

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 20, 2018

Item 6, Report No. 11, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on, March 20, 2018.

6 ZONING BY-LAW AMENDMENT FILE Z.17.042 VEDETTE WAY HOMES LIMITED VICINITY OF WESTON ROAD AND CANADA DRIVE

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 March 6, 2018, be approved; and**
- 2) That the deputation of Mr. Mark McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, representing the applicant, be received.**

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.042 to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2, from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone, together with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of five, three-storey street townhouse dwellings, as shown on Attachments #3 and #4.

Recommendations

- 1. THAT the Public Hearing report for File Z.17.042 (Vedette Way Homes Limited) 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 Committee of the Whole regarding a proposal to permit the development of five, three-storey street townhouse dwellings.
- A Zoning By-law Amendment is required to permit the development proposal.
- 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 east of Weston Road, on the south side of Canada Drive, and are municipally known as 79 and 85 Vedette Way, shown as "Subject Lands" on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

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In December 2012, Phase 2 of Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation) was approved for 72 residential units consisting of detached, semi-detached and street townhouse dwellings on a 1.97 ha parcel of land, which was registered in September 2015. The subject form two lots within the approved Draft Plan of Subdivision intended to be developed with two detached dwellings within Phase 2 of Draft Plan of Subdivision File 19T-11V003.

The Owner has submitted Zoning By-law Amendment File Z.17.042 to amend Zoning By-law 1-88, to rezone the subject lands from RD4 Residential Detached Zone Four, as shown on Attachment #2 to RT1 Street Townhouse Zone as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice Was Provided in accordance with the Planning Act and Vaughan Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: February 9, 2018.

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

- b) Circulation Area: 150 m and to the Vellore Woods 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 a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority.

December 11, 2012 Council Extract and November 27, 2012, Committee of the Whole (Item 12, Report 48)

Analysis and Options

The proposal conforms to Vaughan Official Plan 2010 and is consistent with the approved Block 33 West Plan

The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010) and are located within a Community Area. The "Low-Rise Mixed-Use" designation permits low rise buildings up to a maximum of four-storeys in height and a Floor Space Index (FSI) of 1.5. VOP 2010 permits townhouse dwellings and requires that they comply with the scale, massing, setback and orientation of approved townhouses in the immediate area. The proposed use conforms to the Official Plan.

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The subject lands are located within the Block 33 West Plan, which was approved by Vaughan Council on March 24, 2003. The Block Plan provides the basis for determining the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing in order to manage growth in Block 33 West. Street townhouse dwellings have been approved and developed on lands within the Block 33 West Plan.

Amendments to the Zoning By-law 1-88 are required to permit the proposed development

The subject lands are zoned RD4 Residential Detached Zone Four by Zoning By-law 1-88, and are subject to Exception 9(1394), as shown on Attachment #2, which does not permit the proposed street townhouse dwellings, therefore an amendment to Zoning By-law 1-88 is required. The Owner has submitted Zoning By-law Amendment File Z.17.042 to rezone the subject lands to RT1 Residential Townhouse Zone, together with the following site-specific zoning exceptions:

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Table 1:

	By-law Standard	RT1 Residential Townhouse Zone (Standard Lot) Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone (Standards Lot) Requirements
a.	Minimum Parking Space Size	2.7 m x 6 m	2.7 m x 5.9 m
b.	Minimum Parking Spaces Per Unit	2	1
c.	Minimum Lot Area	162 m ²	150 m ² (Unit 2)
d.	Minimum Front Yard Setback	i. 4.5 m (Main Building) ii. 6 m (Attached Garage)	3.5 m
e.	Minimum Rear Yard	7.5 m	5 m
f.	Minimum Exterior Yard	i. 4.5 m (Main Building - Canada Drive) ii. 3 m (Abutting a sight-triangle) iii. 3.5 m (Abutting a Greenway - Canada Drive)	i. 2.5 m (Main building) ii. 1 m (Abutting a sight-triangle) iii. 2.5 m (Abutting a Greenway – Canada Drive)

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	By-law Standard	RT1 Residential Townhouse Zone (Standard Lot) Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone (Standards Lot) Requirements
g.	Minimum Lot Depth	27 m	<ul style="list-style-type: none"> - 22 m (Unit 1) - 20 m (Unit 2) - 18 m (Unit 3) - 17 m (Unit 4) - 17 m (Unit 5)
h.	Maximum Projection of Exterior Stairways, Porches and Balconies which are Uncovered, Unexcavated and Unenclosed	1.8 m (Into a Front, Exterior Side or Rear Yard)	<ul style="list-style-type: none"> i. 2.7 m (Exterior Stairway and Porch into a Front Yard) ii. 2.5 m (Balcony into a Rear Yard)
i.	Maximum Driveway Width	<ul style="list-style-type: none"> i. 3.75 m (Lot frontages: 7 m - 8.99 m) ii. 6 m (Lot frontages: 9 m - 11 m) iii. 9 m (Lot frontages: 12 m or greater) 	5.2 m
j.	Minimum Landscaped Front Yard	<ul style="list-style-type: none"> i. 33% Landscaping of which 60% shall be Soft Landscaping (Lot Frontages: 6 m - 11.99 m) ii. 50% Landscaping of which 60% shall be Soft Landscaping (Lot Frontages: 12 m or greater) 	31% Landscaping of which 20% shall be Soft Landscaping (Lot Frontages: 7 m - 12.4 m)

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Additional zoning exceptions maybe 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.

Following a preliminary review of the application, the Development Planning Department has identified the following 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 application will be reviewed in consideration of the applicable VOP 2010 policies.
b.	Appropriateness of the Proposed rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of, but not limited to, the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards.
c.	Approved Source Water Protection Plan	<ul style="list-style-type: none">▪ The subject lands are located within the WHPA-Q (Wellhead Protection Area - Recharge Management Area) as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. The Owner is required to satisfy the requirements of the Toronto and Region Conservation Authority.
d.	Water and Servicing Allocation	<ul style="list-style-type: none">▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.

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	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Cash-in-lieu of Parkland	<ul style="list-style-type: none">▪ The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland and Policy and the <i>Planning Act</i> is required, if the application is approved.
f.	Block 33 West Developers' Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 West Developers' Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan.
g.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the subject application, which must be approved to the satisfaction of the City and/or respective public approval authority:<ul style="list-style-type: none">• Urban Design Brief• Servicing Design Compliance Letter• Arborist Letter• Servicing and Grading Design• Noise Impact Study▪ The requirement for additional studies/information may be identified through the development application review process.

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h.	Site Development Application	<ul style="list-style-type: none">▪ The related Site Development File DA.17.109 will be reviewed in consideration of, but not limited to, appropriate building and site design, elevations (including an enhanced north elevation facing Canada Drive) landscaping, environmental sustainability, servicing and grading, if the subject application is approved.▪ The proposed elevations will be reviewed against the Block 33 West Architectural Design Guidelines prepared by The Planning Partnership.▪ All issues identified through the review of the related Site Development Application must be addressed to the satisfaction of the City.
i.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (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 and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the proposed development is approved.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The application has 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 application 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.

This report was prepared in consultation with the Director of Development Planning and

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Senior Manager of Development Planning. For more information, please contact: Judy Jeffers, Planner, Development Planning Department, extension 8645.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Proposed Building Elevations

Prepared by

Judy Jeffers, Planner, ext. 8645

Mary Caputo, Senior Planner – OMB, ext. 8635

(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.)