

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 2, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 29, 2013.

2

**OFFICIAL PLAN AMENDMENT FILE OP.11.009
ZONING BY-LAW AMENDMENT FILE Z.11.034
1850220 ONTARIO INC.
WARD 1 – VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved;
- 2) That community meetings with the applicant, Ratepayers groups, Local Councillor, interested Regional Councillors and staff continue to be held to negotiate an agreement regarding the subject lands;
- 3) That the following deputations and communications be received:
 1. Mr. Glen Broll, Glen Schnarr and Associates Inc., Kingsbridge Garden Circle, Mississauga, on behalf of the applicant;
 2. Mr. Robert Kenedy, MacKenzie Ridge Ratepayers' Association, Giorgia Crescent, Maple, and Communication C4, dated January 11, 2013;
 3. Mr. Antony Niro, Maplewood Ravines Community Association, Laurentian Boulevard, Maple, and Communication C11, dated January 15, 2013;
 4. Mr. Todd Robinson, MacKenzie Ridge Ratepayers' Association, Germana Place, Maple;
 5. Mr. Noel Gabriel, Germana Place, Vaughan;
 6. Mr. Ed Malabre, Celeste Drive, Maple, and Communication C5, dated January 15, 2013;
 7. Mr. Brian Kenny, Giorgia Crescent, Maple;
 8. Mr. Joseph Vukman, Germana Place, Maple; and
 9. Ms Kim Kenny, Giorgia Crescent, Maple; and
- 4) That Communication C5 from James and Magdalen Baksi, Antonini Court, Maple, dated January 11, 2013, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.009 and Z.11.034 (1850220 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

CITY OF VAUGHAN

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Item 2, CW(PH) Report No. 3 – Page 2

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: December 21, 2012
- b) Circulation Area: Minimum 150 m
- c) Comments received as of January 2, 2013: None.

On October 25, 2011, a Public Hearing was held for Official Plan Amendment File OP.11.009 and Zoning By-law Amendment File Z.11.034 (original proposal as shown on Attachment #4) to: amend OPA #332 (Keele Valley Plan), as amended by OPA #535, to add townhouse dwelling units as a permitted use in the “Executive Residential” designation, whereas only single detached dwelling units are permitted; to increase the maximum permitted density in the “Executive Residential” designation from 5 units per hectare (5 units) to 40 units per hectare (37 units); and, to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from RR Rural Residential Zone (single detached) to RM2 Multiple Residential Zone (townhouses) with site-specific zoning exceptions. A number of deputations were received by Vaughan Council from residents of the area regarding the proposed townhouse development. Written correspondence was also received by the City. On November 8, 2011, Vaughan Council resolved that a Ward 1 Community Meeting be convened with the residents, Members of Council and Staff to discuss the area resident’s concerns.

On February 23, 2012, a Ward 1 Community Meeting was held at Vaughan City Hall, which was attended by the Owner, their agent, area residents, representation from the Mackenzie Ridge Ratepayers Association, Ward 1 Councillor Iafrate, and Vaughan Development Planning Staff. At the meeting, the Owner was asked by the residents to consider proposing a less dense development consisting of an extension of Germana Place southward and development of the property with single detached dwellings in order to address their concerns respecting compatibility, traffic, and access.

The Owner has since amended the proposal by removing the proposed townhouse units on the north side of the subject lands and replacing them with 14 semi-detached dwelling units with access to remain onto Dufferin Street as shown on Attachment #3. The revised site plan maintains the 18 townhouse units originally proposed on the southerly portion of the subject lands.

Purpose

The Owner has revised the following applications on the 0.92 ha subject lands shown on Attachments #1 and #2, to facilitate the development of 3 townhouse blocks consisting of 18 townhouse units and 14 semi-detached dwelling units for a total of 32 dwelling units on a private common element condominium road, as shown on Attachment #3:

1. Official Plan Amendment File OP.11.009 to amend OPA #332 (Keele Valley Plan) as amended by OPA #535 to:
 - i) add townhouse and semi-detached dwelling units as permitted uses in the “Executive Residential” designation, whereas only single detached dwellings are permitted; and,
 - ii) to increase the maximum permitted density in the “Executive Residential” designation from 5 units per hectare (5 units) to 35 units per hectare (32 units), representing an increase of 27 units on the subject lands.
2. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone (single detached) subject to Exception 9(3) to RM2 Multiple Residential Zone (townhouse dwelling units) together with the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88 RM2 Zone Requirements	Proposed Exceptions to RM2 Zone
a)	Permitted Dwelling Type	Block Townhouse Dwelling	Add a Semi-Detached Dwelling use
b)	Maximum Building Height	11.0 m	13.0 m
c)	Minimum Front Yard Setback (Dufferin Street)	4.5 m	3.15 m (to proposed Unit #32 as shown on Attachment #3)

Other zoning exceptions may be identified through the detailed review of the applications.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">On the west side of Dufferin Street, north of Teston Road, (10820 Dufferin Street), City of Vaughan, shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">“Executive Residential” by in-effect OPA #332, as amended by OPA #535, which only permits single detached dwellings and a maximum density of 5 units per hectare (5 units). The proposal for 3 townhouse blocks consisting of 18 townhouse units and 14 semi-detached units on a private road with a density of 35 units per hectare does not conform to the Official Plan. Therefore, an Official Plan Amendment Application has been submitted.“Settlement Area” by OPA #604 (Oak Ridges Moraine Conservation Plan), which permits development to occur on the subject lands, subject to the provisions of the ORM Plan.“Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2012, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board.The “Low-Rise Residential” designation permits the proposed townhouse and semi-detached dwelling uses (no density requirement), however, the proposed development does not conform to the following policies and development criteria of VOP 2010:<ul style="list-style-type: none">i) Section 9.1.2.2 - In Community Areas, new development will be designed to respect and reinforce the existing physical character including size and configuration of lots, building type of nearby residential properties and the pattern of rear and side-yard setbacks;ii) Section 9.2.3.1 – In Community Areas, with existing development, the scale, massing, setback and orientation of Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved Detached Houses and/or Semi-Detached Houses in the immediate area. Variations are permitted for the purposes of minimizing driveways; and,iii) Section 9.2.3.2 - Townhouses states, any townhouse development that has flankage on a public street should provide a front-yard and front door entrance facing the public street, whereas, the proposed townhouse units flank onto Dufferin Street, and propose a front-yard and a front door entrance facing the proposed private road. The proposed semi-detached units also front onto the proposed private road.

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Zoning	<ul style="list-style-type: none">▪ RR Rural Residential Zone (single detached), subject to Exception 9(3), by Zoning By-law 1-88. The proposed townhouse and semi-detached development does not comply with Zoning By-law 1-88. Therefore, a Zoning By-law Amendment application is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including the Oak Ridges Moraine Conservation Plan, and additional policies as identified in this report.
b.	Appropriateness of Proposed Use, Density and Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed townhouse and semi-detached dwelling units and an increase in the maximum permitted density from 5 units to 35 units per hectare, will be reviewed in consideration of, but not limited to, compatibility with other existing uses in the surrounding area including the existing single-detached dwellings to the north and the Fire Station immediately to the south, built form, urban design, environmental sustainability, parking, and traffic.
c.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none">▪ The Traffic and Parking Impact Study submitted by the Owner must be reviewed and approved to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
d.	Phase One Environmental Site Assessment	<ul style="list-style-type: none">▪ The Environmental Site Assessment submitted by the Owner must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. The Owner must provide a Record of Site Condition based on the studies of a qualified environmental consultant. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.

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e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands abut lands designated “Open Space” by OPA #332, as amended by OPA #535, and are within the Oak Ridges Moraine Regulation Area. The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
f.	The Regional Municipality of York	<ul style="list-style-type: none">▪ The subject lands front onto Dufferin Street and must be reviewed to the satisfaction of the Region of York, including but not limited to access onto Dufferin Street, traffic, and road improvements.
g.	Lot Creation	<ul style="list-style-type: none">▪ The Owner has advised that they will be submitting a Draft Plan of Subdivision Application to facilitate the creation of a Block consisting of the entirety of the subject lands in order to facilitate the proposed development. The Draft Plan of Subdivision application will be the subject of a future Public Hearing.
h.	Future Site Plan Application	<ul style="list-style-type: none">▪ A future Site Plan Application is required to facilitate a comprehensive review of the proposed development to ensure, but not limited to, appropriate building and site design, development standards, access, amenity area(s), visitor parking, barrier free accessibility, snow storage areas, servicing and grading, landscaping and sustainable development features, should the Official Plan and Zoning By-law Amendment applications be approved.▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, reduction in pavement to address the “heat Island” effect, etc., will be reviewed and implemented through the site plan approval process, if approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A future Draft Plan of Condominium (Common Element) application is required to facilitate the creation of the common element blocks (i.e. private driveway, visitor parking, and any landscaped or common amenity areas), if the Official Plan and Zoning By-law Amendment applications are approved.
j.	Future Part Lot Control Application	<ul style="list-style-type: none">▪ A future Part Lot Control Application is required to create the individual lots for the townhouses and semi-detached dwellings, if the Official Plan and Zoning By-law Amendment applications are approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

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Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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. Revised Conceptual Site Plan
4. Original Conceptual Site Plan (Public Hearing October 25, 2011)
5. Typical Townhouse Conceptual Elevation

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

C 4	
COMMUNICATION	
CW (PH) -	JAN 15/13
ITEM -	2

From: Robert Kenedy [mailto:rkenedy@yorku.ca]

Sent: Friday, January 11, 2013 9:43 AM

To: Iafrate, Marilyn; Caputo, Mary

Cc: Tarantini, Maria; Mackenzie Ridge Rate Payers Association; 'Todd Robinson'; Brian Kenny; Paula Bridgewater; Robert Kenedy; DevelopmentPlanning@vaughan.ca; Antony Niro

Subject: OP 11.009 & Z.11.034 – Comments

Mackenzie Ridge Rate Payers Association Est. 2011

Serving the interests of the Mackenzie Ridge Community
(Hunterwood Chase, Germana Place, Georgia Crescent, Celeste Drive and Antonini Court)

TO: Marilyn Iafrate, Ward 1 Councilor - Marilyn.Iafrate@vaughan.ca, Maria.Tarantini@vaughan.ca

And

City of Vaughan Planning Department - Mary.Caputo@vaughan.ca, DevelopmentPlanning@vaughan.ca
2141 Major Mackenzie Dr, Maple, ON, L6A 1T1

Re: OP 11.009 & Z.11.034

Dear Councilor Iafrate,

We represent the interests of the Mackenzie Ridge Ratepayers Association. The association has reviewed the applications and has the following comments and concerns:

1. The townhouse and semi-detached development proposed does not conform to the current in place official plan OP 332 which states the lands are to be "Executive Residential". The lands should be developed in a similar fashion as to the lots on Germana Place with an extension of the road into the property at the appropriate density of 5 units per hectare in accordance with OPA 332.
2. This amendment is not compatible with its surrounding neighborhoods. From a planning perspective, the community should gradually continue southerly until Teston road which serves as a natural community edge boundary where you find higher forms of density on the south side.
3. Germana Place was originally intended and planned to continue southerly to this property. Removing that planned extension is a further illustration of the inappropriateness of this development. An ad hoc approach to developing small parcels one at a time would remove the sense of community envisioned for this area through "block planning". It would also add an unnecessary access onto Dufferin St, which is contrary to York Regional Access Guideline Policies that discourages unnecessary access points where reasonable alternatives exists.
4. Other concerns raised by our association membership are the effects these higher density forms of development may have on our environment, traffic and home values.
5. Overall, there needs to be consistency and a sense of community with the existing "executive residential" housing that exists north of the development.
6. The proposed 8 visitors parking will not be adequate for the 32 units since parallel in the present plan is limited to non-existent.
7. Finally, there are no proposed community, common, or park spaces in this development plan. The MacKenzie Ridge development also does not have any parks or community spaces, so this compound the existing issues by adding in 32 units.

In summary, our association opposes these applications, however, would support a more suitable development that respects the above noted concerns. We are prepared as an association to meet again with the landowner and discuss viable more compatible development alternatives. As stated earlier, an extension of Germana place to "executive" style lots would be a development more suitable and acceptable to the community.

We would be pleased to attend another meeting arranged by the City with the Landowner and their representatives to facilitate these discussions and dialogue.

Sincerely,

MacKenzie Ridge Ratepayers Association
87 Giorgia Crescent
Maple, ON
L6A 4R2
(416) 736-2100 ext. 77458

Robert A. Kenedy, PhD
Associate Professor
Department of Sociology
Faculty of Liberal Arts
& Professional Studies
124 Winters College
York University
Toronto, Ontario M3J 1P3
CANADA
rkenedy@yorku.ca
416 736-2100 ext. 77458
FAX 416 736-5715

C 5	
COMMUNICATION	
CW (PH) -	JAN 15/13
ITEM -	2

January 11, 2013

Marilyn Iafrate, Ward 1 Councillor
AND
City of Vaughan Planning Department – Mary Caputo
2141 Major Mackenzie Dr
Maple, ON
L6A 1T1

Re: OP. 11.009 and Z.11.034 – 1850220 Ontario Inc and 10820 Dufferin Street

Dear Councillor Iafrate

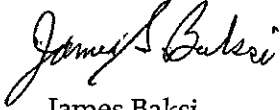
We have reviewed the applications noted above and as members of the Mackenzie Ridge Ratepayers Association support the submissions being made by the Association's executive and offer the following comments and concerns:

1. This area of Vaughan has not been identified as an area suitable for increased intensification and we do not feel there is a need or value added to having increased residential density in this community which essentially extends north from the identified property north to Kirby Rd.
2. The requested higher density is not consistent with the current community and this in fact was recognized when the Mackenzie Ridge development was required to conform to the RR Rural Residential zone and "Executive Residential" designation.
3. Acceptance of this application may set precedent for additional high density designation of undeveloped land south of the existing Mackenzie Ridge community extending to Teston Rd.
4. Acceptance of this application may set precedent for additional high density designation in the area east of Dufferin St between Teston Rd and Pardes Shalom Cemetery.
5. The access to a total of 32 homes off of Dufferin St. just 100-200 meters north of the Dufferin St and Teston Rd intersection is likely to cause significant traffic congestion as follows:
 - During evening rush hour north bound traffic on Dufferin St is congested sufficiently far south that there are often issues amongst drivers as the 2 lanes merge into one. This will be aggravated when the vehicles from 32 residences will need to stop in the single north bound lane as they attempt left turns across the southbound traffic.
 - The intersection traffic will likely be impacted as multiple school busses will stop traffic in both directions for morning and afternoon pick-up and drop-off.

- Southbound Dufferin St. traffic often backs up considerably during morning rush hour and in slippery or snowy conditions can extend as far north as Maple Downs Golf and Country Club. The addition of vehicles attempting to join traffic from 32 homes at the top of the hill just before the traffic light will aggravate this situation. There is a concern that this south bound congestion could lead to additional traffic through residential streets and increase traffic on Hunterwood Chase for drivers attempting to bypass the back-up.

In Summary, we oppose these applications, however, we would support a more suitable development that respects the above concerns and the current zoning.

Sincerely



James Baksi



Magdalen Baksi

29 Antonini Court
Maple, ON
L6A 4R2

Phone 289.553.1225

e-mail jimandmaggie@gmail.com

C 9
COMMUNICATION
CW (PH) - Jan 15/13
ITEM - 2

From: Karen Malabre [mailto:malabre@gmail.com]

Sent: Tuesday, January 15, 2013 11:56 AM

To: Iafrate, Marilyn

Cc: Tarantini, Maria; Caputo, Mary

Subject: OFFICIAL PLAN AMENDMENT FILE OP.11.009 ZONING BY-LAW AMENDMENT FILE Z.11.034
1850220 ONTARIO INC. WARD 1 – VICINITY OF TESTON ROAD AND DUFFERIN STREET

Dear Councilor Iafrate,

RE: OFFICIAL PLAN AMENDMENT FILE OP.11.009 ZONING BY-LAW AMENDMENT FILE Z.11.034 1850220
ONTARIO INC. WARD 1 – VICINITY OF TESTON ROAD AND DUFFERIN STREET

We have reviewed the applications and have the following comments and concerns:

1. This amendment is not compatible with its surrounding neighbourhoods.
2. These higher density forms of development will negatively affect our quality of life by:
 - a. looming over the existing homes at the south end of Germana as the proposed townhouses are tall and the site is at the top of an incline;
 - b. creating traffic chaos on Dufferin Street where there is a proposed inlet to the new development; and
 - c. decreasing the value of our Single Executive style homes.
3. Our public elementary school, Herbert H Carnegie is already closed to new students in Grades 1-8. Any children living in this new development who are in those grades would need to be bussed to an out of area school.
4. The proposed 8 visitor parking spots will not be adequate for the 32 units since parallel parking in the present plan is limited to non-existent.

In summary, we oppose these applications, however, would support a more suitable development that respects the above noted concerns.

Sincerely,

Ed and Karen Malabre

Mackenzie Ridge

Britto, John

**C 11
COMMUNICATION**

CW (PH) - JAN 15/13

ITEM - 2

From: Antony Niro P.Eng. <antony.niro@gmail.com>
Sent: Tuesday, January 15, 2013 5:15 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio; Schulte, Deb; DeFrancesca, Rosanna; Rosati, Gino; Shefman, Alan; Racco, Sandra; Di Biase, Michael; Carella, Tony; Iafrate, Marilyn
Cc: Frank Stadler; Robert Kenedy; Todd Robinson; Brian; Paula Bridgewater
Subject: Committee of the Whole (Public Hearing) January 15th 7:00PM Item 2 - OP 11.009 & Z.11.034

Dear members of Vaughan Council:

This is now the second time in over a year I'm responding to this application and continue to appose its acceptance.

Since the first presentation to council it was agreed that residents would meet with Weston Consulting to share and satisfy each others concerns about development on these lands. Weston Consulting resigned from the file shortly after the meeting. Now a year later an amendment to the first application is being put forward with a new consulting company. The amended application is nearly identical to the original application of October 2011.

To summarize,

1. The proposed development does not respect the surrounding neighbourhoods - response to application in 2012

"This amendment is not compatible with its surrounding neighbourhoods. From a planning perspective, the community should gradually continue southerly until Teston road which serves as a natural community edge boundary where you find higher forms of density on the south side.

2. The proposed development continues to be an inappropriately high density as per response in 2012

" The townhouse development proposed does not conform to the current in place official plan OP 332 which states the lands are to be "Executive Residential". The lands should be developed in a similar fashion as to the lots on Germana Place with an extension of the road into the property at the appropriate density of 5 units per hectare in accordance with OPA 332."

3. May I also remind council that we'd been here many times before, approximately 7 years ago when Ventana Homes tried the same type of development on what is now known as "Mackenzie Ridge" on the lands up along the Northdale community to the north. Council's direction then was for the developer to buy multiple parcels of land and develop the "block". Why this small parcel of land being discussed now was not included in the development of what is now known as "Mackenzie Ridge" is not the concern of the residents, that was the best opportunity to develop these lands and that option is still available by extending Germana Place, as per response in 2012

"Germana Place was originally intended and planned to continue southerly to this property. Removing that planned extension is a further illustration of the inappropriateness of this development. An ad hoc approach to developing small parcels one at a time would remove the sense of community envisioned for this area through "block planning". "

4. This development is proposing it's own access directly onto Dufferin. This type of access was identified previously as a huge safety concern for residents and drivers on Dufferin. One of the reasons the "Mackenzie Ridge" development was integrated to the Northdale development and Northdale to Ambassador Hills was for

driver safety. It minimized the number of accesses to Dufferin and made it possible to one day have sufficient car traffic when integrated to warrant a future traffic light on Dufferin for the residents.

"It would also add an unnecessary access onto Dufferin St, which is contrary to York Regional Access Guideline Policies that discourages unnecessary access points where reasonable alternatives exists"

I encourage council to reject this application for the same reasons this application was deferred in October 2011, the applicant has not attempted to satisfy the residents valid concerns as stated in this letter.

-Antony.

Antony Niro P.Eng.

Resident of Vaughan and past-president of the Maplewood Ravines Community Association

- 2. OFFICIAL PLAN AMENDMENT FILE OP.11.009 P.2013.2**
ZONING BY-LAW AMENDMENT FILE Z.11.034
1850220 ONTARIO INC.
WARD 1 – VICINITY OF TESTON ROAD AND DUFFERIN STREET

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.009 and Z.11.034 (1850220 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

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- b) Circulation Area: Minimum 150 m
- c) Comments received as of January 2, 2013: None.

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The Owner has since amended the proposal by removing the proposed townhouse units on the north side of the subject lands and replacing them with 14 semi-detached dwelling units with access to remain onto Dufferin Street as shown on Attachment #3. The revised site plan maintains the 18 townhouse units originally proposed on the southerly portion of the subject lands.

Purpose

The Owner has revised the following applications on the 0.92 ha subject lands shown on Attachments #1 and #2, to facilitate the development of 3 townhouse blocks consisting of 18 townhouse units and 14 semi-detached dwelling units for a total of 32 dwelling units on a private common element condominium road, as shown on Attachment #3:

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 - i) add townhouse and semi-detached dwelling units as permitted uses in the "Executive Residential" designation, whereas only single detached dwellings are permitted; and,
 - ii) to increase the maximum permitted density in the "Executive Residential" designation from 5 units per hectare (5 units) to 35 units per hectare (32 units), representing an increase of 27 units on the subject lands.
2. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone (single detached) subject to Exception 9(3) to RM2 Multiple Residential Zone (townhouse dwelling units) together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RM2 Zone Requirements	Proposed Exceptions to RM2 Zone
a)	Permitted Dwelling Type	Block Townhouse Dwelling	Add a Semi-Detached Dwelling use
b)	Maximum Building Height	11.0 m	13.0 m
c)	Minimum Front Yard Setback (Dufferin Street)	4.5 m	3.15 m (to proposed Unit #32 as shown on Attachment #3)

Other zoning exceptions may be identified through the detailed review of the applications.

Background - Analysis and Options

Location	<ul style="list-style-type: none">On the west side of Dufferin Street, north of Teston Road, (10820 Dufferin Street), City of Vaughan, shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">"Executive Residential" by in-effect OPA #332, as amended by OPA #535, which only permits single detached dwellings and a maximum density of 5 units per hectare (5 units). The proposal for 3 townhouse blocks consisting of 18 townhouse

	<p>units and 14 semi-detached units on a private road with a density of 35 units per hectare does not conform to the Official Plan. Therefore, an Official Plan Amendment Application has been submitted.</p> <ul style="list-style-type: none"> ▪ "Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan), which permits development to occur on the subject lands, subject to the provisions of the ORM Plan. ▪ "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2012, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board. ▪ The "Low-Rise Residential" designation permits the proposed townhouse and semi-detached dwelling uses (no density requirement), however, the proposed development does not conform to the following policies and development criteria of VOP 2010: <ul style="list-style-type: none"> i) Section 9.1.2.2 - In Community Areas, new development will be designed to respect and reinforce the existing physical character including size and configuration of lots, building type of nearby residential properties and the pattern of rear and side-yard setbacks; ii) Section 9.2.3.1 – In Community Areas, with existing development, the scale, massing, setback and orientation of Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved Detached Houses and/or Semi-Detached Houses in the immediate area. Variations are permitted for the purposes of minimizing driveways; and, iii) Section 9.2.3.2 - Townhouses states, any townhouse development that has flankage on a public street should provide a front-yard and front door entrance facing the public street, whereas, the proposed townhouse units flank onto Dufferin Street, and propose a front-yard and a front door entrance facing the proposed private road. The proposed semi-detached units also front onto the proposed private road.
Zoning	<ul style="list-style-type: none"> ▪ RR Rural Residential Zone (single detached), subject to Exception 9(3), by Zoning By-law 1-88. The proposed townhouse and semi-detached development does not comply with Zoning By-law 1-88. Therefore, a Zoning By-law Amendment application is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including the Oak Ridges Moraine Conservation Plan, and additional policies as identified in this report.
b.	Appropriateness of Proposed Use, Density and Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed townhouse and semi-detached dwelling units and an increase in the maximum permitted density from 5 units to 35 units per hectare, will be reviewed in consideration of, but not limited to, compatibility with other existing uses in the surrounding area including the existing single-detached dwellings to the north and the Fire Station immediately to the south, built form, urban design, environmental sustainability, parking, and traffic.
c.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none">▪ The Traffic and Parking Impact Study submitted by the Owner must be reviewed and approved to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
d.	Phase One Environmental Site Assessment	<ul style="list-style-type: none">▪ The Environmental Site Assessment submitted by the Owner must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. The Owner must provide a Record of Site Condition based on the studies of a qualified environmental consultant. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands abut lands designated "Open Space" by OPA #332, as amended by OPA #535, and are within the Oak Ridges Moraine Regulation Area. The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
f.	The Regional Municipality of York	<ul style="list-style-type: none">▪ The subject lands front onto Dufferin Street and must be reviewed to the satisfaction of the Region of York, including but not limited to access onto Dufferin Street, traffic, and road improvements.

	MATTERS TO BE REVIEWED	COMMENTS
g.	Lot Creation	<ul style="list-style-type: none"> The Owner has advised that they will be submitting a Draft Plan of Subdivision Application to facilitate the creation of a Block consisting of the entirety of the subject lands in order to facilitate the proposed development. The Draft Plan of Subdivision application will be the subject of a future Public Hearing.
h.	Future Site Plan Application	<ul style="list-style-type: none"> A future Site Plan Application is required to facilitate a comprehensive review of the proposed development to ensure, but not limited to, appropriate building and site design, development standards, access, amenity area(s), visitor parking, barrier free accessibility, snow storage areas, servicing and grading, landscaping and sustainable development features, should the Official Plan and Zoning By-law Amendment applications be approved. Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, reduction in pavement to address the "heat Island" effect, etc., will be reviewed and implemented through the site plan approval process, if approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> A future Draft Plan of Condominium (Common Element) application is required to facilitate the creation of the common element blocks (i.e. private driveway, visitor parking, and any landscaped or common amenity areas), if the Official Plan and Zoning By-law Amendment applications are approved.
j.	Future Part Lot Control Application	<ul style="list-style-type: none"> A future Part Lot Control Application is required to create the individual lots for the townhouses and semi-detached dwellings, if the Official Plan and Zoning By-law Amendment applications are approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications,

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. Revised Conceptual Site Plan
4. Original Conceptual Site Plan (Public Hearing October 25, 2011)
5. Typical Townhouse Conceptual Elevation

Report prepared by:

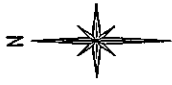
Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Not to Scale

TOWN OF
RICHMOND
HILL

SUBJECT LANDS



Context Location Map



Attachment

Files:
OP.11.009 &
Z.11.034

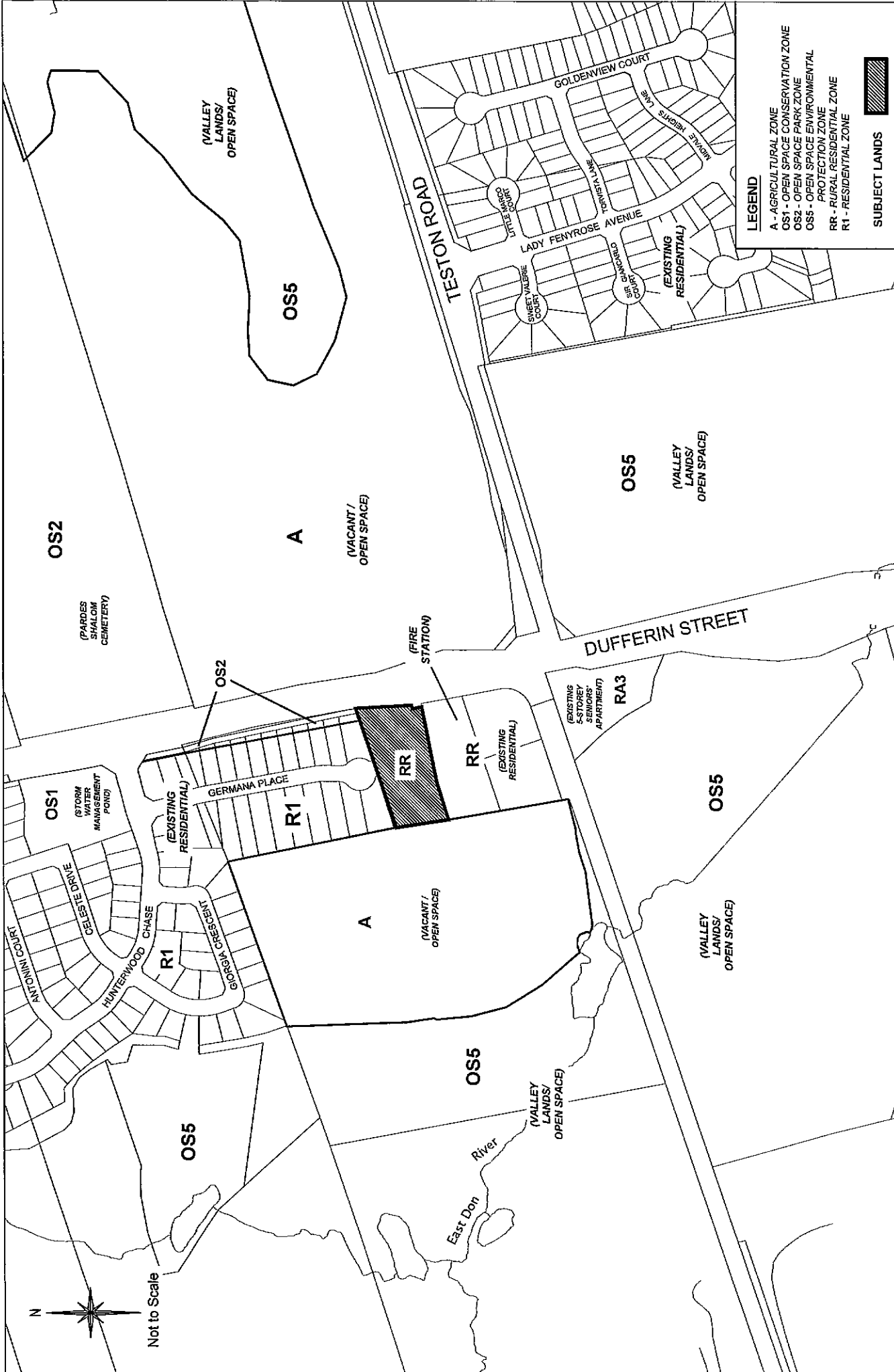
Date: December 5, 2012

Part of Lot 26,
Concession 3

Applicant:
1850220 ONTARIO INC.

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1



Location Map

Part of Lot 26,
Concession 3
Applicant:
1850220 ONTARIO INC.
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Attachment

Files:
OP.11.009 &
2.11.034
Date: December 5, 2012

2



Not to Scale



SUBJECT LANDS

ZONING BY-LAW AMENDMENT
REZONE THE SUBJECT LANDS FROM RR
RURAL RESIDENTIAL ZONE SUBJECT TO
EXCEPTION 9(3) TO RM2 MULTIPLE
RESIDENTIAL ZONE WITH THE SITE-SPECIFIC
DEVELOPMENT STANDARDS IDENTIFIED IN
THIS REPORT.

OFFICIAL PLAN AMENDMENT
AMEND OPA #600, AS AMENDED BY OPA #535
TO ADD TOWNHOUSE AND SEMI-DETACHED
DWELLING UNITS AS A PERMITTED USES IN
THE "EXECUTIVE RESIDENTIAL" DESIGNATION
AND TO INCREASE THE PERMITTED DENSITY
FROM 5 UNITS TO 35 UNITS PER HECTARE.

Revised Conceptual Site Plan

Part of Lot 26,
Concession 3

Applicant:
1850220 ONTARIO INC.

NO. 11 ATTACHMENTS/OP. 11.0082.11.034.dwg



Attachment

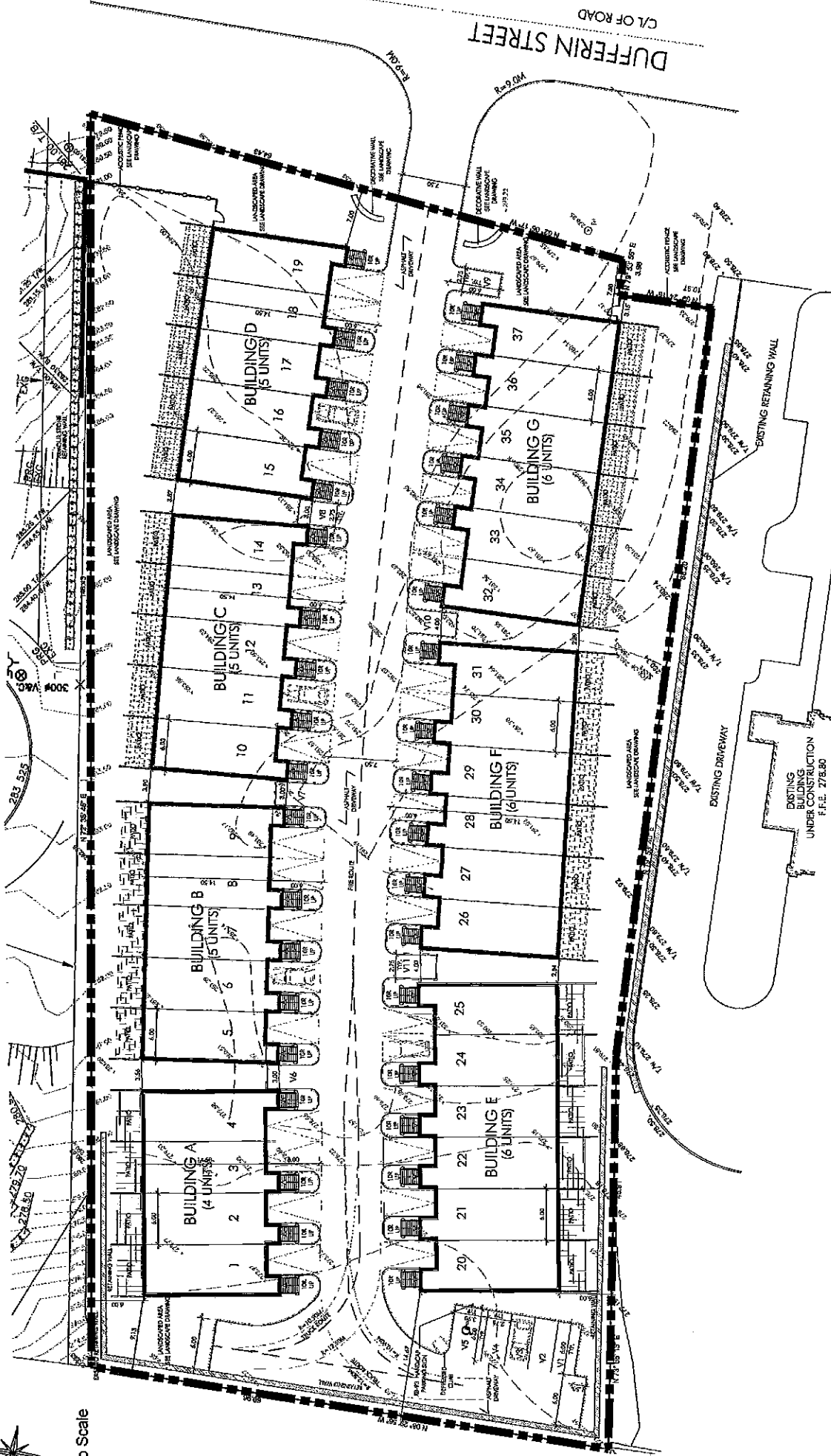
Files:
OP.11.009 &
Z.11.034

Date: December 5, 2012

3



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SUBJECT LANDS

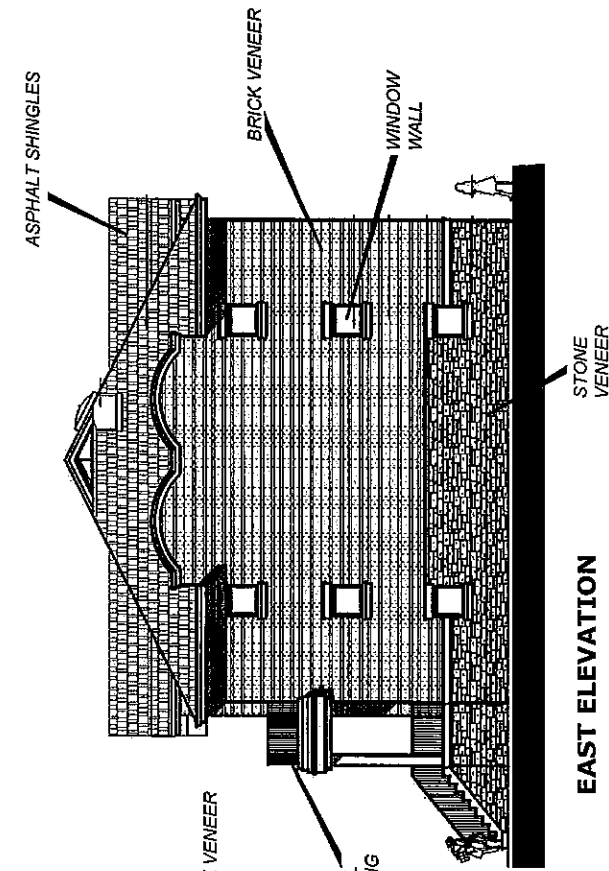
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Files:
OP.11.009 &
Z.11.034
Date: December 5, 2012

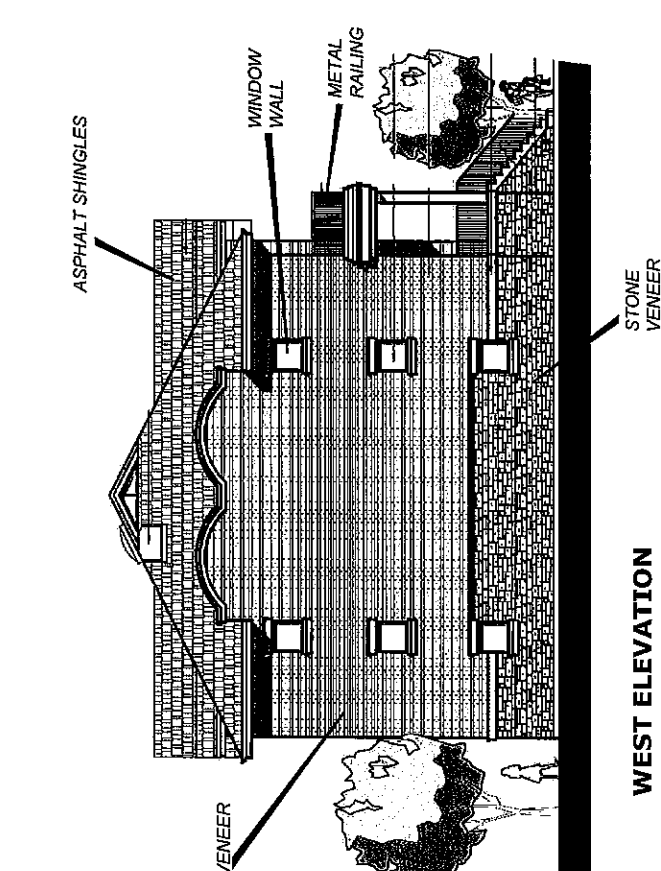


Original Conceptual Site Plan (Public Hearing October 25, 2011)

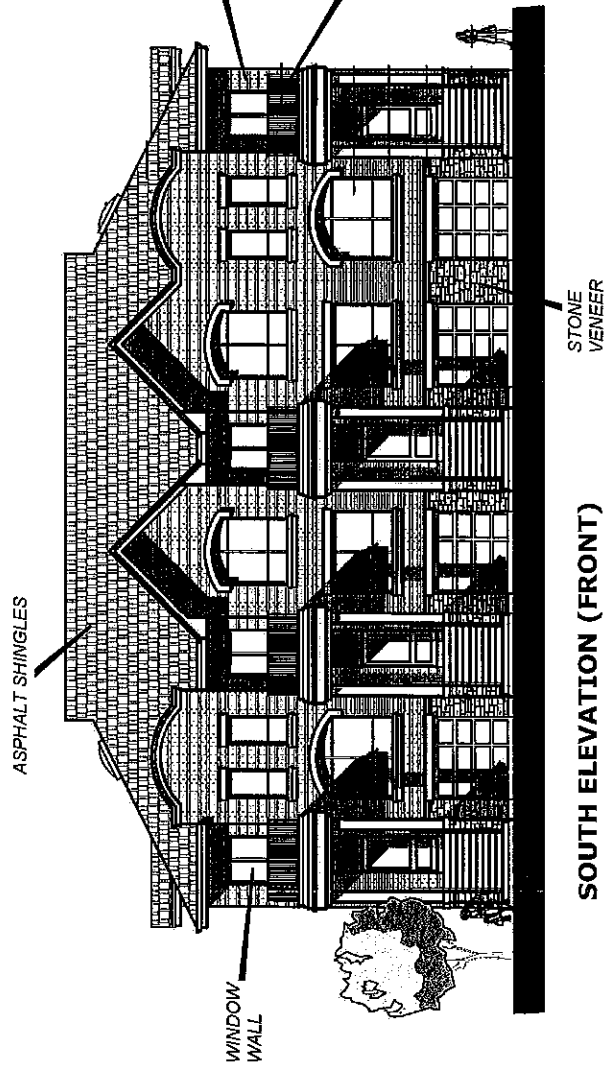
Applicant: 1850220 ONTARIO INC.
Part of Lot 26, Concession 3
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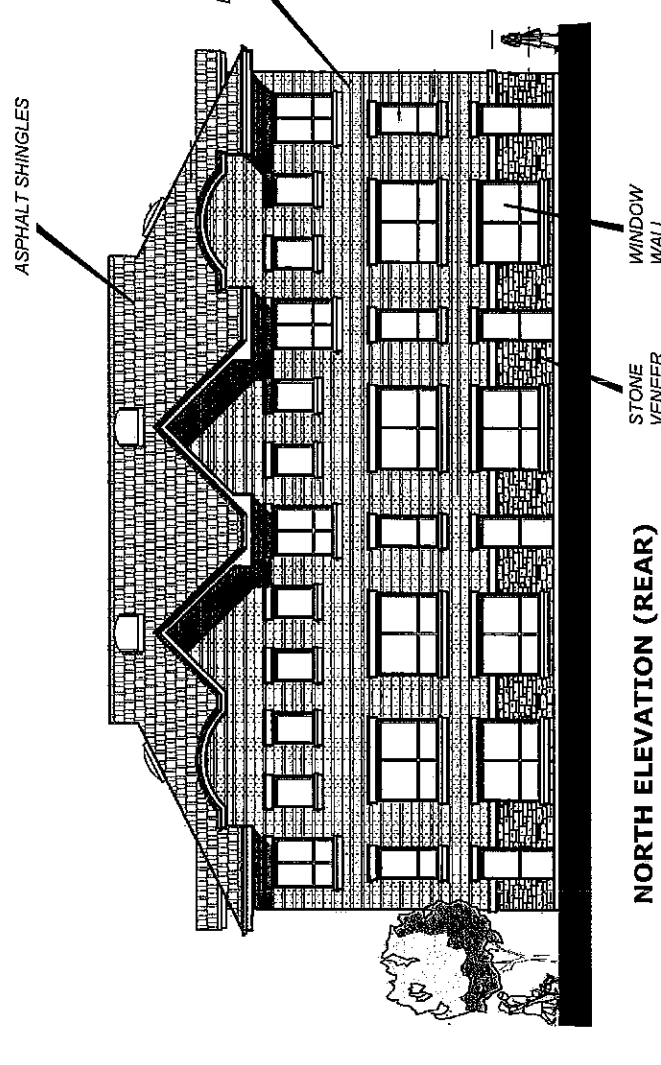
SOUTH ELEVATION (FRONT)



NORTH ELEVATION (REAR)



EAST ELEVATION



WEST ELEVATION

Not to Scale

Typical Townhouse Conceptual Elevation



Attachment 5

Files:
OP.11.009 &
Z.11.034

Date: December 5, 2012

Applicant: Part of Lot 26,
1850220 ONTARIO INC. Concession 3
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