

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

Item 15, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 19, 2016.

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ZONING BY-LAW AMENDMENT FILE Z.15.022

LONGYARD PROPERTIES INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND VIA ROMANO BOULEVARD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 5, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.15.022 (Longyard Properties Inc.) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2, from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two and OS5 Open Space Environmental Protection Zone to facilitate a residential lot (Part 1) for a detached dwelling and a 5m wide open space buffer block (Part 2) on Block 409 of Registered Plan of Subdivision 65M-4425, in the manner shown on Attachment #3; and
2. THAT prior to the enactment of the implementing Zoning By-law:
 - a) the City shall convey Block 409 to the Applicant;
 - b) the Applicant shall convey the 5m wide open space buffer block shown as Part 2 on Attachment #3, free of all encumbrances and charges, to the Toronto and Region Conservation Authority (TRCA).

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy 2031
- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objectives above, the Applicant has advised that the following, but not limited to, sustainable site and building features will be included in the future detached dwelling, should the Zoning By-law Amendment application be approved:

- vinyl casement windows and transoms with Low-E and argon gas throughout (basement to be Low-E windows)
- programmable Energy Star thermostat
- poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height R-12 blanket insulation
- "2 x 6" exterior wall construction with R22 insulation value and R50 attic insulation
- conventional air circulating system (HRV)
- high efficiency natural gas furnace with Electronically Commutated Motors (ECM)
- spray foam insulation in garage ceiling below livable areas and cantilevered areas

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Economic Impact

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

Communications Plan

On January 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. A Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol. To date, no comments or letters have been received.

A Public Hearing was held on February 2, 2016, for the proposed rezoning. No comments were received by the Vaughan Development Planning Department through the notice circulation or by way of deputation at the Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 2, 2016, was ratified by Vaughan Council on February 16, 2016.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.022 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two (minimum 15 m lot frontage; 18.5 m proposed), and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3. The proposal will facilitate a residential lot for a detached dwelling (Part 1) and a 5 m wide open space buffer block (Part 2) adjacent to the existing natural feature to be conveyed into public ownership to the Toronto and Region Conservation Authority (TRCA).

The subject lands (Block 409 on Registered Plan of Subdivision 65M-4425) are currently owned by the City, and the Applicant has made an application to the City to have the lands re-conveyed to them, which is currently in process.

Background - Analysis and Options

Synopsis:

The Applicant is proposing to rezone the subject lands to permit a detached dwelling and a 5m wide open space buffer block adjacent to the existing natural feature to be conveyed to the TRCA. The Vaughan Development Planning Department supports the proposal since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Location

The vacant 0.08 ha subject lands shown on Attachments #2 and #3 are located on the west side of Farrell Road, northwest of Major Mackenzie Drive and Via Romano Boulevard, being Block 409 on Registered Plan of Subdivision 65M-4425, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are located within the Oak Ridges Moraine Settlement Area and are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits the proposed residential lot for a single detached dwelling. The subject lands abut the Don River Valley,

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identified as “Natural Areas” (Core Features) by VOP 2010, which permits forest, fish and wildlife management, and conservation or flood or erosion control projects. The proposed rezoning to facilitate the construction of a detached dwelling and a 5 m wide open space buffer block would implement the “Low-Rise Residential” and “Natural Areas” policies, respectively, in VOP 2010.

Zoning

The subject lands (Block 409 on Plan 65M-4425) are zoned OS2 Open Space Park Zone, which permits a range of recreational, institutional and conservation uses. A detached dwelling is not permitted in the OS2 Zone, and therefore, a Zoning By-law amendment is required to permit a detached dwelling on the subject lands. The Applicant is proposing to rezone this block to RD2 Residential Detached Zone Two (Part 1) and OS5 Open Space Environmental Protection Zone (Part 2), to facilitate the construction of one detached dwelling and to create a 5m wide open space buffer block abutting the valley, as shown on Attachment #3. Exception 9(1385) that applies to the area subdivision does not include site-specific exceptions for the RD2 Zone. The Applicant has advised that the future dwelling will comply with the general RD2 Zone standards in Zoning By-law 1-88.

The subject lands and other potential sites were considered for the relocation of the George Munshaw House. The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department conducted a review and determined that Lot 104 on Fanning Mills Circle, as shown on Attachment #2, was the most appropriate location for the George Munshaw House. The Division also conducted an extensive review of the final lot grading plans for Block 409 (subject lands) and determined that it was not suitable for a pedestrian connection to the existing valley system to the immediate west in consideration of the slope of the lands. As part of the agreement to preserve and relocate the George Munshaw House, it was determined by the City that the subject lands could be re-conveyed to the Applicant for residential purposes. The Applicant subsequently filed the subject Zoning By-law Amendment application.

The subject lands (Block 409 on Plan 64M-4425) are currently owned by the City, and the Applicant has made an application to the City to have the lands re-conveyed to them, which is currently in process.

The Vaughan Development Planning Department has no objection to the proposed rezoning, subject to the recommendations in this report. Prior to the enactment of the implementing Zoning By-law, the conveyance of Block 409 from the City to the Applicant, and the conveyance of the 5m wide open space buffer block (Part 2 on Attachment #3) from the Applicant to the TRCA, is required. The proposal will facilitate a development that implements the “Low-Rise Residential” and “Natural Areas” policies of VOP 2010, and will result in a consistent residential lotting pattern and a continuous open space buffer with the adjacent lands.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposal and has provided the following comments:

a) Sanitary, Storm and Water Servicing

The subject lands (Block 409 on Plan 65M-4425) would be serviced by the proposed 200 mm diameter sanitary sewer, 200 mm diameter watermain and 975 mm diameter storm sewer on Farrell Road. The Servicing Brief provided by the Applicant confirms that the subject lands can be adequately serviced by the proposed infrastructure. The subject lands are tributary to Stormwater Management Facility 7, which provides enhanced (Level 1) water quality protection, erosion control and the limitation of thermal impacts on the receiving waters.

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b) Road Network and Access

The subject lands have sufficient frontage (18.5m) and can be accessed by Farrell Road.

c) Environmental

The Environmental Site Assessment (ESA) documentation was reviewed as part of related Draft Approved Plan of Subdivision File 19T-03V13, which included the subject lands. No further ESA documents are noted at this time and the DEIP Department has no additional requirements.

d) Allocation

The DEIP Department has confirmed there is one unit of servicing capacity available to accommodate Block 409 on Plan 65M-4425 from its servicing capacity reserve.

The Vaughan Development Engineering and Infrastructure Planning Department has no objection to the approval of Zoning By-law Amendment File Z.15.022.

Vaughan Real Estate Department

The Vaughan Real Estate Department has reviewed the proposed rezoning and has confirmed that no further cash-in-lieu of parkland will be required for the proposed development, in accordance with the comments provided by the Vaughan Parks Development Department.

The Vaughan Real Estate Department has advised that all costs/fees associated with the conveyance of Block 409 to the Applicant, will be the responsibility of the Applicant.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Zoning By-law and supporting documentation. The TRCA has noted that the buffer block, as shown on Attachment #3, shall be zoned OS5 Open Space Environmental Protection Zone. The TRCA has requested that the buffer block lands be conveyed into public ownership. A condition to this effect is included in the recommendation of this report. Accordingly, the TRCA has no objections to the approval of the application.

School Boards

The York Region District School Board and the York Catholic District School Board have no objections to the application.

Canada Post

Canada Post has no objections to the application. Mail delivery has already been planned for this development under approved Plan of Subdivision File 19T-03V13 for community mailboxes.

Utilities

Enbridge Gas Distribution has indicated no objections to the application.

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable City

Regional Implications

The York Region Community Planning and Development Services Department has no comments or objections to the approval of this application.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.022 in consideration of the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed rezoning will facilitate future development of the subject lands for a residential use, which is in conformity with Vaughan Official Plan 2010 (VOP 2010), and will facilitate development that is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning

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.)