

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

14

ARISTA HOMES LIMITED

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Site Development File DA.12.114 (Arista Homes Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 46, two-storey with loft freehold street townhouse dwelling units as shown on Attachments #3 to #8 inclusive, subject to the following conditions:

- ### Contribution to Sustainability

- i) building energy performance will achieve at least EnerGuide 80 energy efficiency;
- ii) low volatile organic compound (VOC) paints, varnishes, stains and sealers;
- iii) optional appliances that include water efficient dishwashers, clothes washers and dryers; and,
- iv) passive stormwater management systems through infiltration trenches adjacent to open space features and lot grading that conveys overland flow to the central watercourse.

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

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Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.114 on the subject lands shown on Attachments #1 and #2 to permit the development of 46, two-storey plus loft freehold street townhouse dwelling units on 10 blocks (Blocks 221 and 222 on Registered Plan 65M-4373, and Blocks 200 to 204 inclusive and Blocks 213 to 215 inclusive on Registered Plan 65M-4374) as shown on Attachments #3 to #8, inclusive.

Background - Analysis and Options

Location

The subject lands are located north of Major Mackenzie Drive and east of Huntington Road, being Blocks 221 and 222 on Registered Plan 65M-4373, and Blocks 200 to 204 inclusive and Blocks 213 to 215 inclusive on Registered Plan 65M-4374, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential" and "Mixed Use - Residential/Commercial Area A" by in-effect OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #699. The subject lands are also designated "Mid-Rise Residential" and "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The proposed street townhouse development conforms to the Official Plans.

The subject lands are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1376). This Exception requires a minimum front yard setback of 3.0 m for townhouse dwellings on the subject lands. Units 1 and 5 on Block 213 and Unit 1 on Block 202 are proposed with front yard setbacks ranging from 2.53 m to 2.89 m and do not comply with Zoning By-law 1-88, as amended. Site-specific Zoning Exception 9(1376) already permits a reduction in the front yard setback in an RT1 Residential Townhouse Zone from 4.5 m to 3.0 m. The Development Planning Department does not support a further reduction in the required front yard setback of 3.0 m, and recommends that the Applicant reconfigure the proposed dwellings to comply with Exception 9(1376) of Zoning By-law 1-88. The Applicant has indicated that they will be revising their plan to comply fully with the requirements of By-law 1-88. A condition to this effect is included in the recommendation of this report. Otherwise, the proposed development complies with all other requirements of Zoning By-law 1-88, as amended.

Holding Symbol "(H)"

The Owner has submitted a related Zoning By-law Amendment File Z.13.002 to remove the Holding Symbol "(H)" for Phase 1A of Plan of Subdivision File 19T-10V004, as identified on Attachment #2. The subject lands are part of Phase 1A. The removal of the Holding Symbol "(H)" from Phase 1A will facilitate the development of 335 detached dwelling units, 142 semi-detached dwelling units, and 166 street townhouse dwelling units (the latter subject to Site Plan approval). Phase 1A was originally zoned with the Holding Symbol "(H)" by By-laws 120-2012 and 178-2012, until such time that Vaughan Council identifies and allocates servicing to Phase 1A or a portion thereof, the limits of development are consistent with the detailed design for the

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realignment of Major Mackenzie Drive West, and that the realignment of an existing tributary has been implemented to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

On November 15, 2011, Vaughan Council approved the allocation of water and sewage servicing capacity for 400 residential units from the York Sewage Servicing/Water Supply System. On November 20, 2012, Vaughan Council further allocated an additional 243 residential units through the Block 61 Inflow and Infiltration Reduction Pilot Project, resulting in a total allocation of 643 residential units to Phase 1A.

The design and limits of development for the realignment of Major Mackenzie Drive were required under the Subdivision Agreement for Plan of Subdivision 19T-10V004. As Plan of Subdivision 19T-10V004 was registered on December 6, 2012, as Registered Plans 65M-4373 and 65M-4374, this condition has been satisfied.

The TRCA has indicated that it has concerns with the City removing the Holding Symbol “(H)” on the residential lots that directly abut the realigned tributary located in Phase 1A, which does not affect any of the subject lands to this report. However, the TRCA has no objections to releasing all other residential lots within Phase 1A, provided that the lots abutting the realigned tributary continue to be subject to the Holding Symbol “(H)”. The Development Planning Department will continue to work with the Applicant and the TRCA to identify the lots that will continue to be part of the Holding Symbol “(H)”, prior to the Zoning By-law to remove the Holding Symbol “(H)” for Phase 1A being considered for enactment by Vaughan Council.

The Holding Symbol “(H)” can be removed from the subject lands to this report, thereby effectively zoning the lands RT1 Residential Townhouse Zone, subject to Exception 9(1376). A condition that a Zoning By-law to remove the Holding Symbol “(H)” be enacted prior to the execution of the Site Plan Letter of Undertaking is included in the recommendation of this report.

Site History

On November 29, 2011, Vaughan Council approved Plan of Subdivision File 19T-10V004 and Zoning By-law Amendment File Z.10.031 (Nashville Developments Inc.) consisting of residential, mixed-use residential, elementary school, park and valley lands/open space uses. The implementing Zoning By-laws (By-law 120-2012, as amended by By-law 178-2012) were enacted by Vaughan Council on June 26, 2012 and November 20, 2012, respectively. The approved Plan of Subdivision 19T-10V004 was registered on December 6, 2012, as Registered Plans 65M-4373 and 65M-4374.

Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #8 inclusive, and is satisfied with the proposed development. The proposed two-storey townhouse units (with lofts) are accessed via a rear laneway, with each dwelling unit containing two (2) parking spaces and designed to include 4 and 6 unit blocks as shown on Attachments #3 to #8 inclusive. A one-storey enclosed breezeway measuring 2.5 m x 5.0 m connects the garage to the dwelling, as shown on Attachments #3 and #4. The proposed building elevations consist of brick and stone veneer with asphalt shingles and metal roofing, as shown on Attachments #7 and #8. The proposed building design and materials conform with the Nashville Heights Urban Design and Architectural Design Guidelines approved by Vaughan Council. The proposed site plans and building elevations have also been approved by the Control Architect for Block 61. The final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

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The Owner must submit an application for Part Lot Control (PLC) in order to facilitate the creation of the individual lots, which will require review by City Departments, and the enactment of the PLC lifting and rescinding by-laws by Vaughan Council.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is satisfied with the servicing and grading plans. The final site servicing and grading plans must be approved by the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The subject lands are located on local roads internal to the subdivision, and therefore, there are no Regional implications.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.114 in accordance with OPA #601, as amended by OPA #699, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department can support the approval of the proposed development for 54 freehold street townhouse dwelling units, which is considered to be appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan and complies with Zoning By-law 1-88, subject to the comments in this report. In addition, the conditions for removing the Holding Symbol “(H)” have been satisfied together with the allocation of servicing to the subject lands, and therefore, the Vaughan Development Planning Department can support the removal of the Holding Symbol “(H)”, thereby effectively zoning the subject lands RT1 Residential Townhouse Zone. Accordingly, the Development Planning Department can support the approval of Site Development Application DA.12.114, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Typical Site Plan (4 Unit Block) – Block 200
4. Typical Site Plan (6 Unit Block) – Block 222
5. Typical Landscape Plan (4 Unit Block) - Block 200
6. Typical Landscape Plan (6 Unit Block) - Block 222
7. Typical Elevations (4 Unit Block) – Block 200
8. Typical Elevations (6 Unit Block) – Block 222

Report prepared by:

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(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.)