

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

**3 ZONING BY-LAW AMENDMENT FILE Z.11.034
DRAFT PLAN OF SUBDIVISION FILE 19T-15V013
NULOOK DEVELOPMENTS INC.
WARD 1 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

- 1) That 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 May 3, 2016, be approved; and
- 2) That the following deputations be received:
 1. Mr. Mark J. McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, on behalf of the applicant;
 2. Mr. Tony Paglia, Germana Place, Maple; and
 3. Mr. Rob Kenedy, Giorgia Crescent, Maple.

1. THAT the Public Hearing report for Files Z.11.034 and 19T-15V013 (Nulook Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of Public Hearing was circulated: April 8, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m, with an expanded polling area as shown on Attachment #2, and to the Mackenzie Ridge Ratepayers Association.
- c) Comments Received - Prior to the formal Notice Circulation:

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Any additional 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 Vaughan 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.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision consisting of 7 lots for detached dwelling units:

1. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone (detached dwellings on lots with a minimum 45 m frontage) subject to site-specific Exception 9(3) to R1 Residential Zone (detached dwellings on lots with a minimum 18 m frontage) and OS2 Open Space Park Zone (buffer block) in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

| | By-law Standard | By-law 1-88 R1 Zone Requirements | Proposed Exceptions to R1 Zone |
|----|----------------------------|---|---|
| a. | Minimum Lot Frontage | 18 m | 15.1 m (Lot 3) |
| b. | Definition - Rear Lot Line | Means the lot line most nearly opposite the front lot line, but if the side lot lines intersect, means the point of intersection. | <ul style="list-style-type: none">• Lot 4 - the rear lot line shall be the east lot line• Lot 5 - the rear lot line shall be the west lot line |

Additional zoning exceptions may be identified through the detailed review of the applications.

2. Draft Plan of Subdivision File 19T-15V013 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

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|--|-----------------|
| Lots 1-7 inclusive for detached dwelling units | 0.768 ha |
| Buffer (Block 8) | 0.041 ha |
| <u>Future Public Road (Extension of Germana Place)</u> | <u>0.134 ha</u> |
| Total | 0.943 ha |

Background - Analysis and Options

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| Location | <ul style="list-style-type: none">▪ West side of Dufferin Street (10820 Dufferin Street), north of Teston Road, City of Vaughan, as shown on Attachments #1 and #2. |
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|---------------------------|---|
| Background | <ul style="list-style-type: none">Official Plan and Zoning By-law Amendment Files OP.11.009 and Z.11.034 were submitted on the subject lands in 2011. The Owner originally proposed 37 townhouse units served by a private common element condominium road with access to Dufferin Street as shown on Attachment #5. Vaughan Council considered the applications at a Public Hearing on October 25, 2011. The Owner subsequently revised the proposal for 14 semi-detached dwelling units on the north side of the private road and 18 townhouse units on the south side, as shown on Attachment #6. Vaughan Council considered the revised applications at a Public Hearing on January 15, 2013. |
| Official Plan Designation | <ul style="list-style-type: none">“Low Rise Residential” by City of Vaughan Official Plan 2010 (VOP 2010), and located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010, which permits detached dwellings with no prescribed maximum density.The subject lands are located within the Oak Ridges Moraine Conservation Plan Area (ORMCP) and identified as Oak Ridges Moraine Settlement Area, which permits the development to occur on the subject lands, subject to the provisions of the ORMCP.The proposed Draft Plan of Subdivision conforms to the Official Plan. |
| Zoning | <ul style="list-style-type: none">RR Rural Residential Zone (detached dwellings on lots with a minimum 45 m frontage), subject to Exception 9(3), by Zoning By-law 1-88.The Owner is proposing to rezone the subject lands to R1 Residential Zone, together with site-specific zoning exceptions identified in the Purpose section of this report, and to OS2 Open Space Park Zone to permit the proposed residential development and to extend the Open Space Zone (Buffer Block) along Dufferin Street. |
| Surrounding Land Uses | <ul style="list-style-type: none">Shown on Attachment #2. |

Preliminary Review

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

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| | MATTERS TO BE REVIEWED | COMMENT(S) |
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| a. | Provincial policies, and City Official Plan | <ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan (VOP 2010) policies and the Oak Ridges Moraine Conservation Plan. |
| b. | Appropriateness of Proposed Rezoning and Exceptions | <ul style="list-style-type: none"> ▪ The appropriateness of the proposed R1 Residential Zone and OS2 Open Space Park Zone, together with the site-specific zoning exceptions, will be reviewed in consideration of but not limited to, compatibility with the existing uses in the surrounding area, including the detached dwellings to the north and the Fire Station to the south. |
| c. | Draft Plan of Subdivision | <ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the extension of Germana Place (public road), the existing surrounding land uses, lot sizes and lotting pattern with the existing residential subdivision to the north. ▪ The proposed lot configurations and frontages, and driveway configurations will be reviewed for appropriateness and to ensure compatibility and functionality. ▪ Opportunities for a walkway connection from the extension of Germana Place to Dufferin Street will be reviewed, which is being requested by the Vaughan Parks Development Department, Vaughan Development Engineering and Infrastructure Planning Department, and the Region of York Community Planning and Development Services Department. Opportunities to provide a walkway connection to connect to the trails to the west within Block 12 have been explored on site by staff, and cannot be accommodated due to steep grades. ▪ The proposed lotting, grading and associated drainage considerations and construction requirements will be considered with respect to any potential impacts to the property and operation of Vaughan Fire Station 7-10. ▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will ensure the appropriate road alignment and connection, the disposition of the portions of the existing Germana Place cul-de-sac not forming part of the ultimate road allowance, servicing and grading, environmental and other municipal, regional and public agency requirements. |

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| d. | Urban Design and Architectural Guidelines | <ul style="list-style-type: none">▪ The Owner must provide an Urban Design Brief including Architectural Design Guidelines and a Landscape Master Plan for the proposed development. |
| 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 public approval authority:<ul style="list-style-type: none">- Environmental Site Assessment (ESA) Phase 1- Arborist Report and Tree Inventory and Preservation Plan- NHE/ORM (Natural Heritage Evaluation/Oak Ridges Moraine) Conformity Report- Urban Design and Sustainability Brief- Archaeological Report- Functional Servicing Report- Stormwater Management Report- Noise and Vibration Report- Geotechnical/Soils Report |
| f. | Servicing Capacity | <ul style="list-style-type: none">▪ 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 servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.▪ A servicing easement has been identified on Lot 4 as shown on Attachment #4. No building or structures are permitted within the easement.▪ A retaining wall is proposed at the rear of Lots 5-7 inclusive, as shown on Attachment #4. The design details of the retaining wall must be reviewed to the satisfaction of the City. |
| g. | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none">▪ The subject lands abut lands designated “Natural Areas” by VOP 2010, that are partially within the Oak Ridges Moraine Natural Core Area regulated by the TRCA. The applications must be reviewed to the satisfaction of the TRCA and the City of Vaughan. |

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| h. | 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 in accordance with the <i>Planning Act</i> and City'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 Office of the City Solicitor, Real Estate Department. |
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York 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 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.

Attachments

1. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V013 and Proposed Zoning
4. Conceptual Site Plan
5. Original Conceptual Site Plan (Public Hearing October 25, 2011)
6. Revised Conceptual Site Plan (Public Hearing January 15, 2013)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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.)