

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

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R. PALMISANO

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for File Z.16.021 (R. Palmisano) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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

This will be addressed when the technical report is completed.

a) Date the Notice of Public Hearing was circulated: September 9, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

- b) Circulation Area: 150 m of the subject lands and to the West Woodbridge Homeowners' Association.
- c) Comments Received:

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Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.021 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone a portion of the subject lands from A Agricultural Zone, subject to Exception 9(1405), to R2 Residential Zone and A Agricultural Zone in the manner shown on Attachment #3. The zoning amendment would facilitate the creation of one residential lot (to be zoned R2) that would be developed with a single detached dwelling, with the balance of the property to remain zoned Agricultural, subject to the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of R2 Residential Zone	Proposed Exceptions to R2 Residential Zone
a.	Minimum Lot Frontage	15 m	13.7 m
b.	Maximum Floor Space Index (FSI)	N/A	0.5 FSI (per VOP 2010)
c.	Maximum Building Height	9.5 m	8.5 m (per VOP 2010)
	By-law Standard	By-law 1-88 Requirements A Agricultural Zone, Exception 9(1405)	Proposed Exceptions to A Agricultural Zone, Exception 9(1405)
a.	Minimum Lot Frontage (Gatehouse Court)	36 m	20.25 m
b.	Minimum Lot Area	2.5 ha	2.455 ha

The proposed exceptions identified above reflect the proposed rezoning on the basis that the existing dwelling “B” (i.e. the gatehouse), located on the lands to be severed as shown on Attachment #3, will be demolished. Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report at a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Northeast of Langstaff Road and Kipling Avenue, municipally known as 8399 Kipling Avenue, shown as “Subject Lands” on Attachments #1 and #2. The property is 2.5 ha in size and is irregular in shape with approximately 36 m of frontage on Gate House Court. The property currently contains two dwellings, which are shown as Dwellings “A” and “B” on Attachment #3. Dwelling “B” is proposed to be demolished to facilitate the creation of the new lot which will require a future severance application.
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Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential A” (area fronting Gate House Court) and “Natural Areas” (remainder of property) by the Kipling Avenue Corridor Secondary Plan, which forms part of Volume 2 of the Vaughan Official Plan (VOP 2010). VOP 2010 and the Kipling Avenue Corridor Secondary Plan recognize both existing dwellings as heritage assets that contribute to the heritage character and attributes of the area.▪ The “Low-Rise Residential A” designation permits single detached houses on lots with a frontage facing Gate House Court to a maximum height of 8.5 m (2 storeys), a maximum lot coverage of 40%, and a maximum density of 0.5 FSI. It is noted the proposed rezoning application, if approved, will implement the maximum height and FSI as provided by the Official Plan policies. The development proposal conforms to the Official Plan.▪ The “Natural Areas” designation is subject to the policies that are applicable to the Core Features in the natural heritage network. Development and/or site alteration in Core Features is prohibited. Additionally, development or site alteration on lands adjacent to Core Features shall not be permitted unless it is demonstrated through an environmental impact study that there will be no negative impact on the feature or its functions. The portion of the subject lands being rezoned to facilitate the one lot is not located in the Natural Areas designation.
Zoning	<ul style="list-style-type: none">▪ The subject lands are currently zoned A Agricultural Zone and OS1 Open Space Conservation Zone and subject to Exception 9(1405) by Zoning By-law 1-88, as shown on Attachment #2. Exception 9(1405) establishes the minimum zoning standards for the abutting lots that were previously severed from the larger land holding.▪ The proposal to create a future residential lot for a single detached dwelling requires an amendment to Zoning By-law 1-88. As such, the portion of the subject lands to be severed and developed with a single detached dwelling will be zoned from A Agricultural Zone to R2 Residential Zone while the retained lands will remain zoned A Agricultural Zone and OS1 Open Space Conservation Zone, in the manner shown on Attachment #2, together with the site-specific zoning exceptions.
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.	City Official Plan Policies	<ul style="list-style-type: none"> The application will be reviewed in the context of the applicable City Official Plan policies to ensure the appropriate development of the site, zoning exceptions, and to facilitate the future severance of one lot.
b.	Appropriateness of Proposed Zoning By-law Amendment and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed Zoning By-law Amendment and the site-specific zoning exceptions identified under the Purpose of this report, to Zoning By-law 1-88, that are required to facilitate the creation of a new residential lot (permitting a single detached dwelling) will be reviewed in the context of the surrounding land uses, with particular consideration given to land use, built form, and lot size compatibility. A similar zoning amendment application (File Z.12.026) was approved by Vaughan Council, to facilitate the creation of 3 lots by consent to sever, immediately north of the subject lands. The proposed residential lot, having a 13.7 m frontage and an area of 450 m², is consistent with the previously approved 3 lots.
c.	Lot Creation	<ul style="list-style-type: none"> The applicant will be required to submit a future Consent to Sever application to the Committee of Adjustment to create the individual lot, if the zoning by-law amendment is approved by Council. The Owner will be required to satisfy all conditions of approval through the consent process.
d.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> The subject lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area as established by Ontario Regulation 166/06. The application has been circulated to the TRCA for their review and comment.
e.	Urban Design and Cultural Heritage Division	<ul style="list-style-type: none"> The subject lands contain two single detached dwellings (Dwelling "A" and Dwelling "B") both with frontage and access from Gate House Court, as shown on Attachment #3. Dwelling "A" is included in the "Listing of Buildings of Architectural and Historical Value" in the City of Vaughan's Register of Properties of Cultural Heritage Value in accordance with Part IV, Subsection 27 of the <i>Ontario Heritage Act</i> (approved by City of Vaughan Council on June 27, 2005). This dwelling is proposed to be preserved.

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		<ul style="list-style-type: none">▪ Dwelling “B” is included in the City of Vaughan’s Inventory of Heritage Buildings. The Owner is proposing to demolish Dwelling “B” to facilitate the proposed future residential lot. Cultural Heritage staff in the Development Planning Department is currently reviewing the Cultural Heritage Impact Assessment (CHIA) submitted by the Owner for Dwelling “B” in support of the request for its demolition. Cultural Heritage staff must be satisfied with the findings of the CHIA prior to a technical report proceeding to the Committee of the Whole for the subject application.
f.	Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary sewage capacity must be identified and allocated by Vaughan Council, if the application is approved. Should servicing capacity not be available, use of the Holding Symbol “(H)” will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.

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 Region of York 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 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 Site Plan & Zoning
4. Lot Creation Detail

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