

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012**

Item 47, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

**47**

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88  
ZONING BY-LAW AMENDMENT FILE Z.10.031  
NASHVILLE DEVELOPMENTS INC. ET AL  
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE & HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1376), as follows:
  - a) delete sub-clause ii) and replace with the following:

“The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.7 m to 14.99 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

N/A

**Location**

The subject lands shown on Attachments #1 and #2 are located north of Major Mackenzie Drive and east of Huntington Road, City of Vaughan.

**Purpose**

To undertake an Administrative Correction to Zoning By-law 1-88, specifically to sub-clause ii) in site-specific Exception 9(1376), to accommodate a minor amendment to the interior side yard requirements of the by-law.

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#### **Background**

By-law 120-2012 (being site-specific Exception 9(1376) to By-law 1-88) was enacted by Vaughan Council on June 26, 2012. The purpose of the By-law was to provide urban development standards within the Zoning By-law for residential uses within Block 61 West (Attachments #3). The By-law includes provisions for a variety of housing types, including lane accessed townhouses, semi-detached dwellings, and single detached dwellings on lots ranging from 9.2 m to 13.4 m frontages. In addition to permitting a range of housing types, adjustments were made to the yard standards to promote an urban village streetscape. These provisions included reduced front yard setbacks on lane based housing and permitted reduced paired interior side yard setbacks on lots between 11.6m to 11.99 m. Specifically, sub-clause ii) in Exception 9(1376) states:

- “ii) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6m or 1.2 m for a lot with a Lot Frontage of 11.6 m to 11.99 m and for a Lot Frontage (Corner Lot) of 14.6 m to 14.99m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

During the detailed design stage of the dwellings within the RD4 Zone within Block 61 West, the proponent’s design architects recently identified an area of concern with respect to the interior side yards for lots with minimum frontages of 9.2 m. The concern was that the 9.2 m frontage lots require a minimum 0.6 m interior side yard to abut a side yard of 1.2 m. The architects have demonstrated that allowing a 0.6 m interior side yard to be paired with another 0.6 m side yard on one side, and 1.2 m paired with another 1.2m on the other side is beneficial for the development of the overall subdivision, which is shown on the “Streetscape Drawing” on Attachment #4. The design rationale for the requested change is as follows:

- 1) reduction of the side yards will not have a negative impact on the visual quality of the streetscape (Attachment #4);
- 2) reduction of the side yards will not have a negative impact on lot drainage or grading;
- 3) pairing of 0.6 m yards on all lots will allow for increased and safer on-street parking;
- 4) pairing of 0.6 m yards will allow for larger undisturbed areas for streetscaping and tree planting; and,
- 5) pairing of 0.6 m yards will create a more usable living environment within the resident’s homes by:
  - a. increasing the availability of natural light through increased number of windows and window placement; and,
  - b. increasing privacy as windows will have a greater separation distance from one another (Attachment #4).

The requested change will not allow for an increased building footprint, and will simply adjust the location of the dwelling on the lot. Such setbacks are consistent with setback requirements on similar and larger lots throughout the Block 61 subdivisions. In order for this change to occur, an administrative correction to sub-clause ii) of Exception 9(1376) will be required in the manner shown in the recommendation of this report.

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

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Well-being”.

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**Regional Implications**

There are no Regional implications associated with the administrative correction to Zoning By-law 1-88.

**Conclusion**

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88, specifically to sub-clause ii) of site-specific Exception 9(1376) is appropriate to accommodate a minor amendment to the interior side yard requirements of the by-law. Should the Committee concur, a recommendation is provided to facilitate the proposed Administrative Correction to Zoning By-law 1-88, and the implementing zoning by-law can be forwarded to the Council Meeting of September 25, 2012, for enactment.

**Attachments**

1. Context Location Map
2. Location Map
3. Approved Draft Plan of Subdivision 19T-10V004
4. Streetscape Drawing

**Report Prepared by:**

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/LG

(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.)