

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015**

Item 13, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 16, 2015.

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#### **ZONING BY-LAW AMENDMENT FILE Z.15.004 NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE MAJOR DEVELOPMENTS WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated September 9, 2015:

##### **Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.15.004 (Nashville Developments (South) Inc. and Nashville Major Developments) BE APPROVED, to amend Zoning By-law 1-88 subject to Exception 9(1376), specifically for the subject lands zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four each with the Holding Symbol "(H)" as shown on Attachments #1 and #2, to facilitate the development of reverse pie and pie-shaped lots and corner lots (total 29 lots), in approved Plan of Subdivision File 19T-10V004 for detached dwellings with the site-specific zoning exceptions identified in Table 1 of this report.

##### **Contribution to Sustainability**

N/A

##### **Economic Impact**

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

##### **Communications Plan**

On April 10, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. A Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the subject property in accordance with City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 5, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 19, 2015. As of August 11, 2015, no comments from the public have been received by the Vaughan Planning Department.

##### **Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.004 to amend Zoning By-law 1-88 and Exception 9(1376) that applies to the subject lands shown on Attachments #1 and #2, zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four each with the Holding Symbol "(H)", to facilitate minor technical zoning exceptions that were not captured in the original implementing Zoning By-law 120-2012 for the development of reverse pie and pie-shaped lots and corner lots (29 lots total), in approved Plan of Subdivision File 19T-10V004 for detached dwellings with the proposed site-specific zoning exceptions identified in Table 1 of this report.

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#### **Background - Analysis and Options**

##### *Synopsis:*

*The Owner is proposing to amend the City's Zoning By-law 1-88 subject to Exception 9(1376) to permit minor technical zoning exceptions that were not captured in the original implementing Zoning By-law 120-2012 affecting 29 lots in approved Plan of Subdivision File 19T-10V004 to allow site-specific front, side and rear yards and 5.5 m garage widths for future detached dwellings, and to permit a slightly reduced lot frontage on one lot. The Vaughan Planning Department supports the Zoning By-law Amendment which will facilitate future detached dwelling units that will be compatible with the surrounding existing and planned land uses. The proposed zoning amendments maintain the intent of the Official Plan and the Block 61 West Plan. The detached dwelling units will also be subject to the Nashville Heights Urban Design Guidelines and Architectural Design Guidelines.*

##### Location

The subject lands shown on Attachments #1 and #2 are located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 21 to 23 inclusive, Concession 9, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Plan of Subdivision File 19T-10V004 - Detailed Design

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to rezone and facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha that includes the subject lands. The implementing Zoning By-law 120-2012, was enacted by Vaughan Council on June 26, 2012, and is in full force and effect. Through the detailed design of the detached dwellings for the subject lands, the Owner determined that the site-specific exceptions in Table 1 are required to permit the dwellings as discussed in this report. In addition, a reduction is required to the lot frontage for Lot 20 as shown on Attachment #2 due to the pie-shaped lot configuration. These technical zoning exceptions were not captured in the enactment of By-law 120-2012, and are required to recognize existing lotting conditions and dwelling placements on certain lots that necessitate minor revisions to the existing zoning exceptions.

##### Official Plan - Land Use Designation

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits detached dwellings on the subject lands. The proposed development standards identified in Table 1, will facilitate the future development of detached dwelling units. The proposal conforms to the Official Plan.

##### Block 61 West Plan

The lotting and road pattern for the subject lands shown on Attachment #2 is consistent with the approved Nashville Heights Block 61 West Plan, which was approved by Vaughan Council on November 29, 2011.

##### Zoning

The subject lands are zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-

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specific Exception 9(1376). The proposed site-specific development standards identified in Table 1 do not comply with the minimum front, rear and interior yard, maximum interior garage width, and minimum frontage requirements in Zoning By-law 1-88. Accordingly, amendments to Zoning By-law 1-88 and site-specific Exception 9(1376), are required to permit the following site-specific exceptions:

Table 1

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376)</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376)</b>
a.	Minimum Rear Yard	7.5 m	6.2 m for Lots 8 to 12, 17 to 23 and 27 to 29, as shown on Attachment #4.
b.	Maximum Interior Garage Width	No By-law standard for a maximum interior garage width of 5.5 m	Permit a maximum interior garage width of 5.5 m on Lots 11, 12, 20 and 22, as shown on Attachment #4, having a frontage of less than 11.99 m.
	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD3 Residential Detached Zone Three Requirements subject to Exception 9(1376)</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three Requirements subject to Exception 9(1376)</b>
a.	Minimum Lot Frontage	12 m	11.96 m for Lot 20, as shown on Attachment #2.
	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four Requirements</b>
a.	Minimum Front Yard	4.5 m	4.46 m for Lot 15 and 4.23 m for Lot 25, as shown on Attachment #4.

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	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376)</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four Requirements subject to Exception 9(1376)</b>
a.	Minimum Interior Side Yard	1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard for a Lot Frontage between 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) between 12.7 m to 14.99 m	<p>Permit a minimum interior side yard to be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, for a lot or a corner lot with a lot frontage ranging from 13 m to 19 m for Lots 1 to 7, 13 to 16, and 23 to 29, as shown on Attachment #3.</p> <p>Permit a minimum interior side yard to be 1.1 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, for Lot 10, as shown on Attachment #3.</p>

The Planning Department has reviewed the proposed site-specific exceptions to Zoning By-law 1-88 and Exception 9(1376), and provides the following comments:

i) Minimum Front and Rear Yards and Minimum Lot Frontage

The RD3 and RD4 Zones in Zoning By-law 1-88 require a minimum front and rear yard of 4.5 m and 7.5m, respectively. The proposed site-specific front and rear yards identified in Table 1 are requested to accommodate a consistent building placement and setback along the street and dwelling designs for these specific lots. The lots with the proposed yard reductions are shown on Attachment #4. The reduced front yard only applies to Lots 15 and 25 as shown on Attachment #4. A minor reduction for lot frontage is required for Lot 20 shown on Attachment #4, due to the pie-shaped configuration of the lot. These zoning exceptions are considered minor and will facilitate the development of future detached dwellings that will be compatible with the surrounding neighbourhood.

ii) Minimum Interior Side Yard

The RD4 Zone, subject to Exception 9(1376) in Zoning By-law 1-88 permits one interior side yard to be a minimum of 1.2 m in width and the other interior side yard can be either 1.2 m or 0.6 m on a lot with a frontage ranging between 9.2 m to 11 m and on a corner lot with a frontage ranging between 12.7 m to 14.99 m. The Owner has requested that the these side yard requirements also apply to certain lots (including corner lots) as shown on Attachment #3, that have a frontage ranging between 13 m to 19 m. The request is considered minor in nature and will facilitate the future development of detached units that will be consistent with other dwellings in the RD4 Zone within this plan of subdivision.

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iii) **Maximum Garage Width**

The RD3 and RD4 Zones, subject to site-specific Exception 9(1376), permits a maximum interior garage width of 5 m on a lot with a frontage ranging between 11 m to 11.99 m and on a corner lot with a frontage ranging between 14.6 m to 14.99 m. The Owner has requested that a maximum interior garage width of 5.5 m be permitted on 4 lots, as shown on Attachment #4, with lot frontages less than 11.99 m. This zoning exception is limited to 4 lots only, and is therefore, considered to be minor in nature.

In consideration of the above, the Vaughan Planning Department is satisfied that the proposed zoning amendments to the RD3 and RD4 Zones of Zoning By-law 1-88 and Exception 9(1376) for the subject lands maintains the intent of the Official Plan and the Block 61 West Plan. In addition, the future development of the detached dwellings is subject to the Nashville Heights Urban Design Guidelines and Architectural Design Guidelines.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

i) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

**Regional Implications**

There are no Regional implications associated with the proposed Zoning By-law amendments.

**Conclusion**

The Vaughan Planning Department has reviewed the application to amend Zoning By-law 1-88, for the subject lands, and is satisfied that the proposed site-specific exceptions to Zoning By-law 1-88 and Exception 9(1376) identified in Table 1 of this report to facilitate the development of detached dwellings on 29 lots in approved Plan of Subdivision File 19T-10V004, maintains the intent of the Official Plan and the Block 61 West Plan. The proposed amendments are considered to be minor technical zoning exceptions that were not captured in the original implementing Zoning By-law 120-2012. The future detached units will also be subject to the Nashville Heights Urban Design Guidelines and Architectural Design Guidelines. Accordingly, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment, in accordance with the recommendation in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Interior Reduced Side Yard Lots
4. Lots with Proposed Front and Reduced Rear Yard and Increased Garage Width

**Report prepared by:**

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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.)