



memorandum

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Communication
COUNCIL: June 28/16
EW Rpt. No. 27 Item 11

DATE: JUNE 23, 2016

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER,
PLANNING & GROWTH MANAGEMENT

RE: COMMUNICATION - COUNCIL MEETING, JUNE 28, 2016

ITEM NO. 11, REPORT NO. 27, COMMITTEE OF THE WHOLE - JUNE 21, 2016

ZONING BY-LAW AMENDMENT FILE Z.15.018
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004
TORONTO WALDORF SCHOOL
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #11 of Report # 27, be amended by adding the following additional wording:

"and include a maximum building height of 11.5 m for Lots 1 to 21, and 10 m for Lots 22 to 40 respectively."
2. THAT the attached Zoning By-law replace the By-law included in Vaughan Council's agenda regarding Zoning Amendment File Z.15.018.

Background

On June 21, 2016, the agent KLM Planning Partners Inc. on behalf of the Owner, made a deputation to the Vaughan Committee of the Whole and advised that through the detailed grading design for the proposed Draft Plan of Subdivision, it has been identified that a maximum building height of 11.5 m is required for Lots 1 to 21, and 10 m for Lots 22 to 40, whereas Zoning By-law 1-88 permits a maximum building height of 9.5 m. The Owner has already requested a maximum building height exception of 11.5 m be permitted for Lots 41 to 45 as identified in Table 1 of the report.

Existing built form within the Block 10 Community includes residential dwellings with a 11.5 m building height, which provides for 3-storey dwellings and dwellings with a loft in the roof line. In addition, directly north of the Toronto Waldorf School applications, the technical report for the proposed Cachet Summerhill Developments Inc. proposal (Files Z.15.016 and 19T-15V003, Item #9 of Report #27 of June 21, 2016), includes a recommend to permit an 11.5 m building height to accommodate dwellings up to 3-storeys. The proposed building height will also allow flexibility to permit 2-storey dwellings with higher ceiling

heights and 3-storey dwellings. Accordingly, the Vaughan Development Planning Department is satisfied that the proposed building heights are appropriate for the development of the subject lands.

Should Council approve the recommendation in this Communication, a revised Zoning By-law is attached for enactment by Vaughan Council, to replace the By-law included in Council's agenda.

Conclusion

It is recommended that Recommendation #1 in the technical report (Item #11 of Report 27) respecting Zoning By-law Amendment File Z.15.018 and Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) considered by the Committee of the Whole on June 21, 2016, be revised as identified in this Communication to address a change to the maximum permitted building height for Lots 1 to 21 and Lots 22 to 40. The balance of the report remains unchanged. Should Council approve the recommendation in this Communication, a revised Zoning By-law is attached to replace the Zoning By-law in Council's agenda.

Respectfully submitted,



JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

Attachment

Revised Zoning By-law

Copy to: Jeffrey A. Abrams, City Clerk
Paul Jankowski, Acting City Manager
Grant Uyeyama, Director of Development Planning

CB/cm

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council, but not approved at this time, with which the matters herein set out are in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

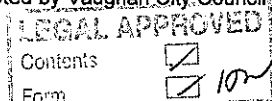
"9() Notwithstanding the provisions of:

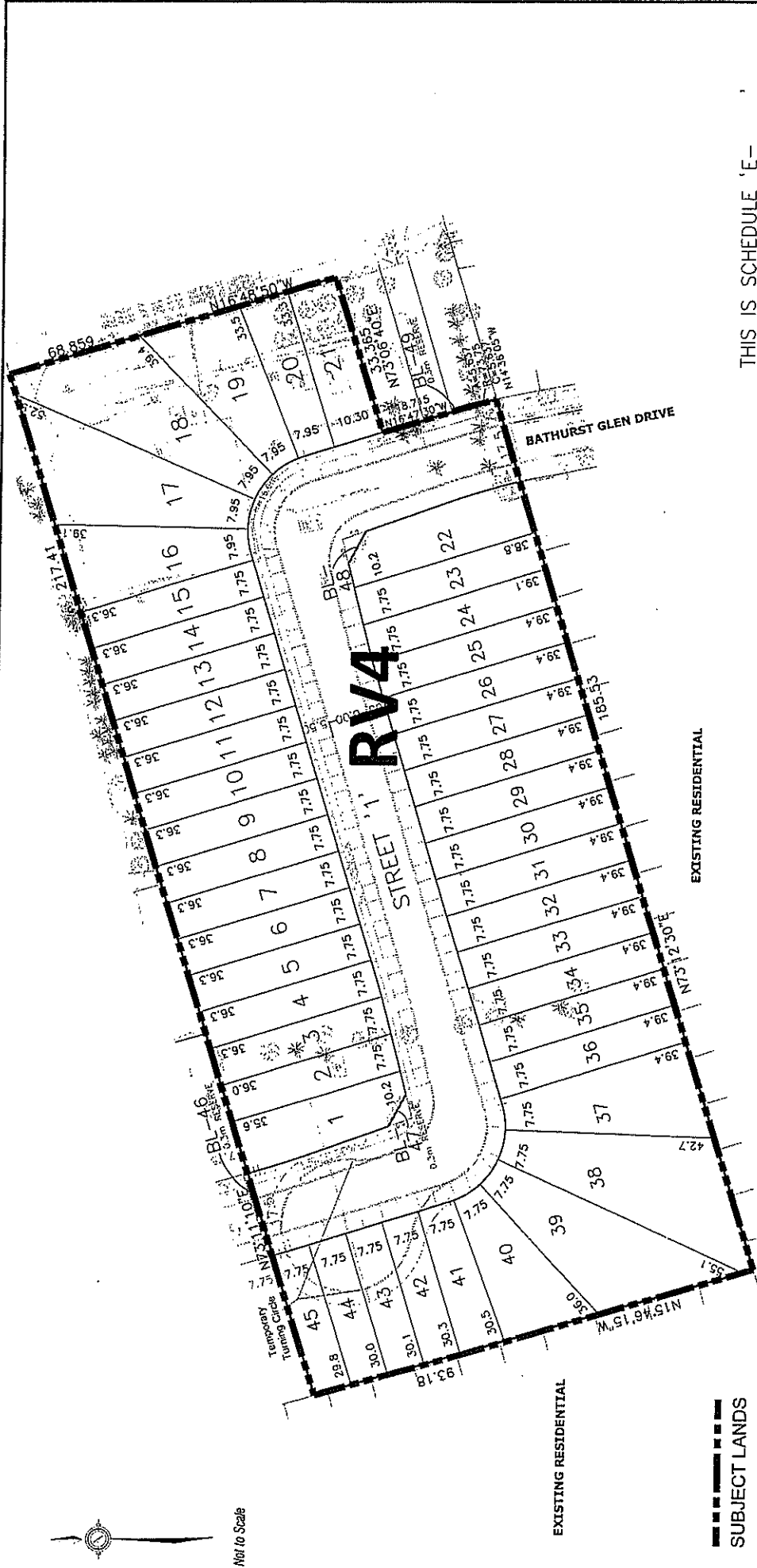
 - a) Subsection 3.14 a) and b) respecting the Permitted Yard Encroachments and Restrictions and Subsection 4.15.2 respecting Encroachments of Architectural Features and Balconies;
 - b) Subsection 4.15.6 and Schedule "A1" respecting the zone standards in the RV4 Residential Urban Village Zone Four;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E- ":

 - ai) A fireplace or chimney may encroach 0.5 m into any yard, provided the yard is a minimum of 1.2 m;
 - bi) The minimum lot frontage shall be 7.75 m;
 - bii) The minimum lot area shall be 230 m²;
 - biii) The minimum interior side yard shall be 0.45 m, where it abuts a minimum yard of 1.2 m;
 - biv) The minimum lot depth for Lot 43, 44, and 45 shall be 29 m;
 - bv) The maximum building height for Lots 1 to 21, inclusive, 41, 42, 43, 44, and 45 shall be 11.5 m;
 - bvi) The maximum building height for Lots 22 to 40, inclusive, shall be 10.0 m;
 - bvii) Note 8.0 of Schedule "A1", respecting maximum garage projections, shall not apply;"
 - d) Adding Schedule "E- " attached hereto as Schedule "1".
 - e) Deleting Key Map 2C and substituting therefor the Key Map 2C attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby forms part of this By-law.

Authorized by Item No.11 of Report No. 27
of the June 21, 2016 Committee of the Whole
Adopted by Vaughan City Council on June 28, 2016





THIS IS SCHEDULE 'E-'
TO BY-LAW 1-88 SECTION 9()

THIS IS SCHEDULE '1'
TO BY-LAW - 2016
PASSED THE DAY OF , 2016

FILE: Z.15.018
RELATED FILE: 19T-15V004
LOCATION: Part of Lot 15, Concession 2
APPLICANT: TORONTO WALDORF SCHOOL
CITY OF VAUGHAN
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SIGNING OFFICERS
MAYOR
CLERK

SUBJECT LANDS

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

BATHURST GLEN DRIVE

Not to Scale

SUMMARY TO BY-LAW - 2016

The lands subject to this By-law are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, in Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural to RV4 Residential Urban Village Zone Four, together with the following site-specific exceptions to the RV4 Residential Urban Village Zone Four, to facilitate a residential subdivision consisting of 45 lots for single detached dwellings:

- a) Permit a fireplace or chimney to encroach 0.5 metres into any yard, provided the yard is a minimum of 1.2 metres;
- b) Reduce the minimum lot frontage to 7.75 metres;
- c) Reduce the minimum lot area to 230 metres squared;
- d) Reduce the minimum interior side yard to 0.45 metres where it abuts a minimum yard of 1.2 metres;
- e) Reduce the minimum lot depth to 29 metres for Lots 43, 44, and 45;
- f) Increase the maximum building height to 11.5 m for Lots 1 -21, and Lots 41 to 45;
- g) Increase the maximum building height to 10.0 m for Lots 22 to 40; and,
- h) Exempt the subject lands from Note 8.0 of Schedule "A1".



Not to Scale

LOCATION MAP TO BY-LAW _____ - 2016

FILE: Z.15.018

RELATED FILE: 19T-15V004

LOCATION: Part of Lot 15 , Concession 2

APPLICANT: TORONTO WALDORF SCHOOL

CITY OF VAUGHAN

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SUBJECT LANDS