

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 15, Report No. 9, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2013.

15

**SITE DEVELOPMENT FILE DA.12.115
PARADISE HOMES KLEINBURG INC.
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.115 (Paradise Homes Kleinburg Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 66, two and three storey freehold street townhouse dwelling units as shown on Attachments #3 to #8 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) that Units 1, 2 and 5 on Block 217 and Units 1, 2 and 6 on Block 220, Registered Plan 65M-4373, be revised to comply with the minimum front yard setback of 3.0 m, as required by Exception 9(1376) in Zoning By-law 1-88; and,
 - iv) Vaughan Council shall have enacted a Zoning By-law to remove the Holding Symbol "(H)" from the subject lands.

Contribution to Sustainability

The Owner has advised that the proposed development will incorporate the following sustainable building and site features:

- 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.

Economic Impact

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 15, CW Report No. 9 – Page 2

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.115 on the subject lands shown on Attachments #1 and #2 to permit the development of 66, two and three storey freehold street townhouse dwelling units on 13 blocks (Blocks 208 to 211 inclusive, Blocks 215 to 220 inclusive, and Blocks 223 to 225 inclusive on Registered Plan 65M-4373), 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 208 to 211 inclusive, Blocks 215 to 220 inclusive, and Blocks 223 to 225 inclusive on Registered Plan 65M-4373, 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). Exception 9(1376) of Zoning By-law 1-88 requires a minimum front yard setback of 3.0 m for townhouse dwellings on the subject lands. Units 1, 2 and 5 on Block 217 and Units 1, 2 and 6 on Block 220 do not comply with the required minimum front yard setback of 3.0 m in Zoning By-law 1-88, as amended. Site-specific Zoning Exception 9(1376) already permits a reduction in the front yard setback in the 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. A condition to this effect is included in the recommendation of this report. The proposed townhouse 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 overall development of Phase 1A with 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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 15, CW Report No. 9 – Page 3

servicing to Phase 1A or a portion thereof, the limits of development are consistent with the detailed design for the 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 no objections to removing the Holding Symbol “(H)” from the Phase 1A lands, save and except for those lots that abut the realigned tributary, which the subject lands do not directly abut. The Development Planning Department will continue to work with the Applicant and the TRCA to identify the lots that will continue to be subject to 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 the 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. The proposed two and three-storey townhouses are accessed via a rear laneway, with each lot containing two (2) parking spaces. 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 vinyl scallop and accent siding, as shown on Attachments #7 and #8. The proposed building designs 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. Development Planning Staff recommends that the rear lane garage elevations be enhanced to provide variation in their design. Staff has discussed this matter with the Applicant and have been advised that the garage elevations will be revised to address this recommendation. 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 15, CW Report No. 9 – Page 4

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.12.115 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 66 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, subject to Exception 9(1376). Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.115, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Typical Site Plan (4 Unit Block) - Block 210
4. Typical Site Plan (6 Unit Block) - Block 211
5. Typical Landscape Plan (4 Unit Block) - Block 210
6. Typical Landscape Plan (6 Unit Block) - Block 211
7. Typical Elevation Plan (4 Unit Block) - Block 210
8. Typical Elevation Plan (6 Unit Block) - Block 211

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.)