

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 22, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

22

ZONING BY-LAW AMENDMENT FILE Z.14.013

NINE-TEN WEST LIMITED

WARD 4 - VICINITY OF CRIMSON FOREST DRIVE AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:

Recommendation

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

1. THAT the Zoning By-law Amendment File Z.14.013 (Nine-Ten West Limited) BE APPROVED, for the following to facilitate a future townhouse development on the subject lands, as shown on Attachments #1, #2 and #3:
 - a) to amend Zoning By-law 1-88, specifically the RT1 Residential Townhouse Zone, subject to Exception 9(1395), to permit the site-specific zoning exceptions identified in Table 1 of this report; and
 - b) to remove the Holding Symbol "(H)" from the RT1 Residential Townhouse Zone.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

On May 9, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, the expanded polling area identified on Attachment #2, and to the Valleys of Thornhill Ratepayers Association. A Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and two notice signs were installed on the subject property along Crimson Forest Drive and Marc Santi Boulevard.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 3, 2014, and to forward a comprehensive technical report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 24, 2014. As of July 25, 2014, no comments have been received by the Planning Department.

On August 14, 2014, a Notice to Remove the Holding Symbol "(H)" was circulated to the landowners abutting the subject lands, pursuant to the requirements of the Ontario Planning Act.

Purpose

To seek approval from the Vaughan Committee of the Whole for Zoning By-law Amendment File Z.14.013 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the RT1 Residential Townhouse Zone, subject to Exception 9(1395), as identified in

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Table 1 of this report and to remove the Holding Symbol “(H)” from the RT1 Residential Townhouse Zone.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Crimson Forest Drive and north of Rutherford Road, in Part of Lot 16 and 17, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Previous Approvals

On September 21, 2012, the owner submitted related Official Plan Amendment File OP.12.015, Zoning By-law Amendment File Z.12.035, and Draft Plan of Subdivision File 19T-12V009 to facilitate the land uses, road network, open space, parks, and zone standards for the land holdings shown on Attachment #3. On March 18, 2013, Vaughan Council approved these applications and subsequently on October 8, 2013, adopted OPA #740 and enacted Zoning By-law 139-2013 to implement the development. The subject application applies only to the lands zoned RT1 Residential Townhouse Zone (subject lands) intended for the future development of townhouse dwelling units.

The owner, through their detailed design of the proposed townhouse units, determined that additional zoning exceptions to the RT1 Residential Townhouse Zone, subject to Exception 9(1395), are required to facilitate the development of townhouse Blocks 1 to 6 shown on Attachment #3. The owner does not propose to alter the approved land use, road network, open space, parks, or the zone categories.

Official Plan

The lands are subject to the Carrville Centre Secondary Plan (CCSP) area policies of the City of Vaughan Official Plan 2010 (VOP 2010), which was approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013 and February 3, 2014. The CCSP (Volume 2, Section 11.2 of VOP 2010) was approved by the Ontario Municipal Board on December 2, 2013. The CCSP designates the subject lands “Low-Rise Mixed-Use”, which permits townhouse dwelling units with a maximum building height of 2 to 4-storeys and a maximum Floor Space Index (FSI) of 2.0. The proposed site-specific amendment to Zoning By-law 1-88 will not change the approved land uses on the subject lands and conforms with the maximum building height and FSI provisions of the Official Plan. The application conforms to the Official Plan.

Zoning

The subject lands are currently zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)”, subject to Exception 9(1395) by Zoning By-law 1-88.

The Holding Symbol “(H)” was imposed by Zoning By-law 139-2013 to ensure servicing capacity is available for the subject lands, prior to development. The condition for the removal of the Holding Symbol “(H)” has been fulfilled with the May 6, 2014, approval of the City’s Interim Allocation Report by Vaughan Council. As a result, the Holding Symbol “(H)” can be removed on the RT1 Residential Townhouse Zone of the subject lands to facilitate 240 townhouse units. The Holding Symbol “(H)” shall remain on the RA3 Apartment Residential Zone and will be dealt with at the site plan approval stage.

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The following site-specific amendments to Exception 9(1395) are proposed to facilitate the proposed townhouse unit designs:

Table 1			
	By-law Standard	By-law 1-88, RT1(H) Zone, Exception 9(1395) Requirements	Proposed Exceptions to RT1 Zone, Exception 9(1395)
a.	Definition of a Lot (Blocks 3 and 4 - Attachment #3)	Lot must have frontage on a street	Permit a lot to have frontage on a park (OS2 Open Space Park Zone) and back onto a lane.
b.	Maximum Interior Garage Width (Blocks 1 to 6, inclusive - Attachment #3)	3.048 m (single car garage)	5.8 m (double car garage accessed by a public lane)
c.	Minimum Exterior Side Yard Setback to a Lane (Blocks 1 to 6, inclusive - Attachment #3)	3 m	2 m
d.	Minimum Building Setback to a Site Triangle (Blocks 1 to 6, inclusive - Attachment #3)	3 m	2 m

The Vaughan Planning Department can support the proposed site-specific zoning by-law exceptions noted above for the following reasons:

a) Lot Definition

The owner proposes to redefine a “lot” to have frontage on a park (and back onto a public lane), for only the future lots fronting on the OS2 Open Space Park Zone in Blocks 3 and 4 of the subject lands, whereas the Zoning By-law 1-88 defines “lot”, in part, as a parcel of land fronting on a street. The Vaughan Planning Department considers this exception appropriate, as the lot fabric is consistent with Plan of Subdivision File 19T-12V009, which was approved by Vaughan Council on March 18, 2013. The proposed definition of “lot” would facilitate a planned housing form with direct access to an approved future public open space area.

b) Maximum Interior Garage Width

The owner proposes a maximum interior garage width of 5.8 m for Blocks 1 to 6, inclusive, of the subject lands to facilitate double car garages accessed by a lane, whereas the Zoning By-law 1-88 permits a maximum interior garage width of 3.048 m for a single car garage.

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The increase in maximum interior garage width can be supported by the Vaughan Planning Department as it represents storage for an additional vehicle. The double car garage townhouse typology accessed by a lane has been successfully implemented by the owner in other areas of the City where physical access to the individual units is via the lane through the garage.

c) Minimum Setbacks

The following site-specific setbacks are proposed for Blocks 1 to 6, inclusive, on the subject lands shown on Attachment #3:

- reduced exterior side yard setback to a lane from the required 3 m to 2 m
- reduced building setback to a site triangle from the required 3 m to 2 m

The proposed setback reductions are supported by the Vaughan Planning Department, as they would facilitate an appropriate pedestrian and street interface in a compact built form that is complemented by the surrounding open space and naturalized areas.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the development proposal and has no objection to the Zoning By-law Amendment application.

Relationship to Vaughan Vision 2020/Strategic Plan

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

1. 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 amendments to Zoning By-law 1-88.

Conclusion

The Vaughan Planning Department is satisfied that the proposed site-specific zoning exceptions to Zoning By-law 1-88, identified in Table 1 of this report, for the subject lands shown on Attachment #3, are appropriate. Accordingly, the Vaughan Planning Department can support the approval of Zoning By-law Amendment File Z.14.013, in accordance with the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Approved Zoning

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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.)