

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 4, Report No. 15, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018.

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**OFFICIAL PLAN AMENDMENT FILE OP.18.004
ZONING BY-LAW AMENDMENT FILE Z.18.001
DRAFT PLAN OF SUBDIVISION FILE 19T-18V002
VAUGHAN NW RESIDENCES INC.
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

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 April 4, 2018, be approved;
- 2) That the following deputations be received:
 1. Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;
 2. Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers Association, Millwood Parkway, Woodbridge, and communication C5, dated April 4, 2018;
 3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
 4. Mr. Vito Pedano, Timberland Drive, Woodbridge; and
- 3) That the following communications be received:
 - C1 Ms. Helen A. Mihailidi, Brattys LLP, Keele Street, Vaughan, dated March 29, 2018; and
 - C4 Steven C. Ferri, Loopstra Nixon, Queens Plate Drive, Toronto, dated April 2, 2018.

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.004 and Z.18.001 and Draft Plan of Subdivision File 19T-18V002 (Vaughan NW Residences Inc.) for the subject lands shown on Attachments #1 and #2, to amend City of Vaughan Official Plan 2010 and Zoning By-law 1-88, to permit the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7.

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Recommendation

1. THAT the Public Hearing report for Files OP.18.004, Z.18.001 and 19T-18V002 (Vaughan NW Residences Inc.) 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 proposed amendment to the City's Official Plan and Zoning By-law and for the approval of residential Draft Plan of Subdivision permit the development of 179, 3-storey townhouse dwellings.
- 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 shown on Attachments #1 and #2 are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachments #1 and #2.

Official Plan and 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 the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7:

1. Official Plan Amendment File OP.18.004 to amend Vaughan Official Plan 2010, Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height for a townhouse dwelling from 2 ½-storeys to 3-storeys.
2. Zoning By-law Amendment File Z.18.001 to rezone the subject lands from C5(H) Community Commercial Zone with the Holding Symbol "(H)", as shown on Attachment #2, to RT1 Residential Townhouse Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-18V002, as shown on Attachment #3, for the approval of a residential Draft Plan of Subdivision consisting of one 5.038 ha block.

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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: March 9, 2018.

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 the Weston Road frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 200 m, the Vellore Woods Ratepayers' Association and the Millwood Woodend 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 a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the proposed Development

The subject lands are designated "Mid-Rise Mixed Use" with a "Commercial District" overlay by Vaughan Official Plan (VOP) 2010, Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road. This designation permits 2½-storey townhouse dwellings, a minimum residential density of 17 units per hectare and a maximum density of 40 units per hectare. The proposed development is for 179, 3-storey townhouse dwellings with a density of 35.2 units per hectare. An amendment to VOP 2010 is required to increase the maximum permitted building height from 2½ to 3-storeys.

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

The subject lands are zoned C5(H) Community Commercial Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1327), which does not permit townhouses. The Owner proposes to rezone the subject lands to RT1 Residential Townhouse Zone with the following site-specific zoning exceptions:

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Table 1:

	By-law Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Frontage on a Public Street	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street.	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private street.
b.	Minimum Lot Frontage	6 m/unit	5.6 m/unit (Buildings 1 to 12, and 17 to 20) 5.8 m/unit (Buildings 13 to 16, and 21 to 34)
c.	Minimum Lot Area	162 m ²	140 m ² 116.1 m ² (Lots for Building 24, Units 120 and 121)
d.	Minimum Front Yard	4.5m	<ul style="list-style-type: none"> • 2.4 m • 1.5 m between the main building and a sidewalk (Units 16, 17, 60, 61, 70, 71, 80, 81, 91, 92, 102, 126, 134, 138, 139, 144, 145, 150, 151, 156, 157, 161, 162, 167, 168, 173, 174, 179)

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e.	Minimum Rear Yard	7.5 m	<p>3 m (Buildings 1-12, 17 - 20)</p> <p>7 m (Buildings 13 to 16, 21, 22, 24, 25 and 27-34)</p>
f.	Minimum Interior Yard Setback to a Walkway or Greenway	3.5 m	<p>1.3 m (Units 16, 17, 35, 47, 48, 161 and 162)</p>
g.	Minimum Exterior Side Yard	4.5m	<ul style="list-style-type: none"> • 2.4 m • 1.5 m between the main building and a sidewalk (Units 1, 71, 81, 91, 92, 118 and 134)
h.	Minimum Setback to a Site Triangle	3 m	<p>1.5 m (Units 1, 34, 35, 60, 71, 80, 81, 91, 92, 102)</p>
i.	Minimum Lot Depth	27 m	25.4 m
j.	Maximum Building Height	11 m	<p>12 m (3-storeys for all units)</p>
k.	Maximum Garage Width	3.048 m for lots less than 11 m in frontage	<ul style="list-style-type: none"> • 3.048 m for an interior lot with a frontage less than 7 m; • 6 m for an interior lot with a frontage of 7 m or greater; and • 6 m for a corner lot.
l.	Maximum Driveway Width With lots that have Less Than 9 m Frontage	3.75 m	<p>5.96 m (Units 6, 7, 12, 13 16, 17, 22, 23, 28, 29, 39, 40, 43, 44, 47, 48, 50, 51, 55, 56, 85, 86, 97 and 98)</p>

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Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies, the Oak Ridges Moraine Conservation Plan, the York Region Official Plan, and Vaughan Official Plan 2010.▪ The proposed development will be reviewed in consideration of the policies of VOP 2010 Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road. Specifically, Section 12.6.2.3, requiring that the development of this quadrant be undertaken on a comprehensive basis.
b.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands to permit the development of 179 townhouses, as shown on Attachment #4 to #7, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to built-form compatibility.
c.	Holding Symbol “(H)”	<ul style="list-style-type: none">▪ The subject lands are zoned with the Holding Symbol “(H)” which can be removed upon the approval of a Site Development Application for the lands and the submission of an updated Block Plan for Block 33 West to the City.▪ The need to maintain the Holding Symbol “(H)” on the subject lands in consideration of for the current development proposal and the conditions for its removal will be reviewed.

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	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements.
e.	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 City or respective approval authority: <ul style="list-style-type: none"> – Community Services and Facilities Study – Phase 1 Environmental Site Assessment (ESA) – Phase 2 Environmental Site Assessment (ESA) – Soil Investigation Report – Urban Design and Sustainability Brief – Feasibility Environmental Noise report – Arborist Report – Functional Servicing Report – Traffic Impact Study ▪ The Owner is required to submit a Water Balance Assessment as the subject lands fall within the Recharge Protection Area of the Source Protection Plan.
f.	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 allocation is unavailable, the 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.

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	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of the approved Urban Design and Architectural Design Guidelines for Block 33 West.
h.	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 Site Plan process, if the applications are approved.
i.	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.
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The subject lands fall within the Recharge Protection Area of the Source Protection Plan and the Water Balance Assessment report must be reviewed and approved by the TRCA.
k.	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.

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	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Related Site Development File DA.18.003	<ul style="list-style-type: none">▪ The related Site Development File DA.18.003 will be reviewed in consideration of, but not limited to:<ul style="list-style-type: none">- the appropriate building and site design- the interface of the proposed buildings with Weston Road and Vellore Park Avenue- re-evaluation of upgraded building elevations- pedestrian and barrier free accessibility- vehicular access, internal traffic and emergency and service vehicle circulation and parking- landscaping, waste management- all required easements with the adjacent landowners (e.g. driveway access and servicing)- servicing and grading- noise requirements- sustainability initiatives.▪ All issues identified through the review of the Site Development File must be addressed to the satisfaction of the City.
m.	Future Condominium Application	<ul style="list-style-type: none">▪ A future Draft Plan of Condominium Application (Common Elements) will be required, if the subject applications are approved, to create a condominium corporation for the proposed private road, visitor parking and amenity space.

Financial Impact

Not applicable

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.

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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.

This report was prepared in consultation with the Director of Development Planning and Interim Senior Manager of Development Planning. For more information, please contact Mary Caputo, Senior Planner - OMB, Development Planning Department, at Extension 8635.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision
4. Site Plan and Proposed Zoning
5. Landscape Plan
6. Typical Elevation Plan (Building 1)
7. Typical Elevation Plan (Building 25)

Prepared by

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.)