

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

By approving that Communication C6 from the Director of Development & Transportation Engineering, dated May 5, 2014, be received.

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Zoning By-law Amendment File Z.14.002 (Nashville Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone subject lands (Lot 330) shown on Attachments #1 and #2, from RD4(H) Residential Detached Zone Four (single detached dwelling) with the Holding Symbol “(H)” and subject to Exception 9(1376) to RS1(H) Residential Semi-Detached Zone One (semi-detached dwellings) with the Holding Symbol “(H)” and subject to Exception 9(1376), in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.

N/A

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

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. 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 property. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014. As of April 7, 2014, no comments have been received by the Planning Department.

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Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.002 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands (Lot 330) from RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and subject to Exception 9(1376), to RS1(H) Residential Semi-Detached Zone One (semi-detached dwellings) with the Holding Symbol “(H)” and subject to Exception 9(1376), to facilitate one additional lot for a semi-detached dwelling (2 units), together with the site-specific zoning exceptions identified in Table 1 of this report.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Huntington Road and north of Major Mackenzie Drive, in Part of Lot 22, Concession 9, City of Vaughan. The subject lands have a total lot area of 509.03 m² and frontage of 20.33 m. The surrounding land uses are shown on Attachment #2.

Plan of Subdivision – Detailed Design

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to rezone and facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha that includes the subject lands, as shown on Attachment #3.

Through the detailed servicing design review process for Plan of Subdivision File 19T-10V004, the Vaughan Public Works Department required the width of Laneway “A” that abuts the west side of the subject lands, as shown on Attachment #4, to be reduced from 15 m to 8 m to comply with City standards. The owner is proposing that the lands that are no longer required for laneway purposes form part of the subject lands, thereby increasing the frontage of Lot 330 from approximately 13 m to 20 m and rezoning these lands to facilitate one additional lot to permit a semi-detached dwelling (2 units) instead of one lot for a detached dwelling unit.

Official Plan - Land Use Designation

The subject lands are designated “Mid-Rise Residential” with a maximum permitted building height of 10-storeys and a maximum Floor Space Index (FSI) of 3.0 by Section 12.8 (Area Specific Policies) of Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010). The area specific policy of VOP 2010 permits semi-detached units in the “Mid-Rise Residential” designation on the subject lands. The application conforms to the Official Plan.

Zoning

The subject lands are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1376). The current zoning permits a single detached dwelling unit. The owner is proposing a semi-detached dwelling (2 units) on the subject lands shown on Attachment #3. The proposed use does not comply with Zoning By-law 1-88. Accordingly, a zoning by-law amendment is required to rezone the subject lands to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol “(H)” and subject to Exception 9(1376), together with the following site-specific exceptions to the zoning standards identified below:

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Table 1

	By-law Standard	Zoning By-law 1-88, RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376) Requirements	Proposed Exceptions to the RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376)
a.	Minimum Lot Area	202 m ²	198 m ²
b.	Minimum Lot Depth	27 m	25 m
c.	Minimum Exterior Side Yard (West)	4.5 m	3.9 m
d.	Definition of a Semi- Detached Dwelling in a RS1 Residential Semi-Detached Zone One (Standard/Lot Accessed by a Lane)	Means a building containing two dwellings.	Means a building containing two dwellings, which may include a common foundation and be separate buildings above grade with a minimum separation distance of 1.2 m between the attached units.

The Planning Department has reviewed the proposed rezoning and site-specific exceptions to Zoning By-law 1-88 and provides the following comments:

i. Proposed Rezoning

The lands to the immediate south of the subject lands are zoned RSI Residential Semi-Detached Zone, as shown on Attachments #2, #3 and #4. The lands to the east are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and permits detached dwellings on 9 m frontage lots. The subject lands also form a corner lot abutting a laneway parallel to Huntington Road. In consideration of the above, the Planning Department is satisfied that the proposed rezoning of the property from RD4(H) to RSI(H) is compatible with the surrounding land uses and future built form. In addition, as servicing allocation is unavailable for the subject lands at this time, it is recommended that the lands be zoned with the Holding Symbol (H), which will be removed from the property upon servicing being allocated to the subject lands by Vaughan Council.

ii. Minimum Lot Area, Lot Depth and Exterior Side Yard (West)

The irregular lot configuration along the west lot line (exterior lot line) results in a deficiency of 4m² to the minimum lot area from 202 m² to 198 m²; a deficiency of 2 m to the minimum lot depth from 27 m to 25 m; and, a deficiency of 0.6 m to the exterior side yard from 4.5 m to 3.9 m in order to ensure that the laneway right-of-way of 8 m, in accordance with City standards, is provided. These exceptions to the Zoning By-law will only apply to two lots and will not impact on the surrounding development. Accordingly, the Planning Department can support these zoning exceptions.

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iii. Definition of a Semi-Detached Dwelling

The change in the definition of a semi-detached dwelling is requested for the purpose of capturing the proposed built form (i.e., one common foundation below-grade for two units instead of individual foundations with a common above-grade wall for two units).

Each dwelling unit will have the appearance of a separate dwelling above grade separated by a 1.2 m distance, and will have a common foundation instead of a common above-grade wall. This semi-detached dwelling form is currently permitted on other lands zoned RSI(H) Zone and subject to Exception 9(1376) in the Nashville Heights (Block 61) community, and in other developments in Vaughan. Accordingly, the Planning Department can support this zoning exception.

The proposed development must conform to and be consistent with the applicable Nashville Heights Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council. These modifications are considered minor in nature and maintain the intent of the original development proposal, and implementing Zoning By-law for the Nashville Community (Block 61). For the reasons discussed above, the Planning Department can support the proposed zoning exceptions.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

There are no Regional implications associated with the amendment to Zoning By-law 1-88.

Conclusion

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands and the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report for Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) shown on Attachment #3, are minor in nature and maintain the intent of the Official Plan and the Block 61 West Plan. The semi-detached unit will also be subject to the Nashville Heights Urban Design Guidelines and Architectural Design Guidelines. Accordingly, the Planning Department can support the approval of the Zoning By-law Amendment, in accordance with the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Current Zoning (Subject Lands)
4. Proposed Zoning (Subject Lands)

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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.)