

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

***By approving that Communication C6 from the Director of Development & Transportation Engineering, dated May 5, 2014, be received.***

**The Committee of the Whole recommends:**

- ## Recommendation

1. THAT Zoning By-law Amendment File Z.14.002 (Nashville Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone subject lands (Lot 330) shown on Attachments #1 and #2, from RD4(H) Residential Detached Zone Four (single detached dwelling) with the Holding Symbol “(H)” and subject to Exception 9(1376) to RS1(H) Residential Semi-Detached Zone One (semi-detached dwellings) with the Holding Symbol “(H)” and subject to Exception 9(1376), in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.

## N/A

There are no requirements for new funding associated with this report.

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. A Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the subject property. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014. As of April 7, 2014, no comments have been received by the Planning Department.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 21, CW Report No. 18 – Page 2

#### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.002 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands (Lot 330) from RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and subject to Exception 9(1376), to RS1(H) Residential Semi-Detached Zone One (semi-detached dwellings) with the Holding Symbol “(H)” and subject to Exception 9(1376), to facilitate one additional lot for a semi-detached dwelling (2 units), together with the site-specific zoning exceptions identified in Table 1 of this report.

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

##### **Location**

The subject lands shown on Attachments #1 and #2 are located on the east side of Huntington Road and north of Major Mackenzie Drive, in Part of Lot 22, Concession 9, City of Vaughan. The subject lands have a total lot area of 509.03 m<sup>2</sup> and frontage of 20.33 m. The surrounding land uses are shown on Attachment #2.

##### **Plan of Subdivision – Detailed Design**

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to rezone and facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha that includes the subject lands, as shown on Attachment #3.

Through the detailed servicing design review process for Plan of Subdivision File 19T-10V004, the Vaughan Public Works Department required the width of Laneway “A” that abuts the west side of the subject lands, as shown on Attachment #4, to be reduced from 15 m to 8 m to comply with City standards. The owner is proposing that the lands that are no longer required for laneway purposes form part of the subject lands, thereby increasing the frontage of Lot 330 from approximately 13 m to 20 m and rezoning these lands to facilitate one additional lot to permit a semi-detached dwelling (2 units) instead of one lot for a detached dwelling unit.

##### **Official Plan - Land Use Designation**

The subject lands are designated “Mid-Rise Residential” with a maximum permitted building height of 10-storeys and a maximum Floor Space Index (FSI) of 3.0 by Section 12.8 (Area Specific Policies) of Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010). The area specific policy of VOP 2010 permits semi-detached units in the “Mid-Rise Residential” designation on the subject lands. The application conforms to the Official Plan.

##### **Zoning**

The subject lands are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1376). The current zoning permits a single detached dwelling unit. The owner is proposing a semi-detached dwelling (2 units) on the subject lands shown on Attachment #3. The proposed use does not comply with Zoning By-law 1-88. Accordingly, a zoning by-law amendment is required to rezone the subject lands to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol “(H)” and subject to Exception 9(1376), together with the following site-specific exceptions to the zoning standards identified below:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 21, CW Report No. 18 – Page 3

Table 1

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376) Requirements</b>	<b>Proposed Exceptions to the RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376)</b>
a.	Minimum Lot Area	202 m <sup>2</sup>	198 m <sup>2</sup>
b.	Minimum Lot Depth	27 m	25 m
c.	Minimum Exterior Side Yard (West)	4.5 m	3.9 m
d.	Definition of a Semi- Detached Dwelling in a RS1 Residential Semi-Detached Zone One (Standard/Lot Accessed by a Lane)	Means a building containing two dwellings.	Means a building containing two dwellings, which may include a common foundation and be separate buildings above grade with a minimum separation distance of 1.2 m between the attached units.

The Planning Department has reviewed the proposed rezoning and site-specific exceptions to Zoning By-law 1-88 and provides the following comments:

i. Proposed Rezoning

The lands to the immediate south of the subject lands are zoned RSI Residential Semi-Detached Zone, as shown on Attachments #2, #3 and #4. The lands to the east are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and permits detached dwellings on 9 m frontage lots. The subject lands also form a corner lot abutting a laneway parallel to Huntington Road. In consideration of the above, the Planning Department is satisfied that the proposed rezoning of the property from RD4(H) to RSI(H) is compatible with the surrounding land uses and future built form. In addition, as servicing allocation is unavailable for the subject lands at this time, it is recommended that the lands be zoned with the Holding Symbol (H), which will be removed from the property upon servicing being allocated to the subject lands by Vaughan Council.

ii. Minimum Lot Area, Lot Depth and Exterior Side Yard (West)

The irregular lot configuration along the west lot line (exterior lot line) results in a deficiency of 4m<sup>2</sup> to the minimum lot area from 202 m<sup>2</sup> to 198 m<sup>2</sup>; a deficiency of 2 m to the minimum lot depth from 27 m to 25 m; and, a deficiency of 0.6 m to the exterior side yard from 4.5 m to 3.9 m in order to ensure that the laneway right-of-way of 8 m, in accordance with City standards, is provided. These exceptions to the Zoning By-law will only apply to two lots and will not impact on the surrounding development. Accordingly, the Planning Department can support these zoning exceptions.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

#### **Item 21, CW Report No. 18 – Page 4**

##### **iii. Definition of a Semi-Detached Dwelling**

The change in the definition of a semi-detached dwelling is requested for the purpose of capturing the proposed built form (i.e., one common foundation below-grade for two units instead of individual foundations with a common above-grade wall for two units).

Each dwelling unit will have the appearance of a separate dwelling above grade separated by a 1.2 m distance, and will have a common foundation instead of a common above-grade wall. This semi-detached dwelling form is currently permitted on other lands zoned RSI(H) Zone and subject to Exception 9(1376) in the Nashville Heights (Block 61) community, and in other developments in Vaughan. Accordingly, the Planning Department can support this zoning exception.

The proposed development must conform to and be consistent with the applicable Nashville Heights Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council. These modifications are considered minor in nature and maintain the intent of the original development proposal, and implementing Zoning By-law for the Nashville Community (Block 61). For the reasons discussed above, the Planning Department can support the proposed zoning exceptions.

##### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

##### **i. Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

##### **Regional Implications**

There are no Regional implications associated with the amendment to Zoning By-law 1-88.

##### **Conclusion**

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands and the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report for Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) shown on Attachment #3, are minor in nature and maintain the intent of the Official Plan and the Block 61 West Plan. The semi-detached unit will also be subject to the Nashville Heights Urban Design Guidelines and Architectural Design Guidelines. Accordingly, the Planning Department can support the approval of the Zoning By-law Amendment, in accordance with the recommendation in this report.

##### **Attachments**

1. Context Location Map
2. Location Map
3. Current Zoning (Subject Lands)
4. Proposed Zoning (Subject Lands)

##### **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.)

memorandum

C	<u>6</u>
Item #	<u>21</u>
Report No.	<u>18 (cw)</u>
Council - <u>May 6 / 14</u>	

Date: May 5, 2014

To: Mayor and Members of Council

From: Andrew Pearce, Director of Development/Transportation Engineering

Re: **Communication / Council Meeting of May 06, 2014**  
**Item 21, Report No. 18 - Committee of the Whole Meeting - April 29, 2014**

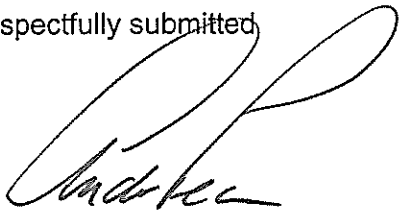
**Zoning By-law Amendment File Z.14.002**  
**Nashville Developments Inc.**  
**Ward 1 – Vicinity of Huntington Road and East's Corners Boulevard**

---

This communication is being provided in response to a request from a member of Committee for additional information on the design of the laneway (V62) that provides access to the property subject to the above referenced Zoning By-law Amendment file.

Based a review of the construction drawings for the laneway, staff can confirm the laneway has been designed to accommodate the turning movements of larger vehicles such as a garbage truck, fire truck and snow clearing/removal equipment as illustrated on Attachments 1 and 2.

Respectfully submitted,

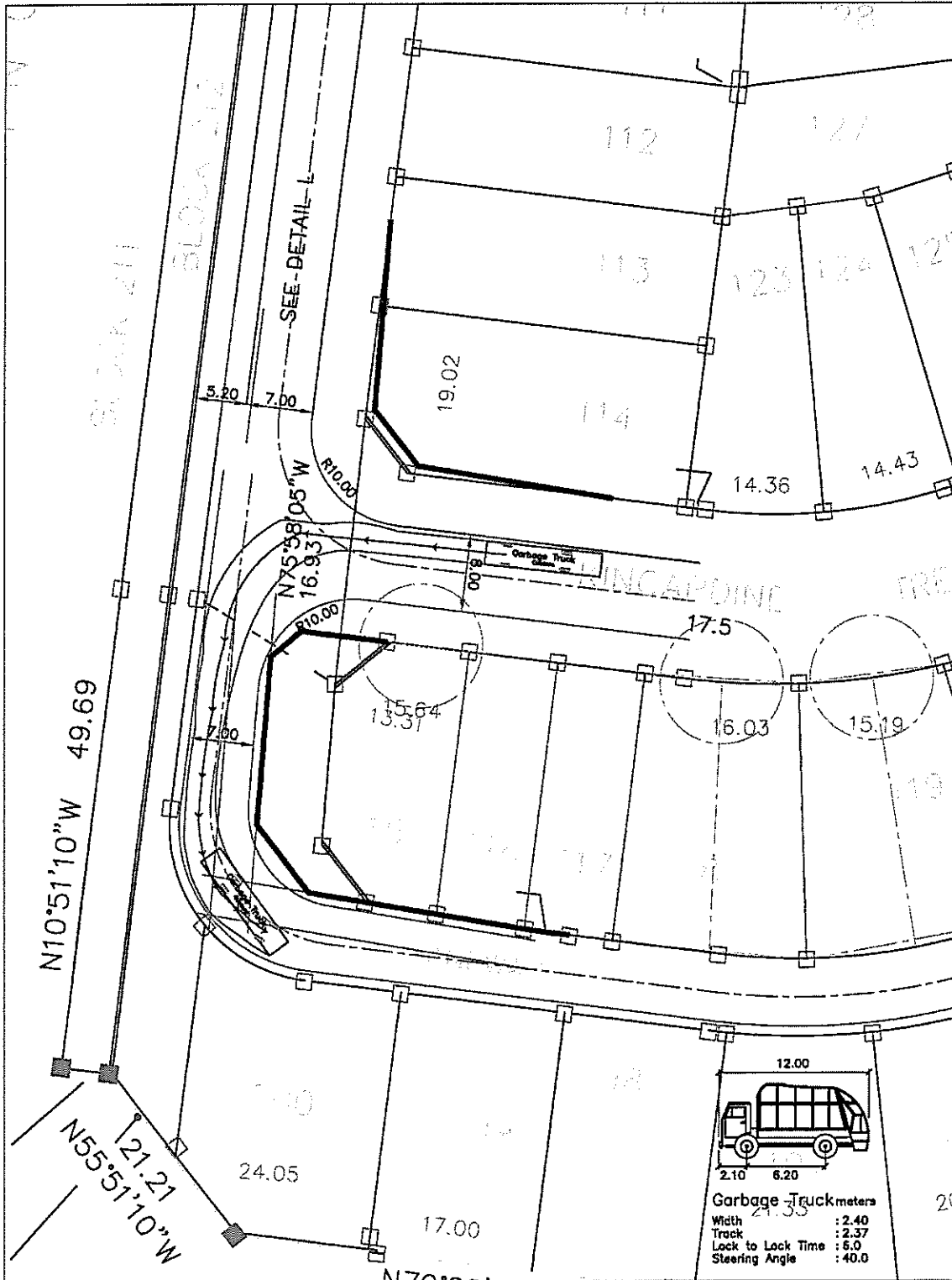


Andrew Pearce,  
Director of Development & Transportation Engineering

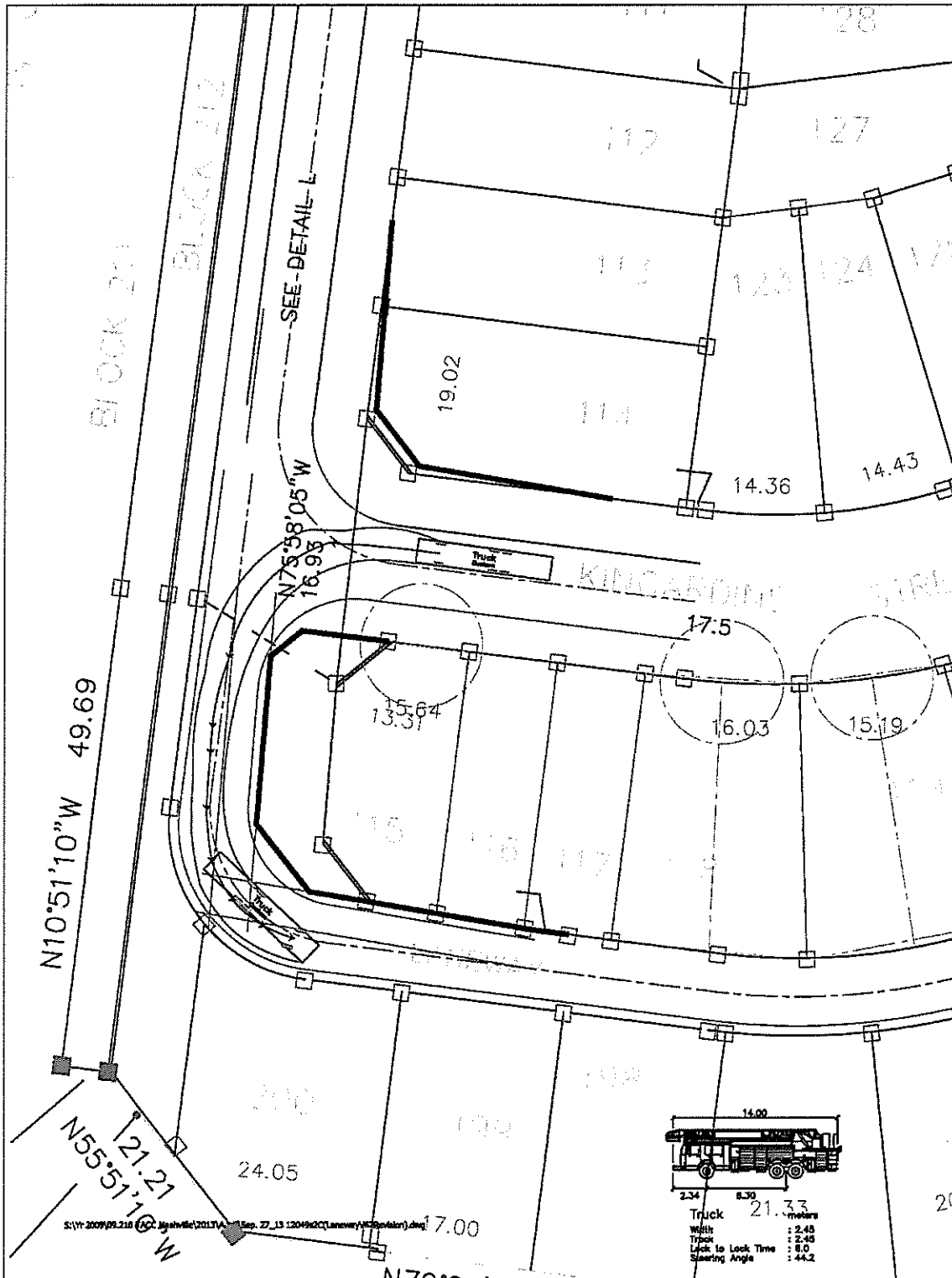
Attachments: 1 Garbage Truck Movement  
2 Fire Truck Movement

Copy: Barbara Cribbett, Interim City Manager  
Paul Jankowski, Commissioner of Engineering & Public Works  
John Mackenzie, Commissioner of Planning  
Grant Uyeyama, Director of Development Planning  
Jeffrey A. Abrams, City Clerk

# ATTACHMENT NO. 1



# ATTACHMENT NO. 2



## **COMMITTEE OF THE WHOLE APRIL 29, 2014**

### **ZONING BY-LAW AMENDMENT FILE Z.14.002**

### **NASHVILLE DEVELOPMENTS INC.**

### **WARD 1 - VICINITY OF HUNTINGTON RD. AND EAST'S CORNERS BOULEVARD**

#### **Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.002 (Nashville Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone subject lands (Lot 330) shown on Attachments #1 and #2, from RD4(H) Residential Detached Zone Four (single detached dwelling) with the Holding Symbol "(H)" and subject to Exception 9(1376) to RS1(H) Residential Semi-Detached Zone One (semi-detached dwellings) with the Holding Symbol "(H)" and subject to Exception 9(1376), in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.

#### **Contribution to Sustainability**

N/A

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. A Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the subject property. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014. As of April 7, 2014, no comments have been received by the Planning Department.

#### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.002 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands (Lot 330) from RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" and subject to Exception 9(1376), to RS1(H) Residential Semi-Detached Zone One (semi-detached dwellings) with the Holding Symbol "(H)" and subject to Exception 9(1376), to facilitate one additional lot for a semi-detached dwelling (2 units), together with the site-specific zoning exceptions identified in Table 1 of this report.

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

##### **Location**

The subject lands shown on Attachments #1 and #2 are located on the east side of Huntington Road and north of Major Mackenzie Drive, in Part of Lot 22, Concession 9, City of Vaughan. The



subject lands have a total lot area of 509.03 m<sup>2</sup> and frontage of 20.33 m. The surrounding land uses are shown on Attachment #2.

#### Plan of Subdivision – Detailed Design

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.10.031 and related Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) to rezone and facilitate a plan of subdivision consisting of between 1285 to 1581 detached, semi-detached, street townhouse and medium density residential units, an elementary school, park and valleylands/open space uses on approximately 87.92 ha that includes the subject lands, as shown on Attachment #3.

Through the detailed servicing design review process for Plan of Subdivision File 19T-10V004, the Vaughan Public Works Department required the width of Laneway “A” that abuts the west side of the subject lands, as shown on Attachment #4, to be reduced from 15 m to 8 m to comply with City standards. The owner is proposing that the lands that are no longer required for laneway purposes form part of the subject lands, thereby increasing the frontage of Lot 330 from approximately 13 m to 20 m and rezoning these lands to facilitate one additional lot to permit a semi-detached dwelling (2 units) instead of one lot for a detached dwelling unit.

#### Official Plan - Land Use Designation

The subject lands are designated “Mid-Rise Residential” with a maximum permitted building height of 10-storeys and a maximum Floor Space Index (FSI) of 3.0 by Section 12.8 (Area Specific Policies) of Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010). The area specific policy of VOP 2010 permits semi-detached units in the “Mid-Rise Residential” designation on the subject lands. The application conforms to the Official Plan.

#### Zoning

The subject lands are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1376). The current zoning permits a single detached dwelling unit. The owner is proposing a semi-detached dwelling (2 units) on the subject lands shown on Attachment #3. The proposed use does not comply with Zoning By-law 1-88. Accordingly, a zoning by-law amendment is required to rezone the subject lands to RS1(H) Residential Semi-Detached Zone One with the Holding Symbol “(H)” and subject to Exception 9(1376), together with the following site-specific exceptions to the zoning standards identified below:

Table 1

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376) Requirements</b>	<b>Proposed Exceptions to the RS1 Residential Semi- Detached Zone One, subject to Exception 9(1376)</b>
a.	Minimum Lot Area	202 m <sup>2</sup>	198 m <sup>2</sup>
b.	Minimum Lot Depth	27 m	25 m

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RS1 Residential Semi-Detached Zone One, subject to Exception 9(1376) Requirements</b>	<b>Proposed Exceptions to the RS1 Residential Semi-Detached Zone One, subject to Exception 9(1376)</b>
c.	Minimum Exterior Side Yard (West)	4.5 m	3.9 m
d.	Definition of a Semi-Detached Dwelling in a RS1 Residential Semi-Detached Zone One (Standard/Lot Accessed by a Lane)	Means a building containing two dwellings.	Means a building containing two dwellings, which may include a common foundation and be separate buildings above grade with a minimum separation distance of 1.2 m between the attached units.

The Planning Department has reviewed the proposed rezoning and site-specific exceptions to Zoning By-law 1-88 and provides the following comments:

i. Proposed Rezoning

The lands to the immediate south of the subject lands are zoned RS1 Residential Semi-Detached Zone, as shown on Attachments #2, #3 and #4. The lands to the east are zoned RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" and permits detached dwellings on 9 m frontage lots. The subject lands also form a corner lot abutting a laneway parallel to Huntington Road. In consideration of the above, the Planning Department is satisfied that the proposed rezoning of the property from RD4(H) to RS1(H) is compatible with the surrounding land uses and future built form. In addition, as servicing allocation is unavailable for the subject lands at this time, it is recommended that the lands be zoned with the Holding Symbol (H), which will be removed from the property upon servicing being allocated to the subject lands by Vaughan Council.

ii. Minimum Lot Area, Lot Depth and Exterior Side Yard (West)

The irregular lot configuration along the west lot line (exterior lot line) results in a deficiency of 4m<sup>2</sup> to the minimum lot area from 202 m<sup>2</sup> to 198 m<sup>2</sup>; a deficiency of 2 m to the minimum lot depth from 27 m to 25 m; and, a deficiency of 0.6 m to the exterior side yard from 4.5 m to 3.9 m in order to ensure that the laneway right-of-way of 8 m, in accordance with City standards, is provided. These exceptions to the Zoning By-law will only apply to two lots and will not impact on the surrounding development. Accordingly, the Planning Department can support these zoning exceptions.

iii. Definition of a Semi-Detached Dwelling

The change in the definition of a semi-detached dwelling is requested for the purpose of capturing the proposed built form (i.e., one common foundation below-grade for two units instead of individual foundations with a common above-grade wall for two units).

Each dwelling unit will have the appearance of a separate dwelling above grade separated by a 1.2 m distance, and will have a common foundation instead of a common above-grade wall. This

semi-detached dwelling form is currently permitted on other lands zoned RSI(H) Zone and subject to Exception 9(1376) in the Nashville Heights (Block 61) community, and in other developments in Vaughan. Accordingly, the Planning Department can support this zoning exception.

The proposed development must conform to and be consistent with the applicable Nashville Heights Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council. These modifications are considered minor in nature and maintain the intent of the original development proposal, and implementing Zoning By-law for the Nashville Community (Block 61). For the reasons discussed above, the Planning Department can support the proposed zoning exceptions.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

### **Regional Implications**

There are no Regional implications associated with the amendment to Zoning By-law 1-88.

### **Conclusion**

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands and the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report for Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) shown on Attachment #3, are minor in nature and maintain the intent of the Official Plan and the Block 61 West Plan. The semi-detached unit will also be subject to the Nashville Heights Urban Design Guidelines and Architectural Design Guidelines. Accordingly, the Planning Department can support the approval of the Zoning By-law Amendment, in accordance with the recommendation in this report.

### **Attachments**

1. Context Location Map
2. Location Map
3. Current Zoning (Subject Lands)
4. Proposed Zoning (Subject Lands)

### **Report prepared by:**

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

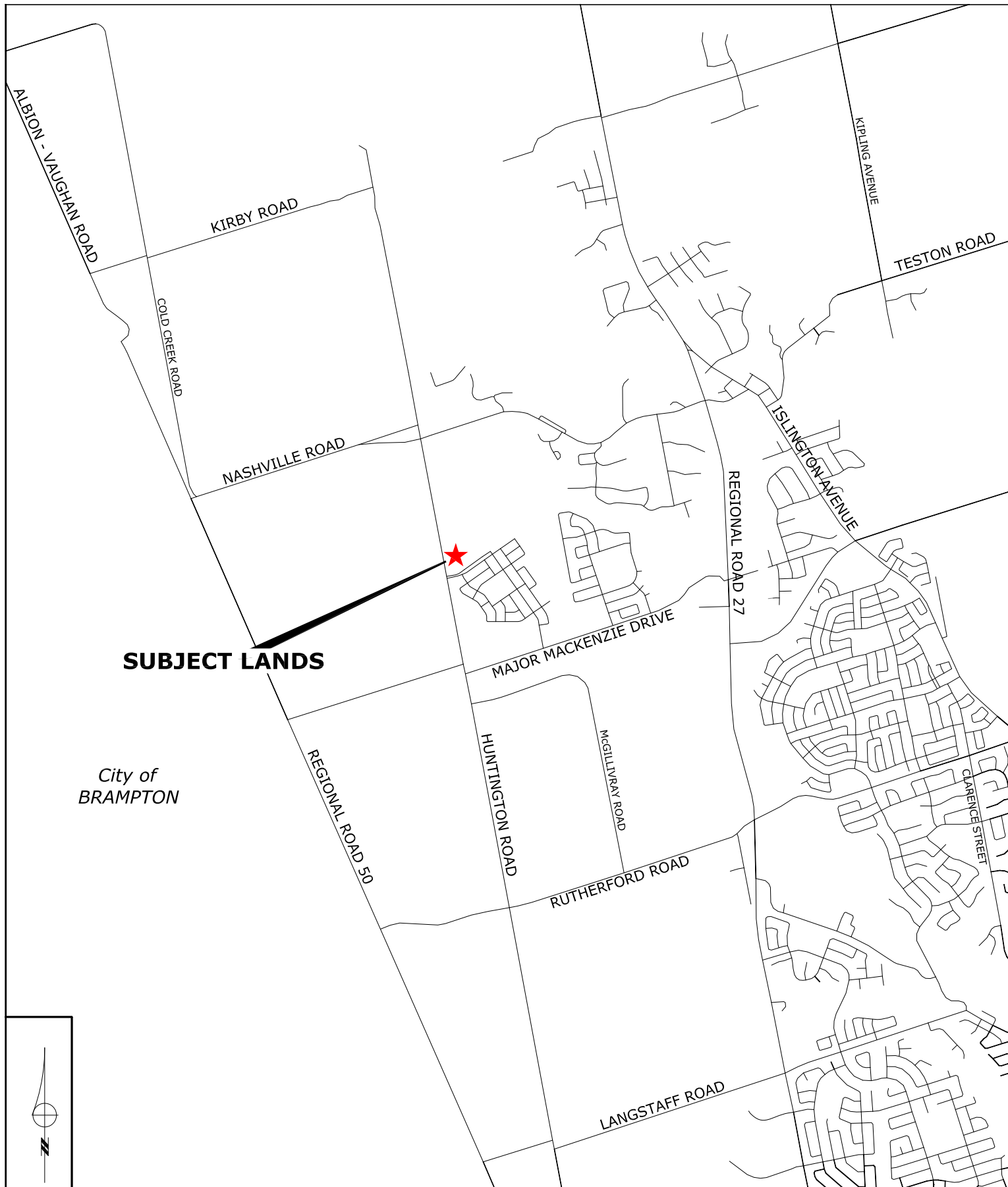
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

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

/LG

MAURO PEVERINI  
Manager of Development Planning



## Context Location Map

LOCATION:  
Part of Lot 22, Concession 9

APPLICANT:  
Nashville Developments Inc.

N:\DFT\1 ATTACHMENTS\Z\z.14.002.dwg

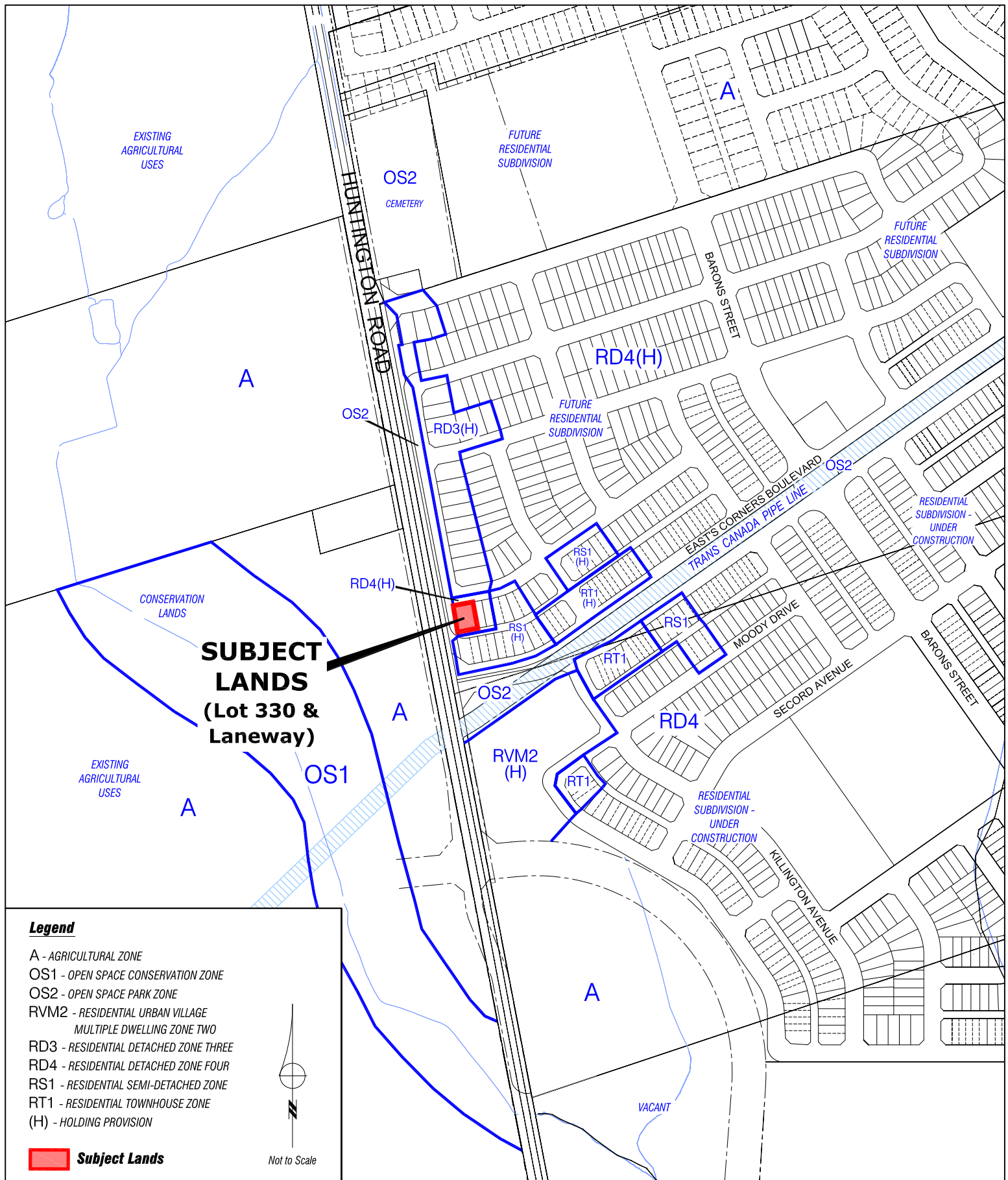


## Attachment

FILE: Z.14.002  
RELATED FILES:  
Z.10.031 & 19T-10V004

DATE: April 29, 2014

1



## Location Map

LOCATION:  
Part of Lot 22, Concession 9

APPLICANT:  
Nashville Developments Inc.

N:\DFT\1 ATTACHMENTS\Z\z.14.002.dwg

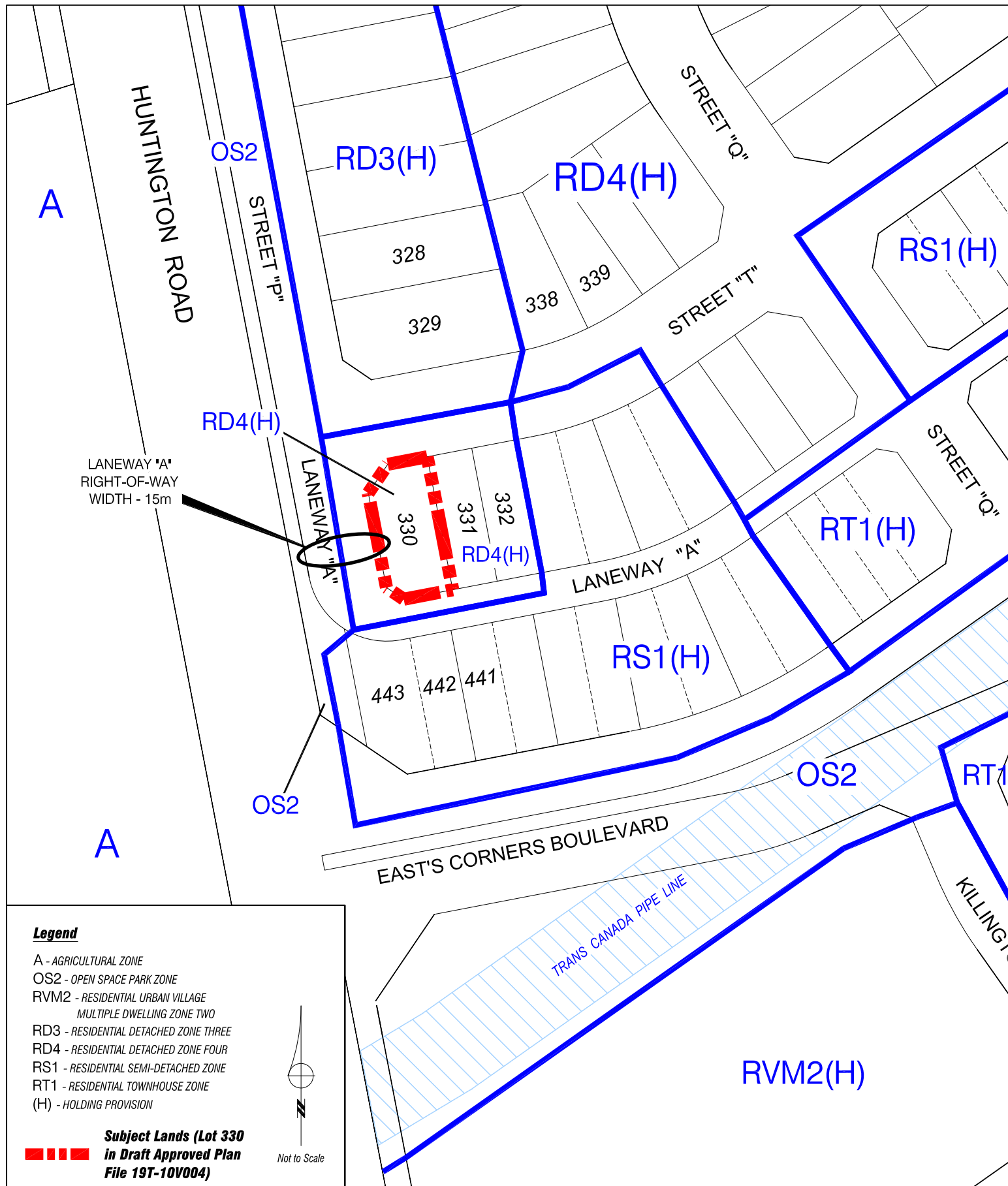


## Attachment

FILE: Z.14.002  
RELATED FILES:  
Z.10.031 & 19T-10V004

DATE: April 29, 2014

**2**



## Current Zoning (Subject Lands)

APPLICANT: Nashville Developments Inc. LOCATION: Part of Lot 22, Concession 9

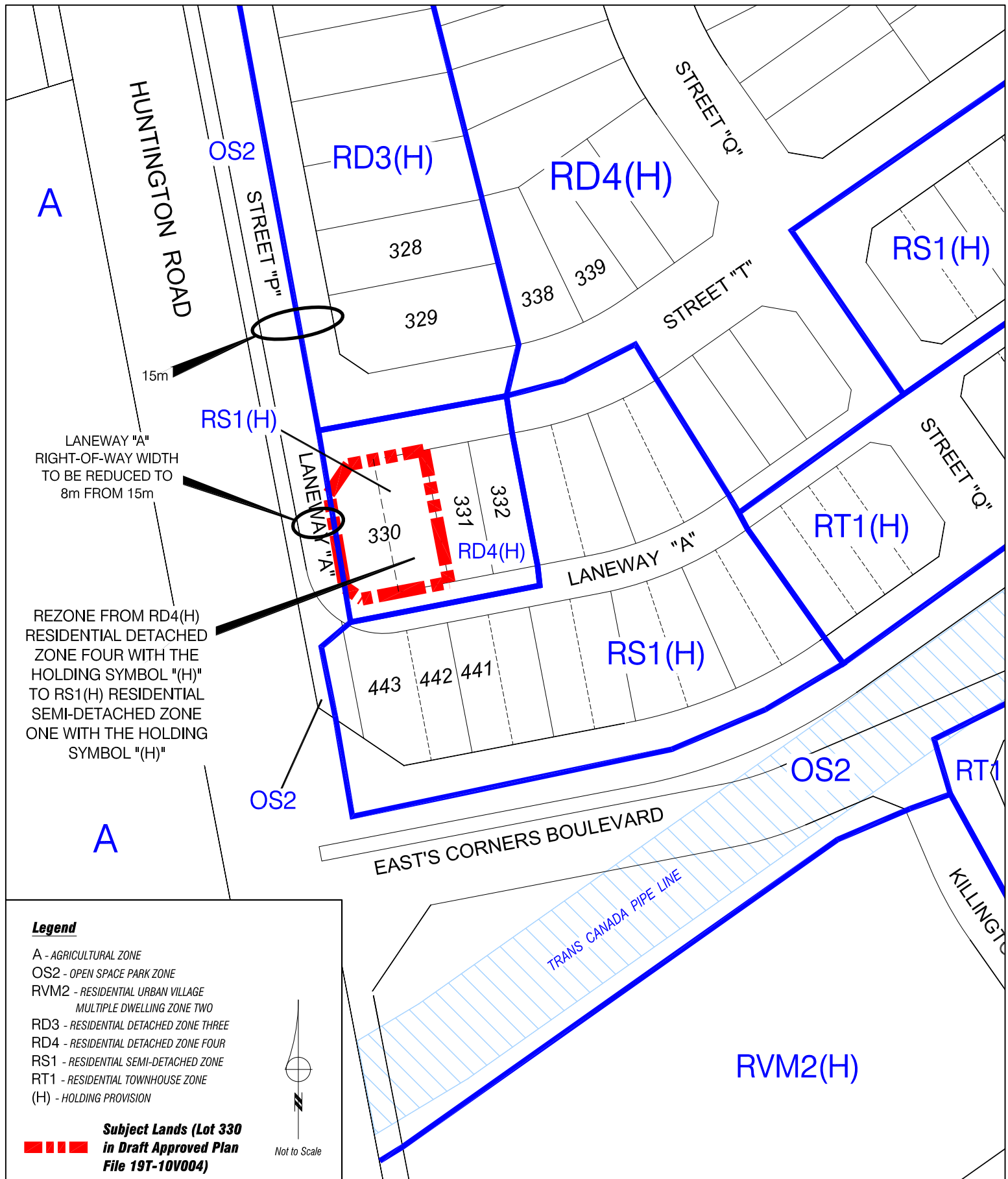


## Attachment

FILE: Z.14.002  
RELATED FILES:  
Z.10.031 & 19T-10V004

DATE: April 29, 2014

# 3



## Proposed Zoning (Subject Lands)

APPLICANT: Nashville Developments Inc. LOCATION: Part of Lot 22, Concession 9



## Attachment

FILE: Z.14.002  
RELATED FILES:  
Z.10.031 & 19T-10V004

DATE: April 29, 2014

4