The location and size of trees being protected.
- e) The proposed locations of protective hoarding, including written Tree Protection Zones (TPZ).
- f) The proposed location for replacement tree(s).
- g) Other natural features on the property such as slopes and creeks.

This information must be supported by an Arborist Report completed by an ISA or MTCU certified arborist and approved by a TSPFO Manager.

DECLARATION

I hereby declare that the statements made by me upon this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent off this application and authorize City of Vaughan staff to enter the property for inspection purposes for processing this application.

Signed at the City of Vaughan this _____ day of _____, 20_____

SIGNATURE OF APPLICANT: _____

PLEASE PRINT NAME: _____



Replacement Tree Requirements

Replacement Trees are required as a condition of all individual Tree Removals. This does not apply to Woodlots, Ravine Edge Restoration plans, and City owned lands (such as parks and open spaces lands).

The number of replacement trees required will be determined by the diameter at the base of the removed tree, as outlined in the following chart:

Base Diameter of Tree to be Cut or Removed	Number of Replacement Trees Required
20 cm to 30 cm	1
31 cm to 40 cm	2
41 cm to 50 cm	3
51 cm or greater	4

The scaled tree replacement ratio acknowledges the increased environmental and community benefits provided by larger trees and enables a more rapid recovery of those benefits after a permitted tree removal.

The City specifies whether the replacement tree(s) be deciduous or coniferous. Replacement trees must be:

1. For evergreen (coniferous) trees, at least 200 cm (6.5 ft) tall.
2. For leafy (deciduous) trees, have a caliper of at least 50 mm (2 in).
3. If fruit trees or small statured trees are desired, you must plant two trees for each regular replacement.
4. Planted within one year of the issuance of the tree removal permit.
5. Not a shrub, trees for the purpose of hedging, or of a low growing variety.
6. Not an invasive species.
7. Shall meet the highest horticultural standards of the Canadian Nursery Trades Association with respect to grading and quality and shall be in strict accordance with the approved Plant List and Specifications.
8. Installed as per City approved details and standards.

If removing fruit bearing and/or small statured trees, replacement trees may be of similar species at a 1 to 1 ratio.

Replacement tree species are to be selected by the project arborist from a list available from the City, or as recommended by the arborist subject to City approval. The City encourages replacement trees that are of a species that will not block desired views or otherwise negatively impact neighbouring properties.

CASH-IN-LIEU CONTRIBUTION

In instances where more replacement trees are required than can reasonably be accommodated on the development site, a 'cash-in-lieu' payment may be made to the *Forestry Tree Reserve Fund (Account #6810001.3550.03)* to fund tree planting on city owned properties in the same community.

NOTE: 'Cash-in-lieu' payments can only be made if all the required replacement trees cannot be planted on the development site; City Staff will determine if the site can or cannot accommodate all of the required replacement trees and if a 'Cash-in-lieu' payment is appropriate in each case. Please refer to the front of this application for current replacement costs associated with the amount of the security for the provision and maintenance of replacement trees or cash-in-lieu of planting replacement trees.

Please note that the replacement cost for deciduous and coniferous trees will be reviewed annually every spring.



APPENDIX A:

Tree Protection Plan Information

Two tree protection devices must be in place and approved by Vaughan Forestry before a Private Tree Application will be approved. These devices are:

- A Tree Protection Plan,
- Hoarding must be installed

TREE PROTECTION PLAN

- Tree Protection Plans are to include a description of tree protective measures (e.g. hand digging, compaction reduction plans, hoarding installations, etc.)
- Trees being protected are to be shown on all plans.
- Tree protection hoarding locations must be shown along with Tree Protection Zones (TPZ).
- TPZ distances from trees are shown in Table 1
- Areas within the TPZ are considered "no touch areas". Grading, excavation, machinery access and material storage are prohibited within "no touch areas".
- Machinery access and storage sites must be shown on plans.
- If access is required through TPZ areas, a compaction reduction plan is required as part of the report. The compaction reduction plan is to include materials and installation techniques to be employed, along with post construction treatments.

Table 1 - Tree Protection Distances

Trunk Diameter (DBH)	Minimum Protection Distances Required	
	City Owned and Private Trees ⁱⁱ	Trees in Naturalized Areas <i>Whichever of the two is greater</i>
<10 cm	1.2 m	The drip line or 1.2 m
10 – 20 ^{iv} cm	1.2 m	The drip line ⁱⁱⁱ or 1.2 m
21 – 30 cm	1.8 m	The drip line or 3.6 m
31 – 40 cm	2.4 m	The drip line or 4.8 m
41 – 50 cm	3.0 m	The drip line or 6.0 m
51 – 60 cm	3.6 m	The drip line or 7.2 m
61 – 70 cm	4.2 m	The drip line or 8.4 m
71 – 80 cm	4.8 m	The drip line or 9.6 m
81 – 90 cm	5.4 m	The drip line or 10.8 m
91 – 100 cm	6.0 m	The drip line or 12.0 m
> 101 cm	6 cm protection for each 1 cm diameter	12 cm protection for each 1 cm diameter or the drip line ^v

ⁱ Diameter at breast height (DBH) is the measurement of the tree trunk taken at 1.4 metres above ground level.

ⁱⁱ Tree Protection Zone distances are to be measured from the outside edge of the tree base.

ⁱⁱⁱ The drip line is defined as the area beneath the outer most branch tips of a tree.

^{iv} Base diameter (20 cm) at which trees qualify for protection under the private tree by-law.

^v Converted from the ISA Arborists' Certification Study Guide, general guideline for tree protection barriers of 30.4 cm of diameter from the trunk for each 1 cm of trunk diameter.

HOARDING

There are two types of hoarding: Standard hoarding, used in most cases (see detail at Figure 1), and a light hoarding (see detail at Figure 2), to be used only:

1. Where traffic site lines will be blocked,
2. Where hoarding is protecting naturalized areas and woodlots.

Figure 1 - Standard Hoarding Detail

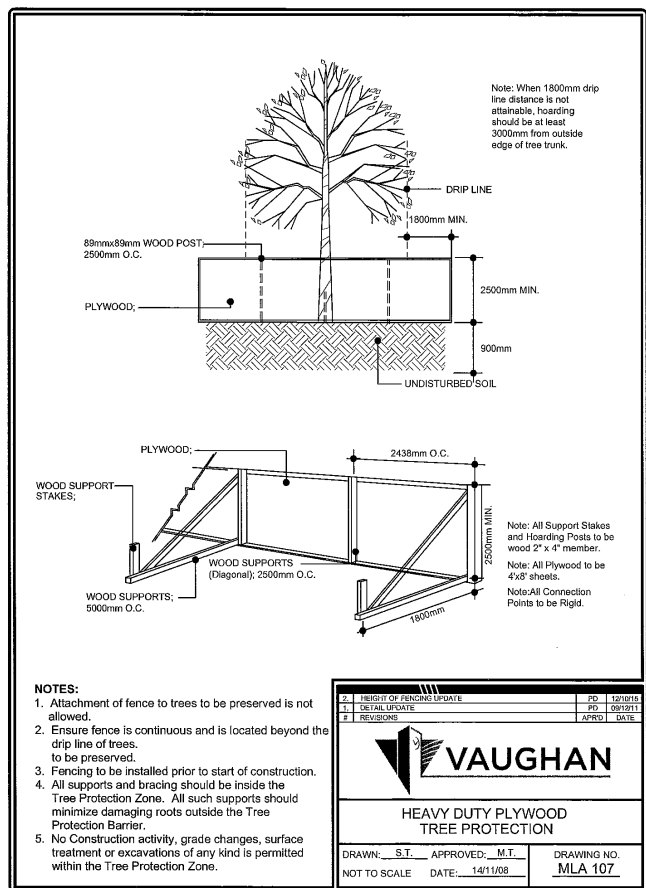
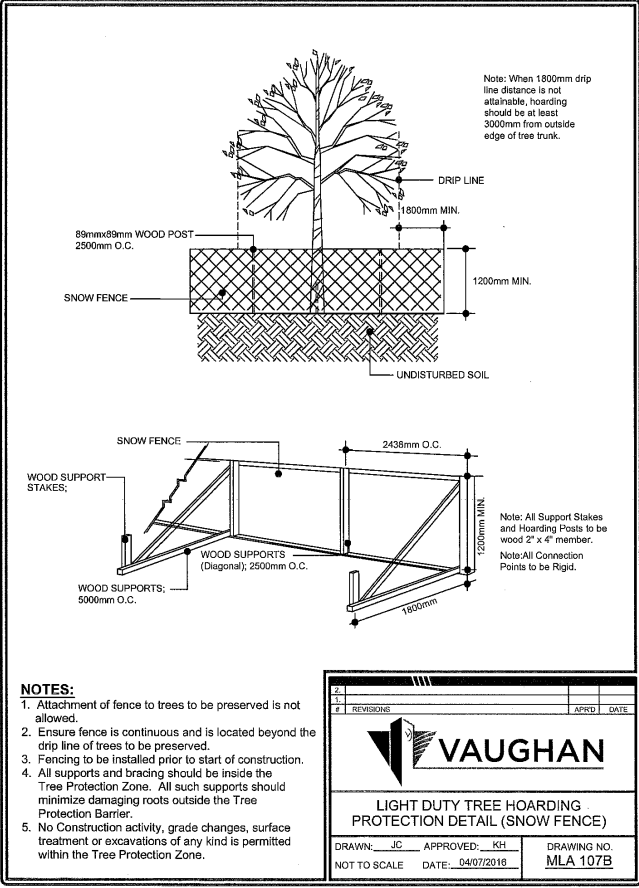


Figure 2 - Light Hoarding Detail



THOMSON WATSON CONSULTING ARBORISTS Inc.

4 Elmvale Boulevard, Stouffville, Ontario. L4A 2Y3
416-821-5003 trish@thomsonwatson.ca

June 8, 2020

Frank La Forgia
24 Rainbow Drive
Vaughan, Ontario. L4L 2K2

RE: Tree Inventory and Preservation Plan for 24 Rainbow Drive, Vaughan

INTRODUCTION

Thomson Watson Consulting Arborist Inc. was engaged to prepare a Tree Inventory and Preservation Plan for 24 Rainbow Drive in Vaughan. The property is to be severed into two lots and it is proposed to build a house on each lot. This report provides information regarding trees on and adjacent to the subject property and should satisfy the City of Vaughan requirements.

INSPECTION

The trees were inspected on June 1, 2020. Trees on the municipal boulevard and private trees with diameters of 20 cm or more (basal diameter and diameter 1.4 metres from grade) on the subject property or within 5 metres of the subject property adjacent to the proposed construction activity, access or storage were examined as indicated on the attached excel spreadsheet titled Tree Inventory.

For each tree, the species was identified, diameter at breast height (or at trunk base) measured and the health and structural condition determined. Tree inspection was limited to visual on-ground examination without dissection, excavation, probing, or coring. Furthermore, any data and information collected is based on the conditions at the time of inspection. The number given each tree was placed on the site plan and this plan is attached as Tree Preservation Plan. Photographs of the significant trees were taken and these are attached.

DOCUMENTS PROVIDED

The following documents were provided for the creation of the Tree Preservation Plan:

- (Site Plan) by Peter Del Grosso Architectural Technologist dated Aug. 15/19
 - A-1 Basement Floor Plan by Peter Del Grosso Architectural Technologist dated July 2/19
- Grading and Site Services Plans were not provided

DISCUSSION

There are no municipal trees growing at the front of 24 Rainbow Drive. Tree 1 is a 66 cm Sugar Maple (*Acer saccharum*) growing on the municipal boulevard in front of 20 Rainbow Drive. The tree has extensive decay in old stem wounds, located on the south side of the trunk at 2.5 metres, 2.75 metres and 3.0 metres from grade. The growth rate appears to be four inches or more and there is small deadwood in the canopy. The health of the tree is fair to good but the tree has serious structural decay in the trunk, which supports the upper canopy of the tree.

With a diameter of 66 cm, the tree requires a 4.2 metre Tree Protection Zone. A Tree Protection Fence must be placed 4.2 metres to the north and west and along the north edge of the municipal sidewalk. The Fence must be placed to the east and north of a fire hydrant, to keep this structure open to the street. Horizontal Protection Boards will be placed over the open soil around the fire hydrant within 4.2 metres of the tree. At this time, it is not proposed to protect the soil between the municipal sidewalk and the road within 4.2 metres of Tree 1, as this area is small and should not be used for construction purposes.

When it is proposed to remove the existing front walkway to the west of Tree 1, the Fence will be moved to the east side of the front walkway. The concrete will be broken up into manageable pieces and the concrete removed by hand. The base material will be raked up by hand to expose the underlying soil surface; all exposed roots will be left in place. Good quality soil will be placed within the footprint of the walkway to bring up the soil to adjacent levels. If house construction is not complete, the Fence will be moved back to a position 4.2 metres from the tree.

There is sufficient space between the canopy of the tree and the existing house. No pruning will be required for new house clearance.

Tree 2 is located in the rear yard at the north property line. Tree 2 is a Black Locust (*Robinia pseudoacacia*) with two stems measuring 65 cm and 39 cm, measured 1.4 metres from grade. The tree has included bark in the main union and stubs and deadwood on the trunk and within the canopy. The tree is in fair health and structure. It requires a 6.2 metre Tree Protection Zone, based on the sum of its two stems.

The east house has a basement walkout at the west side of the back foundation and a wood deck supported by piers at the east side. The basement walkout is located approximately 5.1 metres from the tree. It is assumed that the excavation space outside of the basement walkout foundation can be kept to a maximum 60 cm.

It is proposed to place a Tree Protection Fence 2.0 metres from the basement walkout, approximately 3.1 metres south of Tree 2. The Fence will run from the east property line and extend to 6.2 metres west of the tree, ending at the north property line. Horizontal Protection Boards will be placed over the pavers and open soil to the south of the Fence, within 6.2 metres of the tree. Prior to the machine excavation of the house foundation, a trench will be dug 60 cm from the basement walkout, within 6.2 metres of Tree 2. The trench will be dug by hand (alternatively air spade or hydro-vac) to a depth of one metre and all roots will be cut sharply at the north or east edge of the trench. This excavation will be done under the direct supervision of a competent Arborist. It is not expected that roots with diameters of 5 cm or more will be found within the trench, as the trench will be located 4.5 metres from the tree. When it is proposed to install the piers for the deck, the pier holes within 6.2 metres of Tree 2 will be dug by hand to the required depth and all exposed roots cut sharply at the edge of the excavation.

The paver area to the south of Tree 2 will remain in place after construction.

Tree 3 is a Cherry (*Prunus sp.*) growing in the backyard of 30 Rainbow Drive. The tree has a basal diameter of approximately 15 cm. The property line fence will provide adequate protection for this tree.

TREE PERMITS REQUIRED

It is proposed to injure municipal Tree 1 and private Tree 2. The following documents are required to process the injury permit application:

- *Private Property Tree Removal & Protection: Construction or Infill Application.* This form is attached. It must be signed by the owner of the property
- *Application fee payable to the City of Vaughan, Tree Permit Section - \$115.00.*

TREE PROTECTION SPECIFICATIONS

1.0 Adherence to Conditions from City of Vaughan

1.1 Compliance with all conditions specified by City of Vaughan is required.

2.0 Installation of Tree Protection Fences

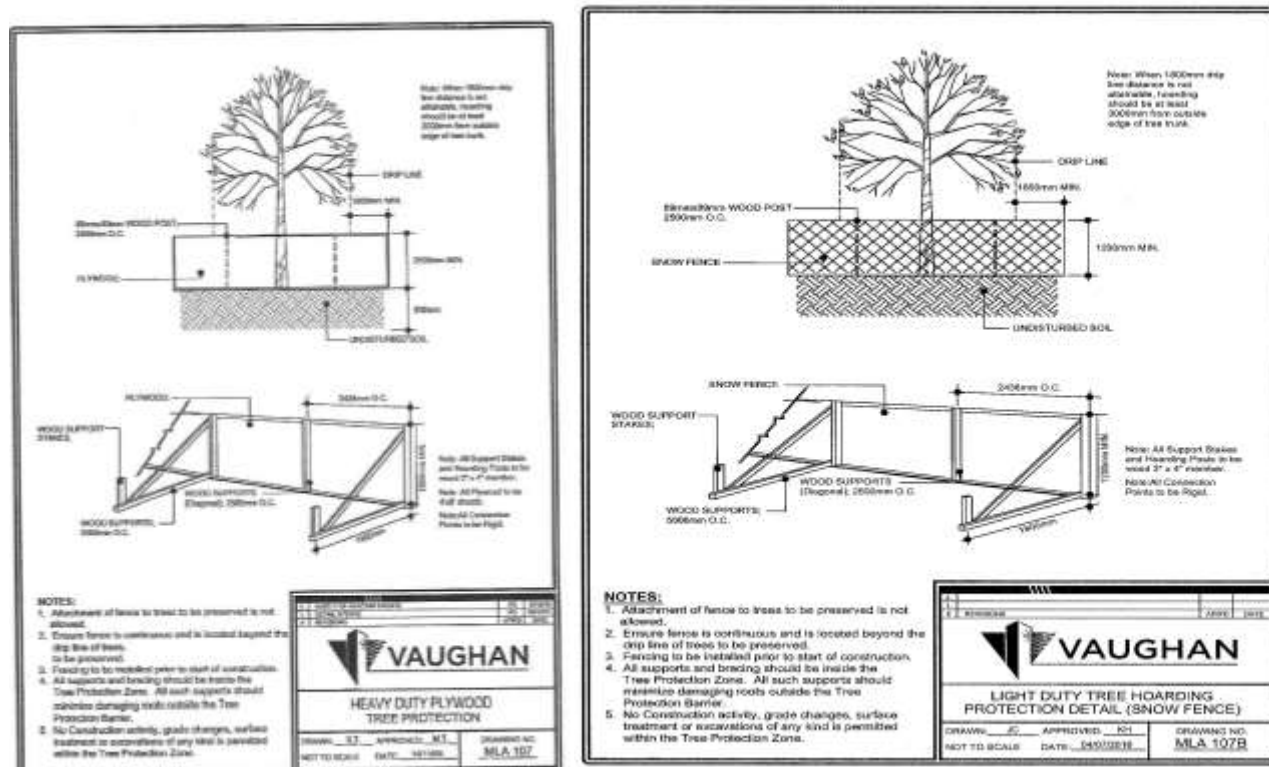
2.1 Tree Protection Fences must be installed prior to the commencement of any construction activities. Tree Protection Fences shall be erected to protect the trunk and root system of the trees that will remain on the construction site.

2.2 The Tree Protection Fences will be placed as shown on the Tree Preservation Plan and as described:

Tree 1 – 4.2 metres to north and west, along north side of municipal sidewalk – with fire hydrant remaining open to street

Tree 2 – 3.1 metres south of tree, running from east property line to 6.2 metres west of tree, extending to north property line

2.3 The Fences will be constructed as shown in Standard Hoarding Details (Heavy Duty Plywood Tree Protection MLA 107 and Light Duty Tree Hoarding Protection Detail (Snow Fence) MLA 107B) below.



2.4 To the tree side of the Tree Protection Fence, the following will be required:

- no construction;

- no altering of grade by adding fill, excavating, trenching, scraping, dumping or disturbance of any kind.
- no storage of construction materials, equipment, soil, construction waste or debris.
- no disposal of any liquids e.g. concrete sleuth, gas, oil, paint.
- no movement of vehicles, equipment or pedestrians.
- no parking of vehicles or machinery.
- no location of any utilities such as hydro, gas, phone, cable.
- no temporary attachment or support of signs, lights, cables etc.

2.5 Placement of the following items will be outside of the Tree Protection Fence: parking for construction workers, garbage bins, construction equipment, building supplies, lunch area, and washroom facilities. The area inside of the Tree Protection Fence will not be used for any purpose except the protection of trees and their roots.

2.6 Signs shall be attached to the fence denoting the purpose of the Fence and indicating the Fence cannot be moved or removed without the consent of the City of Vaughan. The sign will read as follows:

Tree Protection Zone (TPZ)

No grade change, storage of materials or equipment is permitted within the TPZ. The Tree Protection Fence must not be removed without the written authorization of the City of Vaughan
For information, call City of Vaughan at 905-832-8577

2.7 City of Vaughan will be contacted once the Fences have been erected so the Fences can be inspected.

2.8 The Fences are to be inspected daily, first thing in the morning, by the Site Supervisor. Any failure or breach of the Tree Protection Fence will be fixed immediately upon discovery.

3.0 Placement of Horizontal Protection Boards

3.1 After the erection of the Tree Protection Fence, Horizontal Protection Boards will be placed over the soil within 4.2 metres of Tree 1 adjacent to the fire hydrant and soil and pavers to the south of the Tree Protection Fence within 6.2 metres of Tree 2. The placement of the Horizontal Protection Boards is shown on Tree Preservation Plan.

3.2 The Horizontal Protection Boards will be created out of a double layer of 3/4-inch thick, 4-foot wide by 8-foot long plywood, staggered and screwed together. The ends of the boards will be flush against the Tree Protection Fence, the foundation excavation and adjacent boards. All exposed soil outside of the Tree Protection Fence and within the Tree Protection Zone of the tree will remain covered.

3.3 The Horizontal Protection Boards can be walked upon but equipment will not be allowed to move onto the boards (for example – the backhoe or a Bobcat) and equipment and supplies will not be stored on the Boards.

4.0 Excavation Tree Protection

4.1 The basement walkout foundation and deck pier holes will be dug by hand to a depth of 1.0 and 1.2 metres respectively within 6.2 metres of Tree 2. Alternatively, the excavation may be done by air spade or hydro-vac machinery.

4.2 A competent Arborist will be on site during the excavation of the basement walkout, to supervise the hand excavation and root pruning.

4.3 Any exposed roots will be cut sharply at the edge of the excavation. After this trench has been dug, the remaining house foundation can be excavated to the required depth by machinery.

5.0 Construction Phase Tree Protection

5.1 Soil that is dug up from the building foundation will be removed off site. A small amount of soil may be stockpiled outside of the Tree Protection Fences for backfilling the foundation. Any additional soil will be brought in when needed.

5.2 No pruning of the crowns of any tree is permitted by construction staff. If branches are found to be in the way of construction activities or traffic, pruning of trees should be arranged by the Site Supervisor with competent Arborists. The pruning will be done by the Arborist using current Arboricultural techniques.

5.3 Any new underground utilities will be placed outside of the Tree Protection Zone of Tree 1, to avoid root injury to the tree.

6.0 Post Construction Tree Maintenance

6.1 When all construction has ceased and grading outside the Tree Protection Fences is complete, City of Vaughan will be contacted to arrange a site visit. Completeness of the project will be determined.

6.2 Once permission from City of Vaughan is granted, the Tree Protection Fences and Horizontal Boards may be removed.

I trust that this report provides the information you require. If you have any questions or concerns, please contact me.

Yours truly,

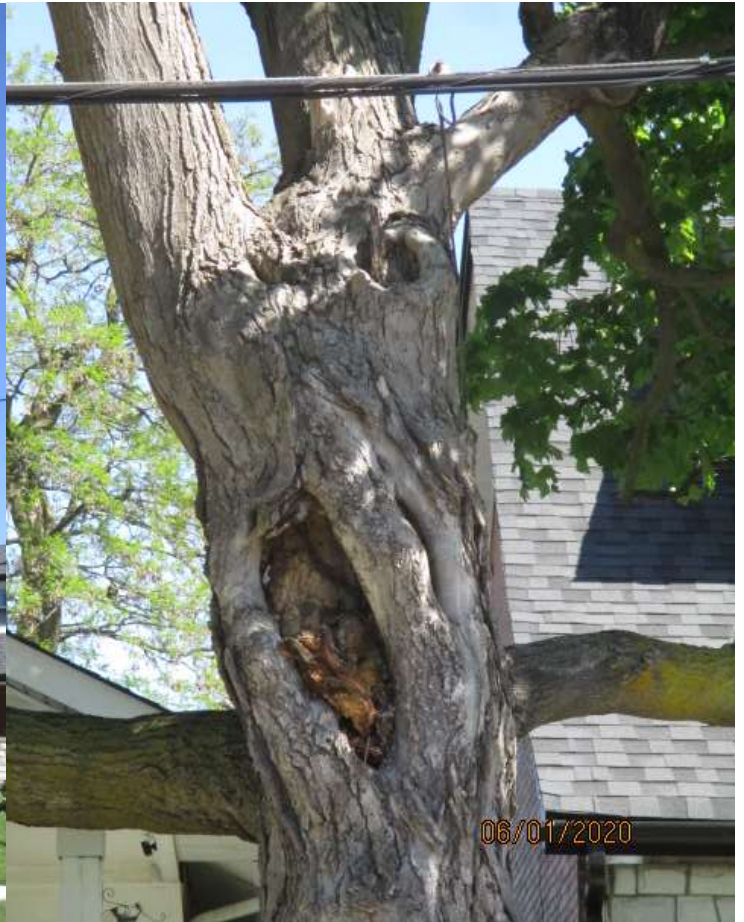
A handwritten signature in black ink, appearing to read 'Patricia', followed by a long horizontal flourish.

Patricia Thomson, B.Sc.F.
I.S.A. Certified Arborist ON-0132A

Attachments: Tree Photographs
Tree Inventory
Private Property Tree Removal & Protection, Construction or Infill Application (3 pgs)
Tree Preservation Plan
A-1 Basement Floor Plan



Tree 1 – municipal Sugar Maple with fire hydrant to west



Tree 1 - decay pockets in south side of trunk



Tree 2 – Black Locust at north end of property



Tree 2 – basal portion of stems

Inventory Date
June 1, 2020

TREE INVENTORY **24 Rainbow Drive** **Vaughan, Ontario**

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments	Protection Distance Required
1	Sugar Maple	<i>Acer saccharum</i>	66	6	poor structure, fair health	base of tree 20 cm from sidewalk, wound from old removed stem at 2.5 m and 2.75 m south side of trunk - extensive decay seen, main upright stem cut 3 metres from grade with expected decay within wound. Upright remaining stems to the north supported above the major decay pocket, small deadwood in upper canopy, growth rate 4+inch	4.2 m
2	Black Locust	<i>Robinia pseudacacia</i>	65, 39	7	fair	base of tree 50 cm from interlock stone area, tree splits into three stems at grade with included bark in union and south stem cut at 1 metres, rubbing injury on west stem at 2.5 metres south side trunk, stubs and deadwood on trunk, leaves emerging	6.2 m
3	Cherry	<i>Prunus</i> sp.	approx. 6, 5, 4	1.5	good	basal diameter approx. 15 cm, tree splits into multiple stems approx. 60 cm from grade, full crown, approx. 2.1 metres from property line fence.	



Private Property Tree Removal & Protection

Removal Permit: By-law (185-2007) CONSTRUCTION OR INFILL APPLICATION

Street Address: _____

CTS No.: _____

OFFICE USE ONLY

To be completed after the application has been reviewed by Parks and Forestry Operations.

Permit Number: _____

Process Receipt Number: _____

Permit Receipt Number: _____

Processing: \$115

Received by: _____

Initiation Date (yy/mm/dd): _____

Fee: \$

Received by: _____

Date (yy/mm/dd): _____

In Lieu of Plant: \$

Denied: _____

Permit Fee: \$

Approved: _____

Method of Payment: _____

Check List:

- ☒ Application (incl. \$115 non-refundable) processing fee
- ☒ Arborist Report: a) Trees to be removed for construction
b) Tree Inventory
c) Tree replacement plan
d) Tree protection plan
- ☐ Copies of landscape plan (2) on a separate 8½ x 11 inch paper, to scale and digitally produced.
- ☒ Two colour pictures required per tree:
a) Close up of the tree showing issues b) Picture of whole tree
- ☐ Written consent from neighbour
- ☒ Not a woodlot or part of a woodlot

PLEASE NOTE: The replacement cost is \$550. Once the application has been approved, the fee for the removal of each tree more than 20 centimetres in diameter is \$142.



Private Property Tree Removal Application

CONSTRUCTION OR INFILL: APPLICANT INFORMATION

PLEASE PRINT CLEARLY

MUNICIPAL PROPERTY ADDRESS (include 911 numbers for rural location):

24 Rainbow Drive

STREET NUMBER AND NAME

APPLICANT / AGENT NAME:

MAILING ADDRESS:

STREET NUMBER AND NAME

CITY

POSTAL CODE

TELEPHONE:

HOME

WORK

EMAIL ADDRESS:

FAX:

NAME OF REGISTERED HOMEOWNER (if different from above):

PHONE NUMBER OF REGISTERED HOMEOWNER:

MAILING ADDRESS OF HOMEOWNER (if different from above):

EXISTING LAND USE:

PROVIDE THE FILE NUMBER OF ANY TYPES OF CURRENTLY SUBMITTED DEVELOPMENT APPLICATIONS:

No Current Applications:

Driveway Widening / Curb Cut:

Official Plan / Rezoning

Subdivision:

Building Permit:

Site Plan:

Pool Permit:

Committee Of Adjustment:

Land Division:

Topsoil Removal Permit:

Are the tree(s) located on neighbouring property line resulting in the joint ownership of the tree(s).

☐ Yes☒ No☐ Private☐ Public

If 'Yes', authorization for work is required from the owner (co-owner) of the neighbouring tree.

For tree(s) co-owned with the City of fully on City property, a City of Vaughan Tree Valuation will be required for payment.

Number of trees being injured or removed: **one private tree injured, one municipal tree injured**How many replacement trees are required (non-hazard tree removal)?: **0**

A digitally produced site plan or drawing of the subject property is required and must include the following information:

- a) The location of the tree(s) you wish to injure or remove and the distance of the trees to the property lines and/or buildings.
- b) The location of any buildings on the property.
- c) The dimensions of the property and location of the streets.
- d) The location and size of trees being protected.
- e) The proposed locations of protective hoarding, including written Tree Protection Zones (TPZ).
- f) The proposed location for replacement tree(s).
- g) Other natural features on the property such as slopes and creeks.

This information must be supported by an Arborist Report completed by an ISA or MTCU certified arborist and approved by a TSPFO Manager.

DECLARATION

I hereby declare that the statements made by me upon this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application and authorize City of Vaughan staff to enter the property for inspection purposes for processing this application.

Signed at the City of Vaughan this _____ day of _____, 20_____

SIGNATURE OF APPLICANT: _____

PLEASE PRINT NAME: _____

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of surveying information, including but not limited to, the location and dimensions of the building. The Architectural Technologist is responsible for the accuracy of the drawings and the compliance of the drawings with the Building Code.

Contractor shall provide all information in the work and report any discrepancy to the Architectural Technologist before proceeding. Contractor must conform to all applicable Codes and Regulations in force at the time of the work.

As shown, specifications and related drawings are the copyright property of Peter Del Grosso, OIA 240372 Ontario Inc. and shall be returned upon receipt of the drawings. Specifications and related drawings are not to be used or copied without the permission of Peter Del Grosso.

This drawing is not to be used.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

Issued by: Designer:

Signature: _____ PETER DEL GROSSO

Date: _____

NO. DATE REVISION

DRAWING TITLE

BASEMENT FLOOR PLAN

PROJECT

PROPOSED SINGLE

24 RAINBOW DRIVE
WOODBRIDGE, ONTARIO

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

46 Silverado Trail
Woodbridge, Ontario L4H 1N4
T: 416 453 8885
e-mail: peterdelgrosso@tdesign.ca
www.pdelgrosso.ca

8.	
7.	
6.	
5.	
4.	
3.	
2.	ISSUED FOR BUILDING PERMIT
1.	DEC. 2/19 ISSUED FOR APPROVAL
NO.	DATE REVISION

The Architectural Technologist has reviewed and taken responsibility for the design and construction of the building and shall be responsible for the accuracy of the drawings and the compliance of the drawings with the Building Code.

QUALIFICATION INFORMATION

Registered Architectural Technologist

Division C, Subsection 32.5 of the Building Code

PETER DEL GROSSO

22667

REGISTRATION INFORMATION

Registered Architectural Technologist

Division C, Subsection 32.5 of the Building Code

PETER DEL GROSSO

22667



COMPANY NAME

AREA: 2627 SQ. FT.

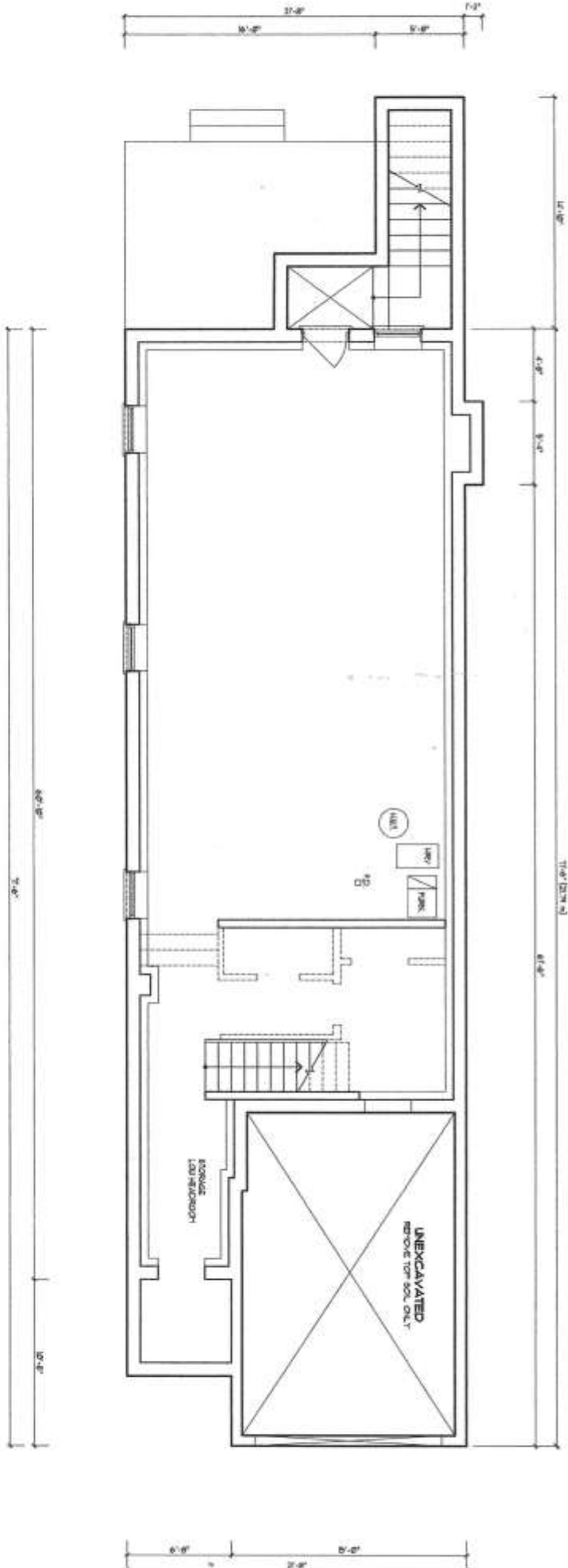
SCALE: 3/16" = 1'-0"

DRAWN BY: PDG

DATE: JULY 2/19

PROJECT NO.: 19-19

BASEMENT FLOOR PLAN



Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – Comments with condition
- MTO – Located outside of MTO permit control area
- Bell Canada - No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Consent Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: B037/19 - 2nd REQUEST FOR COMMENTS
Attachments: B037-19 - Circulation.pdf

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: July-09-20 11:46 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: [External] FW: B037/19 - 2nd REQUEST FOR COMMENTS

Good Morning Pravina,
The Regional Municipality of York has completed its review of the above consent application and offers the following condition:

1. Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region.

Regards,

Gabrielle

Gabrielle Hurst mcip rpp | Associate Planner | Community Planning and Development Services | Corporate Services
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

Attwala, Pravina

Subject: FW: [External] RE: B037/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)
Attachments: B037-19 - Circulation.pdf

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: July-10-20 10:33 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: [External] RE: B037/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Hi Pravina,

Re: Severance Application B037/19

Subsequent to review of the severance application at 24 RAINBOW DRIVE, Bell Canada's engineering department have determined that there are no concerns or issues at this time.

If you have any questions regarding this response, please do not hesitate to contact me.

Best regards,

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

Attwala, Pravina

Subject: FW: B037/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Sent: June-30-20 3:50 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: B037/19 - 24 RAINBOW DRIVE - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good Afternoon Pravina,

The MTO has reviewed the subject land(s) and area. The subject lands are located outside of MTO Permit Control Area, as a result, a permit from this office is not required.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504