

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

ZONING BY-LAW AMENDMENT FILE Z.13.027
CLARZAN DEVELOPMENTS INC.
WARD 2 - VICINITY OF CLARENCE STREET AND RUTHERFORD ROAD
(Referred)

- 1) That consideration of this matter be deferred to the Committee of the Whole meeting of February 3, 2015, to allow further consultation by the applicant with the affected residents;
- 2) That the following deputations and Communication be received:
 1. Ms. Monica Fiorini, Appian Way, Vaughan and Communication C10, dated January 12, 2015; and
 2. Mr. Mario Di Nardo, Clarence Street, Woodbridge; and
- 3) That the following Communications be received:
 - C5. Mr. Mark Zanette, Castel Homes, Langstaff Road, Concord, dated December 15, 2014; and
 - C11. Ms. Rocki Guzzo, dated January 12, 2015.

Recommendation of the Committee of the Whole meeting of September 2, 2014:

- 1) That consideration of this matter be deferred to a future Committee of the Whole meeting to allow further consultation by the applicant and the residents in an effort to work on a revised plan that is compatible with the R1 zoning of the community; and
- 2) That the following deputations and Communications be received:
 1. Mr. Mario Di Nardo, Clarence Street, Woodbridge, and Communication C7, petition, and C32;
 2. Mr. Syed M. Iqbal, Appian Way, Woodbridge; and
 3. Ms. Monica Fiorini, Appian Way, Woodbridge, and Communication C9, petition.

Recommendation of the Commissioner of Planning, Interim Director of Planning/ Director of Development Planning, and Manager of Development Planning, dated September 2, 2014

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Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.027 (Clarzan Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
 - a) rezone the subject lands from A Agricultural Zone and R1 Residential Zone, subject to site-specific Exception 9(845) and Exception 9(827) to R1 Residential Zone, to facilitate the creation of 5 lots for detached dwelling units with frontage on Appian Way, in the manner shown on Attachment #3;
 - b) permit a minimum lot frontage of 15 m for Lots 1 and 2, as shown on Attachment #3, whereas 18 m is required; and,
 - c) that the proposed reduction in front yard setback from 7.5 m to 4.5 m for Lots #3 to #5, not be supported.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

The creation of 5 lots for single detached dwellings in an existing residential subdivision will facilitate development that is compatible with the surrounding land uses, supports the expected population growth and conforms with the Official Plan.

Economic Impact

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

Communications Plan

On November 1, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property in accordance with the City's Sign Notification Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 26, 2013, and forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 10, 2013.

A notice of this subject Committee of the Whole meeting was sent to individuals that attended the Public Hearing or have provided written correspondence to date.

To date, one email correspondence was received by the Planning Department from Rocki Guzzo, area resident, with the following comments:

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- i. The proposal will negatively change the character of the existing residential neighbourhood.
- ii. The proposal will have a negative impact on the existing residential area due to the proposed lot areas, frontages and setbacks.

Based on comments received at the Public Hearing and concerns identified by the Planning Department, area residents and Vaughan Council, the owner revised their development applications as follows:

- i. The number of proposed lots has been reduced from 6 lots to 5 lots. The revised proposal conforms to the in-effect Official Plan, and therefore, the related Official Plan Amendment File OP.13.012 is no longer required and has been closed by the Owner.
- ii. The proposed reduction in the minimum required lot frontage from 18 m to 15 m for Lots #3 to #5 inclusive is no longer being requested.
- iii. The proposed reduction in the minimum required lot area from 540 m² to 500 m² for the proposed lots is no longer being requested.
- iv. The proposed lot coverage increase from the permitted maximum of 35% to 40% for the proposed lots is no longer being requested.

The Owner is proposing to maintain a reduced front yard setback for Lots #3 to #5, and a reduced lot frontage for Lots #1 and #2, as shown on Attachment #3. The zoning exceptions are identified in the "Purpose" section and discussed further in the "Zoning" section of this report.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.13.027 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and R1 Residential Zone, subject to site-specific Exception 9(845) and Exception 9(827) to R1 Residential Zone, to facilitate the creation of 5 lots for detached dwelling units with frontage on Appian Way, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88 Requirements of the R1 Residential Zone	Proposed Exceptions to R1 Residential Zone
a.	Minimum Lot Frontage	18 m	15 m (for Lots #1 and #2 shown on Attachment #3)
b.	Minimum Front Yard Setback	7.5 m	4.5 m (for Lots #3 to #5 shown on Attachment #3)

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Background - Analysis and Options

Location

The subject lands are located on the east side of Clarence Street, south of Rutherford Road, shown as “Subject Lands” on Attachments #1 and #2. The subject lands are comprised of two lots, municipally known as 1115 Clarence Street and 40 Appian Way, respectively, and are currently vacant. The surrounding land uses are shown on Attachment #2.

Official Plan

a) In-effect Official Plan

The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), which permits detached and semi-detached dwelling units. The subject lands are located within the boundary of Neighbourhood 4C of OPA #240 as shown on Attachment #2. The maximum density permitted for Neighbourhood 4C is 7.4 units per gross hectare. For the purpose of calculating density for the subject lands, a gross hectare includes the net residential land area, the local roads, and one-half of the boundary roads. Based on this definition, Neighbourhood 4C has a gross area of 16.18 ha, which would permit 120 units. Neighbourhood 4C currently maintains 115 units. The creation of 5 lots for detached dwelling units on the subject lands would increase the total number of units to 120, which is the maximum permissible through the density calculation of OPA #240, and therefore conforms to the in-effect Official Plan.

b) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), which was approved by the Ontario Municipal Board (OMB) on February 3, 2014. At the time of application submission, VOP 2010 was not yet approved and in-effect.

The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of 3-storeys. There is no maximum density provision in VOP 2010 for the “Low-Rise Residential” designation. The proposed development conforms to VOP 2010.

Zoning By-law 1-88

The subject lands are comprised of two lots, municipally known as 1115 Clarence Street and 40 Appian Way. The lands known as 1115 Clarence Street are zoned A Agricultural Zone and R1 Residential Zone, subject to site-specific Exception 9(845), and the lands known as 40 Appian Way are zoned R1 Residential Zone, subject to site-specific Exception 9(827). The owner is proposing to rezone the entirety of the subject lands to R1 Residential Zone, in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report. The Planning Department has reviewed the proposed exceptions and provides the following comments:

a. Proposed Minimum Lot Frontage of 15 m for Lots #1 and #2, whereas 18 m is required

The Planning Department can support the proposed reduction in lot frontage for Lots #1 and #2, as shown on Attachment #3, from 18 m to 15 m. The proposed lot frontage will not negatively impact the existing residential dwellings and will maintain the character of the existing subdivision. Lots #1 and #2 will maintain minimum areas of 665 m² and 671 m², respectively, and are approximately 45 m in depth, which are consistent with the existing lots in Neighbourhood 4C of OPA #240 and greater than the minimum required lot area (540 m²) for lands zoned R1 Residential Zone by Zoning By-law 1-88. This measurement is inclusive of land to be dedicated

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as road widening that the City of Vaughan will acquire along Clarence Street, through a future Consent (Severance) application to the Vaughan Committee of Adjustment. Furthermore, the proposed lots can accommodate dwellings that meet all minimum development standards, including all yard setbacks, building height and lot coverage requirements of the R1 Residential Zone of Zoning By-law 1-88.

b. Proposed Front Yard Setback of 4.5 m for Lots #3 to #5 inclusive, whereas 7.5 m is required.

The Planning Department is of the opinion that the proposed front yard setback of 4.5 m for Lots 3, 4 and 5 will have an impact on the existing streetscape on Appian Way and the character of the existing residential neighbourhood. The existing dwellings on Appian Way meet the 7.5 m front yard setback requirement. In addition, within the Neighbourhood 4C of OPA #240 as shown on Attachment #2, there has been no reduction to the required front yard setback of 7.5 m. To maintain the character and existing development form on Appian Way and within the neighbourhood, the Planning Department does not support the proposed front yard setback of 4.5 m for Lots #3 to #5 inclusive.

Future Consent Applications

Should Vaughan Council approve this application, the owner must apply to create the 5 residential lots through Consent Applications for successful approval by the Vaughan Committee of Adjustment. As discussed earlier, the Owner will be required to convey to the City of Vaughan a 5 m wide strip of land to be dedicated as a road widening and 0.3 m reserve, as shown on Attachment #3, along Clarence Street. This will be a condition of Consent Application approval.

Prior to the issuance of a Building Permit(s), and approval of any Consent Applications, the implementing Zoning By-law must be final and binding and all conditions required to be satisfied by the Owner with the City, including the requirement to enter into a Development Agreement with the City of Vaughan for the provision of the road and engineering services as discussed below, must be satisfied to the satisfaction of the City of Vaughan.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposal and provides the following comments:

a) Development Engineering

Road Network:

The proposed 5 residential lots for single detached dwellings will have driveways and access from the existing or future extension of Appian Way. Any existing access/driveway from Clarence Avenue shall be removed and restored to the satisfaction of the City of Vaughan. The alignment of the future extension of Appian Way, as shown on Attachment #3, has now been finalized, and the design and construction shall be coordinated by the Owner's Engineering Consultant with the adjacent Owner to the north, to the satisfaction of the City of Vaughan.

The Owner shall convey a 0.3m reserve to the lots along the inside site triangle adjacent to Lot 3 free of charge or encumbrances.

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Municipal Servicing:

The Owner has submitted a Functional Servicing Report (FSR) prepared by AME-TECH Developments Limited, dated June 2013, in support of the proposed application. The report concludes that the proposed site development can be serviced by connections to the existing municipal sanitary and storm sewers and watermain on Appian Way and new sewers and connections on the future extension of Appian Way, which outlet to the former.

Appian Way and the associated municipal services were constructed in conjunction with the DiNardo Estates Subdivision, File19T-89056. Pursuant to the noted subdivision agreement, Clarzan Developments Inc. will be required to pay its proportionate share of the cost of constructing the road and services as a condition of development approval.

In addition, Block 7 on Plan 65M-4260 shall be developed in conjunction with the Lots 3 to 5 inclusive.

Environmental Noise Impact:

The Owner has submitted a Detailed Noise Control Study dated July 29, 2013, prepared by SS Wilson Associates. The report identifies traffic on Clarence Avenue as the primary source of noise for the site development. The study proposes an acoustic barrier and the provision for central air conditioning to meet the City of Vaughan and Ministry of Environment's noise criteria for the lots backing onto Clarence Avenue, including standard warning clauses.

Further comments:

An R-plan shall be prepared and copies submitted with the submission of the Consent applications, should the zoning amendment application be approved by Vaughan Council. Lots #3 to #5 shall be joined in conjunction with Block 7 on Registered Plan 65M-4260, and Lot #5 shall be joined in conjunction with Block 106 on Registered Plan 65M-2975, as shown on Attachment #3. Block 6, as shown on Attachment #3, shall be conveyed to the City of Vaughan as part of the completion of Appian Way.

b) Engineering Planning & Studies

The City of Vaughan's 2013 allocation report was endorsed by Vaughan Council on October 29, 2013. Although the above noted application was not specifically included on any of the schedules, the City of Vaughan does have unrestricted servicing capacity that can be applied to the development at the appropriate time (i.e. submission of Consent applications).

c) Environmental Engineering

Environmental Engineering has reviewed the additional environmental site assessment documents submitted and is satisfied that the Owner's environmental consultant has addressed all City comments.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

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i. **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010, as the proposal to rezone the subject lands to R1 Residential Zone implements the in-effect land use designation.

Regional Implications

The York Region Transportation and Community Planning Department has advised that they have no concerns or objections to the application.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.027 in consideration of the policies of OPA #240, Vaughan Official Plan 2010 (VOP 2010), the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies, and an area resident, and the overall neighbourhood context. The Vaughan Planning Department is satisfied that the proposed rezoning to facilitate the creation of 5 lots for single detached dwellings, together with the proposed site-specific exception for 15 m frontages for Lots #1 and #2, is appropriate and compatible with the existing residential neighbourhood. The Planning Department does not support the proposed reduction in front yard setback from 7.5 m to 4.5 m for Lots #3 to #5 inclusive, as this would deviate away from what all other properties in the community have provided and would create a negative impact on the existing residential streetscape on Appian Way. Accordingly, the Vaughan Planning Department recommends approval of the Zoning By-law Amendment Application, subject to the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Lot Creation, Road Extension, and Zoning
4. Communications C7, C9, C22, and C32

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)