

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 13, Report No. 28, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 25, as follows:

By approving the following recommendations in accordance with Communication C7, from the Commissioner of Planning, dated June 20, 2013:

- 1. That the revised site plan attached to this Communication, be approved, and replace the original Attachment #3 to the technical report for Site Development File DA.12.1 01 that was considered by the Vaughan Committee of the Whole on June 11, 2013, respecting Item 13; and***
- 2. That the proposed elevations for the shed as attached to this Communication be approved.***

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SITE DEVELOPMENT FILE DA.12.101

NICK VERNI

WARD 1 - VICINITY OF NASHVILLE ROAD AND HUNTINGTON ROAD

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 25, 2013.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.12.101 (Nick Verni) BE APPROVED, to permit the development of a 2-storey single detached dwelling and accessory storage shed structure, as shown on Attachments #3 and #4, subject to the following conditions:**
 - a. that prior to the issuance of a City of Vaughan Building Permit:**
 - i. the Owner shall apply for a Minor Variance Application to the Vaughan Committee of Adjustment, for the variances identified in Table 1 of this report, and the said application shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding; and,**
 - ii. the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.**

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

Economic Impact

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

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Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.101 to permit the development of a 2-storey single detached dwelling and an accessory storage shed structure in the rear yard. To accommodate the construction of the new dwelling, an existing 1-storey single detached dwelling will be demolished.

Background - Analysis and Options

Location

The 1322.83 m² subject lands are located on the south side of Nashville Road, east of Huntington Road, as shown on Attachments #1 and #2. The subject lands are currently developed with a 1-storey single detached dwelling and an accessory structure, and abut an unopened road allowance to the west, municipally known as Ranchview Street. The surrounding land uses are shown on Attachment #2.

Heritage Conservation District

On June 28, 2007, Vaughan Council approved OPA #658, which requires Site Plan Control for new individual single detached dwellings located within the Kleinburg-Nashville Heritage Conservation District (KNHCD). As the subject lands are located within the KNHCD, the proposed dwelling is required to proceed by way of a Site Development application.

Official Plan

The subject lands are designated "Suburban Residential" by in-effect OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #633, which permits a single detached dwelling on the subject lands. The proposed development conforms to the in-effect Official Plan.

The subject lands are also designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. VOP 2010 permits a single detached dwelling on the subject lands. The proposal conforms to VOP 2010.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposal complies with the requirements of the A Agricultural Zone; however, the following site-specific exceptions are required to facilitate the proposal:

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Table 1: Proposed Zoning Exceptions - Residential Use

	Zoning By-law Standard	Zoning By-law 1-88, A Agricultural Zone Requirements	Proposed exceptions to the A Agricultural Zone
a.	Maximum Lot Coverage	10%	16.85% (single detached dwelling = 14.12% and accessory structure = 2.73%)
b.	Maximum Driveway Width	9 m	9.22 m
c.	Minimum Rear Yard Setback (accessory shed structure)	7.5 m	0.6 m
d.	Minimum Exterior Side Yard Setback (accessory shed structure)	9 m	4.89 m
e.	Maximum Size of an Accessory (Shed) Structure	10 m ²	35.67 m ²
f.	Maximum Building Height (accessory shed structure)	2.5 m	4.5 m

The Development Planning Department has reviewed the above-noted exceptions to the A Agricultural Zone of Zoning By-law 1-88, and can support the approval of the requested variances. The proposed dwelling maintains the character and scale of the large lot residential neighbourhood, and the request for an increase in lot coverage does not negatively impact the overall streetscape or character of the residential neighbourhood. The Vaughan Cultural Services Division has also reviewed the proposal and has no objection to the design or size of the dwelling and proposal.

The exceptions associated with the accessory shed structure are consistent with previous approvals in the neighbourhood and are minor in nature. The subject lands abut an unopened road allowance to the west (exterior side yard) and a vacant agricultural parcel of land to the south (rear yard), therefore, the location of the accessory structure will not pose any negative impacts on adjacent lands.

On this basis, the Development Planning Department is of the opinion that the exceptions sought are minor in nature, meet the intent of the Official Plan and Zoning By-law 1-88, and are desirable for the appropriate development and use of the land. The Owner has advised that the deficiencies to Zoning By-law 1-88 will be addressed through a Committee of Adjustment Minor Variance Application. The Committee of Adjustment decision respecting the Minor Variance Application

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shall be final and binding prior to the issuance of a City of Vaughan Building Permit. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The Owner is proposing to develop the subject lands with a 2-storey single detached dwelling and a rear yard accessory shed structure as shown on Attachment #3, with the following site statistics:

Gross floor area of proposed dwelling	326.07 m ²
Total area of proposed accessory structure	35.67 m ²
Lot coverage (dwelling + accessory structure)	16.85%
Maximum building height (dwelling)	8.53 m
Maximum building height (accessory structure)	4.5 m

The Development Planning Department is satisfied with the proposed site plan and building elevations for the house as shown on Attachments #3 and #4.

Vaughan Cultural Services Division / Heritage Vaughan Committee

The Vaughan Cultural Services Division has reviewed the proposed site plan and building elevations for the main dwelling, and advises the following:

“The proposed single detached home draws its aesthetic from the study of Georgian neo-classical precedents. The Georgian Neo-classical style is a heritage style within the Heritage Conservation District guidelines. The Guidelines require that any new construction adhere to one clear heritage style. The proposal is in accordance with the Nashville-Kleinburg Heritage Guidelines in this respect. Therefore, Cultural Services staff has no objection to the proposed design.”

The proposed development as shown on Attachments #3 and #4 has been approved by the Heritage Vaughan Committee on May 22, 2013.

Vaughan Building Standards Department - Lot Grading

The proposed 2-storey single detached dwelling will be served by an on-site sewage septic system. The on-site sewage septic system has been reviewed and approved by the Building Standards Department.

Vaughan Legal Department - Real Estate Division

The Owner has submitted an appraisal report that was deemed acceptable by the Real Estate Division. Based on the approved appraisal report, the value of the calculated cash-in-lieu of parkland dedication is \$24,000.00 (or 5% of the market value of the subject lands). The Owner shall pay the required amount prior the issuance of a building permit. A condition of approval is included in this respect.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

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i) **Manage Growth and Economic Well Being**

The proposed development conforms to the in-effect Official Plan (OPA #601 - Kleinburg Nashville Community Plan), VOP 2010, and the Kleinburg Nashville HCD Guidelines, and therefore, implements the City's Strategic Plan.

ii) **Preserve Our Heritage & Support, Diversity, Arts & Culture**

A welcoming city that supports a vibrant arts community, with diverse heritage and cultural initiatives.

The Owner has proposed a new dwelling in a designated Heritage Conservation District, which draws its aesthetic from the study of Georgian-neoclassical precedents. The Georgian Neo-classical style is a heritage style within the Heritage Conservation District guidelines. The Vaughan Cultural Services Division and Heritage Vaughan Committee has reviewed the proposal and supports the proposed development subject to the comments in this report.

Regional Implications

The Region of York has advised they have no objection to the proposed development.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.101 in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied with the proposal to construct a 2-storey single detached dwelling and accessory storage shed structure, and to demolish the existing 1-storey single detached dwelling, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Proposed Elevations

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)