

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

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

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

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### Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.15.026, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone (buffer) in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to Zoning By-law 1-88 to facilitate the proposed residential townhouse development shown on Attachments #4 to #6:

	<b>Zoning By-law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Definition of a Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public <u>or private street</u> .
b.	Definition of a Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Means a parcel of land fronting on a public or private street.
c.	Definition of Porch, Unenclosed (Covered or Uncovered)	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.	Means a platform with or without a foundation and with at least <u>one</u> side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.
d.	Definition of a Street	A street under the jurisdiction of or assumed by the City or being constructed under an Agreement with the City.	A street or <u>private road</u> under the jurisdiction of, or assumed by the City, or being constructed as a private road under an Agreement with the City.

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e.	Minimum Landscape Strip Width Abutting a Street	6 m	1.45 m adjacent to a sight triangle (Block 4 only).
f.	Permitted Yard Encroachments and Restrictions	<p>An exterior stairway is permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height is permitted in any yard.</p> <p>Minimum no encroachment zone of 1.5 m, shall be maintained inside the property line within the front yard, exterior side yard, interior side yard, a yard abutting buffer block, and at a site triangle.</p>	<p>Exterior stairways, porches and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into the required front yard a maximum of 2.5 m and into the exterior side yard a maximum of 1.8 m.</p> <p>A minimum 1.0 m no encroachment zone shall be maintained inside the property line within the front yard, exterior side yard, interior side yard, a yard abutting a buffer block, and at a site triangle.</p>
g.	Maximum Driveway Width	No maximum driveway width is required where a lot has a minimum lot frontage of 5.5 m.	The maximum driveway width shall be 3 m.
h.	Minimum Lot Frontage	6 m	5.5 m
i.	Minimum Lot Area	162 m <sup>2</sup> /unit	148.9 m <sup>2</sup> /unit
j.	Minimum Rear Yard	7.5 m	6 m
k.	Minimum Exterior Side Yard	4.5 m	3 m
l.	Maximum Building Height	11 m	12 m

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m.	Schedule "A3" Specific Zone Notes	<ul style="list-style-type: none"> <li>▪ The minimum interior side yard shall be 3.5 m on a lot abutting a non-residential use or buffer block.</li> <li>▪ The minimum exterior side yard shall be 3 m abutting a sight triangle or buffer block.</li> <li>▪ A maximum of 6 townhouse units shall be constructed in a row.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The minimum interior side yard setback shall be 1.5 m on a lot abutting a non-residential use (buffer block).</li> <li>▪ The minimum setback from the main building to a sight triangle or buffer block shall be 2.9 m.</li> <li>▪ The minimum setback from a permitted encroachment to a sight triangle shall be 1.45 m.</li> <li>▪ A maximum of 8 townhouse units may be constructed in a row.</li> </ul>
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Additional zoning exceptions may be identified through the detailed review of the applications.

2. Draft Plan of Subdivision File 19T-15V008 to facilitate the creation of six blocks, in the manner shown on Attachment #3, consisting of the following:

a) Blocks 1 - 4 (Blocks for Townhouses on a Public Road - 25 units)	0.442 ha
b) Block 5 (Block for 56 Townhouse Units on a Private Condominium Common Element Road)	1.169 ha
c) <u>Block 6 (Open Space)</u>	<u>0.092 ha</u>
Total Area	1.703 ha

3. Draft Plan of Condominium (Common Element) File 19CDM-15V004 to permit a condominium tenure for the privately owned and maintained common elements including the internal roadways, 14 visitor parking spaces and landscaped areas as shown on Attachment #7, that would serve a proposed development consisting of 56 freehold townhouse units (Blocks 5-12), as shown on Attachment #4. The 25 freehold townhouse units (Blocks 1 – 4) that front onto a public street (Lebovic Campus Drive) are not part of the Condominium application.

#### Background – Analysis and Options

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located on the southwest corner of Ilan Ramon Boulevard and Lebovic Campus Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
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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), and are located within a “Community Area” as identified on Schedule “1” – Urban Structure of VOP 2010, which permits townhouse dwellings, and there is no associated density provision for this designation. The proposed development conforms to the Official Plan, and is compatible with existing and approved development that includes townhouse uses.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 81 unit townhouse development.</li><li>▪ The Owner proposes to rezone the subject lands to RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone (buffer), together with site-specific zoning exceptions, to permit the proposed residential development.</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 applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.</li></ul>
b.	Appropriateness of Proposed Rezoning, Land Use, and Site - Specific Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses.</li></ul>

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c.	Approved Block 11 Plan	<ul style="list-style-type: none"> <li>▪ The approved Block 11 Plan identifies the subject lands as Future Private Institutional. The proposed development will be reviewed in consideration of the approved Block 11 Plan.</li> <li>▪ The Owner will be required to satisfy all obligations, financial or otherwise of the Block 11 Developers Group Agreement to the satisfaction of the Block 11 Trustee and the City of Vaughan.</li> </ul>
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the Urban Design and Architectural Guidelines for Block 11, if approved.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department: <ul style="list-style-type: none"> <li>- Functional Servicing Report</li> <li>- Stormwater Management Report</li> <li>- Traffic Impact and Access Study</li> <li>- Phase I Environmental Site Assessment</li> <li>- Geotechnical Investigation Report and Preliminary Geotechnical Assessment</li> <li>- Scoped Environmental Impact Study</li> <li>- Noise Feasibility Study</li> </ul> </li> <li>▪ The need for additional studies/information may be identified through the development review process.</li> </ul>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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 of Parkland Policy and the Planning Act to the satisfaction of the Vaughan Real Estate Department, if approved.</li> </ul>
g.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li> </ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands are located adjacent to a valley corridor to the west. The development limits (tableland and valleyland and buffers) must be confirmed by the TRCA and the City. The Owner must satisfy all requirements of the TRCA and the City.</li> </ul>

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i.	Site Development Application	<ul style="list-style-type: none"><li>▪ The Zoning By-law, Subdivision and Condominium applications will be assessed in light of the related Site Development Application (File DA.15.055), which has been submitted to implement the proposed 81 unit townhouse development on the subject lands, and will be reviewed in consideration of, but not limited to, the following:<ul style="list-style-type: none"><li>- the appropriate building placement and site design, including the location and appropriate number of visitor parking spaces and proximity to proposed units;</li><li>- pedestrian and barrier free accessibility</li><li>- opportunities for sustainable design;</li><li>- the location of community mail boxes;</li><li>- on-site vehicular circulation, including proper service and emergency vehicle turning areas, and driveway access locations;</li><li>- appropriate arrangement for garbage storage and pick-up;</li><li>- proposed townhouse blocks with greater than 6 units;</li><li>- compatibility with adjacent lands including setbacks from public streets; and,</li><li>- upgraded end and rear building elevations</li></ul></li></ul>
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**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

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

**Regional Implications**

The applications have been circulated to York Region 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 applications will be considered in the technical review of the applications, 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 Zoning (File Z.15.026) & Draft Plan of Subdivision (File 19T-15V008)
4. Conceptual Site Plan
5. Conceptual Typical Elevations (Townhouse Units on a Public Road)
6. Conceptual Typical Elevations (Townhouse Units on a Private (Condominium Common Element) Road)
7. Draft Plan of Condominium (Common Element) File 19CDM-15V004

**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.)