

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

**ZONING BY-LAW AMENDMENT FILE Z.13.048
DRAFT PLAN OF SUBDIVISION FILE 19T-13V011
LONGYARD PROPERTIES INC.
WARD 4 – VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE**

- 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 May 14, 2014, be approved;
- 2) That the following deputations be received:
 1. Mr. Bill Tam, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant; and
 2. Ms. Jacqueline Candaras, Metrus Development Inc., Floral Parkway, Concord; and
- 3) That Communication C4 from Kevin Hanit, Queensbridge Drive, Concord, dated May 14, 2014, be received.

1. THAT the Public Hearing report for Files Z.13.048 and 19T-13V011 (Longyard Properties Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of a Public Hearing was circulated: April 17, 2014. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice sign installed on the property.
- b) Circulation Area: 150 m (would not hit any developed areas), plus an expanded polling area as shown on Attachment #2
- c) Comments Received as of April 29, 2014: None

1. Zoning By-law Amendment File Z.13.048, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RD4(H) Residential Detached Zone Four (minimum 9 m frontage) with the Holding Symbol “(H)”, subject to Exception 9(1385) to RD3(H) Residential Detached Zone Three (minimum 12 m frontage) with the Holding Symbol “(H)” (developable land) and OS5 Open Space Environmental Protection Zone (valley buffer) in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88 RD3(H) Residential Detached Zone Three Requirements	Proposed Exceptions to RD3(H) Residential Detached Zone Three Requirements
a.	Minimum Interior Side Yard Abutting an OS5 Zone (West Side of Lot 1)	3.5 m	1.2 m
b.	Minimum Lot Frontage (Lot 2)	12 m	11.5 m
c.	Maximum Interior Garage Width (Lot 2)	5 m	6.1 m
d.	Maximum Driveway Width at the Street Curb (Lots 1 and 4)	6 m	8 m

2. Draft Plan of Subdivision File 19T-13V011 to facilitate the proposed residential plan of subdivision shown on Attachment #3, consisting of the following:

a)	Lots 1-16 inclusive for detached dwellings units	0.790 ha
b)	Block 17 (Open Space Buffer)	0.064 ha
c)	<u>Future Public Road (Street '22', 17.5 m width)</u>	<u>0.218 ha</u>
	Total Area	1.072 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Northwest of Major MacKenzie Drive and Bathurst Street, being Block 800 on approved Draft Plan of Subdivision File 19T-03V13, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2. The subject lands were identified as a "Future Residential" Block (Block 800) on Draft Plan of Subdivision File 19T-03V13, which was originally draft approved by Vaughan Council on June 23, 2008, and subsequently amended on September 22, 2010.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached dwelling units on the subject lands. The proposed residential plan of subdivision conforms to the Official Plan.

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Zoning	<ul style="list-style-type: none">RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1385), which permits detached dwellings on the subject lands with minimum 9 m lot frontage. The proposed plan of subdivision shows most lots with a frontage of 12.5 m, and therefore, an amendment to Zoning By-law 1-88 is proposed to rezone the site to RD3(H) Zone with a minimum lot frontage of 12 m.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed RD3(H) Zone and Site - Specific Zoning Exceptions	<ul style="list-style-type: none">The appropriateness of the proposed RD3 Zone category with “H” Holding provision and the site-specific zoning exceptions will be reviewed in consideration of the surrounding lands.
b.	Draft Plan of Subdivision	<ul style="list-style-type: none">The Draft Plan of Subdivision File 19T-13V011 will be reviewed in consideration of the draft approved subdivision agreement for File 19T-03V13, respecting lotting pattern, the road network and the overall open space system.The proposed draft plan of subdivision will be reviewed in consideration of the surrounding land uses and lot sizes. In addition, the required draft plan of subdivision conditions will be reviewed to ensure appropriate road alignments and connections, servicing and grading, environmental and other municipal, regional and community agency requirements, should the application be approved.
c.	Block 12 Plan	<ul style="list-style-type: none">The approved Block 12 Plan identifies the subject lands as part of Phase 2. The proposal will be reviewed in consideration of the Block 12 Plan and the existing and planned surrounding land uses. The owner will be required to submit a revised Block 12 Plan to the satisfaction of the City, should the applications be approved.The owner must satisfy all obligations, financial or otherwise of the Block 12 Developers Group Agreement to the satisfaction of the Block 12 Trustee and the City of Vaughan.

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d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The future detached dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 12, if the applications are approved. ▪ Opportunities for sustainable design, including drought tolerant landscaping, and energy efficient lighting, will also be reviewed.
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 Vaughan Development/Transportation Engineering Department and/or the Vaughan Planning Department: <ul style="list-style-type: none"> - Analysis Report for SWM Pond 8 Tributary - Design Report for Stormwater Management Pond 8 - Phase I Environmental Site Assessment - Addendum to the approved Tree Inventory, Removals & Preservation Report and Plan - Servicing Brief
f.	Servicing Allocation	<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 draft plan of subdivision application is approved. Should servicing capacity not be available, the Holding Symbol “(H)” will be maintained on the subject lands.
g.	Pedestrian Connections	<ul style="list-style-type: none"> ▪ Pedestrian connections to the valley land to the west and open space to the north will be reviewed, to the satisfaction of the Vaughan Planning and Parks Development Departments.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands abut the East Don River Valley and are located within the Toronto and Region Conservation Authority (TRCA) permit control area. The proposed buffer block and interface with the valleylands will be reviewed by the TRCA. The owner must satisfy all requirements of the TRCA.
i.	Parkland	<ul style="list-style-type: none"> ▪ The owner will be required to pay to the City cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act to the satisfaction of the Vaughan Legal Services Department, Real Estate Division, if approved.
j.	Cultural Heritage Resource Impact Assessment	<ul style="list-style-type: none"> ▪ The George Munshaw House is located on the subject lands, as shown on Attachment #3, and is designated under Part IV of the Ontario Heritage Act. The proposal to remove the heritage resource, together with the preservation and mitigation measures recommended in the Cultural Heritage Resource Impact Assessment (CHRIA) submitted in support of the application must be reviewed and approved by the Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee.

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	<ul style="list-style-type: none">▪ A separate proposal, not included in the CHRIA submitted for file 19T-13V011, to move the Munshaw House to the Kortright Centre was presented to the Heritage Vaughan Committee on April 23, 2014, however, the item was deferred to a later Heritage Vaughan meeting and the applicant was asked to provide a more detailed plan. This proposal is no longer being pursued by the applicant and any other proposal to move the Munshaw House will require the applicant to return to Heritage Vaughan for approval. Alternatively, if the house remains in its present location, the applicant will need to revise their subdivision plan to incorporate the Munshaw House into the layout, and this will need to be reviewed further between city staff and the applicant.
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Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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 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. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-13V011 and Proposed Zoning

Report prepared by:

Carol Birch, Planner, ext. 8485
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.)