

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 1, Report No. 20, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**1**

**ZONING BY-LAW AMENDMENT FILE Z.14.005  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V002  
GUIDO AND JOANNE MARINUCCI  
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated April 29, 2014, be approved; and**
- 2) That the following deputations be received:**
  - 1. Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant;**
  - 2. Ms. Mary Fournier, Clemson Crescent, Maple;**
  - 3. Mr. Fred Cook, Clemson Crescent, Maple;**
  - 4. Mr. Gerhard Schiller, Lancer Drive, Maple; and**
  - 5. Mr. Claudio Brutto, President, Brutto Consulting, Edgeley Boulevard, Vaughan.**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.14.005 and 19T-14V002 (Guido and Joanne Marinucci) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Hearing was circulated: April 4, 2014
- b) Circulation Area: 150 m and to the Maple Sherwood Ratepayers' Association. A notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca); and, a Notice sign was placed on the property along the Bevan Road frontage on March 13, 2014.
- c) Comments Received as of April 15, 2014: None

**Purpose**

To receive comments from the public and the Committee of the Whole on the following applications respecting the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.14.005 to amend Zoning By-law 1-88, specifically to:
  - a) permit the following site-specific zoning exceptions to the existing R1 Residential Zone on the property, to implement the related Draft Plan of Subdivision File 19T-14V002 and to maintain the existing single-detached dwelling (7 Bevan Road - Lot 8) as shown on Attachment #3:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 1, CW(PH) Report No. 20 – Page 2

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of R1 Residential Zone</b>	<b>Proposed Exceptions to R1 Residential Zone</b>
a.	Minimum Lot Frontage (Lots 4 to 7)	18 m	17 m
b.	Location of Front Lot Line for Lot 8	If in the case of a corner lot, the shorter street line (proposed extension of Bevan Road) is deemed the front lot line.	Deem the proposed east lot line (frontage on "Street B") as the front lot line.
c.	Minimum Rear Yard Setback for Lot 8 (West)	7.5 m	5.7 m
d.	Minimum Front Yard Setback (Street "B") for Lot 8	7.5 m	3.0 m
e.	Maximum Combined Driveway Width of a Circular Driveway for Lot 8	9 m	16.5 m
f.	Maximum Number of Driveways for Lot 8	Not more than one (1) driveway per lot shall be permitted.	To allow a circular driveway onto Street "B" and a second driveway onto the extension of Bevan Road with a maximum width of 8 m.

- b) rezone a portion of the subject lands (Block 9) from R1 Residential Zone to OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachment #3.

2. Draft Plan of Subdivision File 19T-14V002 as shown on Attachment #3 to facilitate a residential plan of subdivision consisting of the following:

Single Detached Residential Lots (Lots 1 to 8)	0.85 ha
Open Space Block (Block 9)	0.01 ha
<u>Public Right-of-Way (Street "B" and the extension of Bevan Road)</u>	<u>0.21 ha</u>
Total	1.07 ha

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 1, CW(PH) Report No. 20 – Page 3

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ South of Major Mackenzie Drive, west of Keele Street (7 Bevan Road), City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ “Low-Rise Residential” and “Natural Areas” by the Vaughan Official Plan 2010 (VOP 2010), as shown on Attachment #4.</li><li>▪ The “Low-Rise Residential” designation permits single-detached dwellings.</li><li>▪ The owner is required to submit a scoped Environmental Impact Study (EIS) as the subject lands include along the westerly boundary and are adjacent to lands designated “Natural Areas” and subject to the “Core Features” policies of VOP 2010. The exact limits of the developable lands and valleylands must be confirmed to the satisfaction of the City and TRCA.</li><li>▪ The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications conform to the Official Plan, and will require the development limits to be confirmed through the review of the subject applications.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ R1 Residential Zone by Zoning By-law 1-88, which permits single detached dwellings.</li><li>▪ The proposed lot frontages for Lots 4-7 of the proposed draft plan of subdivision and the retention of the existing dwelling on proposed Lot 8 do not comply with the provisions of the R1 Residential Zone as identified in the “Purpose” section of this report. In addition, Block 9 must be rezoned from R1 Residential Zone to OS1 Open Space Conservation Zone to facilitate the future dedication of the valleylands to a public body (TRCA). Accordingly, an amendment to Zoning By-law 1-88 is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

#### **Preliminary Review**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 1, CW(PH) Report No. 20 – Page 4

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed residential plan of subdivision will be reviewed in the context of compatibility with existing uses on the site and the surrounding land uses.</li><li>▪ The Zoning By-law Amendment application will be reviewed in consideration of the provisions of the City's Zoning By-law 1-88 and the appropriateness of the site-specific zoning exceptions necessary to implement the development proposal.</li></ul>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"><li>▪ The proposed draft plan of subdivision will be reviewed in consideration of the surrounding lot sizes and land uses. In addition, the applicable draft plan of subdivision conditions will be reviewed to ensure appropriate road alignments and connections, potential pedestrian trail connections, servicing and grading, and other municipal, regional and commenting agency requirements, should the applications be approved.</li></ul>
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>▪ The owner is required to prepare urban design and architectural design guidelines that must address, but not be limited to, the co-ordination of streetscape elements (e.g. built form, fencing treatments and street tree planting) and architectural design elements.</li></ul>
e.	Appropriateness of the Proposed Road Extension	<ul style="list-style-type: none"><li>▪ The proposed development contemplates the creation of eight single detached residential lots fronting onto a new public right-of-way ("Street B") with access from Bevan Road in the manner shown on Attachment #3.</li><li>▪ The owner is proposing the extension of Bevan Road as an 18m public right-of-way through the dedication of 9 m of the existing Bevan Road frontage on the subject lands, and the future dedication of an additional 9 m through anticipated development applications on the adjacent property to the north (10 Bevan Road). The proposed Bevan Road extension and the design of "Street B" must be reviewed and approved by the Vaughan Development/Transportation Engineering Department. Use of the Holding Symbol "(H)" will be considered for the subject lands until such time as Bevan Road has been dedicated as a full public right-of-way to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 1, CW(PH) Report No. 20 – Page 5

		<ul style="list-style-type: none"> <li>The appropriateness of the proposed second driveway leading to the north property line for Lot 8 (existing dwelling) will be reviewed. The proposed extension of Bevan Road will terminate in a “T” intersection configuration with “Street B” and a future public right-of-way for the anticipated development application at 10 Bevan Road, as shown on Attachment #3. As a result, the proposed second driveway on “Lot 8” will not be serviced by a public right-of-way; will be located west of the urban cross section for Street “B”, which includes street curbs; and, would interfere with traffic circulation at the Bevan Road and “Street B” intersection.</li> </ul>
f.	Existing Easements	<ul style="list-style-type: none"> <li>The northerly 9 m of the subject lands are subject to access easements extending from the current terminus of Bevan Road west to the open space lands as shown on Attachment #3. These easements are in favour of the City of Vaughan for storm and sanitary sewer purposes, and two additional easements are located on the lands in favour of Powerstream Inc. for hydro purposes. The appropriateness of the proposed draft plan of subdivision and zoning exceptions will be reviewed in consideration of the location of the existing easements relative to the development. In addition, any applicable conditions and/or zoning standards to protect the easements, as may be required, will be considered, if the applications are approved.</li> </ul>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>The owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City’s Parkland Dedication and Cash-in-lieu Policy.</li> </ul>
h.	Studies and Reports	<ul style="list-style-type: none"> <li>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"> <li>Planning Justification Report</li> <li>Environmental Noise Report</li> <li>Geotechnical/Soils Report</li> <li>Tree Inventory and Preservation Study</li> <li>Landscape Master Plan</li> </ul> </li> <li>As identified in the “Official Plan Designation” section of this report, the owner is required to submit a scoped Environmental Impact Study (EIS) as the subject lands include along the westerly boundary and are adjacent to lands designated “Natural Areas” and subject to the “Core Features” policies of VOP 2010. The exact limits of the developable lands and valleylands must be confirmed to the satisfaction of the City and TRCA.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 1, CW(PH) Report No. 20 – Page 6

i.	Functional Servicing Report/Allocation	<ul style="list-style-type: none"><li>▪ The Vaughan Development/Transportation Engineering Department must review and approve the Functional Serving Report submitted in support of the applications. The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should allocation not be available, use of the Holding Symbol “(H)” will be considered for the subject lands.</li></ul>
j.	Pedestrian and Bicycle Master Plan Study	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the Vaughan Transportation Master Plan, dated November 2012 and the Pedestrian and Bicycle Master Plan dated January, 2007, which indicates a proposed pedestrian street connection from Bevan Road to a proposed multi-use recreational pathway, as shown on Attachment #2. Design and implementation options for the pathway will be considered through the review of the applications.</li></ul>

**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The applications have been circulated to York Region 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 applications will be considered in the technical review of the applications, together with comments from the public and 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.

**Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-14V002 and Proposed Zoning
4. Official Plan Designations

**Report prepared by:**

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Christina Napoli, Senior Planner, ext. 8483

(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.)