

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

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- 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 19, 2017, be approved; and
- 2) That the deputation of Mr. Claudio Brutto, Brutto Consulting Limited, representing the applicant, be received.

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 Zoning By-law Amendment File Z.17.009 (Centra (Major Mack East) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: August 25, 2017.
- The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca, and three Notice Signs (for the 3 related development applications as discussed in this report) were installed on the properties in accordance with the City's Notice Sign Procedures and Protocols.
- b) Circulation Area: 150 m, Millwood Woodend Ratepayers Association and the Vellore Woods 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 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.

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Purpose

To receive comments from the public and the Committee of the Whole on the following application for the subject lands shown on Attachments #1 and #2, regarding a proposal for the development of a 64-unit condominium development comprised of 52 stacked townhouse units within 5 blocks and 12 block townhouse units within 2 blocks, with a shared private driveway, common outdoor amenity area, and above and below grade parking, as shown on Attachment #3:

1. Zoning By-law Amendment File Z.17.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone, subject to site-specific Exceptions 9(105), 9(294) and 9(1359) to RT1 Residential Townhouse Zone (12 block townhouse units) and RVM2 Residential Urban Village Multiple Dwelling Zone Two (52 stacked townhouse units), in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition “Dwelling, Street Townhouse”	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street”	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street or private common element road”
b.	Definition – “Lot”	Means “a parcel of land fronting on a public street”	Means “a parcel of land fronting on a public or private common element road.”
c.	Definition – “Street Line”	Means “the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting the street.”	Means “the dividing line between a lot and a street or a private common element road.”
d.	Frontage on a Public Street	No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street.	Permit the construction of a building or structure on a lot that has access to a private common element road or driveway.

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e.	Minimum Lot Frontage	6 m	5.1 m
f.	Minimum Lot Area (All Units)	162 m ² per unit	110 m ² per unit
g.	Minimum Rear Yard Setback	7.5 m	4.5 m
	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
h.	Minimum Interior Side Yard Setback to a Walkway (Block 6 end unit only)	3.5 m	1.5 m
i.	Minimum Exterior Side Yard Setback (Block 7 end unit only)	4.5 m	2.84 m
j.	Minimum Lot Depth	27 m	23 m
k.	Minimum Driveway Width	7.5 m	7.1 m
	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Minimum Front Yard Setback (abutting Major Mackenzie Drive)	3 m	2.4 m
b.	Minimum Lot Area	11,960 m ² (52 units at 230 m ² /unit)	7457 m ² (152 units at 143 m ² /unit)

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c.	Minimum Exterior Side Yard Setback	4.5 m	3.34 m (Block 7)
d.	Maximum Building Height	11 m	14 m
e.	Portions of Buildings Below Grade	A minimum setback of 1.8 m is required from the front lot line and exterior lot line to the nearest part of a building below finished grade	0 m (End unit Block 2 abutting Public Road "A")
	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
f.	Rooms Below Grade	No cellar or part of any building shall be used as a dwelling unit.	Permit a dwelling unit to be located partially below finished grade, with access provided from an entry at or above finished grade
g.	Minimum Residential Parking Space Requirement	52 units at 2 spaces/unit = 104 parking spaces	52 units at 1.5 spaces/unit = 81 parking spaces
h.	Minimum Driveway width (abutting Public Road 'A')	7.5 m	7.1 m
i.	Minimum Landscape Strip Width abutting an Outdoor Parking Area	3 m	1 m
j.	Minimum Landscape Strip Width abutting a Lot Line and Street Line (Major Mackenzie Drive and Public Road 'A')	6 m	2.4 m

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

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Background - Analysis and Options

Location	<ul style="list-style-type: none">On the north side of Major Mackenzie Drive, west of Weston Road, and municipally known as 3836 and 3850 Major Mackenzie Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Related Files	<ul style="list-style-type: none">The subject lands (Portion 2) are part of a larger land holding that are subject to 3 separate development applications. The subject lands (Portion 2) are included within Draft Plan of Subdivision File 19T-17V004 (Centra Major Mack East Inc.), and abut the southerly portion of the lands that are subject to Zoning By-law Amendment File Z.16.043 (Portion 1), as shown on Attachment #2. All three development applications are currently under review by the City and are reported on at the same Committee of the Whole Public Hearing meeting (Items #3, #4 and #5).
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which permits townhouse units up to a maximum building height of three-storeys and stacked townhouse units up to a maximum building height of four-storeys and a Floor Space Index (FSI) of 1.5 times the area of the lot. The subject lands are also located within a Community Area as identified by Schedule 1.The proposed development for 3-storey townhouse and 4-storey stacked townhouse units together with an FSI of 1.11 times the area of the lot conforms to VOP 2010.
Zoning	<ul style="list-style-type: none">The subject lands are zoned RR Rural Residential Zone, as shown on Attachment #2, by Zoning By-law 1-88, subject to site-specific Exceptions 9(105), 9(294) and 9(1359). Site-specific Exception 9(105) permits the existing semi-detached dwellings to be maintained, repaired or enlarged; Exception 9(294) permits exceptions for the lot area, lot frontage and side yard for the existing semi-detached dwelling; and, Exception 9(1359) permits a seasonal nursery/market and a seasonal eating establishment (food trailer).In order to implement the proposed rezoning from RR Rural Residential Zone to RT1 Residential Townhouse Zone (block townhouse units), and RVM2 Residential Urban Village Multiple Dwelling Zone Two (stacked townhouse units), and the site-specific exceptions identified in Table 1, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable policies of VOP 2010.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two and the site-specific zoning exceptions will be reviewed in consideration of the surrounding existing and planned land uses (including the abutting Portion 1 lands). Consideration will be given to land use and built form compatibility, environmental sustainability, and the appropriate development standards.
c.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the approved Urban Design Guidelines and the Vaughan Council approved Architectural Design Guidelines for the Block 40 South Community prepared by John G. Williams, Architect.
d.	Servicing/Public Road	<ul style="list-style-type: none"> Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the subject application is approved. Should servicing capacity not be available, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council. The Owner will be required to dedicate to the City of Vaughan the necessary public road allowance (Public Road "A") as shown on Attachment #3, should the application be approved.

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e.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate parkland or cash-in-lieu of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject application is approved.
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Community Services and Facilities Study and Reliance Letter - Functional Servicing and Stormwater Management Report - Environmental Noise Impact Study - Traffic Impact Study - Tree Inventory and Arborist Report - Archaeological Assessment – Stages 1 and 2 - Phase 1 and 2 Environmental Site Assessment - Geotechnical Soil Report ▪ The need for additional studies/information may be identified through the development review process.
g.	Block 40 South Developers' Group Agreement	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 40 South Developers' Group Agreement to the satisfaction of the Block 40 South Trustee and the City of Vaughan.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc., will be reviewed.
i.	Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application will be required to facilitate the proposed development as shown on Attachments #3 to #7, should the subject application be approved. The following matters, but not limited to, will be considered: <ul style="list-style-type: none"> - pedestrian and barrier-free accessibility;

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		<ul style="list-style-type: none"> - the relationship between the minimum facing distance of each stacked townhouse block in order to maximize daylight, enhanced landscape areas and ensure privacy; - the proper siting and orientation of the stacked townhouse units fronting onto a public street, and ensuring that adequate front yard landscaping abutting Major Mackenzie Drive is provided; - the number of units proposed within Blocks 1 and 2 (stacked townhouses) abutting Major Mackenzie Drive, and fronting onto future Public Road 'A'; - the widths of townhouse Blocks 6 and 7; - the relationship of the proposed built form, building setbacks and design within the site and immediate neighbourhood; - appropriate site design and building materials, and upgraded building elevations for the units facing Major Mackenzie Drive and Public Road "A"; - enhanced flankage building elevations, enhanced landscaping within front yards (block townhouse units), outdoor amenity area, snow storage, environmental sustainability, stormwater management, servicing and grading; - proper vehicular and turning movements onto the proposed private driveway (including service vehicles such as fire and garbage trucks); - accessibility and the location of the proposed underground parking spaces, at-grade visitor parking, and at-grade parking for the townhouse blocks; - proper siting and design of the waste disposal area (i.e. located internal to a building) for private waste collection; and - minimizing the amount of asphalt area.
j.	Draft Plan of Condominium and Part Lot Control Applications	<ul style="list-style-type: none"> ▪ Should the application be approved, the following applications will be required to implement the development proposal: <ul style="list-style-type: none"> - A Draft Plan of Condominium (Common Element) application will be required to establish the condominium tenure for the proposed common elements (e.g. the proposed private driveway access road, and amenity areas). - A Part Lot Control application will be required to create the parcels of tied land (POTLs) for each unit.

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k.	Access to Subdivision and Road Widening	<ul style="list-style-type: none">▪ Consideration will be given to ensure proper access is provided to the subject lands from the proposed north/south public road. Vehicular access for the subject development (Portion 2) is proposed from a private common element driveway.▪ Lands for the north/south road must be dedicated to the City through the related Draft Plan of Subdivision File 19T-07004 Centra (Major Mack East) Inc. free of all costs and encumbrances.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

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

Regional Implications

The application has 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 the application will be considered in the technical review of the application, 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. Conceptual Site Plan and Proposed Zoning
4. Proposed Elevations (Block Townhouses)
5. Proposed Elevations (Stacked Townhouses)
6. Perspective Rendering
7. Draft Plan of Subdivision 19T-17V004

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.)