

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017**

***By receiving Communication C1 from Ms. Simone Barbieri, Rescue Rainbow Creek West Inc., dated November 11, 2017.***

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

- ## Recommendation

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.020 (Sunfield Homes (Hwy 27) Ltd.) 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: October 13, 2017.

b) Circulation Area: To all property owners within 150 m of the subject lands plus the expanded notification area as shown on Attachment #2, and to the West Woodbridge Homeowners' Association.

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##### Written Correspondence

Through the Notice to the Public of a Complete Application, the following written comments were received:

- i) J. Horton, resident of Andy Crescent, correspondence dated August 20, 2017, expressed concerns regarding the number of dwellings being proposed, the number of cars that can be accommodated on each driveway, safety and spillover parking onto the street. Additional concerns were raised regarding the architectural design, built form, and building type, specifically the semi-detached dwellings, and their compatibility with the existing detached dwellings on Andy Crescent, which were constructed approximately 25 years ago.

Any additional 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 Vaughan 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.

##### Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.020 for the subject lands shown on Attachments #1 and #2, to rezone the subject lands from R3 Residential Zone, as shown on Attachment #2, to R5 Residential Zone in the manner shown on Attachment #3, to permit the development of 6 single detached dwellings and 4 semi-detached dwellings, as shown on Attachments #3 and #4, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>R5 Residential Zone Requirements</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirements</b>
a.	Minimum Lot Frontage	7.5 m	Lot 1 – 6.072 m Lot 2 - 6.922 m Lot 3 - 5.566 m Lot 4 - 6.043 m Lot 5 - 5.672 m Lot 6 - 6.127 m Lot 7 - 5.603 m Lot 8 - 5.967 m Lot 9 - 6.177 m Lot 10 - 6.443 m
b.	Minimum Interior Side Yard	1.2 m	Lot 3 - 0.81 m (abutting Lot 2) Lot 5 - 0.73 m (abutting Lot 4) Lot 7 - 0.61 m (abutting Lot 6)

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c.	Minimum Side Yard on One Side, Where it Abuts a Side Yard of a Minimum of 1.2 m	0.3 m	Minimum Side Yards Between: Lots 3 & 4 - 0.3 m & 0.3 m Lots 5 & 6 - 0.35 m & 0.35 m Lots 7 & 8 - 0.35 m & 0.35 m
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### Background - Analysis and Options

Location	<ul style="list-style-type: none"> <li>Northeast corner of Regional Road 27 and Martin Grove Road, municipally known as 8849 Regional Road 27, and shown as “Subject Lands” on Attachments #1 and #2.</li> <li>The subject lands are comprised of four (4) separate residential blocks (Blocks 255 to 258 on Registered Plan 65M-2857) that were each created at the same time as the surrounding subdivision. The subject lands are 0.41 ha in size, with 50 m of frontage on Andy Crescent.</li> <li>The subject lands contain an existing dwelling and a detached garage, as shown on Attachment #3, which are proposed to be demolished. Vehicular access to the existing dwelling is provided by a driveway from Martin Grove Road.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), which permits residential uses including detached dwellings, semi-detached dwellings, townhouse dwellings, and public and private institutional buildings, in a low-rise built form no greater than three storeys.</li> <li>The development proposal, consisting of two-storey detached and semi-detached dwellings, conforms to VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned R3 Residential Zone by City of Vaughan Zoning By-law 1-88, as shown on Attachment #2, which permits detached dwellings on a lot with a minimum frontage of 12 m, a minimum lot area of 360 m<sup>2</sup> and a maximum lot coverage of 40%. A semi-detached dwelling is not a permitted use in the R3 Zone.</li> <li>The proposed R5 Residential Zone of Zoning By-law 1-88, permits detached and semi-detached dwellings.</li> <li>In order to implement the proposed development, amendments to Zoning By-law 1-88 are required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

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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	COMMENTS
a.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the applicable policies in VOP 2010.</li></ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed R5 Residential Zone, and site-specific zoning exceptions identified in Table 1 of this report, will be reviewed in consideration of the surrounding existing and proposed land uses, with particular consideration given to land use, built form, and lot size compatibility.</li></ul>
c.	Urban Design and Cultural Heritage Division	<ul style="list-style-type: none"><li>▪ An entry feature will be required to be installed at the northeast corner of Regional Road 27 and Martin Grove Road to the satisfaction of the Urban Design Division.</li><li>▪ There are no Urban Design or Architectural Design Guidelines for the Block in which the subject lands are located (Block 52). The final building elevations will be reviewed by the Urban Design and Cultural Heritage Division through the rezoning process, prior to the issuance of a Building Permit.</li><li>▪ The subject lands are currently developed with a detached dwelling that is known as the "Samuel McClure House", and a garage, as shown on Attachment #3. The subject site is identified as a property of interest in the City of Vaughan Heritage Inventory. Cultural Heritage staff are currently reviewing the Cultural Heritage Impact Assessment (CHIA) submitted in support of the request to demolish the existing dwelling. Cultural Heritage staff must be satisfied with the findings of the CHIA.</li><li>▪ Cultural Heritage staff have confirmed that Heritage Vaughan Committee approval for the proposed demolition is not required as the Vaughan Heritage Inventory identifies the subject lands as a property of interest only.</li></ul>
d.	Studies and Reports	<ul style="list-style-type: none"><li>▪ 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 the respective public approval authority:</li></ul>

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		<ul style="list-style-type: none"> <li>- Draft Zoning By-law</li> <li>- Planning Justification &amp; Urban Design Brief</li> <li>- Cultural Heritage Impact Assessment</li> <li>- Environmental Site Assessment (ESA) Phase 1 &amp; Phase 2</li> <li>- Stage 1 &amp; 2 Archaeological Assessment</li> </ul> <ul style="list-style-type: none"> <li>▪ A Noise Report will be required given the proximity of the site to Regional Road 27 and the CP Rail line.</li> <li>▪ An Arborist Report will be required to assess the species, size, and condition of the existing trees on the site.</li> <li>▪ Additional reports may be required as part of the development application review process.</li> </ul>
e.	Access Pathway	<ul style="list-style-type: none"> <li>▪ The installation of an engineered pedestrian access pathway will be required from Andy Crescent to Martin Grove Road to allow for improved connectivity to the existing transit stops at the intersection of Regional Road 27 and Martin Grove Road/John Lawrie Street, as shown on Attachment #2. The Development Engineering Department, in consultation with the Parks Development Department, will review the potential location and design of this pathway.</li> </ul>
f.	Driveway Locations/Roads	<ul style="list-style-type: none"> <li>▪ The appropriateness of the location and design of the ten (10) driveways, including the separation distance between each driveway will be reviewed with respect to safe vehicular access to and from the proposed residential units, the availability of on-street parking, and snow storage and removal.</li> <li>▪ The requirement for any road widenings along Regional Road 27 will be reviewed.</li> </ul>
g.	Lot Creation	<ul style="list-style-type: none"> <li>▪ The Owner will be required to submit a future Part Lot Control Application to facilitate the creation of the 10 individual lots from the existing four blocks, if the Zoning By-law amendment is approved by Council.</li> </ul>
h.	Water and Servicing Capacity	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary capacity must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity is unavailable, 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.</li> </ul>

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i.	Parkland Dedication	<ul style="list-style-type: none"><li>▪ Cash-in-lieu of parkland dedication is required to be paid 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. The Owner will be required to submit an appraisal of the subject lands to the Office of the City Solicitor, Real Estate Department, which will form the basis of the cash-in-lieu payment, should the application be approved.</li></ul>
j.	Tree Removal	<ul style="list-style-type: none"><li>▪ The By-law and Compliance, Licensing and Permit Services Department has an active file with respect to the removal of one (1) tree over 20 cm in diameter on the subject lands, without an approved Tree Removal Permit.</li><li>▪ As part of the development application review process, the submission of an Arborist Report will be required to determine which trees will be preserved and/or removed from the subject lands, including an assessment of the tree that was removed, and if approved by the Urban Design Division, the appropriate compensation for the removed tree, and the trees proposed to be removed.</li></ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

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

#### **Regional Implications**

The applications have 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. Proposed Site Plan and Zoning
4. Proposed Elevations

#### **Report prepared by:**

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Clement Messere, Senior Planner, ext. 8409

(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.)