

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

1

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for Files Z.14.072 and 19T-14V011 (1539028 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

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

This will be addressed when the technical report is completed.

- a) Date the Notice of Public Hearing was circulated: March 20, 2015
- b) Circulation Area: Expanded notification area beyond 150 m, as shown on Attachment #1 and to the Kleinburg & Area Ratepayers Association. A Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign and Procedures Protocol.
- c) Comments Received as of March 31, 2015: None

To receive comments from the public and Committee of the Whole on the following applications respecting the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision, as shown on Attachment #3:

- $\dots/2$

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	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
a.	Definitions	Zoning By-law 1-88 does not contain a definition for a “Hydro-Gas Meter Screen”	“Hydro-Gas Meter Screen”- Means a structure, not being a building intended for the purpose of total or partial physical and/or visual separation or enclosure of hydro meter or gas meter utilities.
b.	Permitted Yard Encroachments and Restrictions	The following are not permitted Yard Encroachments: <ul style="list-style-type: none"> • Fireplaces • Pilasters • Hydro-Gas Meter Screen • Covered and/ or unenclosed porches with or without foundations and/or balconies 	Permit fireplaces, pilasters, hydro gas meter screens, and covered and unenclosed porches and/or balconies with or without foundations as permitted yard encroachments.
c.	Minimum Interior Side Yard	1.2 m; and, 3.5 m (abutting a non-residential use)	<ul style="list-style-type: none"> ▪ The minimum interior side yard setback shall be 1.2 m, which may be reduced to 0.6 m, provided the 0.6 m yard abuts an adjacent interior side yard of a minimum of 1.2 m. This provision shall not apply to lands abutting a non-residential use. ▪ The minimum interior side yard setback abutting a non-residential use shall be 1.2 m. ▪ Lot ‘1’ as shown on Attachment #3, shall have a minimum interior side yard setback of 1.2 m on one side and 7.5 m on the other side.

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d.	Minimum Exterior Side Yard to a Sight Triangle	3 m	1.5 m
e.	Minimum Rear Yard	7.5 m	3.5 m for Lot 1 as shown on Attachment #3
f.	Minimum Lot Depth	27 m	26 m for Lots 1 and 2 as shown on Attachment #3
g.	Minimum Interior Garage Dimension (For Lots Greater than 11.99 m Frontage)	5.5 m	3 m
h.	Minimum Parking Requirement (For Lots Greater than 11.99 m Frontage)	3 parking spaces	2 parking spaces

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

- Draft Plan of Subdivision File 19T-14V011 to facilitate the development of a residential Draft Plan of Subdivision as shown on Attachment #3, consisting of the following:

<u>Lot/Block Number</u>	<u>Land Use</u>	<u>Units</u>	<u>Area (ha)</u>
1-35	Single Detached Dwellings	35	1.543
36-39	Part Blocks for Single Detached Dwellings	2*	0.157
40-41	Hydro Corridor		1.608
42	Storm Water Management		0.038
43-44	Landscape Buffer		0.063
45	Road Widening		0.077
46-49	0.3 m Reserve		0.005
Roads	Streets		1.033
TOTAL		37	4.524 ha

* Lots for final calculation (2 part lots are considered 1 lot)

Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the south side of Kirby Road, west of Kipling Avenue, being Part of Lot 30, Concession 8, within Planning Block 55, shown as "Subject Lands" on Attachments #1 and #2.
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CITY OF VAUGHAN

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Item 1, CW(PH) Report No. 18 – Page 4

Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “KN Low-Rise Residential I”, “Natural Areas” and “Utility Corridor” by the North Kleinburg-Nashville Secondary Plan (NKNSP), which forms part of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010), and was approved by the Ontario Municipal Board (OMB) on November 4, 2012.▪ The NKNSP establishes 3 new neighbourhoods (Village of Nashville, Huntington Road Community, and Kipling Avenue Community) within the Secondary Plan area. The subject lands are located in the Kipling Avenue Community Neighbourhood. The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential/mixed-use neighbourhoods, while accommodating a projected development potential of approximately 1,650 new dwelling units through the entire developable land area of the NKNSP. Further, each new neighbourhood must be cohesive and complete, with a mix of housing types, land-uses and activities. The NKNSP projects a density target of 30 residents and jobs per hectare for the Kipling Avenue Community.▪ The proposed Draft Plan of Subdivision forms part of the Block 55 Plan (Attachment #5), which facilitates the development of a cohesive and complete community, with a mix of land-uses, housing types and activities, and an overall density of 34.8 persons and jobs per hectare. The proposed Draft Plan of Subdivision conforms to the NKNSP and to the Block 55 Plan, which was approved by Vaughan Council on May 27, 2014.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #2. In order to implement the proposed subdivision and zoning shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 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 Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	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, the York Region Official Plan, Vaughan Official Plan 2010 (VOP 2010), and the North Kleinburg Nashville Secondary Plan policies. ▪ The Draft Plan of Subdivision must conform to the approved Block 55 Plan, including the locations of land use designations, public rights-of-way, open space, greenbelt and buffers, etc.
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zoning as shown on Attachment #4, and the site-specific zoning exceptions in Table 1 will be reviewed in consideration of the policies of VOP 2010, the North Kleinburg Nashville Secondary Plan, the approved Block 55 Plan and the surrounding existing and planned land use context.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The future development proposed in this Draft Plan of Subdivision must conform to the Vaughan Council approved Block 55 (Kipling Avenue Community) Urban Design Guidelines, prepared by John G. Williams Architect Ltd.
d.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.
e.	Servicing	<ul style="list-style-type: none"> ▪ Water and sanitary servicing allocation for the subject lands must be identified and allocated by Vaughan Council. If servicing allocation is unavailable, the lands (or portion thereof) will be zoned with a Holding Symbol ("H"), which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Greenbelt Plan	<ul style="list-style-type: none"> ▪ The lands adjacent to the subject lands and identified as "Other Lands Owned by Applicant Not Part of This Application" on Attachments #3 and #4, are zoned A Agricultural Zone. These lands were included in the review process and the final approved Block 55 Plan (Attachment #5) and are located within the Greenbelt Plan and designated as a Core Feature by VOP 2010. The lands contain a Provincially Significant Wetland (PSW 60), as shown on Attachment #3 that connects to PSW 59 located west of the subject lands. The PSW also has been identified to support Provincially significant fauna, functions as a breeding area for amphibians and is a habitat for birds (Eastern Meadowlark and Bobolink) identified as threatened under the

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		<p>Ontario Endangered Species Act (2007). The lands are owned by the applicant but not subject to this application.</p> <ul style="list-style-type: none">▪ VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority (TRCA) as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management. Options for dedication of these lands into public ownership will be considered through the review of the applications.▪ The applications will be reviewed in consideration of the natural features that exist on the subject and adjacent lands and the applicable Provincial policies, Regional and City Official Plan policies, and in consultation with the TRCA and Provincial Ministries.
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands are located within the TRCA Regulated Area, as established by Ontario Regulation 166/06. The Owner must obtain all necessary permits from the TRCA, and the TRCA must review and approve all reports submitted in support of the applications.
h.	Hydro One Networks Inc.	<ul style="list-style-type: none">▪ An existing Hydro Corridor bisects the proposed Draft Plan of Subdivision. The applications have been circulated to Hydro One Networks Inc. (HONI) for review and comments.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these applications to the Vaughan Vision 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 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. Draft Plan of Subdivision File 19T-14V011

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4. Proposed Zoning
5. Approved Block 55 Plan (File: BL.55.2013)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

APRIL 14, 2015

- P.2015.17**

Recommendation

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

1. THAT the Public Hearing report for Files Z.14.072 and 19T-14V011 (1539028 Ontario Inc.) 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 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: March 20, 2015
- b) Circulation Area: Expanded notification area beyond 150 m, as shown on Attachment #1 and to the Kleinburg & Area Ratepayers Association. A Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign and Procedures Protocol.
- c) Comments Received as of March 31, 2015: None

Purpose

To receive comments from the public and Committee of the Whole on the following applications respecting the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision, as shown on Attachment #3:

1. Zoning By-law Amendment File Z.14.072 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(702) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
a.	Definitions	Zoning By-law 1-88 does not contain a definition for a “Hydro-Gas Meter Screen”	“Hydro-Gas Meter Screen”- Means a structure, not being a building intended for the purpose of total or partial physical and/or visual

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			separation or enclosure of hydro meter or gas meter utilities.
b.	Permitted Yard Encroachments and Restrictions	<p>The following are not permitted Yard Encroachments:</p> <ul style="list-style-type: none"> • Fireplaces • Pilasters • Hydro-Gas Meter Screen • Covered and/ or unenclosed porches with or without foundations and/or balconies 	Permit fireplaces, pilasters, hydro gas meter screens, and covered and unenclosed porches and/or balconies with or without foundations as permitted yard encroachments.
c.	Minimum Interior Side Yard	1.2 m; and, 3.5 m (abutting a non-residential use)	<ul style="list-style-type: none"> ▪ The minimum interior side yard setback shall be 1.2 m, which may be reduced to 0.6 m, provided the 0.6 m yard abuts an adjacent interior side yard of a minimum of 1.2 m. This provision shall not apply to lands abutting a non-residential use. ▪ The minimum interior side yard setback abutting a non-residential use shall be 1.2 m. ▪ Lot '1' as shown on Attachment #3, shall have a minimum interior side yard setback of 1.2 m on one side and 7.5 m on the other side.
d.	Minimum Exterior Side Yard to a Sight Triangle	3 m	1.5 m
e.	Minimum Rear Yard	7.5 m	3.5 m for Lot 1 as shown on Attachment #3

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2. Draft Plan of Subdivision File 19T-14V011 to facilitate the development of a residential Draft Plan of Subdivision as shown on Attachment #3, consisting of the following:

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* Lots for final calculation (2 part lots are considered 1 lot)

Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the south side of Kirby Road, west of Kipling Avenue, being Part of Lot 30, Concession 8, within Planning Block 55, shown as "Subject Lands" on Attachments #1 and #2.
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Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>by the applicant but not subject to this application.</p> <ul style="list-style-type: none"> ▪ VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority (TRCA) as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management. Options for dedication of these lands into public ownership will be considered through the review of the applications. ▪ The applications will be reviewed in consideration of the natural features that exist on the subject and adjacent lands and the applicable Provincial policies, Regional and City Official Plan policies, and in consultation with the TRCA and Provincial Ministries.
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Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-14V011

4. Proposed Zoning
5. Approved Block 55 Plan (File: BL.55.2013)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791

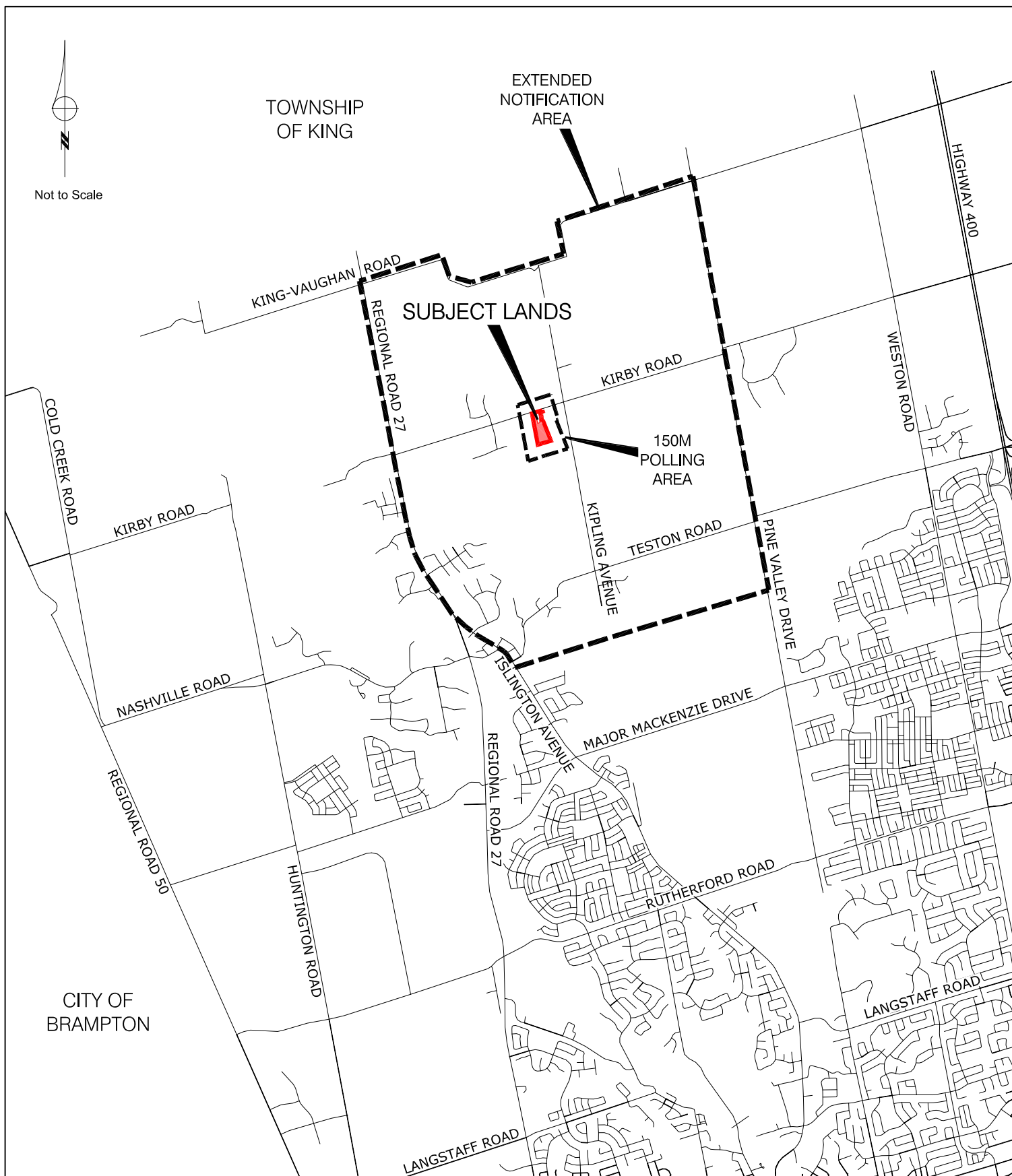
Respectfully submitted,

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 30, Concession 8

APPLICANT:
1539028 Ontario Inc.

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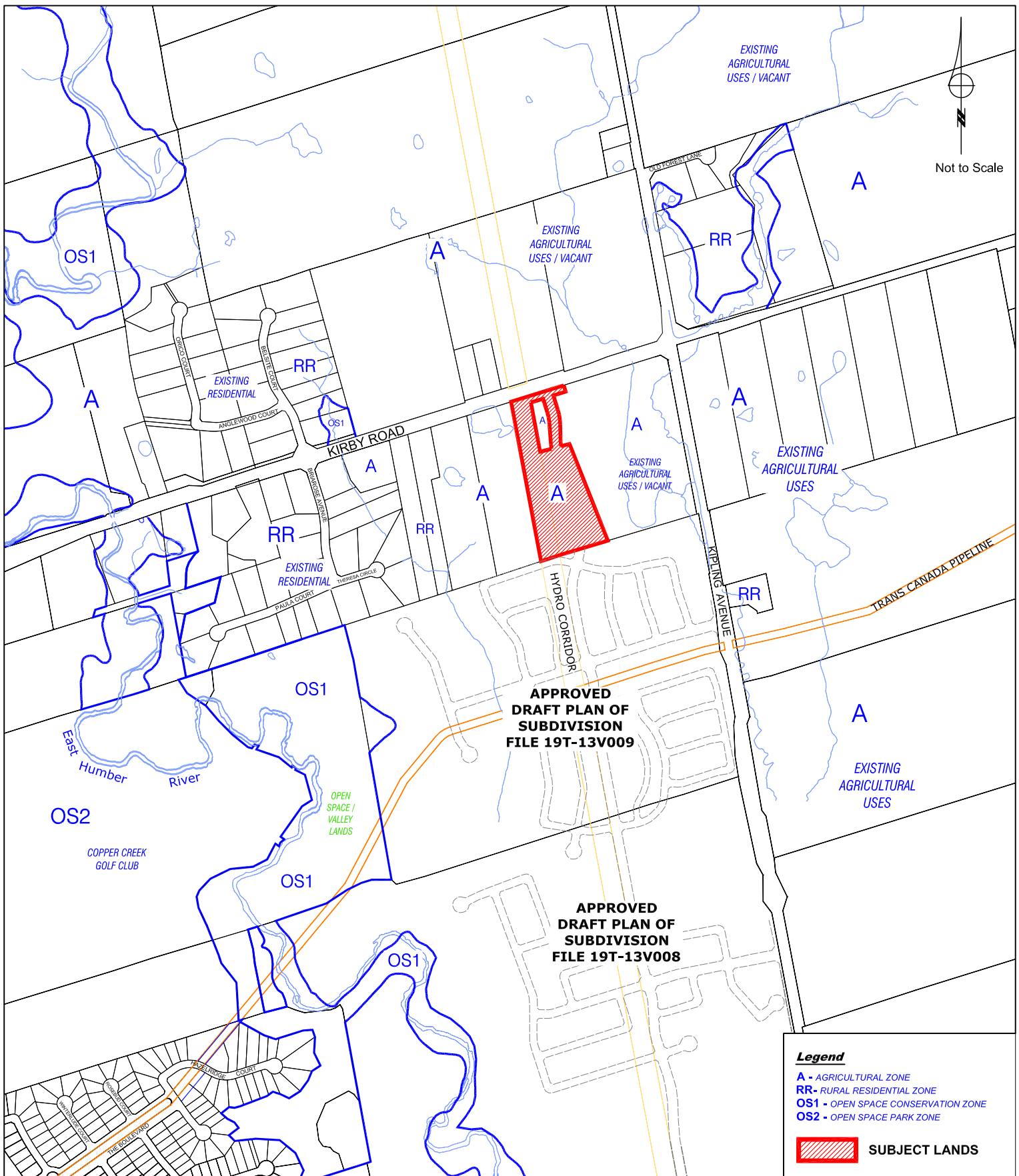


Attachment

FILES:
Z.14.072 & 19T-14V011

DATE:
April 14, 2015

1



Location Map

LOCATION:
Part of Lot 30, Concession 8

APPLICANT:
1539028 Ontario Inc.

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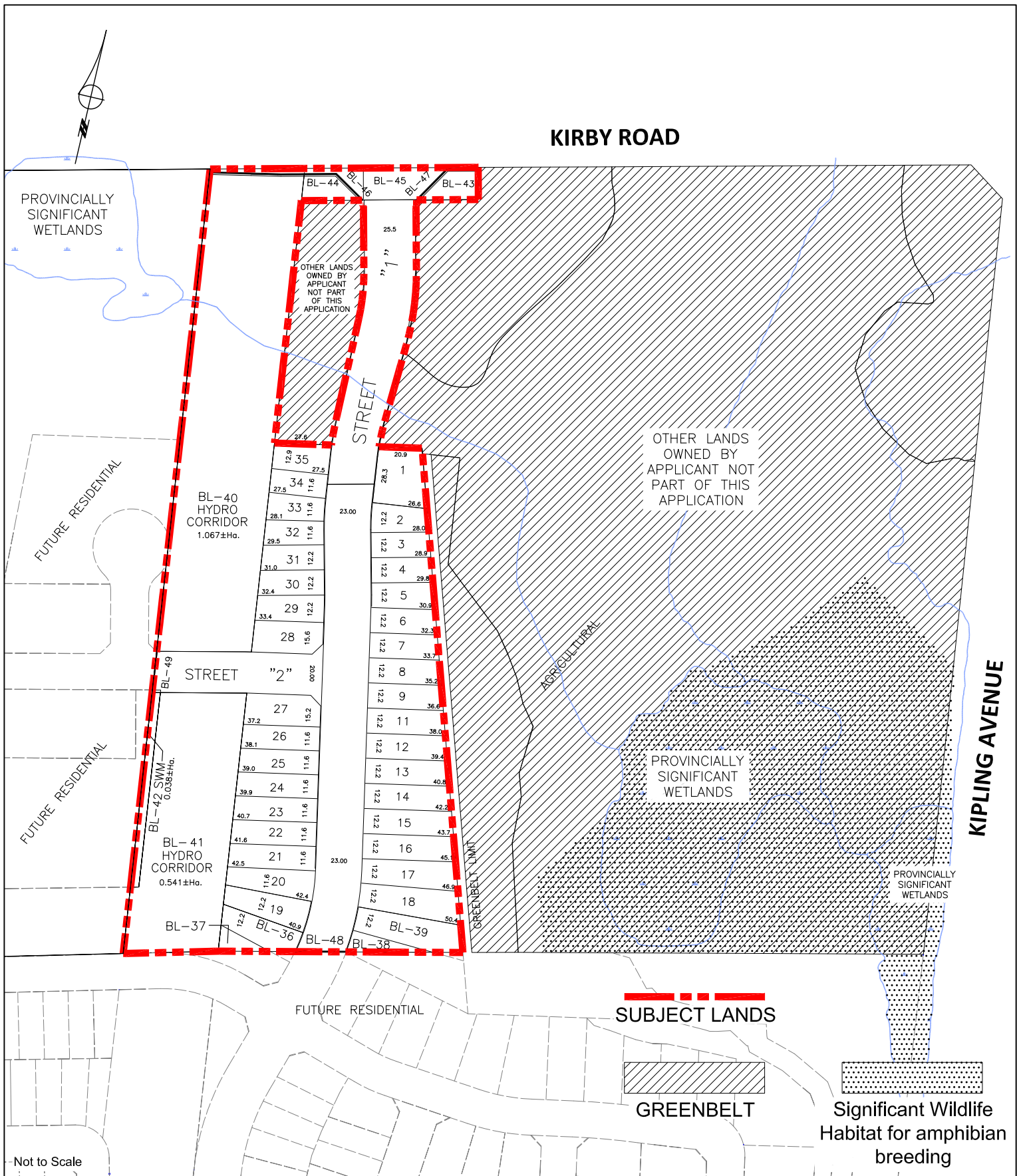


Attachment

FILES:
Z.14.072 & 19T-14V011

DATE:
April 14, 2015

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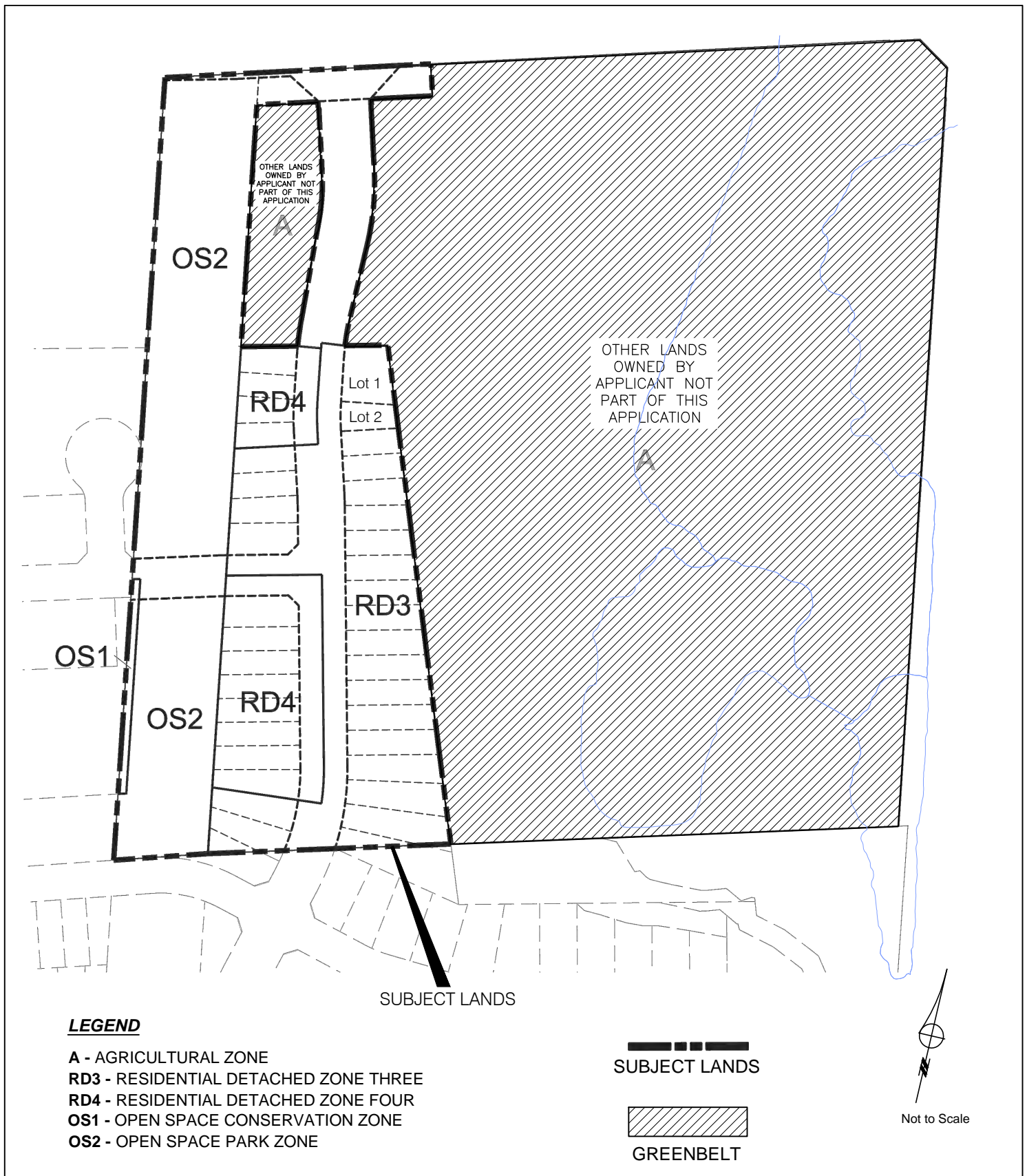


Draft Plan of Subdivision File 19T-14V011

APPLICANT: 1539028 Ontario Inc. LOCATION: Part of Lot 30, Concession 8



Attachment
FILES: Z.14.072 & 19T-14V011
DATE: April 14, 2015
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Proposed Zoning

LOCATION:
Part of Lot 30, Concession 8

APPLICANT:
1539028 Ontario Inc.

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Attachment

FILES:
Z.14.072 & 19T-14V011

DATE:
April 14, 2015

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Land Use	Area (ha)
KN LR-1 Single Family	31.97
KN LR-2 Singles & Semis	2.57
KN LR-3 Semis & Townhouses	0.53
KN LR MU II	1.06
Special Study Area	5.36
Neighbourhood Park	2.63
Parks	1.72
Landscape / Vista Areas	2.73
Landscape Restoration Areas	6.37
Storm Water Management	6.98
Utility Corridor	8.96
Greenbelt / N.H.S.	100.76
Buffer / Agricultural Area	20.89
Roads	20.89
TOTAL*	192.53

- Property Lines
- Trail
- Multi-Use Trail
- Sidewalks
- Greenbelt Limit
- MNR Staked Feature Limit 2013
- TRCA Staked TOB / Feature Limit (2012/2013)
- Flood line
- Flood line 2013
- Meander Belt

* Total Area includes Non-Participating Lands

April 11, 2014

MALONE GIVEN PARSONS LTD.



Approved Block 55 Plan (File BL.55.2013)

LOCATION: Part of Lot 30, Concession 8

APPLICANT: 1539028 Ontario Inc.

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Attachment

FILES:
19T-14V011 & Z.14.072

DATE:
April 14, 2015

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