

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 2, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 20, 2016, as follows:

By approving the following in accordance with Communication C10, from the Deputy City Manager, Planning & Growth Management, dated September 19, 2016:

1. ***That this Communication, be received, as information.***

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**ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
CELVIN ESTATES INC.
WARD 3 - VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 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 September 7, 2016, be approved;
- 2) That the following deputations be received:
 1. Mr. Robert Dragicevic, Walker, Nott, Dragicevic (WND), Eglinton Avenue East, Suite 970, Toronto, on behalf of the applicant;
 2. Mr. Kurt Franklin, Millway Ave, Suite 19, Vaughan, on behalf of Rock Valley Stone; and
 3. Mr. Brian Greenberg, Madoc Place, Vaughan; and
- 3) That the following Communications be received:
 - C1. Mr. Nick Simos, dated August 18, 2016; and
 - C3. Mr. Daniel Steinberg, Davies Howe Partners LLP, Spadina Avenue, Toronto, dated August 31, 2016.

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 12, 2016. 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 in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 17 street townhouse dwelling units (freehold on a public road), and 24 townhouse dwelling units and 80 back-to-back townhouse dwelling units (freehold on a future private common element condominium road), in the manner shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.16.018, specifically to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone, subject to Exceptions 9(1060) and 9(680), to RT1 Residential Townhouse Zone, together with the following site-specific zoning exceptions to the RT1 Zone standards:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)
a.	Minimum Lot Frontage	6 m/unit	5.5 m/unit
b.	Minimum Lot Area	162 m ² /unit	140 m ² /unit
c.	Maximum Building Height	11 m	12 m (3-storeys)

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	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)
a.	Definition – Dwelling, Back-to-Back Townhouse	Zoning By-law 1-88 does not provide a definition for a Back-to-Back Townhouse	Means a building containing three (3) or more dwelling units, each of which shares three (3) above ground party walls with abutting dwelling units; except for the end unit which shares two (2) above ground party walls with abutting dwelling units.
b.	Minimum Lot Frontage (Standard Lot)	6 m/unit	5.5 m per unit (Townhouse and Back-to- Back Townhouse)
c.	Minimum Lot Area (Standard Lot)	162 m ² /unit	i. 151.25 m ² /unit (Townhouse) ii. 75.62 m ² /unit (Back-to-Back Townhouse)
d.	Minimum Rear Yard (Standard Lot)	7.5 m	0 m (Back-to-Back Townhouse)
e.	Minimum Lot Depth (Standard Lot)	27 m	13.75 m (Back-to-Back Townhouse)
f.	Maximum Building Height	11 m	12 m (3 Storeys) (Townhouse and Back-to- Back Townhouse)
g.	Visitor Parking (0.25 parking spaces per dwelling unit @104 units)	26 parking spaces (1 barrier free parking space required)	16 parking spaces (2 barrier free parking spaces provided)

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

2. Draft Plan of Subdivision File 19T-16V003, as shown on Attachment #3, consisting of Blocks for technical purposes under the *Planning Act* to facilitate a future Draft Plan of Condominium (Common Elements – private road (Lane 'A') and visitor parking spaces) and a future Site Plan as conceptually shown on Attachment #4, and consisting of the following:

Block Number	Land Use	Area (ha)	Units
A, B + C	Street Townhouses (5.5 m frontage per unit)	0.224	17
P, Q, R, S	Townhouses on a Private Road (5.5 m frontage per unit)	0.397	24
D, E, F, G, H, I, J, K	Back-to-Back Townhouses on a Private Road (5.5 m frontage per unit)	0.707	80
	Road Widening (Weston Road)	0.030	
	Proposed Local Road - 20 m Width (Dundonnell Place)	0.200	
	Private Road/Laneways - 8 m Width	0.330	
L, M +N	Visitor Parking (16 spaces)	0.061	
	0.3 M Reserves	0.001	
	Total	1.95	121

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 10130 and 10144 Weston Road, located on the west side of Weston Road, north of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands have a dual designation. The westerly half of the site is designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010) and is located within a Community Area. The "Low-Rise" designation permits townhouse uses with a maximum height limit of 3-storeys, and there is no maximum density provision. The easterly half of the site is designated "Low-Rise Mixed-Use" and provides for a maximum building height of 4 storeys and a maximum floor space index of 1.5. ▪ The development proposes 3-storey heights for the permitted street townhouse, townhouse and back-to-back townhouse uses. The density of the "Low-Rise Mixed-Use" lands cannot be determined at this time as the specific dwelling unit floor areas cannot be confirmed until the formal Site Development Application is submitted in the future, and any development proposal must conform to the density provisions in the Official Plan. The proposed zoning and subdivision applications conform to the Official Plan.

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Zoning	<ul style="list-style-type: none">▪ The lands municipally known as 10130 Weston Road are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(1060). Exception 9(1060) permitted a temporary use (the sale of fruits or vegetables not produced on the subject lands) for a period of three years, which expired on November 8, 2002. The lands municipally known as 10144 Weston Road are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(680), which permits fish processing and smoking, a storage facility and accessory wholesaling and retailing of fish products.▪ The proposed street townhouse dwellings, and townhouse and back-to-back townhouse dwellings on a private road/laneway are not permitted in the Agricultural Zone, and therefore, an application to amend Zoning By-law 1-88 has been submitted.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Block 40 South Plan	<ul style="list-style-type: none">▪ Vaughan Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #7, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth.▪ The lotting layout and street pattern in the approved Block 40 South Plan identified medium density (street townhouse dwellings) for development.▪ The Owner has submitted a proposal which amends the approved lotting layout and street pattern in the approved Block 40 South Plan. Specifically, these proposed changes impact Draft Approved Plan of Subdivision File 19T-06V07 (Belmont Properties) and Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), which both have their zoning in place for uses that are not reflected in the proposed concept land use plan shown on Attachment #6. These changes also impact the adjacent landowner to the north (Rock Valley Stone) at 10160 Weston Road. The affected landowners will need to work together to discuss and confirm a lotting and road pattern that works comprehensively for this area, to the satisfaction of the City.

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b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> The appropriateness of amending the Zoning By-law to permit the back-to-back townhouse building form and the site-specific zoning exceptions identified in Table 1 to support the development proposal for the subject lands will be reviewed in consideration of compatibility with the surrounding and planned land uses.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> The location and design of the proposed streets, private roads/laneways and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivision File 19T-06V07 (Belmont Properties) to the north and Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) to the south and west.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The development proposal is subject to the <i>Block 40 South Architectural Design Guidelines</i>. The Owner has submitted Supplemental Guidelines that must be approved to the satisfaction of the City.
e.	Phase 1 ESA/ Phase 2 ESA	<ul style="list-style-type: none"> The Phase 1 Environmental Site Assessment (ESA) and Phase 2 ESA submitted in support of the applications must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department.
f.	Source Water Protection Area	<ul style="list-style-type: none"> The subject lands are located within the Wellhead Protection Area Water Quantity (WHPA-Q) area. In order to maintain sustainable groundwater management, all land development activities within the WHPA-Q area are to maintain pre-development recharge levels to the satisfaction of the Toronto and Region Conservation Authority and the City.
g.	Servicing	<ul style="list-style-type: none"> The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City. The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol “(H)” will be conditional on servicing being identified and allocated by Vaughan Council.

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h.	Traffic Study	<ul style="list-style-type: none"> The Traffic Study submitted in support of the applications must be reviewed and approved by York Region and the Vaughan DEIP Department, including any road widenings on Weston Road, on-site emergency and service vehicles maneuverability, and visitor parking.
i.	Noise Report	<ul style="list-style-type: none"> The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan DEIP Department.
j.	Parkland Dedication	<ul style="list-style-type: none"> The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required, if approved.
k.	Supporting Reports	<ul style="list-style-type: none"> The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City and public commenting agencies: <ul style="list-style-type: none"> - Planning Justification Report - Archaeological Assessment - Functional Servicing Report - Geotechnical Investigation Report - Tree Inventory and Preservation Report The requirement for additional studies/information may be identified through the development application review process.
l.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including Crime Prevention Through Environmental Design (CEPTD), Leadership in Energy and Environmental Design (LEED), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the subdivision approval process, if approved, and the site plan process.
m.	Future Applications	<ul style="list-style-type: none"> A future Site Development Application will be required and reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, stormwater management, and servicing and grading, if the subject applications are approved. The current subject applications utilize the conceptual site plan provided on Attachment #4. The conceptual site plan will be reviewed for appropriateness in conjunction with the zoning and

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		<p>subdivision applications, and any revisions to the lotting and internal road pattern will be reflected in the implementing zoning by-law, if supported by Council, and in the formal submission of a future Site Plan Application.</p> <ul style="list-style-type: none">▪ A future Draft Plan of Condominium (Common Element) Application will be required to permit a condominium tenure for the common elements including the private road/laneway and visitor parking for the proposed development, if the subject applications are approved.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department 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 these applications will be considered in the technical review of the applications, together with comments from the public and 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. Proposed Zoning and Draft Plan of Subdivision File 19T-16V003
4. Conceptual Site Plan
5. Typical Freehold / Condominium and Back-to-Back Townhome Elevations
6. Conceptual Land Use Plan
7. Approved Block 40 (South) Plan

Report prepared by:

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