

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

3

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 3, CW(PH) Report No. 27 – Page 2

1. Zoning By-law Amendment File Z.14.009 to amend Zoning By-law 1-88, specifically to permit the following site-specific zoning exceptions to the RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)” subject to Exception 9(1205):

	By-law Standard	By-law 1-88 Requirements of the RVM2 (H) Zone, Exception 9(1205)	Proposed Exceptions to the RVM2 (H) Zone, Exception 9(1205)
a.	Minimum Interior Side Yard Setback	1.2 m	0.6 m (on one interior side of a detached dwelling)
b.	Minimum Setback to an OS5 Zone for an Unenclosed Deck (Lots 3 to 5 inclusive on Attachment #4)	i) 5 m for Lot 3 ii) 7.5 m for Lots 4 & 5	3 m

Note: The zoning exceptions have been identified in consideration of the RVM2 Zone, subject to Exception 9(1205). As identified later in the Preliminary Review Section of this report, the appropriateness of changing to a different zone category to facilitate the development of detached dwellings will be undertaken as part of the review of the applications.

Additional zoning exceptions may be identified through the detailed review of the applications and identified in the technical report to a future Committee of the Whole meeting.

2. Draft Plan of Subdivision File 19T-15V001, as shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Lots for Single Detached Residential Dwellings (Lots 1 to 6)	0.44 ha
Open Space Block/Buffers (Blocks 7 to 9 inclusive)	0.09 ha
Park (Block 10)	0.02 ha
Public Right-of-Way (Street “A”)	0.17 ha
Total	0.72 ha

Background - Analysis and Options

Synopsis:

The Owner has submitted Draft Plan of Subdivision and Zoning By-law Amendment Applications to facilitate six lots for detached dwellings with reduced interior side yard setbacks to the proposed dwellings, and reduced setbacks to the OS5 Open Space Conservation Zone for unenclosed decks. The purpose of this report is to receive comments from the public, the Committee of the Whole, City departments and external agencies regarding the applications, to be addressed in a comprehensive report at a future Committee of the Whole Meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 3, CW(PH) Report No. 27 – Page 3

Location	<ul style="list-style-type: none">▪ South of Teston Road, east of Dufferin Street, with proposed access from Janessa Court, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Previous Development Application File 19CDM-14V003	<ul style="list-style-type: none">▪ The Owner previously submitted Draft Plan of Condominium (Common Element) File 19CDM-14V003 together with Zoning By-law Amendment File Z.14.009 to facilitate the creation of 12 lots for freehold detached dwellings, served by a private common element condominium road and visitor parking spaces, as shown on Attachment #6.▪ As a result of comments received at the Public Hearing held on June 17, 2014 for Files Z.14.009 and 19CDM-14V003, the Owner has revised the proposal. Instead of a 12 unit condominium development, the Owner is proposing a Draft Plan of Subdivision with 6 lots accessed by a public road (File 19T-15V001), with revised zoning exceptions under the existing Zoning By-law Amendment File Z.14.009, as described in the Purpose Section of this report.
Official Plan Designation	<ul style="list-style-type: none">▪ “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010) and “Oak Ridges Moraine Settlement Area” by VOP 2010 and the Oak Ridges Moraine Conservation Plan.• The “Oak Ridges Moraine Settlement Area” designation permits development as set out in the “Low-Rise Residential” designation in VOP 2010.▪ The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing six detached freehold dwelling units with lot frontages ranging from 14.79 m to 16.76 m. The RVM2(H) Zone, Exception 9(1205) in Zoning By-law 1-88 requires a minimum lot frontage of 11 m. The proposal conforms to the Official Plan.
Block Plan	<ul style="list-style-type: none">▪ The subject lands are located within Planning Block 12 and identified for residential land uses on the Block 12 Community Plan. Vaughan Council approved the Block 12 Community Plan on September 22, 2003.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)” by Zoning By-law 1-88, and subject to Exception 9(1205).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 3, CW(PH) Report No. 27 – Page 4

	<ul style="list-style-type: none">▪ The conditions for removing the Holding Symbol “(H) from the subject lands include Vaughan Council identifying and allocating servicing capacity for the development of the lands, and the approval of a Site Development Application, as the lands were originally planned for a common element condominium development consisting of 12 single detached dwellings. In lieu of a Site Development Application, the Owner has submitted a Draft Plan of Subdivision Application together with a demonstration plan, as shown on Attachments #3 and #4, respectively, to ensure an appropriate and compatible lot pattern and building placement.▪ Zoning Exception 9(1205) permits a maximum of 13 detached dwellings on the subject lands with a minimum lot frontage of 11 m and a minimum of 3 parking spaces/unit.▪ The proposed six lots for detached dwellings complies with the permitted use provisions of Exception 9(1205). However, the site-specific zoning exceptions identified in the Purpose section of this report are required to facilitate the proposed development. Therefore, a Zoning By-law Amendment Application is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed RVM2 Zone and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The RVM2 Zone is intended to implement block townhouse, apartment and multiple dwelling forms of development, notwithstanding the site-specific exception permits detached dwellings on this parcel of land. The applications will be reviewed to determine the appropriateness of the existing RVM2 zone category to implement the detached dwellings (e.g. consideration of the RD2 Residential Detached Zone 2) that is consistent with the surrounding existing area and the site-specific zoning exceptions required to facilitate the development of the subject lands in the manner shown on Attachments #3 to #5.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 3, CW(PH) Report No. 27 – Page 5

		<ul style="list-style-type: none">▪ The boundaries of the northerly abutting OS2 Open Space Park Zone and final residential zone category for the subject property will need to be adjusted upon finalization of the road alignment for the proposed development if approved.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development is located within Planning Block 12 and, if approved, must comply with the requirements of the following Urban Design and Architectural Guidelines:<ul style="list-style-type: none">▪ Block 12 Community Architectural Design Guidelines, dated May 2005, by Watchorn Architects Inc.▪ Block 12 Landscape Masterplan and Urban Design Guidelines, dated January 2006, by Paul Cosburn and Associates.
d.	Block 12 Plan	<ul style="list-style-type: none">▪ The proposal will be reviewed in consideration of the approved Block 12 Plan and the surrounding existing and planned land uses. Any Block Plan conditions respecting infrastructure, including wastewater and water system improvements, and City infrastructure, including sanitary, water and stormwater management, must be to the satisfaction of the City of Vaughan, if approved.▪ The Owner will be required to 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.
e.	Draft Plan of Subdivision	<ul style="list-style-type: none">▪ Draft Plan of Subdivision File 19T-15V001 will be reviewed in consideration of the surrounding land uses, and to implement draft plan of subdivision conditions to ensure appropriate road alignments and connections, servicing and grading and other municipal, regional and community agency requirements.▪ The design, alignment, width and configuration of "Street A" must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Services Department.
f.	Proposed Servicing Easements	<ul style="list-style-type: none">▪ The Owner is proposing a 2.5 m wide utility easement along the entire frontage of each proposed lot, and a sanitary servicing easement along the easterly 5.0 m of Lot "6", as shown on Attachment #3. The appropriateness of the proposed draft plan of subdivision and zoning exceptions will be reviewed in consideration of the location of the proposed 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 3, CW(PH) Report No. 27 – Page 6

g.	Appropriateness of City Lands Required for Public Road	<ul style="list-style-type: none"> ▪ The proposal includes approximately 627 m² of land owned by the City of Vaughan for the purposes of an appropriately aligned public right-of-way (Street “A”), as shown on Attachment #3. ▪ The lands located west of the proposed public road, identified as “Block 10” on Attachment #3, form part of the subject lands, and were originally intended to facilitate access to the subject lands via a private road, as shown on Attachment #6. The lands are proposed to be conveyed by the Owner to the City of Vaughan for a linear park as a condition of subdivision approval. The appropriateness of City lands being required for the proposed public road will be reviewed.
h.	Servicing	<ul style="list-style-type: none"> ▪ Removal of the existing Holding Symbol “(H)” is conditional upon servicing capacity being identified and allocated by Vaughan Council. Should servicing capacity not be available, the Holding Symbol “(H)” shall remain on the subject lands until such time as servicing capacity is identified and assigned to the development by Vaughan Council.
i.	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 approval authority: <ul style="list-style-type: none"> - Environmental Noise Analysis - Architectural Design Brief - Landscape Design Brief - Geotechnical Report - Functional Servicing Report
j.	Existing Trail Connection	<ul style="list-style-type: none"> ▪ An existing pedestrian trail connection from Lady Fenryrose Avenue to the Maple Nature Reserve traverses through the subject lands, as shown on Attachment #2. The proposed development must allow the existing public pedestrian connection to remain and continue without disturbance. ▪ All proposed works that impact or disturb the use of the existing trail must be restored to existing or better conditions. The Owner will be required to install all necessary bollards, hardscape works, pedestrian crossing signage and site restoration works along the road crossing, to the satisfaction and approval of the City of Vaughan.
k.	Parkland Dedication	<ul style="list-style-type: none"> ▪ 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 3, CW(PH) Report No. 27 – Page 7

I.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The majority of the subject lands abut open space lands as shown in Attachment #2. The applications must be reviewed by the TRCA, and the Owner will be required to satisfy all conditions of the TRCA.
m.	Environmental Reports	<ul style="list-style-type: none">▪ The Vaughan Development Engineering and Infrastructure Planning Services Department must review and approve the Phase 1 and Phase 2 ESA (Environmental Site Assessment) and Record of Site Condition submitted in support of the applications.

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-15V001
4. Demonstration Plan
5. Conceptual Elevation Plan
6. Previous Development Proposal (Draft Plan of Condominium File 19CDM-14V003)

Report prepared by:

Mark Antoine, Planner, ext. 8212
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.)