

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

By receiving Communication C3 from Ms. Gail Blackman, dated January 18, 2017.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated January 17, 2017, be approved;
- 2) That the following deputations and Communication be received:
 1. Mr. Kirk Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;
 2. Mr. Joseph Goldstein, Tensley Road, Thornhill;
 3. Ms. Daniela Palma, Golden Orchard Road, Maple;
 4. Mr. Eddy Bi, McMorran Crescent, Thornhill;
 5. Mr. Leslie Fluxgold, FIJ Law LLP, West Pearce Street, Richmond Hill, representing Reena and Batay Reena;
 6. Ms. Sarah Robbins;
 7. Mr. Avi Moyal, McMorran Crescent, Thornhill;
 8. Ms. Gail Blackman, Eddy Green Court, Thornhill, and Communication C2, dated January 17, 2017;
 9. Mr. Miles Robbins; and
- 3) That Communication C1 from Mr. Jeffrey Stone, dated January 16, 2017, be received.

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

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.037 and Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability, such as site and building design, will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: December 16, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Clark Avenue West in accordance with the City's Notice Sign Procedures and Protocols.
- b) Circulation Area: 150 m

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2:

- 1. Zoning By-law Amendment File Z.16.037, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (Block 1) and A Agricultural Zone (Block 2) in the manner shown on Attachment #3, together with the following site-specific exceptions to Zoning By-law 1-88 to facilitate the development of 84 three-storey freehold townhouse units within 13 blocks to be served by privately-owned and maintained through a future Condominium Corporation, common-element condominium internal road, internal walkways, bicycle parking, and 20 visitor parking spaces, as shown on Attachments #4 to #7:

	Zoning By-law 1-88 Standards	Zoning By-law 1-88 RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definitions	Floor Area, Gross (GFA) – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Floor Area, Gross (GFA) – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellars, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room for Blocks A, B, C, D and E, as shown on Attachment #3.
b.	Minimum Number of Required Visitor Parking Spaces	84 units at 0.25 spaces per dwelling unit = 21 parking spaces	A minimum of 20 visitor spaces shall be provided.

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c.	Minimum Width of a Landscape Strip Abutting a Street	6 m	2.7 m (Along Clark Avenue West)
d.	Maximum Driveway Width	Zoning By-law 1-88 does not include a maximum driveway width where a lot has a minimum frontage of 5.5 m.	The minimum driveway width shall be 2.7 m.
e.	Minimum Lot Frontage	6 m/unit	5.5 m/unit
f.	Minimum Lot Area	162 m ² /unit	124 m ² /unit Block A = 127.2 m ² Block B = 127.8 m ² Block C = 127.2 m ² Block D = 126.1 m ² Block E = 115.0 m ² Block F to Block M = 129.2 m ²
g.	Minimum Front Yard	4.5 m	Ranges from 2.7 m (Block “E”) to 3.4 m (Block “A”) for the units fronting onto Clark Avenue West.
h.	Minimum Rear Yard	7.5 m	6 m
i.	Minimum Exterior Side Yard	4.5 m	0.85 m for Block E for all other blocks 1.2 m
j.	Minimum Lot Depth per Block	27 m	21 m Block A = 21.45 m Block B = 20.29 m Block C = 18.73 m Block D = 21.03 m Block E = 19.33 m Block F = 22.45 m Blocks G, H, K, L = 23.5 m Block I = 22.50 m Block J = 22.45 m Block M = 22.50 m

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k.	Maximum Building Height	11 m	12.5 m
l.	Maximum Number of Units Constructed in a Row	A maximum of 6 townhouse units shall be constructed in a row.	Permit a maximum of 7 townhouse units in a row (Blocks E, F, G, H, J, K, and L), as shown on Attachment #4.
m.	Maximum Interior Garage Width	3.048 m	6 m (two are garage units in Blocks G – M)

Additional zoning exceptions may be identified through the detailed review of the applications.

2. Draft Plan of Subdivision File 19T-16V008 to facilitate the creation of 2 blocks, in the manner shown on Attachment #3, consisting of the following:

- | | |
|--|------------------|
| a) Block 1 (84 Townhouse Units on a private common-element road) | 1.7982 ha |
| b) <u>Block 2 (For conveyance to the landowner to the west)</u> | <u>0.1497 ha</u> |
| Total Area | 1.9479 ha |

Background – Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the south side of Clark Avenue West, west of Bathurst Street, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” – Urban Structure of VOP 2010, which permits townhouse dwellings, subject to the design policies of the Plan. VOP 2010 does not include a density provision for this designation. The proposed use conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 84 unit townhouse development. ▪ The Owner proposes to rezone the subject lands to RT1 Residential Townhouse Zone and A Agricultural Zone in the manner shown on Attachment #3, together with site-specific zoning exceptions, to permit the proposed residential development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010, and the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods as approved by Vaughan Council on October 19, 2016.
b.	Appropriateness of the Proposed Rezoning, Land Use, and Site - Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed RT1 Residential Townhouse Zone, together with the proposed site-specific zoning exceptions and the A Agricultural Zone (Block 2), will be reviewed in consideration of the surrounding existing and proposed land uses.
c.	Land Conveyance and Former Mullen Drive Right-of-Way	<ul style="list-style-type: none">▪ The Owner proposes to maintain the A Agricultural Zone on Block 2, as shown on Attachment #3. The lands to the immediate west of Block 2 were intended to facilitate the extension of the Mullen Drive right-of-way to connect to Clark Avenue West. The City sold these lands to the Owner of 927 Clark Avenue West. Block 2 is also intended to be conveyed to the Owner of 927 Clark Avenue West to create one larger property, as shown on Attachment #2. The former Mullen Drive lands and 927 Clark Avenue West are zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #2. The appropriateness of creating Block 2 for its future conveyance and the creation of the larger lot will be reviewed.▪ The portion of the Mullen Drive right-of-way extending north of McMorran Crescent to a property line coincident with the south lot line of the subject lands is owned by the City of Vaughan, as shown on Attachment #2.
d.	Pedestrian Linkages	<ul style="list-style-type: none">▪ The existing pedestrian linkages to and from the existing residential development south of the subject lands to Clark Avenue will be considered. Opportunities to include a pedestrian connection or to enhance the existing pedestrian linkages in the area to ensure porosity to and from the residential to designations in the community will be considered as part of the review of this application.

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e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the Centre Street Urban Design Guidelines and Centre Street Streetscape Plan, which includes Clark Avenue West from Bathurst Street to New Westminster Drive.
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department: <ul style="list-style-type: none"> - Functional Servicing Report - Stormwater Management Report - Traffic Impact and Access Study - Phase I Environmental Site Assessment - Geotechnical Investigation Report and Preliminary Geotechnical Assessment - Scoped Environmental Impact Study - Noise Feasibility Study ▪ The Owner has also submitted an Arborist Report which must be reviewed to the satisfaction of the Urban Design and Cultural Heritage Division of the Development Planning Department. ▪ The need for additional studies/information may be identified through the development review process.
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> to the satisfaction of the Office of the City Solicitor, Real Estate Department, if the applications are approved.
h.	Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
i.	Site Development Application	<ul style="list-style-type: none"> ▪ The Zoning By-law Amendment and Draft Plan of Subdivision applications will be reviewed in consideration of the related Site Development application (File DA.16.037), and including, but not limited to, the following: <ul style="list-style-type: none"> - the appropriate building placement, built form and relationship to the surrounding uses, site design, including the location and appropriate number of visitor parking spaces and their proximity to the proposed townhouse units;

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		<ul style="list-style-type: none">- pedestrian and barrier free accessibility;- opportunities for sustainable design;- the appropriateness and feasibility of the 15 proposed lay-by parking spaces along Clark Avenue West- the location of the community mail boxes;- on-site vehicular circulation, including proper service and emergency vehicle turning areas, and driveway access locations;- opportunity for an on-site amenity area- the appropriate arrangement for garbage storage and pick-up and snow storage;- proposed townhouse blocks with more than 6 units;- compatibility with the adjacent lands including building setbacks from the private condominium road;- upgraded end and rear building elevations; and,- the treatment of the rear building elevations (Blocks A to E) that interface with the front elevations of the buildings in Blocks F to I.
j.	Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ The Owner has submitted related Draft Plan of Condominium File 19CDM-16V005 as shown on Attachment #7 to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a condominium corporation on behalf of the owners of the freehold townhouse units and will consist of the internal private road, walkways, bicycle parking spaces, visitor parking spaces, and a community mailbox area.
k.	Clark Avenue West	<ul style="list-style-type: none">▪ Clark Avenue West is under the jurisdiction of the City of Vaughan. The Development Engineering and Infrastructure Planning Department has advised that a road widening is not required. However, as identified earlier, the appropriateness of the proposed lay-by parking spaces along this road will need to be reviewed.

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

The applicability of these applications to the Vaughan Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning (File Z.16.037) & Draft Plan of Subdivision (File 19T-16V008)
4. Conceptual Site Plan
5. Conceptual Elevations - Fronting Clark Avenue West
6. Conceptual Elevations - Fronting Internal Road
7. Related Draft Plan of Condominium File 19CDM-16V005

Report prepared by:

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