

**P.2014.24**

**WARD 4 - VICINITY OF CRIMSON FOREST DRIVE AND RUTHERFORD ROAD**

## Recommendation

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

1. THAT the Public Hearing report for File Z.14.013 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by the 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 a Public Hearing was circulated: May 9, 2014. A copy of the Notice of Public Hearing was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca). Notice signs were placed on the property along Crimson Forest Drive and Marc Santi Boulevard.
- b) Circulation Area: 150 m, the expanded polling area shown on Attachment #2, and the Valleys of Thornhill Ratepayers Association.
- c) Comments Received as of May 20, 2014: None

## Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.013 respecting the subject lands shown on Attachments #1 to #2, specifically to amend By-law 1-88 and the RT1(H) Residential Townhouse Zone with Holding Symbol “(H)”, subject to Exception 9(1395), as follows:

Table: 1

	By-law Standard	By-law 1-88, RT1(H) Zone, Exception 9(1395) Requirements	Proposed Exceptions to RT1(H) Zone, Exception 9(1395)
a.	Definition of a Lot (Blocks 3 and 4 - Attachment #3)	Lot must have frontage on a street	Permit a lot to also have frontage on a Park (OS2 Open Space Park Zone) and back onto a lane.

	<b>By-law Standard</b>	<b>By-law 1-88, RT1(H) Zone, Exception 9(1395) Requirements</b>	<b>Proposed Exceptions to RT1(H) Zone, Exception 9(1395)</b>
b.	Maximum Interior Garage Width (Blocks 1, 2, 3, 4,5 and 6 - Attachment #3)	3.048 m (single car garage)	5.8 m (double car garage accessed by a lane)
c.	Minimum Exterior Side Yard Setback (Blocks 1, 2, 3, 4, 5, and 6 - Attachment #3)	3 m	2 m
d.	Minimum Building Setback to a Site Triangle (Blocks 1, 2, 3, 4, 5, 6 - Attachment #3)	3 m	2 m

### **Background - Analysis and Options**

On September 21, 2012, the owner submitted related Official Plan Amendment File OP.12.015, Zoning By-law Amendment File Z.12.035, and Draft Plan of Subdivision File 19T-12V009 to facilitate the land uses, road network, open space, parks, and zone standards for the land holdings shown on Attachment #3. On March 18, 2013, Vaughan Council approved these applications and subsequently on October 8, 2013, adopted OPA #740 and enacted Zoning By-law 139-2013 to implement the proposed development. The owner through their detailed design, recently determined that additional zoning exceptions to the RT1 Residential Townhouse Zone, subject to Exception 9(1395) are required to facilitate the development of townhouse Blocks 1 to 6 shown on Attachment #3. The owner does not propose to alter the approved land use, road network, open space, parks, or the zone categories.

Location	<ul style="list-style-type: none"> <li>On the west side of Crimson Forest Drive, north of Rutherford Road, being part of Planning Block 11, and shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Low-Rise Mixed-Use" by site-specific Official Plan #740, which permits townhouse dwelling units with a maximum permitted building height of 2 to 4-storeys and a maximum Floor Space Index (FSI) of 2.0. The proposed site-specific amendments to Zoning By-law 1-88 will not change the approved land uses on the subject lands and</li> </ul>

	will comply with the maximum building height and FSI provisions of the Official Plan. The application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)”, subject to Exception 9(1395) by Zoning By-law 1-88.</li> <li>▪ Zoning By-law Amendment File Z.14.013 is required to facilitate the proposed site-specific amendments to Exception 9(1395) outlined in Table 1 of this report.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Proposed Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed exceptions to the RT1(H) Residential Townhouse Zone will be reviewed in consideration of the applicable Zoning By-law 1-88 requirements and the site-specific zoning exceptions that apply to this site.</li> </ul>
b.	Draft Approved Plan of Subdivision File 19T-12V009	<ul style="list-style-type: none"> <li>▪ The proposed zoning exceptions will be reviewed in consideration of the approved layout of Plan of Subdivision File 19T-12V009.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the Block 11 Urban Design and Architectural Guidelines with consideration for an appropriate interface between the park and the residential townhouse units, the design of the double car garage units, and appropriate setbacks for exterior side yards and to site triangles.</li> </ul>

### **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**

N/A

### **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:**

Stephen Lue, Planner, ext. 8210  
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

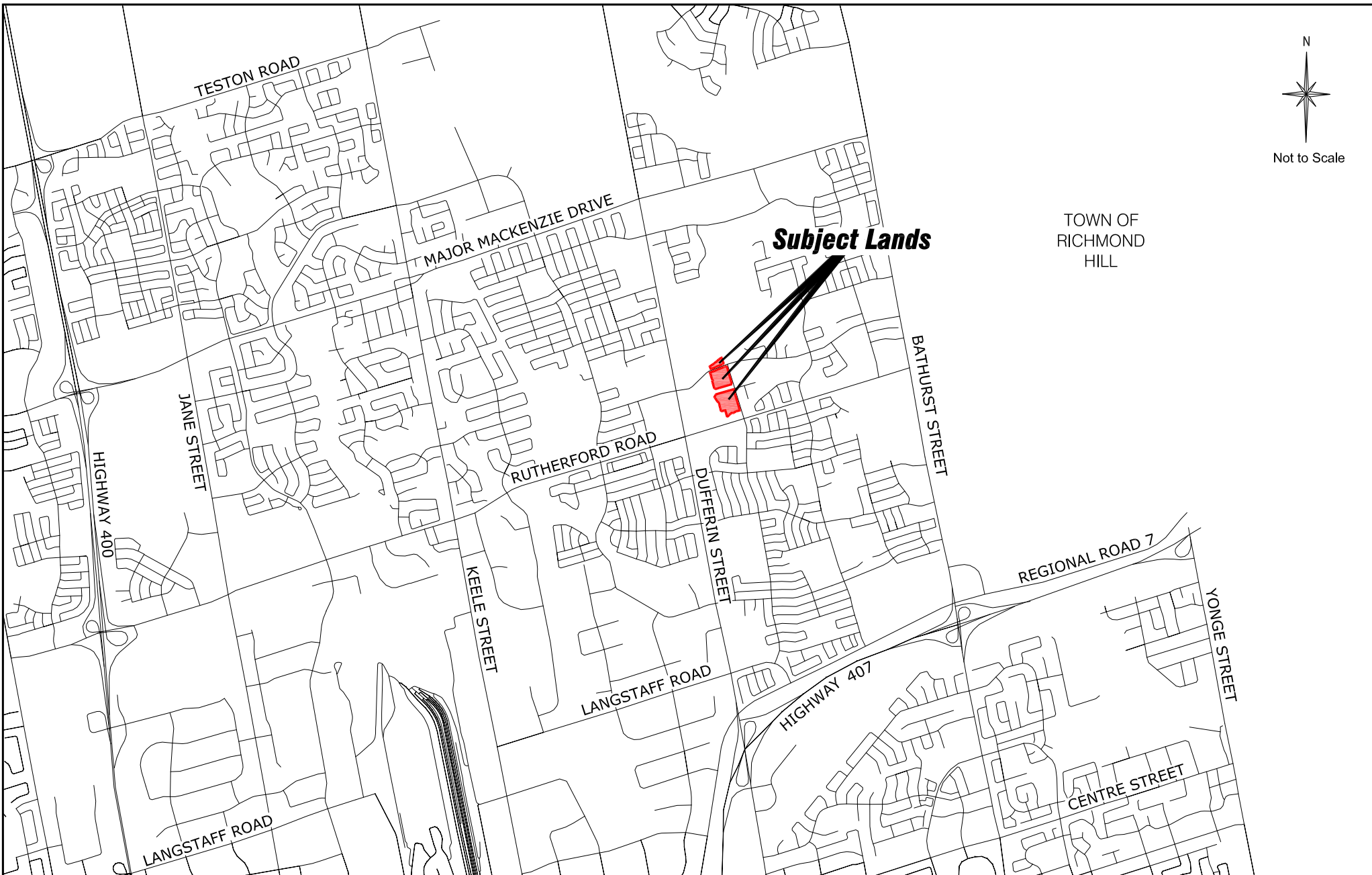
MAURO PEVERINI  
Manager of Development Planning

/LG



TOWN OF  
RICHMOND  
HILL

**Subject Lands**



## Context Location Map

**LOCATION:**

Part of Lots 16 & 17, Concession 2

**APPLICANT:**

Nine-Ten West Limited

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## Attachment

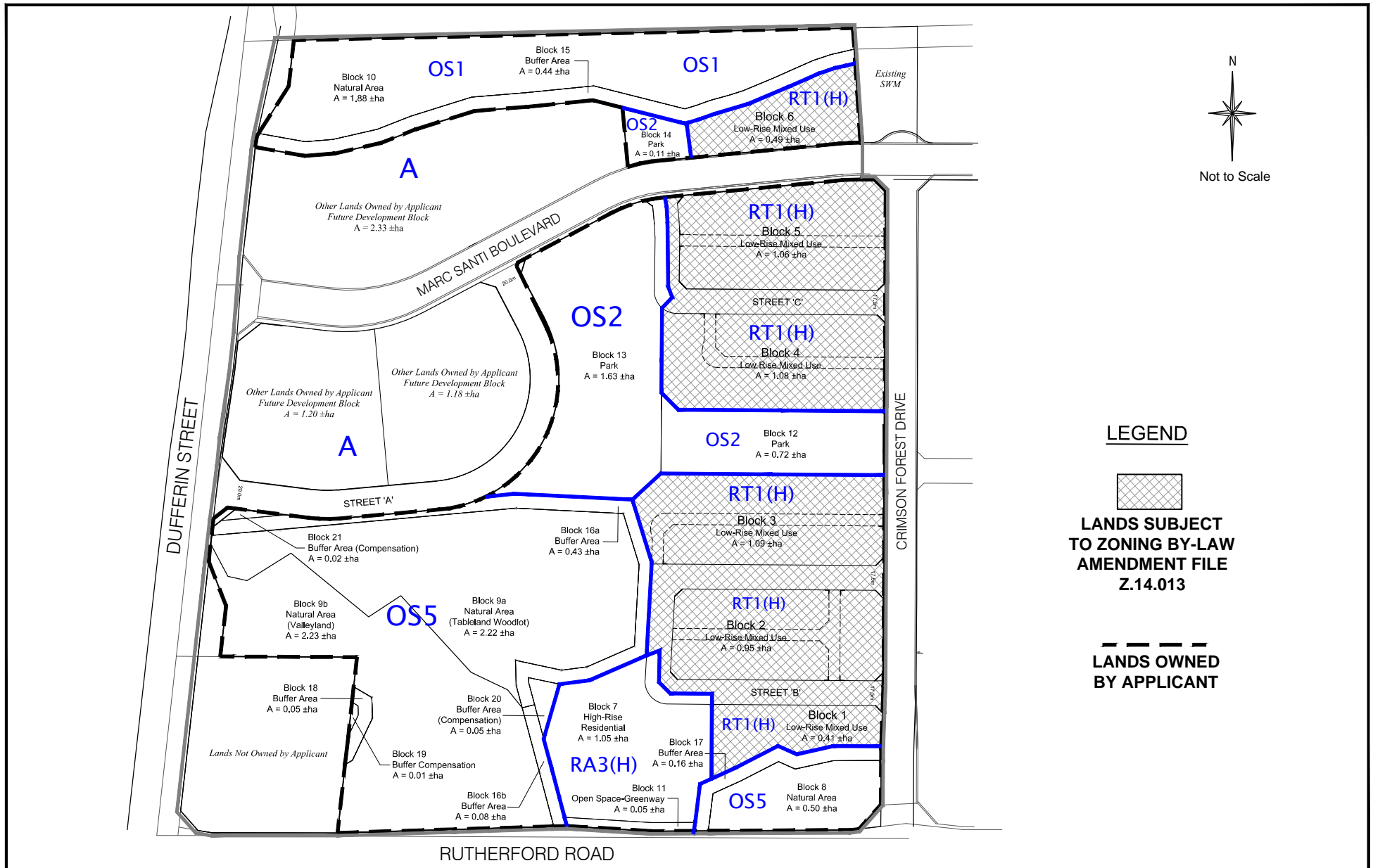
FILE: Z.14.013

RELATED FILES: OP.12.015, Z.12.035, & 19T-12V009

DATE: June 3, 2014

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## Proposed Zoning

**LOCATION:**  
Part of Lots 16 & 17, Concession 2

**APPLICANT:**  
Nine-Ten West Limited

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## Attachment

**FILE:** Z.14.013  
**RELATED FILES:** OP.12.015, Z.12.035, & 19T-12V009

**DATE:** June 3, 2014

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