

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

3

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 3, CW(PH) Report No. 32 – Page 2

Purpose

To receive comments from the public and the Committee of the Whole on the following application for the subject lands shown on Attachments #1 and #2, regarding a proposal for the development of 30 street townhouse dwellings as shown on Attachment #3:

1. Zoning By-law Amendment File Z.16.043 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone subject to site-specific Exceptions 9(105), 9(294) and 9(1359) to RT1 Residential Townhouse Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone (Standard Lot) Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone (Standard Lot) Requirements
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area (per unit)	162 m ²	- 151 m ² for Blocks 1 and 2 - 121 m ² for Block 3
c.	Minimum Rear Yard	7.5 m	- 6 m for Blocks 1 and 2 - 4.5 m for Block 3
d.	Minimum Exterior Side Yard (Abutting Public Road “A”)	4.5 m	2.6 m
e.	Minimum Lot Depth	27 m	22 m for Block 3
f.	Maximum Interior Garage Width on a Lot with a Frontage less than 11 m and or a Corner Lot or a Lot Abutting a Greenway or Buffer Block with a Lot Frontage equal to or less than 14 m	3.048 m	3.2 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 3, CW(PH) Report No. 32 – Page 3

g.	Parking Requirements (Sight Triangle)	The minimum distance between the street and the nearest driveway shall be 15m.	A driveway shall be located outside of the sight triangle return.
----	--	--	---

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

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located north of Major Mackenzie Drive and west of Weston Road, and are municipally known as 3836 and 3850 Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.
Related Files	<ul style="list-style-type: none"> The subject lands (Portion 1) are part of a larger land holding that is subject to three separate developments. The subject lands (Portion 1) are included within Draft Plan of Subdivision File 19T-17V004 (Centra Major Mackenzie East Inc.) and about the northerly portion of the lands subject to a Zoning By-law Amendment File Z.17.009 (Portion 2), as shown on Attachment #2. All three development applications are currently under review by the City and are reported on at the same Committee of the Whole Public Hearing meeting (Items #3, #4 and #5).
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010) and are located within a Community Area. The Low-Rise Residential designation permits townhouse dwellings with a maximum building height of three-storeys and up to a maximum of six units in a row, but does not prescribe a maximum density. The proposed 3-storey townhouse units conform to VOP 2010.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned RR Rural Residential Zone as shown on Attachment #2, by Zoning By-law 1-88, subject to site-specific Exceptions 9(105), 9(294) and 9(1359). Site-specific Exception 9(105) permits the existing semi-detached dwellings to be maintained, repaired or enlarged; Exception 9(294) permits exceptions for the lot area, lot frontage and side yard for the existing semi-detached dwelling; and, Exception 9(1359) permits a seasonal nursery/market and a seasonal eating establishment (food trailer).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 3, CW(PH) Report No. 32 – Page 4

	<ul style="list-style-type: none"> In order to implement the proposed rezoning from RR Rural Residential to RT1 Residential Townhouse Zone and the site-specific zoning exceptions identified in Table 1 to permit the proposed development shown on Attachment #3, 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable policies of VOP 2010.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed RT1 Residential Townhouse Zone, together with the site-specific zoning exceptions identified in Table 1, will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to the appropriate development standards. Consistency of these zoning exceptions with the blocks/lots in the approved surrounding Block 40 South developments will be reviewed.
c.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the approved Urban Design Guidelines and the Vaughan Council approved Architectural Design Guidelines for the Block 40 South Community prepared by John G. Williams, Architect.
d.	Servicing/Public Road	<ul style="list-style-type: none"> Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the subject application is approved. Should servicing capacity not be available, the subject lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 3, CW(PH) Report No. 32 – Page 5

		<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate to the City of Vaughan the necessary road allowances as shown on Attachment #3, should the application be approved.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification - Urban Design Brief - Community Services and Facilities Study - Functional Servicing and Stormwater Management Report - Environmental Noise Impact Study - Traffic Impact Study - Tree Inventory and Arborist Report - Archaeological Assessment - Stages 1 and 2 - Phase 1 and 2 Environmental Site Assessments (ESA) - Geotechnical Soil Report ▪ The need for additional studies/information may be identified through the development review process.
f.	Block 40 South Developers' Group Agreement	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 40 South Developers' Group Agreement to the satisfaction of the Block 40 South Trustee and the City of Vaughan.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (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, etc., will be reviewed.
h.	Future Development Applications	<ul style="list-style-type: none"> ▪ The proposal for street townhouses is subject to Site Development approval which will include reviewing the siting, built form, building materials of the townhouse dwellings, elevations and landscaping. ▪ A Part Lot Control application will be required to create the individual lots for each unit.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 3, CW(PH) Report No. 32 – Page 6

Regional Implications

The application has been circulated to the York Region Community Planning and Development Services 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 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. Concept Plan and Proposed Zoning
4. Draft Plan of Subdivision File 19T-17V004
5. Proposed Elevations (Street Townhouses - Blocks 1 and 2)
6. Proposed Elevations (Street Townhouses - Block 3)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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.)

3. **ZONING BY-LAW AMENDMENT FILE Z.16.043** **P.2017.18**
CENTRA (MAJOR MACK EAST) INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.043 (Centra (Major Mack East) 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 such as subdivision design and the sustainable site and building features 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 Meeting was circulated: August 25, 2017

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca, and three Notice Signs (for the 3 related development applications as discussed in this report) were installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m, Millwood Woodend Ratepayers Association and the Vellore Woods Ratepayers Association.

- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following application for the subject lands shown on Attachments #1 and #2, regarding a proposal for the development of 30 street townhouse dwellings as shown on Attachment #3:

1. Zoning By-law Amendment File Z.16.043 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone subject to site-specific Exceptions 9(105), 9(294) and 9(1359) to RT1 Residential Townhouse Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone (Standard Lot) Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone (Standard Lot) Requirements
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area (per unit)	162 m ²	- 151 m ² for Blocks 1 and 2 - 121 m ² for Block 3
c.	Minimum Rear Yard	7.5 m	- 6 m for Blocks 1 and 2 - 4.5 m for Block 3
d.	Minimum Exterior Side Yard (Abutting Public Road "A")	4.5 m	2.6 m
e.	Minimum Lot Depth	27 m	22 m for Block 3
f.	Maximum Interior Garage Width on a Lot with a Frontage less than 11 m and or a Corner Lot or a Lot Abutting a Greenway or Buffer Block with a Lot Frontage equal to or less than 14 m	3.048 m	3.2 m
g.	Parking Requirements (Sight Triangle)	The minimum distance between the street and the nearest driveway shall be 15m.	A driveway shall be located outside of the sight triangle return.

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

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located north of Major Mackenzie Drive and west of Weston Road, and are municipally known as 3836 and 3850 Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.
Related Files	<ul style="list-style-type: none">▪ The subject lands (Portion 1) are part of a larger land holding that is subject to three separate developments. The subject lands (Portion 1) are included within Draft Plan of Subdivision File 19T-17V004 (Centra Major Mackenzie East Inc.) and abut the northerly portion of the lands subject to a Zoning By-law Amendment File Z.17.009 (Portion 2), as shown on Attachment #2. All three development applications are currently under review by the City and are reported on at the same Committee of the Whole Public Hearing meeting (Items #3, #4 and #5).
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010) and are located within a Community Area. The Low-Rise Residential designation permits townhouse dwellings with a maximum building height of three-storeys and up to a maximum of six units in a row, but does not prescribe a maximum density. The proposed 3-storey townhouse units conform to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned RR Rural Residential Zone as shown on Attachment #2, by Zoning By-law 1-88, subject to site-specific Exceptions 9(105), 9(294) and 9(1359). Site-specific Exception 9(105) permits the existing semi-detached dwellings to be maintained, repaired or enlarged; Exception 9(294) permits exceptions for the lot area, lot frontage and side yard for the existing semi-detached dwelling; and, Exception 9(1359) permits a seasonal nursery/market and a seasonal eating establishment (food trailer).▪ In order to implement the proposed rezoning from RR Rural Residential to RT1 Residential Townhouse Zone and the site-specific zoning exceptions identified in Table 1 to permit the proposed development shown on Attachment #3, 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable policies of VOP 2010.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed RT1 Residential Townhouse Zone, together with the site-specific zoning exceptions identified in Table 1, will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to the appropriate development standards. Consistency of these zoning exceptions with the blocks/lots in the approved surrounding Block 40 South developments will be reviewed.
c.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to the approved Urban Design Guidelines and the Vaughan Council approved Architectural Design Guidelines for the Block 40 South Community prepared by John G. Williams, Architect.
d.	Servicing/Public Road	<ul style="list-style-type: none">▪ Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 40 South Plan and Master Environmental Servicing Plan (MESP).▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the subject application is approved. Should servicing capacity not be available, the subject lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.▪ The Owner will be required to dedicate to the City of Vaughan the necessary road allowances as shown on Attachment #3, should the application be approved.
e.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or respective public approval authority:<ul style="list-style-type: none">- Planning Justification- Urban Design Brief

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Community Services and Facilities Study - Functional Servicing and Stormwater Management Report - Environmental Noise Impact Study - Traffic Impact Study - Tree Inventory and Arborist Report - Archaeological Assessment - Stages 1 and 2 - Phase 1 and 2 Environmental Site Assessments (ESA) - Geotechnical Soil Report <ul style="list-style-type: none"> ▪ The need for additional studies/information may be identified through the development review process.
f.	Block 40 South Developers' Group Agreement	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 40 South Developers' Group Agreement to the satisfaction of the Block 40 South Trustee and the City of Vaughan.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (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, etc., will be reviewed.
h.	Future Development Applications	<ul style="list-style-type: none"> ▪ The proposal for street townhouses is subject to Site Development approval which will include reviewing the siting, built form, building materials of the townhouse dwellings, elevations and landscaping. ▪ A Part Lot Control application will be required to create the individual lots for each unit.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the York Region Community Planning and Development Services 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 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. Concept Plan and Proposed Zoning
4. Draft Plan of Subdivision File 19T-17V004
5. Proposed Elevations (Street Townhouses - Blocks 1 and 2)
6. Proposed Elevations (Street Townhouses - Block 3)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

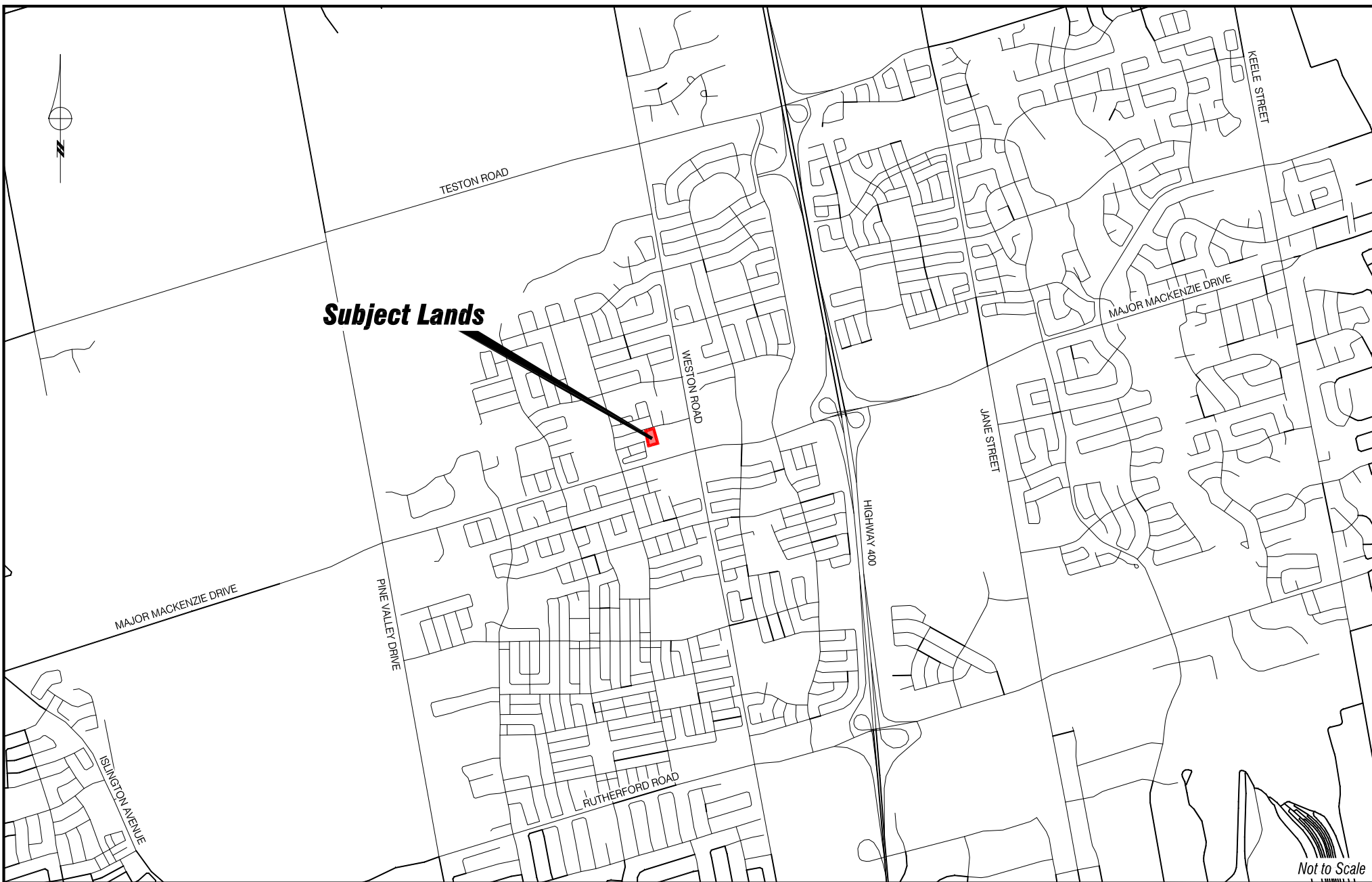
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

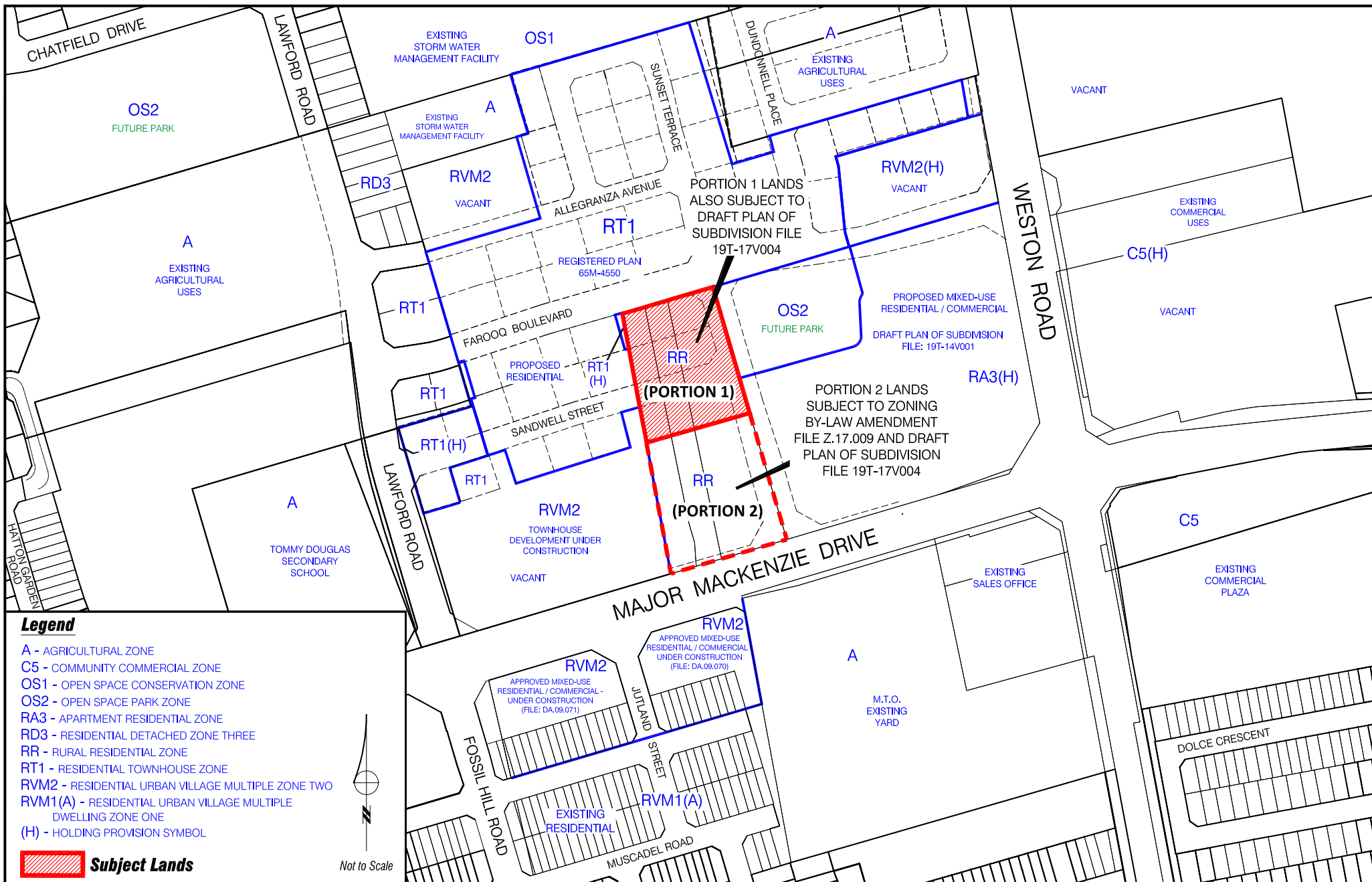
LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Centra (Major Mack East) Inc.

N:\GIS_Archive\Attachments\Z\z.16.043.dwg



Attachment
FILE: Z.16.043
RELATED FILE: 19T-17V004
DATE:
September 19, 2017



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Centra (Major Mack East) Inc.

N:\GIS_Archive\Attachments\Z\z.16.043.dwg

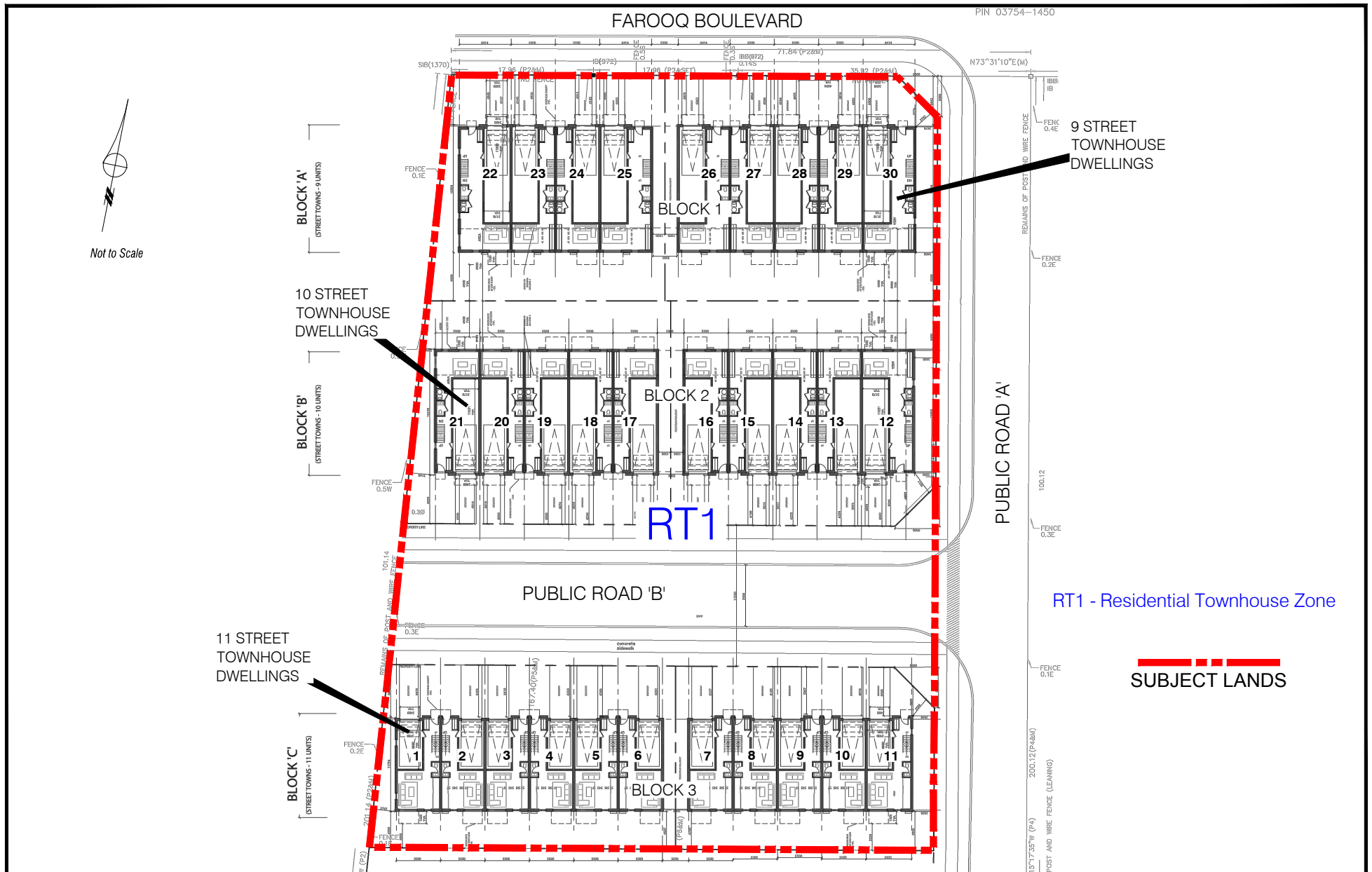


Attachment

FILE: Z.16.043
RELATED FILE: 19T-17V004

DATE:
September 19, 2017

2



Zoning File Z.16.043 - Concept Plan and Proposed Zoning

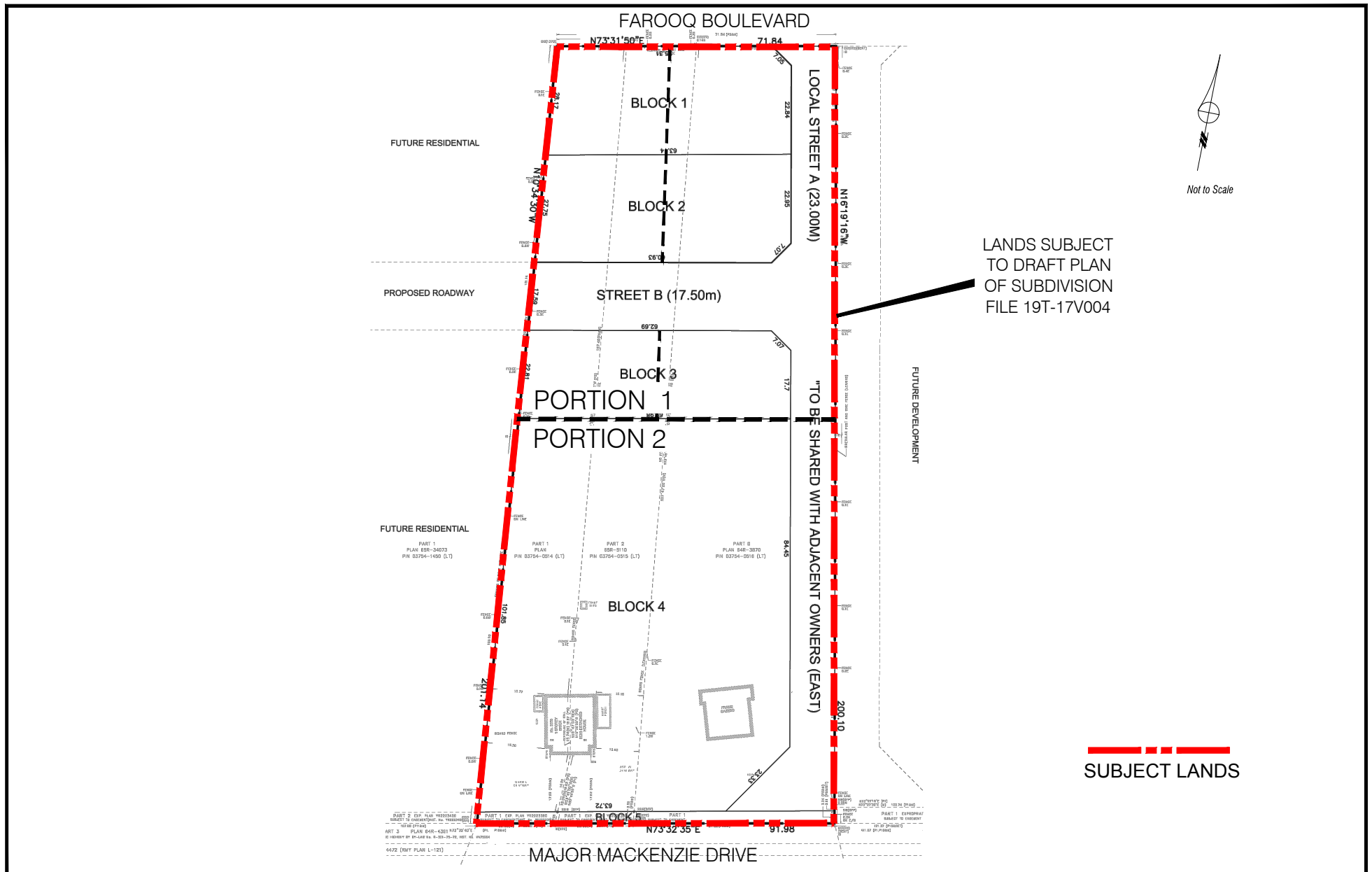
APPLICANT: Centra
(Major Mack East) Inc.

LOCATION:
Part of Lot 21, Concession 6



Attachment
FILE: Z.16.043
RELATED FILE: 19T-17V004
DATE:
September 19, 2017

3



Draft Plan of Subdivision File 19T-17V004

APPLICANT: Centra LOCATION:
(Major Mack East) Inc. Part of Lot 21, Concession 6

N:\GIS_Archive\Attachments\Z\z.16.043.dwg



Attachment

FILE: Z.16.043
RELATED FILE: 19T-17V004

DATE:
September 19, 2017

4



Proposed Elevations (Street Townhouses - Blocks 1 & 2)

APPLICANT: Centra LOCATION:
(Major Mack East) Inc. Part of Lot 21, Concession 6

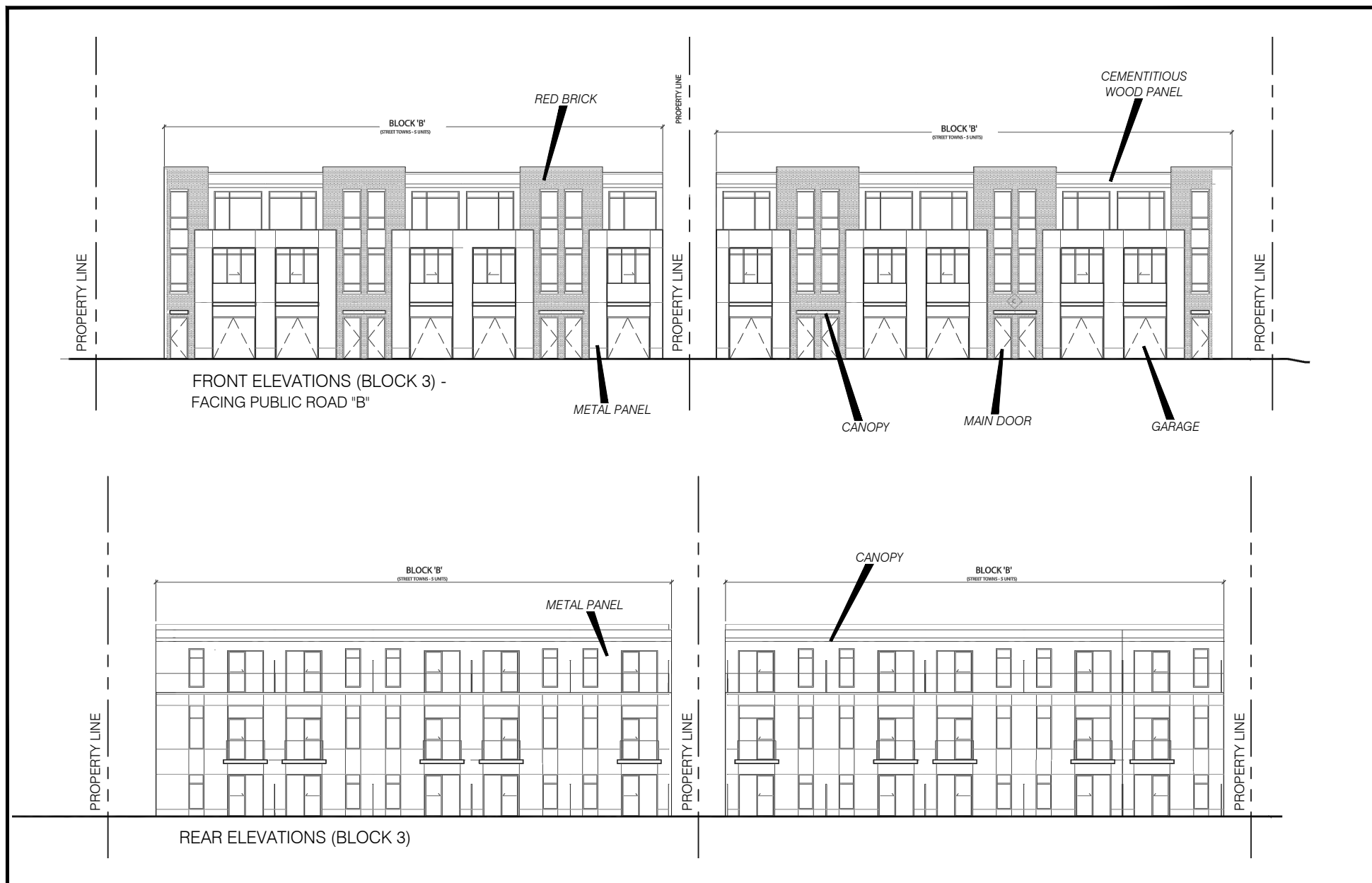


Attachment

FILE: Z.16.043
RELATED FILE: 19T-17V004

DATE:
September 19, 2017

5



Proposed Elevations (Street Townhouses - Block 3)

APPLICANT: Centra
(Major Mack East) Inc.

LOCATION:
Part of Lot 21, Concession 6



Attachment

FILE: Z.16.043
RELATED FILE: 19T-17V004

DATE:
September 19, 2017

6