

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

***By approving the following:***

***That Communication C4 from Mr. Joe Zimmer, dated September 10, 2013, be received.***

**The Committee of the Whole (Public Hearing) recommends:**

- ## Recommendation

1. THAT the Public Hearing report for File Z.13.016 (Frank Hozjan) 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 will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

a) Date the Notice of a Public Meeting was circulated: August 9, 2013  
b) Circulation Area: 150 m  
c) Comments Received as of August 20, 2013: None

The Owner has submitted Zoning By-law Amendment File Z.13.016 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the R1V Old Village Residential Zone, to facilitate the future severance and creation of 2 new residential lots, for the future development of 2 new single detached dwelling units, and to permit the following zoning exceptions to implement the proposal:

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Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 R1V Old Village Residential Zone Requirements</b>	<b>Proposed Exceptions to R1V Zone Requirements</b>
a.	Minimum Lot Frontage	30 m	10 m (onto Donna Mae Crescent)
b.	Definition of Front Yard	Means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the nearest building	The front lot line of each of the new proposed residential lots shall be deemed the lot line which runs perpendicular to Donna Mae Crescent, and the rear lot line shall be deemed the lot line parallel to the identified front lot line, and each of the remaining two lot lines shall be deemed interior side lot lines.

Additional zoning exceptions may be identified through the detailed review of the application.

**Background – Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ The 0.63 ha subject lands are located on the south side of Centre Street, west of Donna Mae Crescent (211 – 217 Centre Street), City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪ The site is developed with one single detached dwelling (217 Centre Street) and two semi-detached dwelling units (215 and 211 Centre Street). These dwellings are set back approximately 8 m from Centre Street and will be retained by the Owner.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by in-effect OPA #210 (Thornhill Community Plan), which permits the proposed residential single detached units. The proposal to amend Zoning By-law 1-88 to permit site-specific exceptions to facilitate the creation of the two new residential lots for 2 single-detached units conforms to the policies of OPA #210.</li> <li>▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and approved in part by the Ontario Municipal Board on July 23, 2013. The “Low-Rise Residential” designation permits the two proposed single detached residential units, and therefore, conforms to the Vaughan Official Plan 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R1V Old Village Residential Zone by Zoning By-law 1-88, which only permits single detached residential units.</li> <li>▪ The proposed frontage width and location/identification of lot lines do not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required to permit the site-specific exceptions identified in Table 1 of this report.</li> <li>▪ The two new proposed lots meet all other R1V Zone provisions for minimum front yard, rear yard, and interior side yard setbacks, and minimum lot area.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

#### 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 City Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Development, and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of amending Zoning By-law 1-88 to facilitate a future severance of the subject lands to create two new lots for single detached dwelling units as shown on Attachments #3 and #4, together with site-specific zoning exceptions for the retained and severed lands will be reviewed in consideration of the surrounding land use context.</li> </ul>

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c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands abut an existing watercourse to the west and are within the TRCA screening area. The TRCA has no objections to the proposal. The Owner shall satisfy all requirements of the TRCA and obtain a TRCA 166/06 permit prior to development, if the application is approved.</li></ul>
d.	Arborist Report	<ul style="list-style-type: none"><li>▪ The Arborist Report submitted in support of the application must be approved to the satisfaction of the Vaughan Development Planning Department and the Toronto and Region Conservation Authority. Opportunities for the preservation of trees on the subject lands will be reviewed. The removal of any trees will be reviewed in consideration of the City of Vaughan Tree Protection By-law.</li></ul>
e.	Functional Servicing Report	<ul style="list-style-type: none"><li>▪ The Functional Servicing Report submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>
f.	Servicing Capacity	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the two proposed residential lots must be identified and allocated by Vaughan Council, if the application is approved. If servicing is unavailable, the lands may be zoned with the Holding Symbol “(H)” which will be removed upon servicing capacity being identified and allocated by Vaughan Council.</li></ul>
g.	Location and Grade of Proposed Driveways	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed location and grading of the two driveways at the existing terminus of Donna Mae Crescent will be reviewed by the Vaughan Development/Transportation Engineering Department and the Vaughan Building Standards Department.</li><li>▪ Zoning By-law 1-88 requires all driveways to have a positive slope away from all parts of the building or structure to the street for single detached dwelling units, which will be reviewed.</li></ul>
h.	Frontage on a Public Street and Improvements to Donna Mae Crescent	<ul style="list-style-type: none"><li>▪ The proposed lots currently do not have frontage on a public street. A 0.3 m reserve (Part 8 on 65R-6509) is located adjacent to Donna Mae Crescent and must be lifted prior to the creation of the proposed lots.</li><li>▪ Road improvements to Donna Mae Crescent that are required to facilitate driveway access to the proposed lots will be reviewed and identified. The Owner must satisfy all road requirements of the Vaughan Development/Transportation Engineering Department.</li></ul>

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i.	Future Consent Application	▪ Should Vaughan Council find merit in the subject zoning application, the Owner must submit a Consent application to the Vaughan Committee of Adjustment to permit the severance shown on Attachment #3 to create 2 new residential lots for two single detached dwelling units.
j.	Parkland Dedication	▪ The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act.

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

The applicability of this application to the Vaughan Vision 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. Conceptual Site Plan and Proposed Land Severance
4. Landscape Plan

#### **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.)