

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

**10 ZONING BY-LAW AMENDMENT FILE Z.15.014
 SITE DEVELOPMENT FILE DA.15.094
 EAGLE ROCK RIDGE (ARH) HOMES LTD.
WARD 4 - VICINITY OF MCNAUGHTON ROAD EAST AND TROON AVENUE**

- 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 June 21, 2016, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, regarding all requirements of the Cleanwater Act/Source Water Protection Plan;

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- b) that the Site Plan Letter of Undertaking shall include the following clause and the requirement to include this clause in the future Condominium Agreement and the Condominium Declaration:

“Homeowners are advised that they will be required to maintain a storage area for their solid waste bins/bags (including but not limited to green bins for kitchen organics, blue boxes for recycling, leaf and yard waste bins or bags) in the garage and move the garbage through the townhouse dwelling to the public street on the scheduled collection day. Storage bins and bags will not be permitted to be stored in the front yard between collection days.”

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- water sense certified high efficiency toilets
- high efficiency gas furnaces with an electronically commutated motor (ecm)
- Energy Star certified, exceeding Natural Resources Canada energy efficiency standards, including refrigerators and dishwashers
- engineered hardwood flooring which uses 30% less lumber
- low volatile organic compounds (VOC) paint
- a large portion of the structural steel is processed where scrap metal is used as raw material in the steel fusion and refining process for new steel
- trex composite material used on the outdoor amenity area above the garage is made from approximately 50% recycled and/or reclaimed plastics and approximately 50% reclaimed wood

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.014 to remove the Holding Symbol (“H”) and Site Development File DA.15.094 to permit the development of the subject lands shown on Attachments #1 and #2 with 71 three-storey (freehold) townhouse dwelling units (served by a future common element condominium laneways) as shown on Attachments #3 to #5.

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Background - Analysis and Options

Synopsis:

The Owner is proposing to remove the Holding Symbol “(H)” from the subject lands and construct 71 three-storey (freehold) townhouse units (served by a future common element of condominium laneways). The Vaughan Development Planning Department supports the development proposal, as it conforms to the Official Plan, is permitted by Zoning By-law 1-88, and is compatible and appropriate with the existing and planned land surrounding land uses.

Location

The vacant 0.976 ha subject lands shown on Attachments #1 and #2 are located at the southwest corner of McNaughton Road East and Troon Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010) as amended by the Maple GO Station Area Secondary Plan (Section 11.6, Volume 2), which establishes the permitted building height and density on the subject lands and provides urban design and transportation policies to facilitate the proposed development. The designation permits a maximum building height of 3 storeys on the subject lands and a maximum gross floor area (GFA) dedicated to residential uses of 122,398.5 m² for the entire Maple GO Station Secondary Plan area. The proposed 71, three-storey (freehold) townhouse units on future common element condominium laneways road have a combined GFA of 10,681.24 m² together with other residential approvals and proposed development (55,696.35 m²) in the secondary plan area total 66,377.59 m², which conforms to the Official Plan.

Zoning

The subject lands are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” by Zoning By-law 1-88 and further subject to site-specific Exception 9(1407), which permits the proposed townhouses. The Holding Symbol “(H)” was placed on the subject lands until such time that Vaughan Council identifies and allocates water supply and sewage servicing capacity and a Site Development application is approved.

On September 9, 2014, Vaughan Council allocated 235 residential units for the related Draft Plan of Subdivision File 19T-12V011 (York Major Holdings), which includes the subject lands. The Owner has submitted Zoning By-law Amendment File Z.16.014 to remove the Holding Symbol “(H)” from the subject lands. Should Vaughan Council concur with recommendation in this report, the Holding Symbol “(H)” will be removed, thereby effectively zoning the entirety of the subject lands RT1 Residential Townhouse Zone, subject to site-specific Exception 9(1407).

The following site-specific exceptions to the RT1 Residential Townhouse Zone are required to implement the townhouse proposal:

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Table 1:

	By-law Standard	Zoning By-law 1-88 Requirement of the RT1 Zone, Subject to Exception 9(1407)	Proposed Exception to the RT1 Zone, Subject to Exception 9(1407)
a.	Minimum Rear Yard Setback To Unit 19 (Building 37) as shown on Attachment #4	6 m	<ul style="list-style-type: none">- 1.3 m (to a garage wall)- 1.3 m (to the rear wall of the dwelling)- 0.9 m (to the covered and unenclosed porch)

The proposed townhouse on Lot 19 is designed as a smaller end unit abutting a sight triangle at McNaughton Road East and Troon Avenue and the gateway feature. The Vaughan Development Planning Department can support the requested variance as it applies to only one lot with an irregular lot configuration due to the laneway hammerhead design, which is essential to circulation on the site. The Owner shall submit a Minor Variance application for the aforementioned exception to the RT1 Zone to the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding, and any conditions imposed by the Committee shall be satisfied, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan

The proposed overall site plan is shown on Attachment #3. The subject lands are divided into two blocks, Block 19 and Block 20 bounded by McNaughton Road East to the north, Salterton Circle to the west and south, and Troon Avenue to the east, with Gold Rush Gate separating the two blocks. The private right-of-ways identified as Laneway 46 (Block 19) and Laneway 47 (Block 20) measure 6 m in width.

The proposed plan consists of 71 three-storey (freehold) townhouse units. The townhouse units will face the public streets with garages in the rear along Laneways 46 and 47. The Owner is proposing a common element condominium tenure for the private laneways and will submit a future Draft Plan of Condominium (common element) application(s). The Condominium Corporation will privately administer off-site snow storage. Two community mailboxes are proposed on the west side of Salterton Circle, and a future park is proposed opposite Block 19 as shown on Attachment #2.

The townhouse units will be constructed with brick and stucco on the main building façade, and brick veneer at the base of the unit as shown on Attachment #5. Each townhouse unit is designated with 2 tandem parking spaces. The units reflect contemporary building forms that will be consistent with the future surrounding neighbourhood.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

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Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the applications and have advised that the stormwater management, water supply network and sanitary servicing is to their satisfaction. The final Transportation Demand Management Plan (TDM) must be to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department, Solid Waste Management Division

As of January 1, 2018, municipal waste collection services will be offered to all residential condominiums and homes fronting on private roadways in the City of Vaughan. Collection of all solid waste materials (garbage, recycling, organics, bulky items and leaf and yard waste) will occur in the front yard (Troon Avenue and Salterton Circle). Collection will not occur on the private common element Laneways 46 and 47 located at the rear of the townhouse units (abutting the garage of each unit) as the proposed laneways do not meet the minimum design requirements of the City of Vaughan Waste Collection Design Standards Policy, specifically the design of the turn-around at the terminus of the Laneway for Block 19.

Residents of the proposed development will be required to maintain a storage area for their solid waste bins/bags (including but not limited to green bins for kitchen organics, blue boxes for recycling, leaf and yard waste bins or bags) in the garage and move the garbage through the townhouse dwelling to the public street on the scheduled collection day. Storage bins and bags will not be permitted to be stored in the front yard between collection days. A condition to this effect will be included in the Site Plan Letter of Undertaking, Condominium Agreement and Condominium Declaration.

Office of the City Solicitor, Vaughan Real Estate Department

The Office of the City Solicitor, Real Estate Department has confirmed that the Planning Act requirement for cash-in-lieu of parkland dedication is not required as it was paid in full through the Subdivision Agreement between the City and York Major Holdings Inc. (File 19T-12V011).

Toronto and Region Conservation Authority (TRCA)

The subject lands are located within the Clean Water Act/Source Water Protection Plan specifically the Wellhead Protection Area Q2 (WHPA-Q).

To ensure that pre-development recharge is maintained in the WHPA-Q, the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan requires that a proponent proposing development in this area complete a water budget and establish best management practices. York Region has asked that the TRCA provide the review of these water balances for their lower tier municipalities since this process is already in place for applications proposed on the Greenbelt, in the Oak Ridges Moraine Conservation Plan, and for TRCA regulated areas. Therefore, if a Site Development application (excluding 1 detached dwelling and lands zoned agricultural) under the Planning Act is received by the City, and the location of the proposed development lies within the WHPA-Q, the City of Vaughan must seek feedback from the TRCA prior to approving the development proposal.

The Owner acknowledges that through the TRCA's review of the subject application, specifically related to a water balance/budget, townhouse dwelling units may need to be removed and or reconfiguration of the site plan may be required based on TRCA's review and findings. The Owner shall satisfy all requirements of the TRCA including the WHPAQ. A condition to this effect is included in the recommendation of this report.

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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):

- Create and manage affordable housing options.

Regional Implications

York Region has indicated no concerns with the proposed development.

Conclusion

Zoning By-law Amendment File Z.15.014 (to remove the Holding provision) and Site Development File DA.15.094 have been reviewed in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the development proposal for 71 freehold townhouse units (future common element condominium laneways) is appropriate and compatible with the planned uses in the surrounding area and conforms to the Official Plan.

Accordingly, the Vaughan Development Planning Department can support the approval of Zoning By-law Amendment File Z.15.014 to remove the Holding Symbol “(H)” on the entirety of the subject lands, effectively zoning the property RT1 Residential Townhouse Zone and subject to site-specific Exception 9(1407) and Site Development File DA.15.094 to permit the townhouse development proposal, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Typical Building Elevations

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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.)