

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 5, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 16, 2016.

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ZONING BY-LAW AMENDMENT FILE Z.15.022

LONGYARD PROPERTIES INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND VIA ROMANO BLVD.

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated February 2, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.15.022 (Longyard Properties Inc.) BE RECEIVED; and that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 8, 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
- c) Comments Received:

Any 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.

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Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.15.022 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two (minimum 15 m frontage; 18.5 m proposed) and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3. The Owner is proposing to construct a single detached dwelling on the lot with a 5 m open space buffer located at the rear to be conveyed into public ownership adjacent to the existing natural valleylands feature.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Block 409 on Registered Plan 65M-4425 with frontage on the west side of Farrell Road, north of Major Mackenzie Drive and west of Via Romano Boulevard, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are located within the Oak Ridges Moraine Settlement Area and are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), which permits residential units including detached, semi-detached and townhouses. The proposed rezoning to RD2 Zone to facilitate an additional lot for a single detached dwelling conforms to the Official Plan, and proposes a consistent zoning with the residential lots to the north and south, also for single detached dwellings.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned OS2 Open Space Park Zone by Zoning By-law 1-88.▪ Through the review of the final lot grading plan for the relocation of the George Munshaw House (in the vicinity of the subject lands), it was determined that the subject block is no longer suitable because of the grade for a pedestrian connection to the existing valley system to the immediate west. The subject lands (Block 409 on Registered Plan 65M-4425) is currently owned by the City and the Owner has made an application to the City to have the lands conveyed back to the Owner, which is currently in process.▪ A detached dwelling is not permitted in the OS2 Zone, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the subject lands to RD2 Zone and OS5 Zone to facilitate the development of a detached dwelling on the subject lands and a 5 m wide open space buffer adjacent to the valleylands, will be reviewed in consideration of the surrounding existing and planned land uses, and confirmation of the development limits and buffers as determined by the TRCA.
b.	Block 12 Plan	<ul style="list-style-type: none"> ▪ The proposal will be reviewed in consideration of the Block 12 Plan. The Owner will need to update the Plan to reflect the proposal if approved.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed detached dwelling on the portion of the block to be rezoned to residential must conform to the Urban Design and Architectural Design Guidelines approved for Block 12, if the rezoning is approved.
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The proposed development limits (RD2 Zone and OS5 Zone) and any other required setbacks and or buffers must be reviewed and approved by the City and the TRCA. ▪ The Owner must satisfy all requirements of the TRCA and dedicate any open space lands, including the 5 m wide buffer, into public ownership.
e.	Supporting Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> ▪ Servicing Brief ▪ Tree Inventory, Removals & Preservation Report and Plan
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The proposal will be reviewed in accordance with the City of Vaughan's Parkland Dedication Policy and the <i>Planning Act</i>. Parkland dedication or cash-in-lieu of parkland, if required, is equivalent to 5% or 1 ha per 300 units, prior to the issuance of a Building Permit.
g.	Servicing Allocation	<ul style="list-style-type: none"> ▪ The Development Engineering and Infrastructure Planning Department has confirmed there is one (1) unit of servicing capacity available to accommodate Block 409 within Registered Plan 65M-4425 from its servicing capacity reserve, which will need to be allocated if the application is approved.

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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 York Region Transportation and Community Planning 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 Zoning

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.)