

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2018

Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 30, 2018.

3 DRAFT PLAN OF SUBDIVISION FILE 19T-17V012 ZONING BY-LAW AMENDMENT FILE Z.17.035 DM11 INCORPORATED WARD 5 - VICINITY OF CENTRE STREET AND DONNA MAE CRESCENT

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018, be approved;**
- 2) That the following deputations and communications, be received:**
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;**
 - 2. Mr. John Stephenson, Donna Mae Crescent, Thornhill, and Communication C5 and C6, both dated January 23, 2018;**
 - 3. Mr. Daniel Weisz, Centre Street, Thornhill;**
 - 4. Mr. Eli Palachi, Centre Street, Thornhill; and**
- 3) That the following communications, be received:**
 - C2 Mr. Mike Zichowski, Thornridge Drive, Vaughan, dated January 9, 2018; and**
 - C4 Frances and Sam Accard, dated January 20, 2018.**

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.035 and Draft Plan of Subdivision File 19T-17V012 for the subject lands shown on Attachments #1 and #2, to permit a residential plan of subdivision consisting of 6 lots that would be developed with detached dwellings, as shown on Attachments #3 and #4, together with site-specific zoning exceptions to the R1V Old Village Residential Zone identified on Table 1.

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Recommendation

1. THAT the Public Hearing report for Files Z.17.035 and 19T-17V012 (DM11 Incorporated) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Report Highlights

- To receive input from the public and the Committee of the Whole on a residential plan of subdivision consisting of 6 lots.
- The proposal conforms to Vaughan Official Plan 2010, but requires a Zoning By-law Amendment to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Background

The subject lands are located west of Yonge Street and south of Centre Street, and are known municipally as 11 and 19 Donna Mae Crescent, shown as “Subject Lands” on Attachments #1 and #2. The surrounding land uses are shown on Attachments #1 and #2.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2 to permit a residential plan of subdivision with 6 lots that would be developed with detached dwellings, as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.17.035 to amend Zoning By-law 1-88, to permit site-specific zoning exceptions to the R1V Old Village Residential Zone subject to Exception 9(662), as identified in Table 1.
2. Draft Plan of Subdivision File 19T-17V012, as shown on Attachment #3, to facilitate a residential plan of subdivision consisting of the following:

Lots for Single Detached Residential Dwellings (Lots 1 to 4)	0.51 ha
Lots for Existing Dwellings (Blocks 5 and 6)	0.27 ha
Public Right-of-Way (Street “1”)	0.14 ha
Total	0.92 ha

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Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: December 22, 2017.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m and to the Springfarm Ratepayers Association.

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 Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Zoning exceptions are required to permit the development

The following site-specific zoning exceptions to the R1V Old Village Residential Zone of Zoning By-law 1-88 are required to permit the development proposal, as shown on Attachments #3 and #4:

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Table 1:

	By-law Standard	Requirements of the R1V Old Village Residential Zone, Exception 9(662)	Proposed Exceptions to the R1V Old Village Residential Zone, Exception 9(662)
a.	Minimum Lot Frontage	30 m	23.7 m (Lots 1 and 2) 26.7 m (Lots 3 and 4) 27 m (Block 5) 18 m (Block 6)
b.	Minimum Front Yard Setback (Lots 1 to 4 and Block 5)	9 m	7.5 m
c.	Maximum Building Height	9.5 m	11 m
d.	Maximum Lot Coverage	20%	28%, inclusive of unenclosed porches (covered or uncovered) provided that the maximum lot coverage for the main dwelling shall not exceed 25%
e.	Minimum Development Standards for “Block 6” i) Front Yard Setback (Street “1”) ii) Exterior Side Yard Setback (Donna Mae Crescent) iii) Rear Yard Setback (East property line)	i) 9 m ii) 9 m iii) 7.5 m	i) 7.5 m to the existing dwelling ii) 4.3 m for the existing dwelling iii) 1.5 m to the existing detached garage

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Additional zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application, and will be considered in a technical report to a future Committee of the Whole meeting.

The proposal conforms to the Official Plan, but requires amendments to Zoning By-law 1-88

Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010).▪ The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing 6 lots having frontages ranging from 18 m to 26.7 m that would be developed with detached dwellings. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, as shown on Attachment #2, and are subject to site-specific Exception 9(662), which permits single detached dwellings with a minimum lot frontage of 30 m and minimum lot area of 845 m².▪ The Owner has submitted Zoning By-law Amendment File Z.17.035 to permit the site-specific zoning exceptions to the R1V Old Village Residential Zone, identified in Table 1 of this report.

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Through a preliminary review of the applications, the Development Planning Department has identified matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the VOP 2010 policies, particularly Section 9.1.2.3 respecting compatibility within established community areas, and Section 9.2.3.1 respecting development criteria for detached dwellings.
b.	Appropriateness of Proposed Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zoning exceptions to the R1V Old Village Residential Zone, as identified in Table 1 of this report, will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Low-Rise Residential Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods.
d.	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The subject lands are located adjacent to the Thornhill Heritage Conservation District, as shown on Attachment #2. ▪ The property located at 121 Centre Street, which abuts the subject lands to the east, is designated under Part IV of the <i>Ontario Heritage Act</i>, (the J.E.H / Theroux Macdonald House), as shown on Attachment #2. ▪ The Owner is required to submit a Stage 1 Archaeological Assessment and a Heritage Impact Study for review by the Urban Design and Cultural Heritage Division.

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	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the subject applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Functional Servicing and Stormwater Management Report - Environmental Noise Assessment - Arborist Report - Tree Inventory and Preservation Plan - Geotechnical Report - Phase 1 Environmental Site Assessment - Architectural Design Brief ▪ Additional studies/reports may be required as part of the development application review process.
f.	Draft Plan of Subdivision File 19T-17V012	<ul style="list-style-type: none"> ▪ Draft Plan of Subdivision File 19T-17V012 will be reviewed in consideration of the surrounding land uses, and to implement draft plan of subdivision conditions to ensure the appropriate road alignment and connection, servicing and grading and other municipal, regional and community agency requirements. ▪ The Development Engineering Department must review and approve the design, alignment, width, radii and configuration of “Street 1”, as shown on Attachment #3.

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	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the draft plan of subdivision process, if the applications are approved.
h.	Parkland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.
i.	Allocation and Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the entirety of lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.

Financial Impact

Not applicable.

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Broader Regional Impacts/Considerations

The applications have been circulated to the York Region Community Planning and Development Services Department 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.

For more information, please contact: Mark Antoine, Planner, Development Planning Department, Extension 8212.

Attachments

1. Location Map
2. Context Location Map
3. Draft Plan of Subdivision
4. Streetscape Plan

Prepared by

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

(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.)