

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

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The Committee of the Whole recommends:

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- v) the Owner shall satisfy all requirements of York Region; and
- vi) the Owner shall satisfy all requirements of Canada Post.
- b) the Site Plan Agreement shall include the following clauses:
 - i) the Owner shall submit to the City a certification letter from an Environmental Engineer confirming the proper removal of the existing septic bed on the subject lands in accordance with all applicable legislation;
 - ii) the Owner shall be responsible to finance and implement the sanitary system improvements in the Maple Heritage Conservation District (MHCD) based on the conclusions and recommendations of the City's Focus Area Core Wastewater Servicing Strategy Study to the satisfaction of the City of Vaughan;
 - iii) the Owner shall submit an application, either a Part Lot Control or a Consent to Sever, in order to create 4 freehold residential lots and an open space block to be conveyed into public ownership;
 - iv) the Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 4 additional replacement trees at a rate of \$550.00 per tree (total \$2,200.00) to the satisfaction of the Development Planning Department;
 - v) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - vi) The Owner shall agree to include in all Offers of Purchase and Sale a clause advising purchasers/tenants that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Ministry of the Environment and Climate Change's (MOECC) noise criteria tolerances;
 - vii) the dwelling has been fitted with a forced air heating system and the ducting was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of Environment and Climate Change (MOECC) noise criteria tolerances. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts and comply with criteria of MOECC publication NPC-300, Residential Air Conditioning Devices);
 - viii) purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the MOECC's noise criteria tolerances;

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- ix) the Owner shall agree to implement the stormwater management and erosion control measures as outlined in the drawings and stormwater management report to the satisfaction of the Toronto and Region Conservation Authority (TRCA); and
- x) the Owner shall agree to maintain the drainage facilities, including grading and infiltration trenches as approved and constructed to maintain infiltration and stormwater management for the subject lands, to the satisfaction of the TRCA.

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.14.055 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 4 residential units (14 persons equivalent).”

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community where citizens, business and visitors thrive

- Objective 4.1: To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- maintaining the hedge along Keele Street and the 2 silver maple trees located in the Regional right-of-way
- native and drought tolerant plant and tree species
- low flow water fixtures
- low volatile organic compounds (VOC) and paint
- energy efficient hot water tanks

Economic Impact

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

Communications Plan

On August 14, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

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The recommendation of the Committee of the Whole to receive the Public Hearing report of September 9, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 16, 2015.

On September 9, 2015, a Public Hearing was held for the subject applications on the previous development proposal for a 6 unit, 3-storey street townhouse block fronting onto Merino Road, as shown on Attachments #6 and #7. The following individuals appeared before the Committee at the Public Hearing:

- R. Lorello, Treelawn Boulevard
- B. Manolakos, Keele Street
- J. Manolakos, Keele Street
- M. Donato, Weller Crescent
- G. Barbieri, Campania Court
- L. Knight, Keele Street
- A. Orsini, Empress Road
- S. Ortino, Fifefield Drive
- E. Caria, Chair, Vellore Woods Ratepayers Association, Bunting Drive

The following individuals either submitted an email or signed a petition that included 31 signatures and was submitted as a Communication at the Public Hearing:

- F. Polera, Kelly Place
- Menna, Weller Crescent
- R. Stea, Weller Crescent
- B. Guttridge, Ryder Road
- E. Lombardo, Ryder Road
- M. and J. Muia, Ryder Road
- T. Raponi, Ryder Road
- J. D'Ettore, Ryder Road
- K. Sciortino, Lancer Drive
- C. Conte, Lancer Drive
- M. Francella, Lancer Drive
- G. Basgano, Lancer Drive
- M. Guerra, Weller Crescent
- A. Rafael, Weller Crescent
- G. and M. Scarcello, Malaren Road
- F. Cerminara, Malaren Road
- G. and N. Vat, Goodman Crescent
- G. and P. Little, Goodman Crescent
- S. Gomez, Goodman Crescent
- J. Millones, Goodman Crescent
- S. Strangio, Goodman Crescent
- E. Zappieri, Goodman Crescent
- M. Newman, Goodman Crescent
- T. and C. Iaccino, Goodman Crescent
- G. and M. Ham, Goodman Crescent
- M. Santorsola, Weller Crescent
- M. Donato, Weller Crescent

The following issues related to the previous townhouse proposal were identified in the petition and also raised at the Public Hearing on September 9, 2015. On December 20, 2016, the Owner

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revised their proposal from 6 street townhouse units to 4 semi-detached dwelling units to address the concerns summarized below:

a) Traffic, Congestion and Increase in Services

The proposed development will generate more traffic in the area and result in too many driveways on Merino Road. The multiple units will also generate additional waste and an increase in service maintenance resulting in more noise.

Response

The Transportation Division of the DEIP Department has reviewed the proposal and have indicated that as identified by the City's Traffic Impact Guidelines, a Traffic Impact Study (TIS) is not required for development proposals containing 4 units as it is anticipated that the number of trips generated by the development proposal would not have any significant impact on the surrounding road network. In addition, the applications were circulated to the York Region Community Planning and Development Services Department, as Keele Street is a Regional Road, who also advised that a TIS is not required.

Access for the proposed development consists of 2 driveways located onto Merino Road. The driveways have been paired to reduce the number of driveways from the previous concept which had 3 driveways.

Garbage pickup will be administered by the City from Merino Road, which is consistent with the current service delivery provided by the City in this neighbourhood.

b) Proposed Lot Area, Building Height and Setbacks

The proposed development exceeds the building height and minimum lot area permitted and does not meet the required front and rear setbacks.

Response

The proposed semi-detached units will front onto Merino Road and flank Keele Street. The proposed semi-detached units will be setback approximately 6 m from Merino Road and 9.2 m from the existing Keele Street right-of-way, which may be reduced to approximately 3 to 4.5 m after the York Region road widening. The proposed 9.5 m building height is in keeping with the surrounding R1V Old Village Residential Zone, which also limits the building height to 9.5 m.

The front and rear yard setback reductions are considered minor and serve to provide an alternate form of housing within an existing community that is permitted by VOP 2010.

c) Community Character and Official Plan Policies

The development is located within the Maple HCD, a gateway into Old Maple and located in an area characterized by large lots. Residents purchased homes here because of the large lots in the area. The proposed development is too large and should be aligned with the adjacent homes.

Response

The surrounding area includes a variety of land uses and built forms including mid-rise apartment buildings, 3-storey townhouses and single detached dwellings, as shown

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Attachment #2. The proposed built form is consistent with the land uses in the immediate area.

Section 9.2.2.1 of VOP 2010 permits the revised proposal for a semi-detached building form on the subject lands, which is discussed further in this report. Each semi-detached building is designed to appear as a single detached dwelling with a double car garage consistent with the scale and massing of existing Victorian and Edwardian brick houses in the Maple HCD.

Council on June 27, 2017, adopted the recommendation from the Development Planning Department, Urban Design and Cultural Heritage Division for the proposed new construction within the Maple HCD. The Heritage Vaughan Committee report identified that the new dwellings would front onto Merino Road, a street leading into the neighbouring subdivision which is newer and adjacent to the Maple HCD, and that the building style proposed is not out of character with the surrounding neighbourhood. In addition, should the applications be approved, the implementing zoning by-law restrict to maximum building height to 9.5 m, whereas the proposed R5 Residential Zone permits a building height of 11 m, to ensure consistency with the Maple HCD.

It is expected that the re-development of the subject lands with semi-detached dwellings, will not create adverse impacts on the neighbouring lands.

d) Low-Rise Study

Residents expressed concern that the Keele Street Interim Control By-law Review (By-law 120-2014) and Low-Rise Residential Designation Policy Review was stopped in June 2015 and expressed their desire to see them started up again.

Response:

The Guidelines for Infill Developments in Established Low-Rise Residential Neighbourhoods were adopted by Council on April 19, 2017, which is discussed further in this report. On April 19, 2017, Vaughan Council approved a report from the Deputy City Manager, Planning and Growth Management that recommended amendments to the Official Plan regarding infill development in established Low-Rise Residential neighbourhoods. The implementing Official Plan Amendment will be brought forward for Council's consideration at a future date.

On September 8, 2017, the Development Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence (including the signed petition) in regard to the files, or requested notification of future meetings.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.029 and Site Development File DA.14.055 to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from R1V Old Village Residential Zone to R5 Residential Zone together with the site-specific zoning exceptions in Table 1 of this report and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, to facilitate the development of 4 semi-detached dwellings as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to rezone the subject lands from R1V Old Village Residential Zone to R5 Residential Zone and OS1 Open Space Conservation Zone, together with site-specific zoning

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exceptions, to facilitate the development of 4 semi-detached dwelling units fronting onto Merino Road. The Development Planning Department supports the development proposal because it conforms to the Official Plan and is compatible and appropriate with the existing and planned surrounding land uses.

Location

The subject lands are located on the southwest corner of Keele Street and Merino Road and are known municipally as 9770 Keele Street. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Low-Rise Residential” and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010. The subject lands are located within the Village of Maple Heritage Conservation District (HCD) Plan and are subject to Section 12.2.1.1c “Heritage Conservation District” of VOP 2010 (Volume 2).

The “Low Rise Residential” designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, subject to the criteria set out in Sections 9.1.2.2, 9.2.2.1, 9.2.3.1 and 9.2.3.2 of VOP 2010.

Sections 9.2.2.1 and 9.2.3.1 of VOP 2010 permit semi-detached dwelling units and recognize that they are a Low-Rise Residential built form having a building height of up to three-storeys and generally fronting onto a public street. VOP 2010 states that new development (detached and semi-detached) in a Community Area with existing development shall respect and reinforce the scale, massing, setback and orientation of other similar built and approved building forms in the immediate area. Section 9.1.2.2 identifies the following criteria to be considered:

- i) the local pattern of lots, streets and blocks;
- ii) the size and configuration of lots;
- iii) the building type of nearby residential properties;
- iv) the heights and scale of nearby residential properties;
- v) the setback of buildings from the street; and
- vi) the pattern of rear and side yard setbacks.

Existing community areas are considered stable areas and are not intended to experience significant physical change, and are permitted limited intensification in the “Low Rise Residential” designation, subject to the policies of VOP 2010.

The westerly portion of the subject lands are designated “Natural Areas”. These lands have been staked by the Toronto and Region Conservation Authority (TRCA) in order to determine the development limits for the site. This portion of the property will be rezoned to an OS1 Open Space Conservation Zone and conveyed into public ownership, thereby implementing the policies of VOP 2010.

Since the initial submission of these applications in 2014, the Owner has reduced the number of units and the massing of the development to establish a built form that would be more compatible with VOP 2010. Originally, the Owner submitted an Official Plan Amendment File OP.14.008 to amend the policies of VOP 2010 respecting the design and compatibility criteria for new development within lands identified as “Community Areas” to permit a townhouse development, shown on Attachments #6 and #7. In consideration of the development proposal being amended

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and reduced from a 6-unit townhouse to 2 semi-detached dwellings containing 4 units, it was determined by staff that the revised proposal was consistent with VOP 2010 and the Official Plan Amendment application was no longer required.

Urban Design Guidelines and Draft Amendment(s) to VOP 2010 for Infill Developments in Established Low-Rise Residential Neighbourhoods

On October 20, 2015, Council adopted a motion to undertake a review of the “Low-Rise Residential” designation policies in VOP 2010, including but not limited to, matters such as:

- i) the ability to ensure compatibility of new development with the character, form and function of existing surrounding areas;
- ii) ensuring appropriate built form and site organization; and
- iii) ensuring context sensitive approaches that respond to unique areas such as heritage districts and older established neighbourhoods.

Council considered an options report prepared by the Policy Planning and Environmental Sustainability Department on March 1, 2016, identifying design guidelines and possible policy amendments for the “Low-Rise Residential” designation contained in VOP 2010. On March 22, 2016, Vaughan Council received the “General Low-Rise Infill Guidelines” and the draft “Townhouse Infill Guidelines” set out in the report and recommended that they be distributed to stakeholders for comment.

On October 19, 2016, and April 19, 2017, Council approved the “Urban Design Guidelines for Infill Development in Established Low Rise Residential Neighbourhoods” and draft amendments to VOP 2010 policies for infill development within Low-Rise Residential Neighbourhoods. The implementing Official Plan Amendment is expected to be considered by Council at a future date. Together, the guidelines and policy amendments are intended to implement infill development within Vaughan’s established low-rise neighbourhoods in a manner that is compatible with the surrounding area and do not present an undue adverse impact on the neighbouring properties or alter the physical character of the larger residential area. The Guidelines and draft VOP 2010 amendments provide for limited intensification of infill development along arterial streets in Low-Rise Residential neighbourhoods in the form of semi-detached and townhouse units, subject to design elements.

Based on the current policies of VOP 2010, and the Council adopted Urban Design Guidelines, staff consider the proposed semi-detached dwellings to be a compatible building type. It is unlikely the proposed development would alter the physical character of the larger residential area because the development proposal is located along an arterial road with access provided from an internal street. Accordingly, this reaffirms the Development Planning Department’s opinion that the proposed development conforms to the policies of VOP 2010, and is compatible with the area context.

Zoning

The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which permits only single detached dwellings on lots with a minimum lot frontage of 30 m and a lot area of 845 m². In order to facilitate the semi-detached development shown on Attachment #3, an amendment to Zoning By-law 1-88 is required. The Owner is proposing to rezone the subject lands to R5 Residential Zone and OS1 Open Space Conservation Zone and permit the following site-specific exceptions:

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Table 1:

	Zoning By-law 1-88 Standard	Zoning By-law 1-88 R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone
a.	Minimum Lot Frontage (Merino Road)	7.5 m	7.3 m (Unit 1) 7.2 m (Units 2 & 3)
b.	Minimum Lot Area	225 m ² per unit	166 m ² (Units 1, 2 & 3) 220 m ² (Unit 4)
c.	Minimum Front Yard Setback to the Garage	6.4 m	6.3 m (Unit 1) 6 m (Unit 2) 6.1 m (Units 3 & 4)
d.	Minimum Front Yard Setback	4.5 m	- 3 m (Unit 4 to the site triangle) - 0.6 m (Unit 4 to the covered and unenclosed porch)
e.	Minimum Rear Yard Setback	7.5 m	6 m
f.	Minimum Exterior Yard Setback (Keele Street)	4.5 m	- 3 m - 1.7 m (site triangle) - 0.6 m (covered and unenclosed porch)

The proposed building orientation and setbacks result in a compact street-related built form that is encouraged by VOP 2010 and consistent with the Maple HCD. Zoning By-law 1-88 permits a maximum building height of 11 m in an R5 Residential Zone, however the implementing Zoning By-law will restrict the maximum height to 9.5 m to meet the requirements of the Maple HCD Plan.

The proposed zoning exceptions are considered minor in nature, and would facilitate the proposed development in a manner that would not adversely impact the surrounding neighbourhood. Accordingly, the Development Planning Department supports the proposed zoning exceptions to the R5 Residential Zone.

Lot Division

The Owner will be required to submit either a Part Lot Control or a Consent to Sever application, in order to create 4 freehold residential lots and an open space block to be conveyed into public ownership. A clause to this effect is included in the recommendation of this report.

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Site Plan Review

The subject lands are currently developed with a 1-storey detached dwelling with a driveway onto Merino Road. The Owner is proposing to develop the property with 2 semi-detached dwellings having a total of 4 dwelling units fronting onto Merino Road, as shown on Attachments #3 to #5. The westerly portion of the subject site is proposed to be rezoned to OS1 Open Space Conservation Zone and will be conveyed into public ownership.

The building elevations shown on Attachment #5 will be constructed to a maximum building height of 9.5 m in order to meet the Maple HCD height requirement. Even though the proposed building will be 3-storeys in height, it will be designed to appear as a 2 ½ storey detached dwelling consistent with the scale and massing of other existing Victorian and Edwardian dwellings in the Maple HCD. The building materials will consist of red brick with buff yellow brick accents and the units will reflect traditional building forms to be consistent with the surrounding neighbourhood.

The Owner is proposing to preserve five of the 10 existing trees, including two mature Silver Maples and the existing juniper hedge abutting Keele Street. The portion of the lands to be conveyed into public ownership, and to be zoned OS1 Open Space Conservation Zone, will include edge restoration with native species along the watercourse and the planting of new deciduous trees and shrubs as shown on Attachment #4. It is noted that the hedge and two of the Silver Maple trees to be preserved lie within the Keele Street right-of-way, and therefore, could be impacted by a future widening of Keele Street.

In accordance with the City's "Tree Replacement Requirements", the proposal requires 10 replacement trees to be planted on the site, of which only 6 trees have been proposed on a portion of the subject site. To meet the City's requirement, a cash-in-lieu payment for the remaining 4 replacement trees is required at a rate of \$550.00 per tree (total \$2,200.00). A provision to this effect will be included in the implementing Site Plan Agreement.

The final site plan, building elevations, landscape plan and details must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Heritage Vaughan

The subject lands are located within the Village of Maple HCD. The demolition of the existing detached dwelling and the development proposal was considered by the Heritage Vaughan Committee ("Committee") on May 17, 2017. The Committee recommended that the City Clerk, on behalf of the Committee, forward the staff report without recommendation for Council's consideration. Vaughan Council on June 27, 2017, approved the staff report recommending the demolition of the existing detached dwelling, subject to the following conditions:

- a) the submitted Landscape Plan be revised to include one additional ornamental deciduous tree, which is to be planted within the east side yard along Keele Street;
- b) any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage; and
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirement currently under review or to be submitted in the future by the Owner as it relates to the subject application.

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The Owner has advised that the additional ornamental tree will be planted, as shown on Attachment #4. The final landscape plan shall be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department are generally satisfied with the proposed development, subject to the following:

a) Development Agreement

The Owner shall enter into a Development Agreement with the City of Vaughan to facilitate the installation of the sanitary sewer and fire hydrant on Merino Road and any other items the City deems necessary. A condition to this effect is included in the recommendation of this report.

b) Environmental Engineering Division

The following environmental condition shall be included in the Site Plan Agreement:

- i) The Owner will submit to the City a certification letter from an Environmental Engineer confirming the proper removal of the existing septic bed on the subject lands in accordance with applicable legislation.

ii) Engineering Planning and Studies

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Servicing capacity for the subject development is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development is recommended for Council approval:

"THAT Site Development File DA.14.055 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 4 residential units (14 persons equivalent)."

iii) Sanitary Servicing

The City is currently undertaking a Focus Area Core Wastewater Servicing Strategy Study ("Study") for the MHCD. The purpose of the Study is to identify necessary upgrades that are required to facilitate potential development in the Maple HCD that conforms to VOP 2010. Accordingly, the Owner shall be responsible to finance their proportionate share and implement the necessary sanitary system improvements in the Maple HCD based on the conclusions and recommendations of the City's Focus Area Core Wastewater Servicing Strategy Study to the satisfaction of the City of Vaughan. A clause to this effect will be included in the Site Plan Agreement.

iv) Storm Servicing

The subject lands are located within a Toronto and Region Conservation Authority (TRCA) regulated area and floodplain, therefore, TRCA approval is required.

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v) Noise Feasibility Study

The Noise Feasibility Study submitted in support of the applications reflects the previous proposal (Attachments #6 and #7). The Owner is required to update the report for the modified development proposal containing 4 units and provide the relevant warning clauses. A clause to this effect will be included in the Site Plan Agreement.

Office of the City Solicitor, Real Estate Department

The Real Estate Department, has confirmed that a cash-in-lieu of parkland dedication is required in accordance with the City's Cash-in-Lieu Policy. A clause to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The western portion of the subject site will be rezoned to OS1 Open Space Conservation Zone (Attachment #3) and will be deeded to the TRCA, should the applications be approved. The TRCA is satisfied with the 10m setback (buffer) from the dripline and regulatory floodplain. In addition, appropriate buffer plantings are proposed to ensure a net ecological benefit for the adjacent natural feature (Attachments #3 and #4). The Owner shall ensure that all restoration and planting plans are followed to minimize the disturbance of the proposed buffers.

The Owner is required to implement the stormwater management and erosion control measures as outlined in the drawings and Stormwater Management Report and maintain the drainage facilities including grading and infiltration trenches as approved and constructed, in order to maintain infiltration and stormwater management for the site to the satisfaction of the TRCA.

The TRCA have no objection to the development proposal, subject to the issuance of a TRCA permit as required by Ontario Regulation 166/06. The Owner shall satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

Canada Post

Canada Post has no objection to the proposed development subject to the Owner satisfying their requirements respecting a community mailbox. A condition to this effect is included in the recommendation of this report.

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

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable City.

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the development applications and have indicated that they have no issues with the proposed development in principle. However, they have advised that the design drawings need to be revised to show all existing utilities and the Regional watermain on Keele Street, that will be crossed by the proposed sanitary connection. The Owner must also convey a road widening and a site triangle along Keele Street to York Region.

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Conclusion

Zoning By-law Amendment File Z.14.029 and Site Development File DA.14.055 have been reviewed in consideration of the policies of VOP 2010, the requirements of the Maple Heritage Conservation District Plan and Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed 4 semi-detached dwelling units are permitted by VOP 2010 and satisfies the requirements of the Maple HCD Plan. The Development Planning Department is satisfied that the development proposal fronting onto Merino Road, is appropriate and compatible with the planned uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Zoning
4. Landscape Plan
5. Elevation Plan
6. Previous Proposed Site Plan and Zoning
7. Previous Rendered Elevation

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.)

COMMITTEE OF THE WHOLE SEPTEMBER 19, 2017

**ZONING BY-LAW AMENDMENT FILE Z.14.029
SITE DEVELOPMENT FILE DA.14.055
CENTREVILLE HOMES (MERINO) INC.
WARD 1 - VICINITY OF KEELE STREET AND MERINO ROAD**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.14.029 (Centreville Homes (Merino) Inc.) BE APPROVED, to rezone the subject lands from R1V Old Village Residential Zone to R5 Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Site Development File DA.14.055 (Centreville Homes (Merino) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2, with 4 semi-detached dwelling units as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations and landscape plan and details;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing and grading plan, noise feasibility study and stormwater management report;
 - iii) the Owner shall enter into a Development Agreement with the DEIP Department to facilitate the installation of a sanitary sewer and fire hydrant on Merino Road;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of York Region; and
 - vi) the Owner shall satisfy all requirements of Canada Post.
 - b) the Site Plan Agreement shall include the following clauses:
 - i) the Owner shall submit to the City a certification letter from an Environmental Engineer confirming the proper removal of the existing septic bed on the subject lands in accordance with all applicable legislation;
 - ii) the Owner shall be responsible to finance and implement the sanitary system improvements in the Maple Heritage Conservation District (MHCD) based on the conclusions and recommendations of the City's Focus Area Core Wastewater Servicing Strategy Study to the satisfaction of the City of Vaughan;

- iii) the Owner shall submit an application, either a Part Lot Control or a Consent to Sever, in order to create 4 freehold residential lots and an open space block to be conveyed into public ownership;
- iv) the Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 4 additional replacement trees at a rate of \$550.00 per tree (total \$2,200.00) to the satisfaction of the Development Planning Department;
- v) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment;
- vi) The Owner shall agree to include in all Offers of Purchase and Sale a clause advising purchasers/tenants that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Ministry of the Environment and Climate Change's (MOECC) noise criteria tolerances;
- vii) the dwelling has been fitted with a forced air heating system and the ducting was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of Environment and Climate Change (MOECC) noise criteria tolerances. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts and comply with criteria of MOECC publication NPC-300, Residential Air Conditioning Devices);
- viii) purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the MOECC's noise criteria tolerances;
- ix) the Owner shall agree to implement the stormwater management and erosion control measures as outlined in the drawings and stormwater management report to the satisfaction of the Toronto and Region Conservation Authority (TRCA); and
- x) the Owner shall agree to maintain the drainage facilities, including grading and infiltration trenches as approved and constructed to maintain infiltration and stormwater management for the subject lands, to the satisfaction of the TRCA.

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Development File DA.14.055 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 4 residential units (14 persons equivalent)."

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community where citizens, business and visitors thrive

- Objective 4.1: To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- maintaining the hedge along Keele Street and the 2 silver maple trees located in the Regional right-of-way
- native and drought tolerant plant and tree species
- low flow water fixtures
- low volatile organic compounds (VOC) and paint
- energy efficient hot water tanks

Economic Impact

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

Communications Plan

On August 14, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

The recommendation of the Committee of the Whole to receive the Public Hearing report of September 9, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 16, 2015.

On September 9, 2015, a Public Hearing was held for the subject applications on the previous development proposal for a 6 unit, 3-storey street townhouse block fronting onto Merino Road, as shown on Attachments #6 and #7. The following individuals appeared before the Committee at the Public Hearing:

- R. Lorello, Treelawn Boulevard
- B. Manolakos, Keele Street
- J. Manolakos, Keele Street
- M. Donato, Weller Crescent
- G. Barbieri, Campania Court
- L. Knight, Keele Street

- A. Orsini, Empress Road
- S. Ortino, Fifefield Drive
- E. Caria, Chair, Vellore Woods Ratepayers Association, Bunting Drive

The following individuals either submitted an email or signed a petition that included 31 signatures and was submitted as a Communication at the Public Hearing:

- F. Polera, Kelly Place
- Menna, Weller Crescent
- R. Stea, Weller Crescent
- B. Guttridge, Ryder Road
- E. Lombardo, Ryder Road
- M. and J. Muia, Ryder Road
- T. Raponi, Ryder Road
- J. D'Ettore, Ryder Road
- K. Sciortino, Lancer Drive
- C. Conte, Lancer Drive
- M. Francella, Lancer Drive
- G. Basgano, Lancer Drive
- M. Guerra, Weller Crescent
- A. Rafael, Weller Crescent
- G. and M. Scarcello, Malaren Road
- F. Cerminara, Malaren Road
- G. and N. Vat, Goodman Crescent
- G. and P. Little, Goodman Crescent
- S. Gomez, Goodman Crescent
- J. Millones, Goodman Crescent
- S. Strangio, Goodman Crescent
- E. Zappieri, Goodman Crescent
- M. Newman, Goodman Crescent
- T. and C. Iaccino, Goodman Crescent
- G. and M. Ham, Goodman Crescent
- M. Santorsola, Weller Crescent
- M. Donato, Weller Crescent

The following issues related to the previous townhouse proposal were identified in the petition and also raised at the Public Hearing on September 9, 2015. On December 20, 2016, the Owner revised their proposal from 6 street townhouse units to 4 semi-detached dwelling units to address the concerns summarized below:

a) Traffic, Congestion and Increase in Services

The proposed development will generate more traffic in the area and result in too many driveways on Merino Road. The multiple units will also generate additional waste and an increase in service maintenance resulting in more noise.

Response

The Transportation Division of the DEIP Department has reviewed the proposal and have indicated that as identified by the City's Traffic Impact Guidelines, a Traffic Impact Study (TIS) is not required for development proposals containing 4 units as it is anticipated that the number of trips generated by the development proposal would not have any significant impact on the surrounding road network. In addition, the applications were circulated to the York Region

Community Planning and Development Services Department, as Keele Street is a Regional Road, who also advised that a TIS is not required.

Access for the proposed development consists of 2 driveways located onto Merino Road. The driveways have been paired to reduce the number of driveways from the previous concept which had 3 driveways.

Garbage pickup will be administered by the City from Merino Road, which is consistent with the current service delivery provided by the City in this neighbourhood.

b) Proposed Lot Area, Building Height and Setbacks

The proposed development exceeds the building height and minimum lot area permitted and does not meet the required front and rear setbacks.

Response

The proposed semi-detached units will front onto Merino Road and flank Keele Street. The proposed semi-detached units will be setback approximately 6 m from Merino Road and 9.2 m from the existing Keele Street right-of-way, which may be reduced to approximately 3 to 4.5 m after the York Region road widening. The proposed 9.5 m building height is in keeping with the surrounding R1V Old Village Residential Zone, which also limits the building height to 9.5 m.

The front and rear yard setback reductions are considered minor and serve to provide an alternate form of housing within an existing community that is permitted by VOP 2010.

c) Community Character and Official Plan Policies

The development is located within the Maple HCD, a gateway into Old Maple and located in an area characterized by large lots. Residents purchased homes here because of the large lots in the area. The proposed development is too large and should be aligned with the adjacent homes.

Response

The surrounding area includes a variety of land uses and built forms including mid-rise apartment buildings, 3-storey townhouses and single detached dwellings, as shown Attachment #2. The proposed built form is consistent with the land uses in the immediate area.

Section 9.2.2.1 of VOP 2010 permits the revised proposal for a semi-detached building form on the subject lands, which is discussed further in this report. Each semi-detached building is designed to appear as a single detached dwelling with a double car garage consistent with the scale and massing of existing Victorian and Edwardian brick houses in the Maple HCD.

Council on June 27, 2017, adopted the recommendation from the Development Planning Department, Urban Design and Cultural Heritage Division for the proposed new construction within the Maple HCD. The Heritage Vaughan Committee report identified that the new dwellings would front onto Merino Road, a street leading into the neighbouring subdivision which is newer and adjacent to the Maple HCD, and that the building style proposed is not out of character with the surrounding neighbourhood. In addition, should the applications be approved, the implementing zoning by-law restrict to maximum building height to 9.5 m, whereas the proposed R5 Residential Zone permits a building height of 11 m, to ensure consistency with the Maple HCD.

It is expected that the re-development of the subject lands with semi-detached dwellings, will not create adverse impacts on the neighbouring lands.

d) Low-Rise Study

Residents expressed concern that the Keele Street Interim Control By-law Review (By-law 120-2014) and Low-Rise Residential Designation Policy Review was stopped in June 2015 and expressed their desire to see them started up again.

Response:

The Guidelines for Infill Developments in Established Low-Rise Residential Neighbourhoods were adopted by Council on April 19, 2017, which is discussed further in this report. On April 19, 2017, Vaughan Council approved a report from the Deputy City Manager, Planning and Growth Management that recommended amendments to the Official Plan regarding infill development in established Low-Rise Residential neighbourhoods. The implementing Official Plan Amendment will be brought forward for Council's consideration at a future date.

On September 8, 2017, the Development Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence (including the signed petition) in regard to the files, or requested notification of future meetings.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.029 and Site Development File DA.14.055 to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from R1V Old Village Residential Zone to R5 Residential Zone together with the site-specific zoning exceptions in Table 1 of this report and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, to facilitate the development of 4 semi-detached dwellings as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to rezone the subject lands from R1V Old Village Residential Zone to R5 Residential Zone and OS1 Open Space Conservation Zone, together with site-specific zoning exceptions, to facilitate the development of 4 semi-detached dwelling units fronting onto Merino Road. The Development Planning Department supports the development proposal because it conforms to the Official Plan and is compatible and appropriate with the existing and planned surrounding land uses.

Location

The subject lands are located on the southwest corner of Keele Street and Merino Road and are known municipally as 9770 Keele Street. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low-Rise Residential" and "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010. The subject lands are located within the Village of Maple Heritage Conservation District (HCD) Plan and are subject to Section 12.2.1.1c "Heritage Conservation District" of VOP 2010 (Volume 2).

The “Low Rise Residential” designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, subject to the criteria set out in Sections 9.1.2.2, 9.2.2.1, 9.2.3.1 and 9.2.3.2 of VOP 2010.

Sections 9.2.2.1 and 9.2.3.1 of VOP 2010 permit semi-detached dwelling units and recognize that they are a Low-Rise Residential built form having a building height of up to three-storeys and generally fronting onto a public street. VOP 2010 states that new development (detached and semi-detached) in a Community Area with existing development shall respect and reinforce the scale, massing, setback and orientation of other similar built and approved building forms in the immediate area. Section 9.1.2.2 identifies the following criteria to be considered:

- i) the local pattern of lots, streets and blocks;
- ii) the size and configuration of lots;
- iii) the building type of nearby residential properties;
- iv) the heights and scale of nearby residential properties;
- v) the setback of buildings from the street; and
- vi) the pattern of rear and side yard setbacks.

Existing community areas are considered stable areas and are not intended to experience significant physical change, and are permitted limited intensification in the “Low Rise Residential” designation, subject to the policies of VOP 2010.

The westerly portion of the subject lands are designated “Natural Areas”. These lands have been staked by the Toronto and Region Conservation Authority (TRCA) in order to determine the development limits for the site. This portion of the property will be rezoned to an OS1 Open Space Conservation Zone and conveyed into public ownership, thereby implementing the policies of VOP 2010.

Since the initial submission of these applications in 2014, the Owner has reduced the number of units and the massing of the development to establish a built form that would be more compatible with VOP 2010. Originally, the Owner submitted an Official Plan Amendment File OP.14.008 to amend the policies of VOP 2010 respecting the design and compatibility criteria for new development within lands identified as “Community Areas” to permit a townhouse development, shown on Attachments #6 and #7. In consideration of the development proposal being amended and reduced from a 6-unit townhouse to 2 semi-detached dwellings containing 4 units, it was determined by staff that the revised proposal was consistent with VOP 2010 and the Official Plan Amendment application was no longer required.

Urban Design Guidelines and Draft Amendment(s) to VOP 2010 for Infill Developments in Established Low-Rise Residential Neighbourhoods

On October 20, 2015, Council adopted a motion to undertake a review of the “Low-Rise Residential” designation policies in VOP 2010, including but not limited to, matters such as:

- i) the ability to ensure compatibility of new development with the character, form and function of existing surrounding areas;
- ii) ensuring appropriate built form and site organization; and
- iii) ensuring context sensitive approaches that respond to unique areas such as heritage districts and older established neighbourhoods.

Council considered an options report prepared by the Policy Planning and Environmental Sustainability Department on March 1, 2016, identifying design guidelines and possible policy amendments for the “Low-Rise Residential” designation contained in VOP 2010. On March 22, 2016, Vaughan Council received the “General Low-Rise Infill Guidelines” and the draft “Townhouse

Infill Guidelines” set out in the report and recommended that they be distributed to stakeholders for comment.

On October 19, 2016, and April 19, 2017, Council approved the “Urban Design Guidelines for Infill Development in Established Low Rise Residential Neighbourhoods” and draft amendments to VOP 2010 policies for infill development within Low-Rise Residential Neighbourhoods. The implementing Official Plan Amendment is expected to be considered by Council at a future date. Together, the guidelines and policy amendments are intended to implement infill development within Vaughan’s established low-rise neighbourhoods in a manner that is compatible with the surrounding area and do not present an undue adverse impact on the neighbouring properties or alter the physical character of the larger residential area. The Guidelines and draft VOP 2010 amendments provide for limited intensification of infill development along arterial streets in Low-Rise Residential neighbourhoods in the form of semi-detached and townhouse units, subject to design elements.

Based on the current policies of VOP 2010, and the Council adopted Urban Design Guidelines, staff consider the proposed semi-detached dwellings to be a compatible building type. It is unlikely the proposed development would alter the physical character of the larger residential area because the development proposal is located along an arterial road with access provided from an internal street. Accordingly, this reaffirms the Development Planning Department’s opinion that the proposed development conforms to the policies of VOP 2010, and is compatible with the area context.

Zoning

The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which permits only single detached dwellings on lots with a minimum lot frontage of 30 m and a lot area of 845 m². In order to facilitate the semi-detached development shown on Attachment #3, an amendment to Zoning By-law 1-88 is required. The Owner is proposing to rezone the subject lands to R5 Residential Zone and OS1 Open Space Conservation Zone and permit the following site-specific exceptions:

Table 1:

	Zoning By-law 1-88 Standard	Zoning By-law 1-88 R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone
a.	Minimum Lot Frontage (Merino Road)	7.5 m	7.3 m (Unit 1) 7.2 m (Units 2 & 3)
b.	Minimum Lot Area	225 m ² per unit	166 m ² (Units 1, 2 & 3) 220 m ² (Unit 4)
c.	Minimum Front Yard Setback to the Garage	6.4 m	6.3 m (Unit 1) 6 m (Unit 2) 6.1 m (Units 3 & 4)
d.	Minimum Front Yard Setback	4.5 m	- 3 m (Unit 4 to the site triangle)

	Zoning By-law 1-88 Standard	Zoning By-law 1-88 R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone
			- 0.6 m (Unit 4 to the covered and unenclosed porch)
e.	Minimum Rear Yard Setback	7.5 m	6 m
f.	Minimum Exterior Yard Setback (Keele Street)	4.5 m	<ul style="list-style-type: none"> - 3 m - 1.7 m (site triangle) - 0.6 m (covered and unenclosed porch)

The proposed building orientation and setbacks result in a compact street-related built form that is encouraged by VOP 2010 and consistent with the Maple HCD. Zoning By-law 1-88 permits a maximum building height of 11 m in an R5 Residential Zone, however the implementing Zoning By-law will restrict the maximum height to 9.5 m to meet the requirements of the Maple HCD Plan.

The proposed zoning exceptions are considered minor in nature, and would facilitate the proposed development in a manner that would not adversely impact the surrounding neighbourhood. Accordingly, the Development Planning Department supports the proposed zoning exceptions to the R5 Residential Zone.

Lot Division

The Owner will be required to submit either a Part Lot Control or a Consent to Sever application, in order to create 4 freehold residential lots and an open space block to be conveyed into public ownership. A clause to this effect is included in the recommendation of this report.

Site Plan Review

The subject lands are currently developed with a 1-storey detached dwelling with a driveway onto Merino Road. The Owner is proposing to develop the property with 2 semi-detached dwellings having a total of 4 dwelling units fronting onto Merino Road, as shown on Attachments #3 to #5. The westerly portion of the subject site is proposed to be rezoned to OS1 Open Space Conservation Zone and will be conveyed into public ownership.

The building elevations shown on Attachment #5 will be constructed to a maximum building height of 9.5 m in order to meet the Maple HCD height requirement. Even though the proposed building will be 3-storeys in height, it will be designed to appear as a 2 ½ storey detached dwelling consistent with the scale and massing of other existing Victorian and Edwardian dwellings in the Maple HCD. The building materials will consist of red brick with buff yellow brick accents and the units will reflect traditional building forms to be consistent with the surrounding neighbourhood.

The Owner is proposing to preserve five of the 10 existing trees, including two mature Silver Maples and the existing juniper hedge abutting Keele Street. The portion of the lands to be conveyed into public ownership, and to be zoned OS1 Open Space Conservation Zone, will include edge restoration with native species along the watercourse and the planting of new deciduous trees and shrubs as shown on Attachment #4. It is noted that the hedge and two of the Silver Maple trees

to be preserved lie within the Keele Street right-of-way, and therefore, could be impacted by a future widening of Keele Street.

In accordance with the City's "Tree Replacement Requirements", the proposal requires 10 replacement trees to be planted on the site, of which only 6 trees have been proposed on a portion of the subject site. To meet the City's requirement, a cash-in-lieu payment for the remaining 4 replacement trees is required at a rate of \$550.00 per tree (total \$2,200.00). A provision to this effect will be included in the implementing Site Plan Agreement.

The final site plan, building elevations, landscape plan and details must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Heritage Vaughan

The subject lands are located within the Village of Maple HCD. The demolition of the existing detached dwelling and the development proposal was considered by the Heritage Vaughan Committee ("Committee") on May 17, 2017. The Committee recommended that the City Clerk, on behalf of the Committee, forward the staff report without recommendation for Council's consideration. Vaughan Council on June 27, 2017, approved the staff report recommending the demolition of the existing detached dwelling, subject to the following conditions:

- a) the submitted Landscape Plan be revised to include one additional ornamental deciduous tree, which is to be planted within the east side yard along Keele Street;
- b) any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage; and
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirement currently under review or to be submitted in the future by the Owner as it relates to the subject application.

The Owner has advised that the additional ornamental tree will be planted, as shown on Attachment #4. The final landscape plan shall be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department are generally satisfied with the proposed development, subject to the following:

a) Development Agreement

The Owner shall enter into a Development Agreement with the City of Vaughan to facilitate the installation of the sanitary sewer and fire hydrant on Merino Road and any other items the City deems necessary. A condition to this effect is included in the recommendation of this report.

b) Environmental Engineering Division

The following environmental condition shall be included in the Site Plan Agreement:

- i) The Owner will submit to the City a certification letter from an Environmental Engineer confirming the proper removal of the existing septic bed on the subject lands in accordance with applicable legislation.

ii) Engineering Planning and Studies

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Servicing capacity for the subject development is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development is recommended for Council approval:

"THAT Site Development File DA.14.055 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 4 residential units (14 persons equivalent)."

iii) Sanitary Servicing

The City is currently undertaking a Focus Area Core Wastewater Servicing Strategy Study ("Study") for the MHCD. The purpose of the Study is to identify necessary upgrades that are required to facilitate potential development in the Maple HCD that conforms to VOP 2010. Accordingly, the Owner shall be responsible to finance their proportionate share and implement the necessary sanitary system improvements in the Maple HCD based on the conclusions and recommendations of the City's Focus Area Core Wastewater Servicing Strategy Study to the satisfaction of the City of Vaughan. A clause to this effect will be included in the Site Plan Agreement.

iv) Storm Servicing

The subject lands are located within a Toronto and Region Conservation Authority (TRCA) regulated area and floodplain, therefore, TRCA approval is required.

v) Noise Feasibility Study

The Noise Feasibility Study submitted in support of the applications reflects the previous proposal (Attachments #6 and #7). The Owner is required to update the report for the modified development proposal containing 4 units and provide the relevant warning clauses. A clause to this effect will be included in the Site Plan Agreement.

Office of the City Solicitor, Real Estate Department

The Real Estate Department, has confirmed that a cash-in-lieu of parkland dedication is required in accordance with the City's Cash-in-Lieu Policy. A clause to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The western portion of the subject site will be rezoned to OS1 Open Space Conservation Zone (Attachment #3) and will be deeded to the TRCA, should the applications be approved. The TRCA is satisfied with the 10m setback (buffer) from the dripline and regulatory floodplain. In addition, appropriate buffer plantings are proposed to ensure a net ecological benefit for the adjacent natural feature (Attachments #3 and #4). The Owner shall ensure that all restoration and planting plans are followed to minimize the disturbance of the proposed buffers.

The Owner is required to implement the stormwater management and erosion control measures as outlined in the drawings and Stormwater Management Report and maintain the drainage facilities including grading and infiltration trenches as approved and constructed, in order to maintain infiltration and stormwater management for the site to the satisfaction of the TRCA.

The TRCA have no objection to the development proposal, subject to the issuance of a TRCA permit as required by Ontario Regulation 166/06. The Owner shall satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

Canada Post

Canada Post has no objection to the proposed development subject to the Owner satisfying their requirements respecting a community mailbox. A condition to this effect is included in the recommendation of this report.

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

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable City.

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the development applications and have indicated that they have no issues with the proposed development in principle. However, they have advised that the design drawings need to be revised to show all existing utilities and the Regional watermain on Keele Street, that will be crossed by the proposed sanitary connection. The Owner must also convey a road widening and a site triangle along Keele Street to York Region.

Conclusion

Zoning By-law Amendment File Z.14.029 and Site Development File DA.14.055 have been reviewed in consideration of the policies of VOP 2010, the requirements of the Maple Heritage Conservation District Plan and Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed 4 semi-detached dwelling units are permitted by VOP 2010 and satisfies the requirements of the Maple HCD Plan. The Development Planning Department is satisfied that the development proposal fronting onto Merino Road, is appropriate and compatible with the planned uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Zoning
4. Landscape Plan
5. Elevation Plan
6. Previous Proposed Site Plan and Zoning
7. Previous Rendered Elevation

Report prepared by:

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

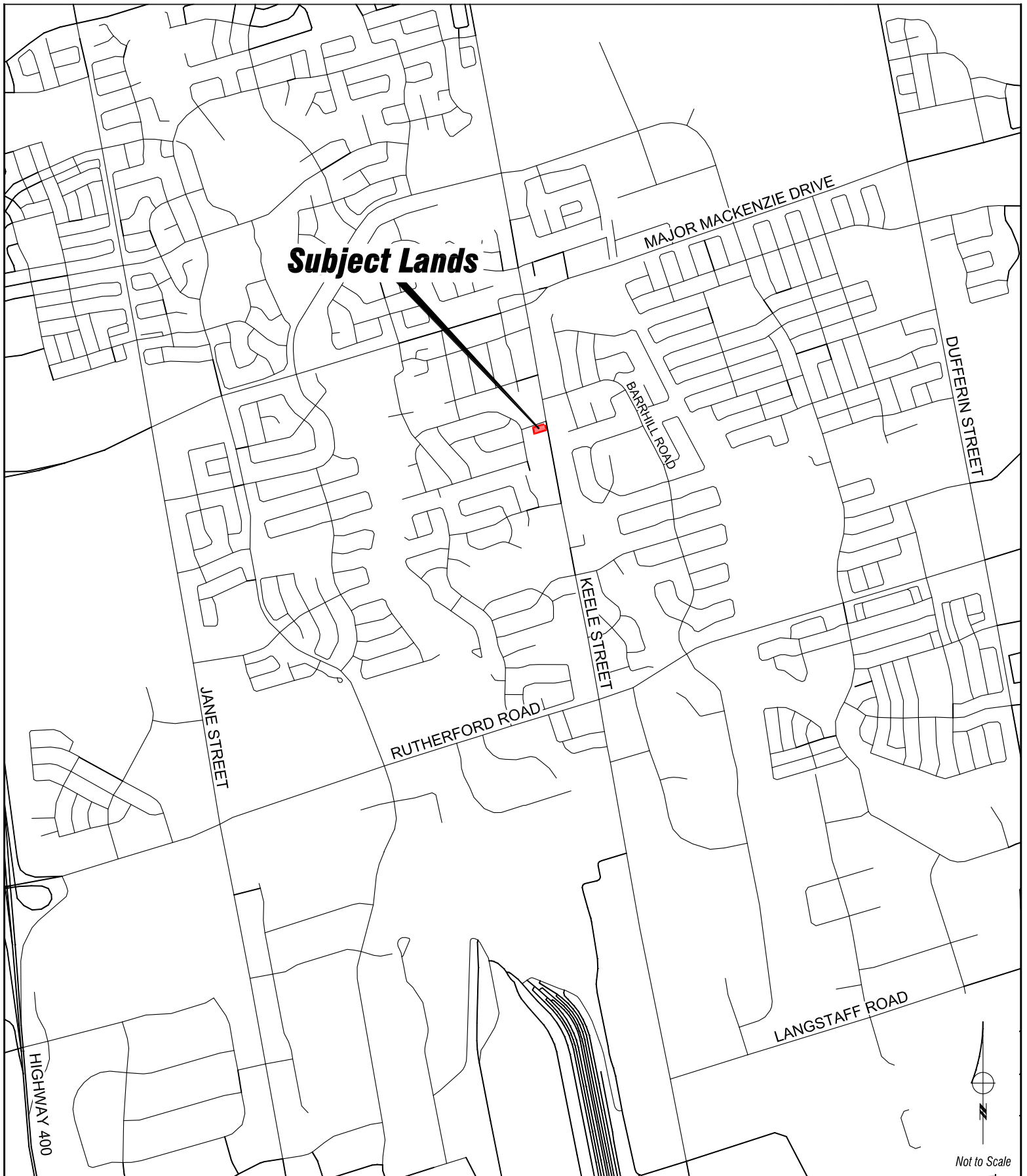
Respectfully submitted,

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 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

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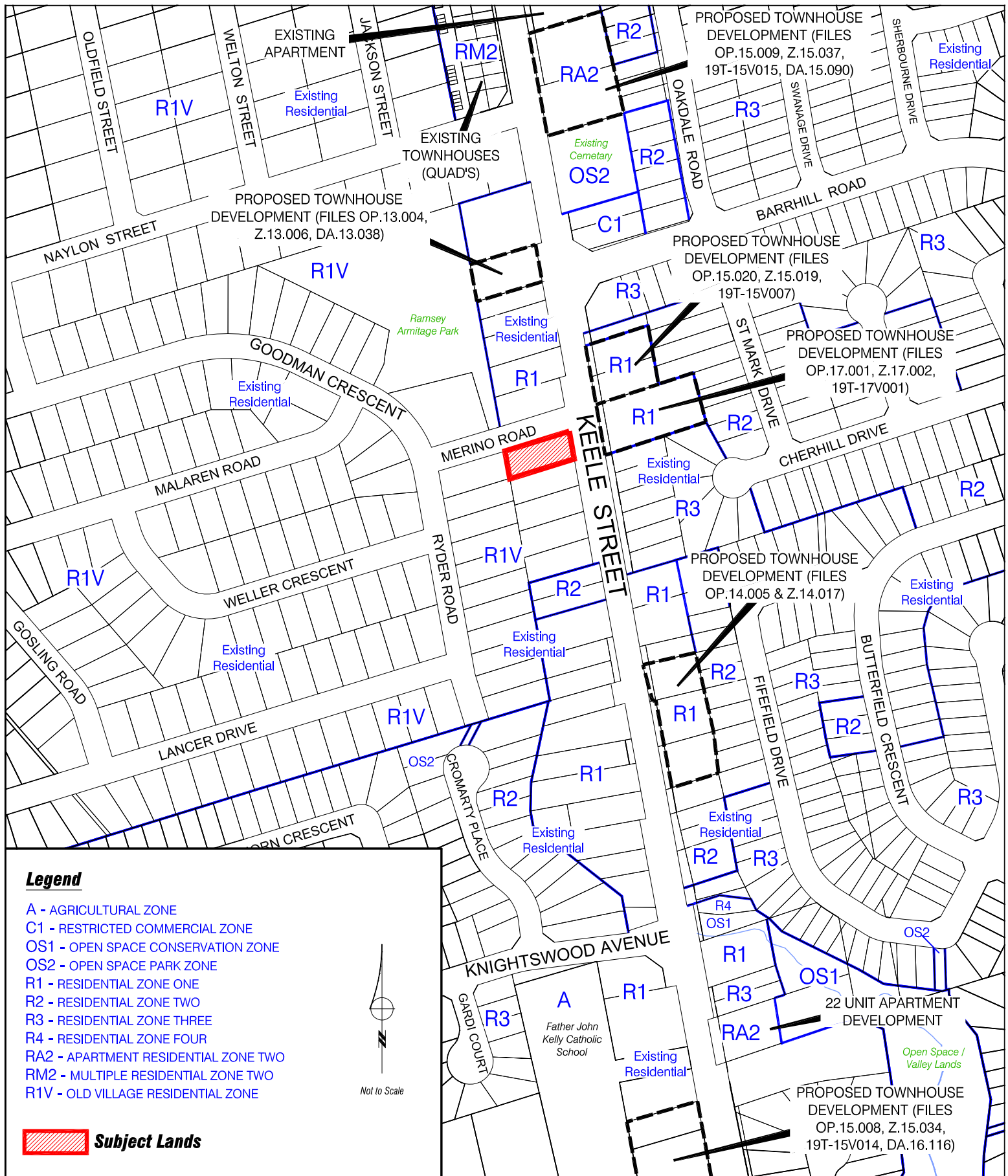


Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

1



Location Map

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

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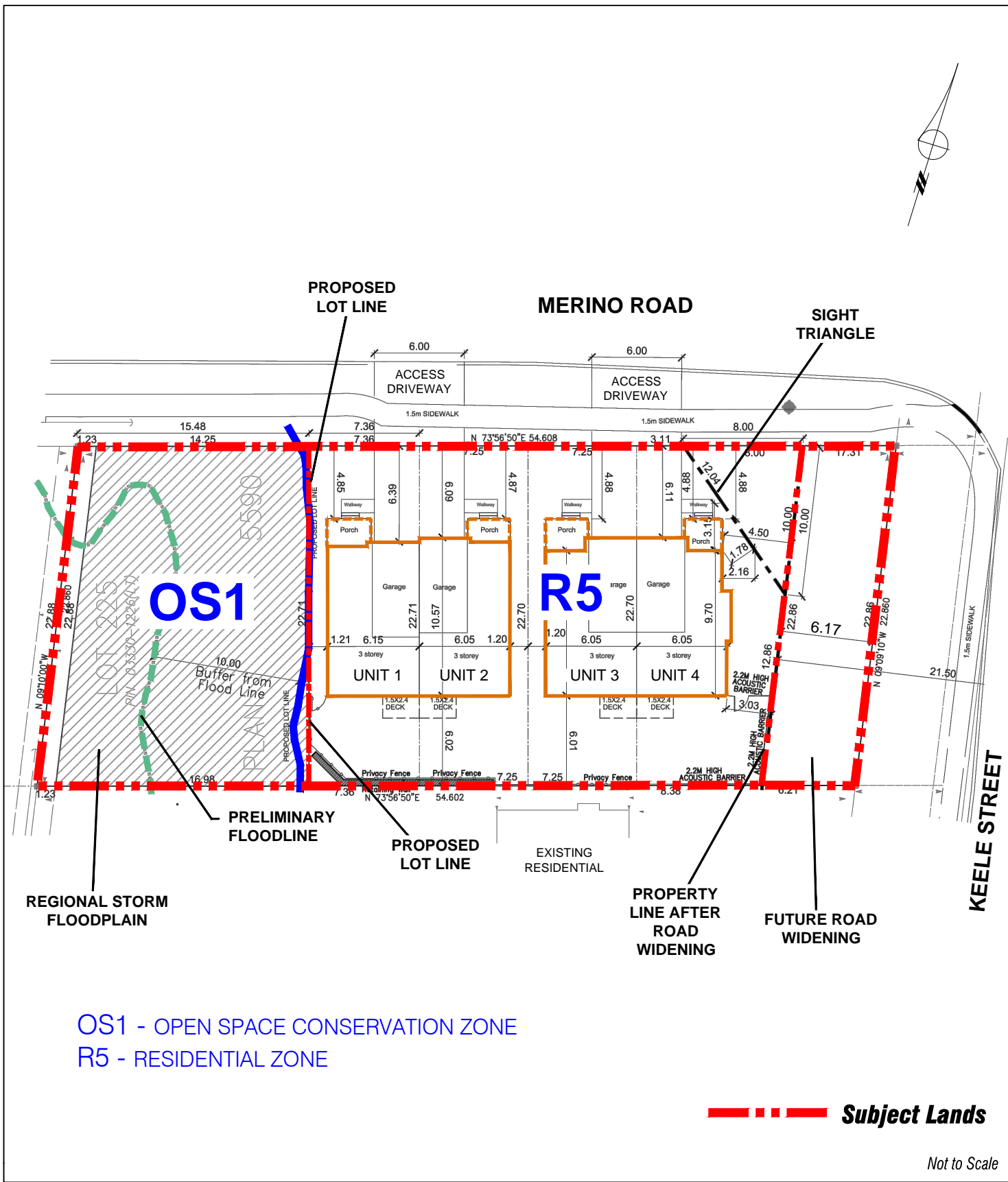


Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

2



Proposed Site Plan and Zoning

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

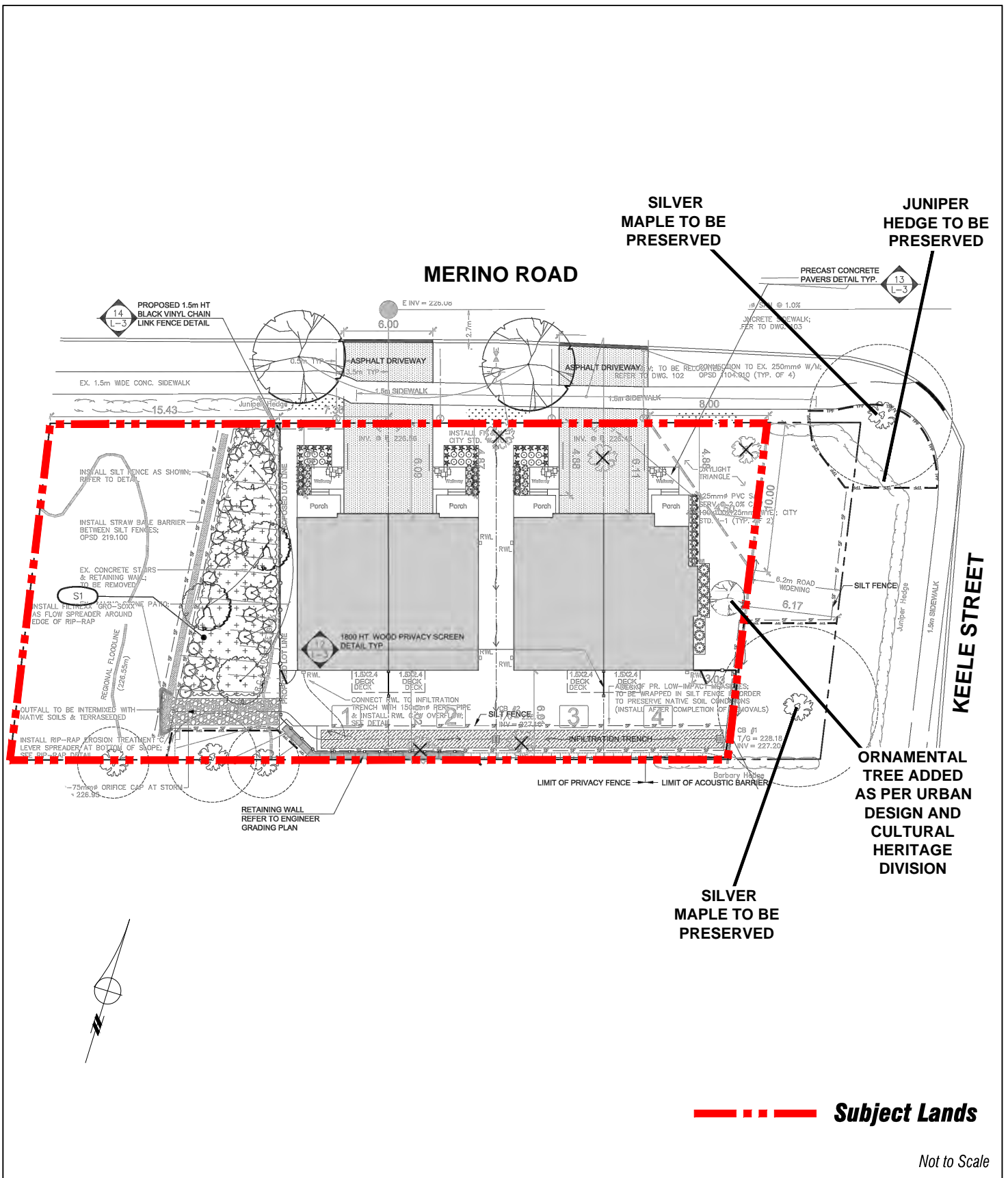


Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

3



Landscape Plan

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

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Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

4



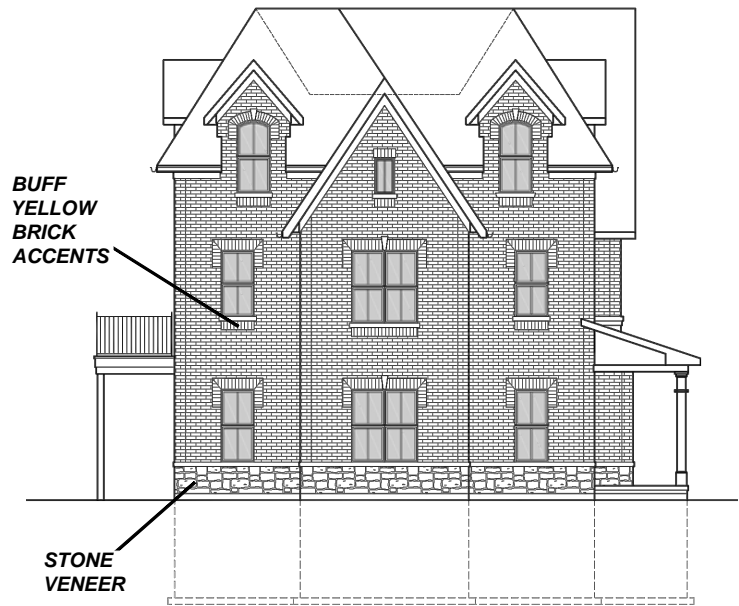
NORTH (FRONT) ELEVATION (FACING MERINO ROAD)
UNITS 1 & 2



NORTH (FRONT) ELEVATION (FACING MERINO ROAD)
UNITS 3 & 4 (CLOSEST TO KEELE STREET)



TYPICAL SOUTH (REAR) ELEVATION



EAST (FLANKAGE) ELEVATION (FACING KEELE STREET)
(UNIT 4)

Elevation Plan

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

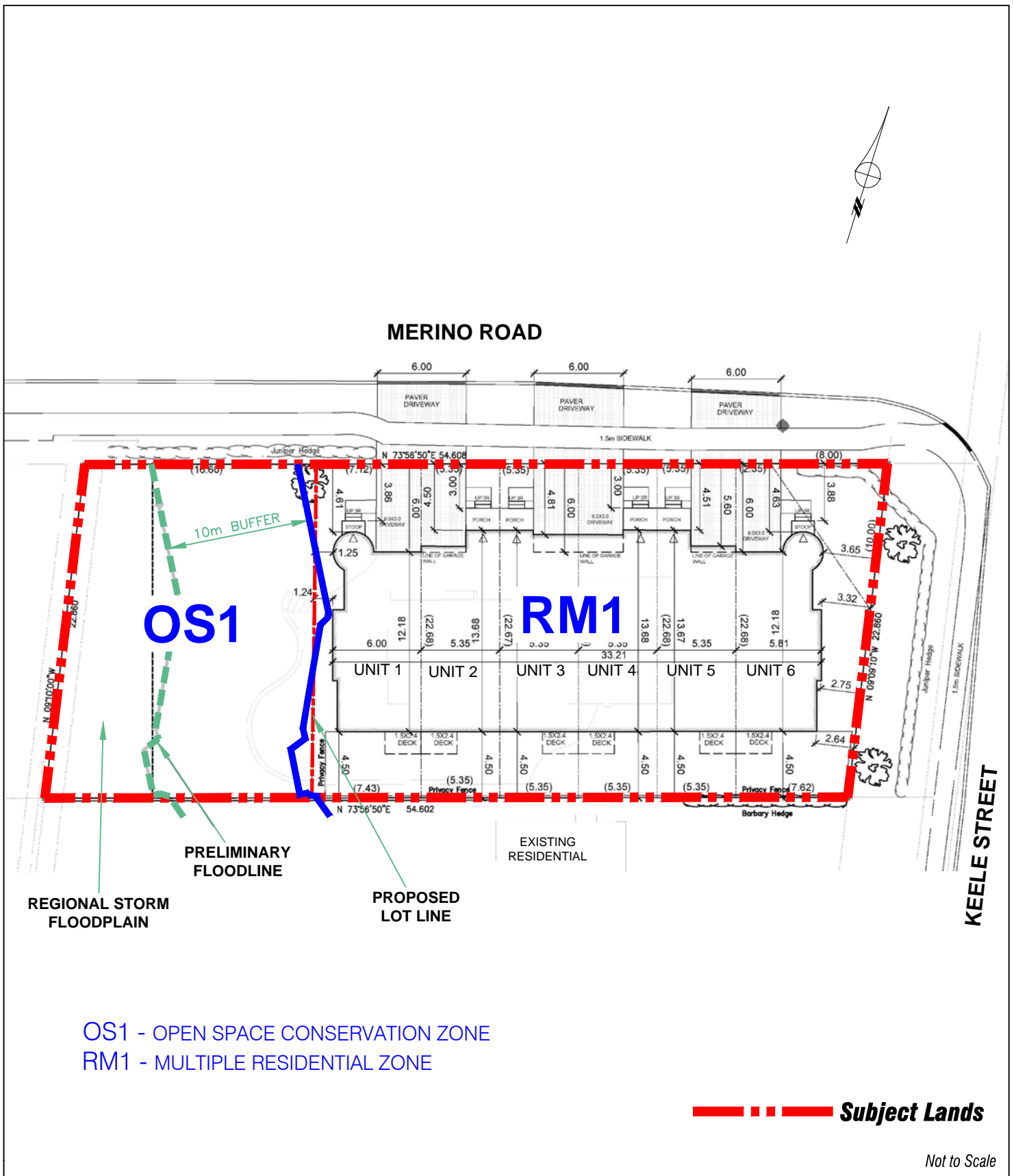


Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

5



Previous Proposed Site Plan and Zoning

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.



Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

6



NORTH ELEVATION (FACING MERINO ROAD)

Not to Scale

Previous Rendered Elevation

APPLICANT: Centreville
Homes (Merino) Inc. LOCATION: Part of
Lot 19, Concession 4

N:\GIS_Archive\Attachments\DA\da.14.05Setal.dwg



Attachment

FILES: Z.14.029 &
DA.14.055

DATE:
September 19, 2017

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