

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 6, 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 17, 2015.

6

ZONING BY-LAW AMENDMENT FILE Z.13.031

JUNG-SUK LEE

WARD 1 – VICINITY OF DUFFERIN STREET AND TESTON ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved; and
- 2) That the following deputations be received:
 1. Mr. Richard Y.S. Min, Min & Associates Inc. Architect, Denison Street, Markham, on behalf of the applicant; and
 2. Mr. Joseph Gulizia, President and CEO, UniversalCare Canada Inc., and Owner/Operator of Richview Manor, Dufferin Street, Maple.

Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.13.031 (Jung-Suk Lee) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability including 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 Public Hearing was circulated: January 9, 2015. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was posted on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 200 m and to the MacKenzie Ridge Ratepayers Association.
- c) Comments Received as of January 20, 2015: None

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.13.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from RR Rural Residential Zone subject to site-specific Exception 9(148) to RM2 Multiple Residential Zone to permit a 28-unit, 2-storey seniors Lodging House with private bedrooms, and common dining, family meeting rooms and recreational facilities as shown on Attachments #3 to #5, together with the following site-specific zoning exceptions:

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Table 1

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	<p>Permit only the following use on the subject lands:</p> <p>Lodging House as defined by the Regional Municipality of York By-law 2014-71 (a by-law to provide for the issuance of licenses for lodging houses), as follows: For the purposes of this By-law a “Lodging House” shall mean any house or other building or portion of it in which four (4) or more persons are lodged for hire, but does not include a hotel, hospital, longterm care home, home for the young or institution if it is licensed, approved or supervised under an Act, other than the <u>Municipal Act</u>.</p>
b.	Minimum Lot Area	6,440 m ² (28 units @ 230 m ² per unit)	5,018.15 m ² (existing lot area)
c.	Minimum Front Yard Setback (Teston Road)	4.5 m	2.6 m (to the proposed garbage room, as shown on Attachment #3)
d.	Location of the Garbage Room	Not permitted in the front yard	To permit a free-standing garbage room in the front yard, as shown on Attachment #3
e.	Amenity Area	945 m ² (17 one bedroom units x 20 m ² of amenity area = 340 m ² plus 11 two bedroom units x 55 m ² of amenity area = 605 m ²)	752 m ²
f.	Minimum Driveway Width	7.5 m	6 m

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g.	Minimum Parking Requirement	No Parking standard for Lodging House	14 spaces (includes 2 spaces within proposed free-standing garage)
h.	Minimum Landscape Strip Width	i. 3 m surrounding the outdoor parking area ii. 6 m abutting Teston Road	i. 1.8 m ii. 2.6 m

Additional zoning exceptions may be identified through the detailed review of the application and considered in the technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The 0.501 ha subject lands are located on the north side of Teston Road, west of Dufferin Street, municipally known as 1500 Teston Road, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> “Low-Rise Residential” within the Oak Ridges Moraine Conservation Plan Area by Vaughan Official Plan 2010. VOP 2010 includes policies to support and prioritize the development of housing appropriate for seniors, such as affordable ownership and affordable rental, within existing and new communities. VOP 2010 states that it is the policy of Vaughan Council to encourage and support the provision of a full range of housing options including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and families, and accessible housing that meets the needs of Vaughan's diverse population. The Owner is proposing to expand the existing residential dwelling to accommodate a two-storey 28-unit seniors Lodging House with private bedrooms, and common dining, family meeting rooms and recreational facilities that supports housing for seniors as identified in the policies of VOP 2010. The proposal to rezone the subject lands to facilitate a 2-storey Lodging House conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> RR Rural Residential Zone by Zoning By-law 1-88 and subject to site-specific Exception 9(148), which permits only one single detached dwelling but does not permit the proposed Lodging House. The proposal does not comply with Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is

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	<p>required.</p> <ul style="list-style-type: none"> ▪ A Lodging House is not defined by the City's Zoning By-law 1-88. However, York Region "Licences for Lodging House" By-law No. 2014-71 defines a Lodging House as noted in Table 1 of this report. Zoning By-law 1-88, includes a definition for a Supportive Living Facility, which is similar to the Region's definition of a Lodging House, however, the Owner has indicated that they wish to remain consistent with York Region's definition as they will be seeking future licensing and tenant financial assistance from them, if the zoning application is approved. ▪ The Owner is proposing to rezone the subject lands from RR Rural Residential Zone subject to Exception 9(148) to RM2 Multiple Residential Zone together with the site-specific zoning exceptions identified in Table 1 to implement the proposed plan, and accordingly, 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 application, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the subject lands to RM2 Zone and to permit the necessary zoning exceptions identified in Table 1 to permit and facilitate the development of a Lodging House will be reviewed in consideration of compatibility with the surrounding land uses.
b.	Vaughan Development Engineering and Infrastructure Planning Department	<ul style="list-style-type: none"> ▪ Sanitary and water services for the proposed development can be provided by extending the existing sanitary sewer and watermain infrastructure located at the corner of Dufferin Street and Teston Road. The Owner shall enter into a Development Agreement for the extension of existing sanitary sewer and watermain infrastructure, should the application be approved. ▪ The Traffic Impact study submitted in support of the application must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department and York Region.

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c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands are located within the Oak Ridges Moraine. Additional approvals from the TRCA may be required. The Owner must satisfy the requirements of the TRCA.
d.	Related Site Development File DA.13.079	<ul style="list-style-type: none">▪ The related Site Development File DA.13.079 will be reviewed concurrently with the zoning application to ensure appropriate building and site design, including but not limited to, the location of proposed free-standing garbage room and garage structures, universal accessibility, site access, internal traffic circulation, parking, landscaping, servicing and grading.▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, will be reviewed and implemented through the site plan approval process, if approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision 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. Site Plan
4. Landscape Plan
5. Building Elevations

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

(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.)

6. ZONING BY-LAW AMENDMENT FILE Z.13.031

P.2015.9

JUNG-SUK LEE

WARD 1 - VICINITY OF DUFFERIN STREET AND TESTON ROAD

Recommendation

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	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
		ii. 6 m abutting Teston Road	ii. 2.6 m

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	<p>has indicated that they wish to remain consistent with York Region's definition as they will be seeking future licensing and tenant financial assistance from them, if the zoning application is approved.</p> <ul style="list-style-type: none"> ▪ The Owner is proposing to rezone the subject lands from RR Rural Residential Zone subject to Exception 9(148) to RM2 Multiple Residential Zone together with the site-specific zoning exceptions identified in Table 1 to implement the proposed plan, and accordingly, a Zoning By-law Amendment Application is required.
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		<p>parking, landscaping, servicing and grading.</p> <ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, will be reviewed and implemented through the site plan approval process, if approved.

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4. Landscape Plan
5. Building Elevations

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

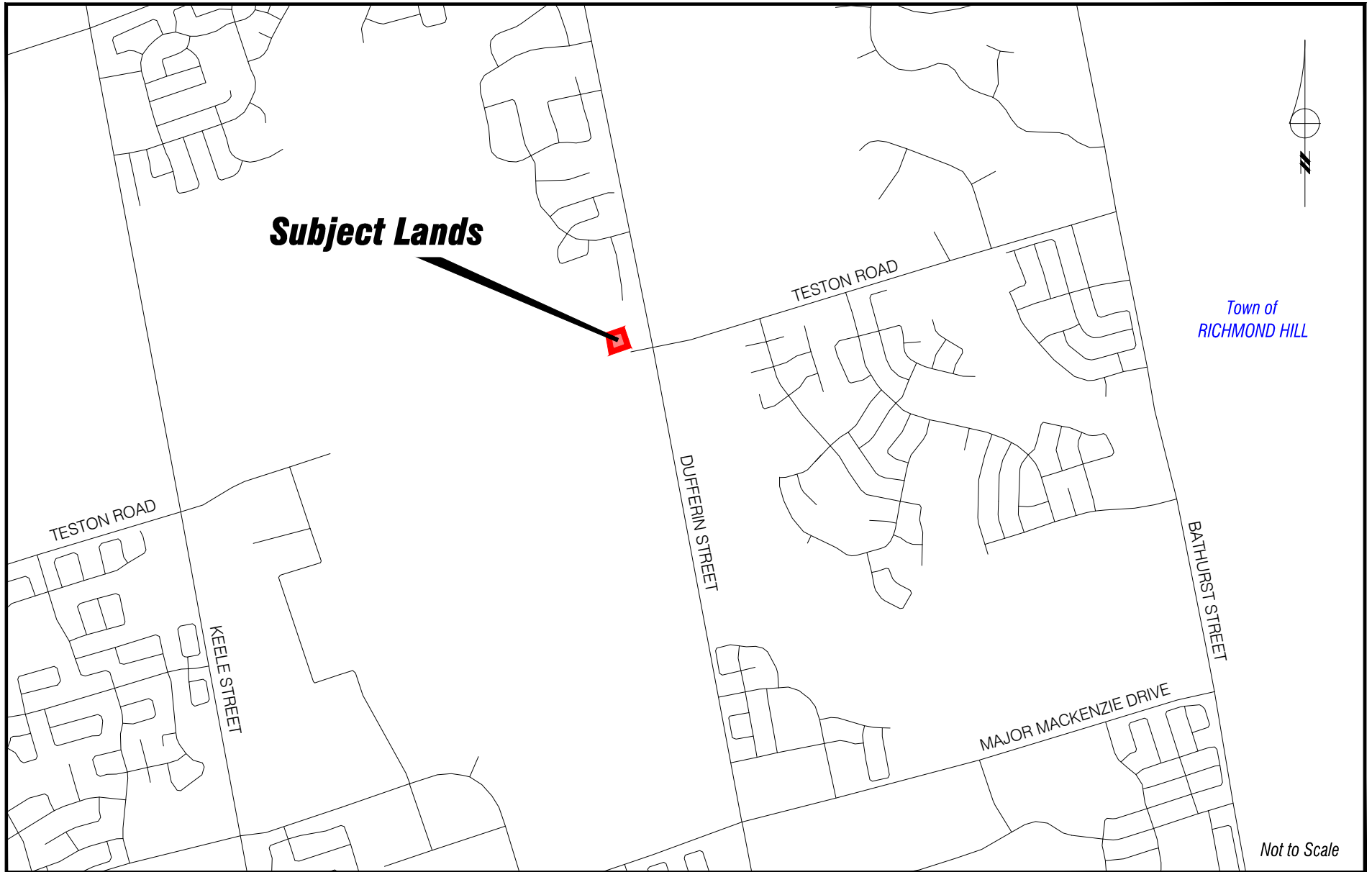
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 26, Concession 2

APPLICANT:
Jung-Suk Lee

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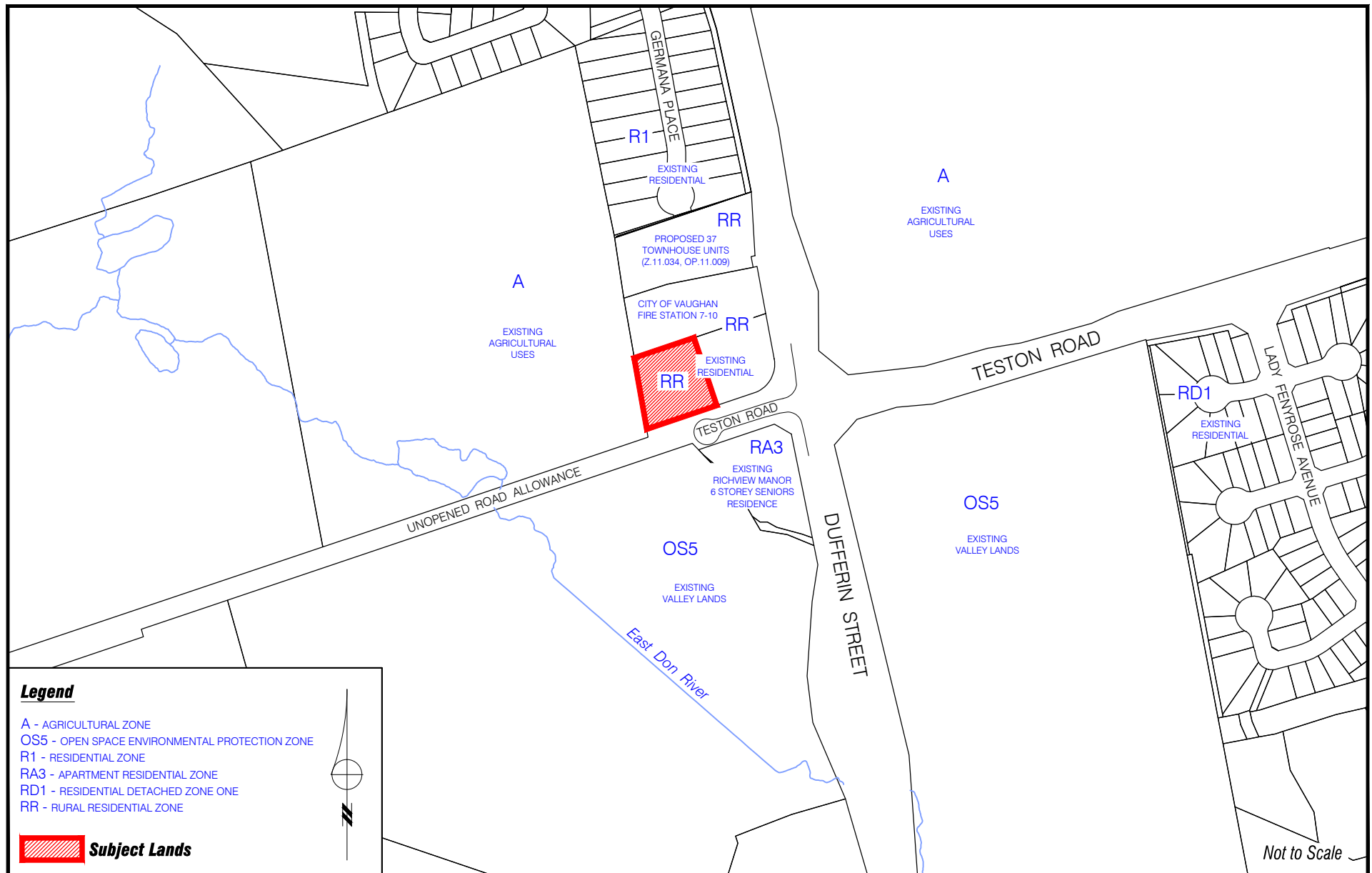


Attachment

FILE: Z.13.031
RELATED FILE: DA.13.079

DATE:
February 3, 2015

1



Location Map

LOCATION:
Part of Lot 26, Concession 2

APPLICANT:
Jung-Suk Lee

N:\DFT\1 ATTACHMENTS\OP\op.13.010z.13.031da.13.079.dwg

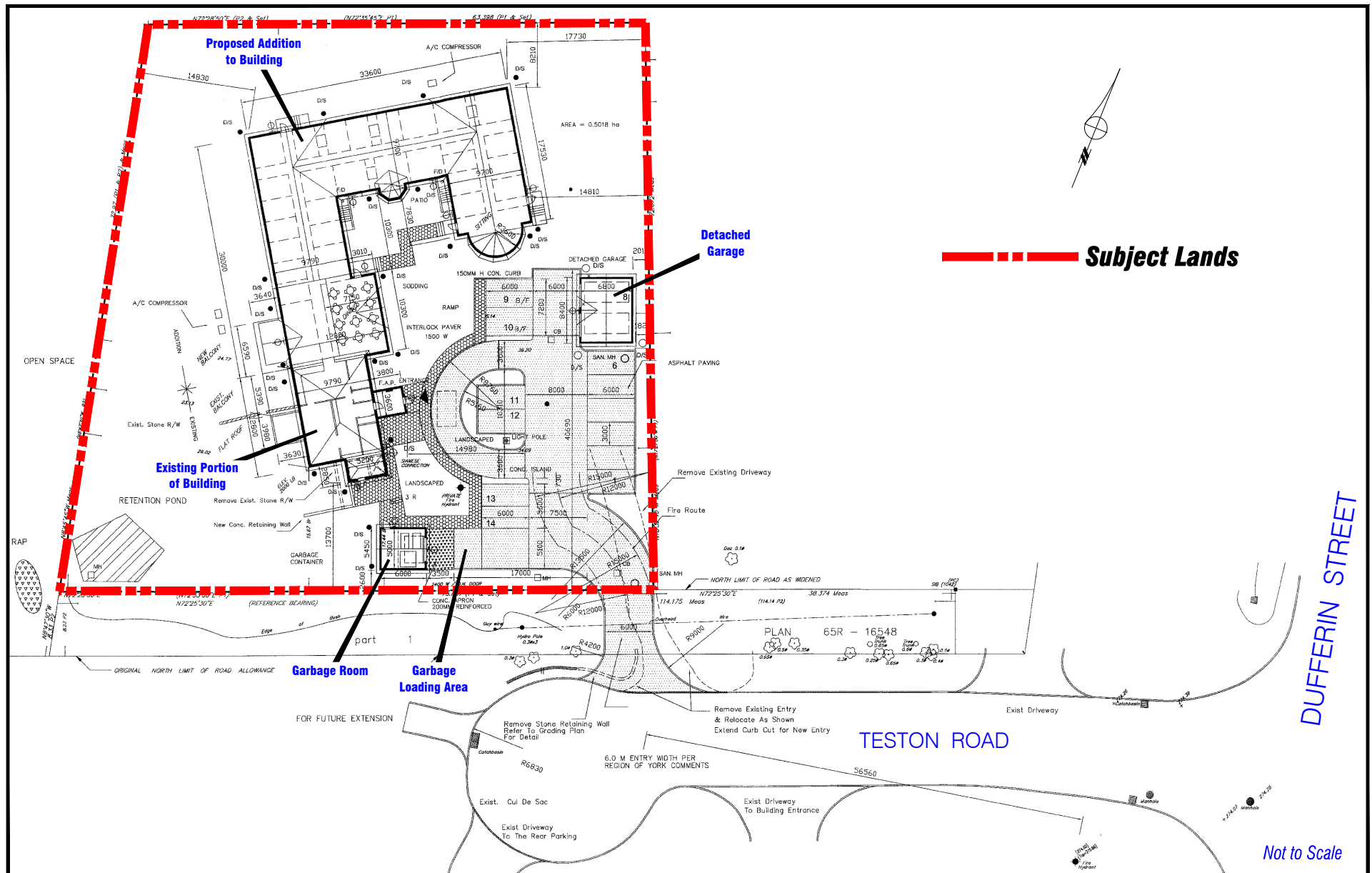


Attachment

FILE: Z.13.031
RELATED FILE: DA.13.079

DATE:
February 3, 2015

2



Site Plan

LOCATION:
Part of Lot 26, Concession 2

APPLICANT:
Jung-Suk Lee

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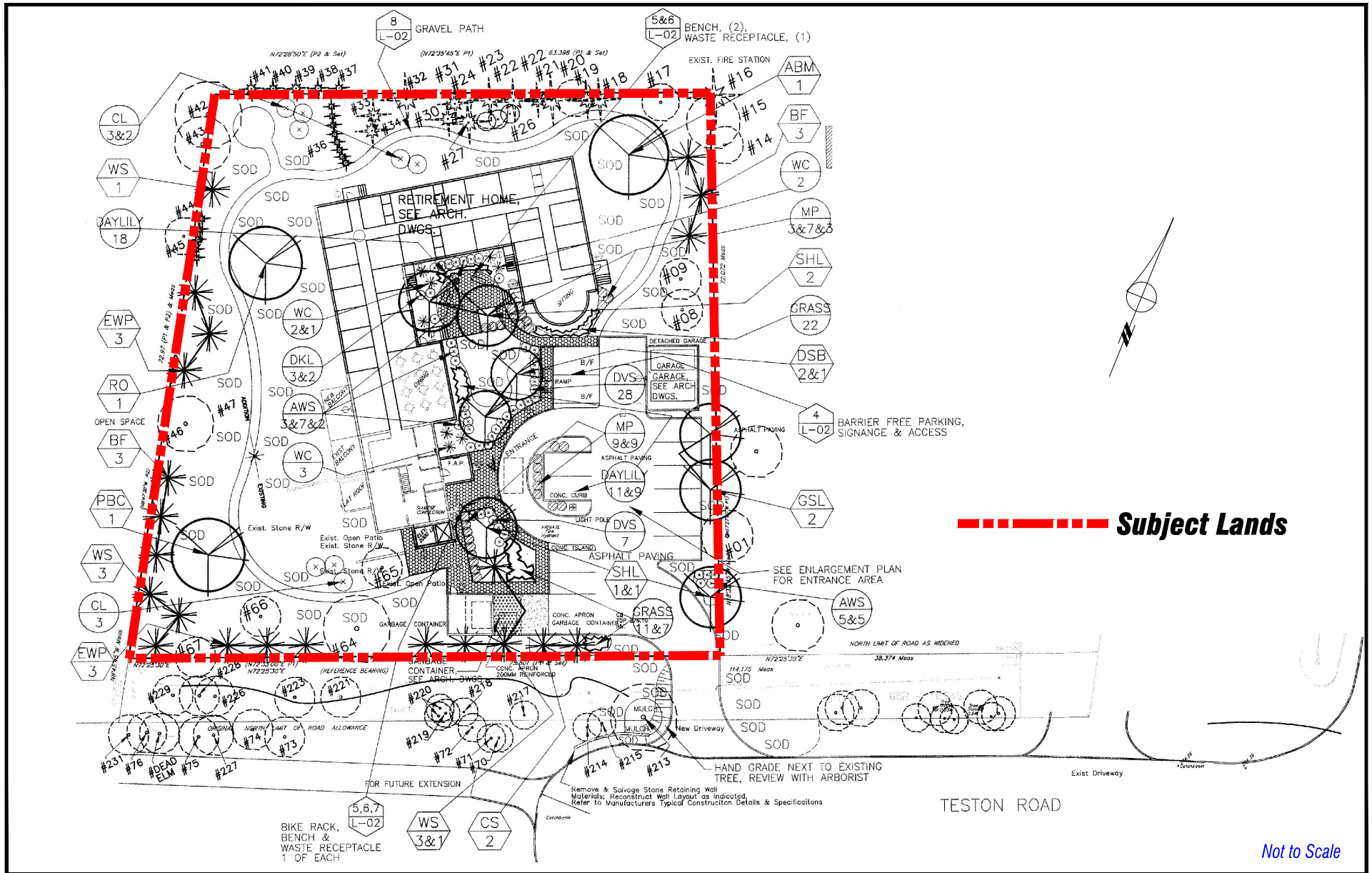


Attachment

FILE: Z.13.031
RELATED FILE: DA.13.079

DATE:
February 3, 2015

3



Landscape Plan

LOCATION:
Part of Lot 26, Concession 2

APPLICANT:
Jung-Suk Lee

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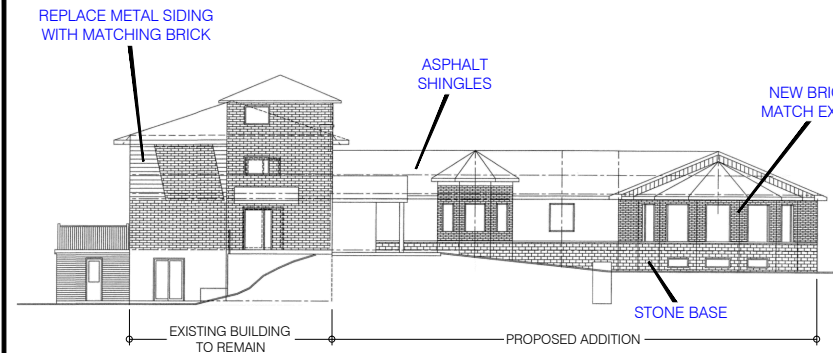


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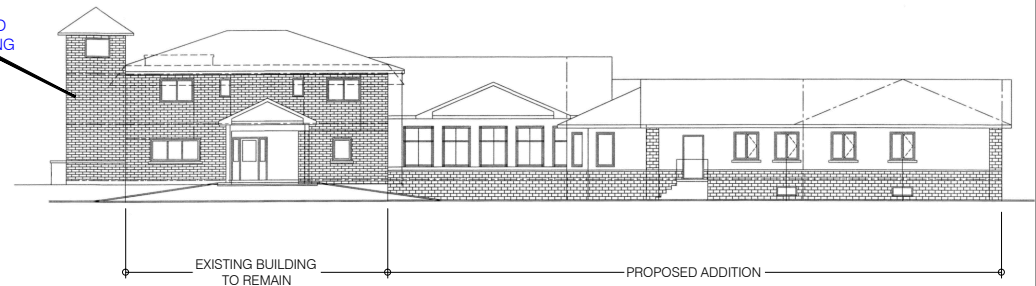
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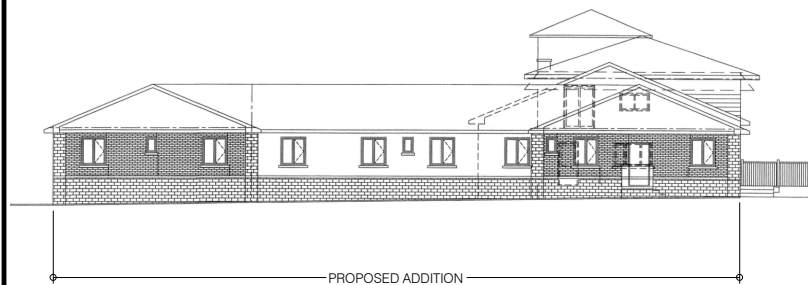
4



SOUTH (FRONT) ELEVATION (FACING TESTON ROAD)



EAST (MAIN ENTRANCE) ELEVATION



NORTH ELEVATION



WEST ELEVATION

Not to Scale

Building Elevations

LOCATION:
Part of Lot 26, Concession 2

APPLICANT:
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N:\DFT\1 ATTACHMENTS\OP\op.13.010z.13.031da.13.079.dwg



Attachment

FILE: Z.13.031
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