

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 47, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

47

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
ZONING BY-LAW AMENDMENT FILE Z.10.031
NASHVILLE DEVELOPMENTS INC. ET AL
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE & HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT the following Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1376), as follows:
 - a) delete sub-clause ii) and replace with the following:

“The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.7 m to 14.99 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Location

The subject lands shown on Attachments #1 and #2 are located north of Major Mackenzie Drive and east of Huntington Road, City of Vaughan.

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, specifically to sub-clause ii) in site-specific Exception 9(1376), to accommodate a minor amendment to the interior side yard requirements of the by-law.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 47, CW Report No. 33 – Page 2

Background

By-law 120-2012 (being site-specific Exception 9(1376) to By-law 1-88) was enacted by Vaughan Council on June 26, 2012. The purpose of the By-law was to provide urban development standards within the Zoning By-law for residential uses within Block 61 West (Attachments #3). The By-law includes provisions for a variety of housing types, including lane accessed townhouses, semi-detached dwellings, and single detached dwellings on lots ranging from 9.2 m to 13.4 m frontages. In addition to permitting a range of housing types, adjustments were made to the yard standards to promote an urban village streetscape. These provisions included reduced front yard setbacks on lane based housing and permitted reduced paired interior side yard setbacks on lots between 11.6m to 11.99 m. Specifically, sub-clause ii) in Exception 9(1376) states:

- “ii) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6m or 1.2 m for a lot with a Lot Frontage of 11.6 m to 11.99 m and for a Lot Frontage (Corner Lot) of 14.6 m to 14.99m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

During the detailed design stage of the dwellings within the RD4 Zone within Block 61 West, the proponent’s design architects recently identified an area of concern with respect to the interior side yards for lots with minimum frontages of 9.2 m. The concern was that the 9.2 m frontage lots require a minimum 0.6 m interior side yard to abut a side yard of 1.2 m. The architects have demonstrated that allowing a 0.6 m interior side yard to be paired with another 0.6 m side yard on one side, and 1.2 m paired with another 1.2m on the other side is beneficial for the development of the overall subdivision, which is shown on the “Streetscape Drawing” on Attachment #4. The design rationale for the requested change is as follows:

- 1) reduction of the side yards will not have a negative impact on the visual quality of the streetscape (Attachment #4);
- 2) reduction of the side yards will not have a negative impact on lot drainage or grading;
- 3) pairing of 0.6 m yards on all lots will allow for increased and safer on-street parking;
- 4) pairing of 0.6 m yards will allow for larger undisturbed areas for streetscaping and tree planting; and,
- 5) pairing of 0.6 m yards will create a more usable living environment within the resident’s homes by:
 - a. increasing the availability of natural light through increased number of windows and window placement; and,
 - b. increasing privacy as windows will have a greater separation distance from one another (Attachment #4).

The requested change will not allow for an increased building footprint, and will simply adjust the location of the dwelling on the lot. Such setbacks are consistent with setback requirements on similar and larger lots throughout the Block 61 subdivisions. In order for this change to occur, an administrative correction to sub-clause ii) of Exception 9(1376) will be required in the manner shown in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Well-being”.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

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Regional Implications

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

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88, specifically to sub-clause ii) of site-specific Exception 9(1376) is appropriate to accommodate a minor amendment to the interior side yard requirements of the by-law. Should the Committee concur, a recommendation is provided to facilitate the proposed Administrative Correction to Zoning By-law 1-88, and the implementing zoning by-law can be forwarded to the Council Meeting of September 25, 2012, for enactment.

Attachments

1. Context Location Map
2. Location Map
3. Approved Draft Plan of Subdivision 19T-10V004
4. Streetscape Drawing

Report Prepared by:

Grant Uyeyama, Director of Development Planning, ext. 8635

/LG

(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 4, 2012

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
ZONING BY-LAW AMENDMENT FILE Z.10.031
NASHVILLE DEVELOPMENTS INC. ET AL
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE & HUNTINGTON ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT the following Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1376), as follows:

- a) delete sub-clause ii) and replace with the following:

“The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.7 m to 14.99 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Location

The subject lands shown on Attachments #1 and #2 are located north of Major Mackenzie Drive and east of Huntington Road, City of Vaughan.

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, specifically to sub-clause ii) in site-specific Exception 9(1376), to accommodate a minor amendment to the interior side yard requirements of the by-law.

Background

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lane based housing and permitted reduced paired interior side yard setbacks on lots between 11.6m to 11.99 m. Specifically, sub-clause ii) in Exception 9(1376) states:

- “ii) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6m or 1.2 m for a lot with a Lot Frontage of 11.6 m to 11.99 m and for a Lot Frontage (Corner Lot) of 14.6 m to 14.99m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

During the detailed design stage of the dwellings within the RD4 Zone within Block 61 West, the proponent's design architects recently identified an area of concern with respect to the interior side yards for lots with minimum frontages of 9.2 m. The concern was that the 9.2 m frontage lots require a minimum 0.6 m interior side yard to abut a side yard of 1.2 m. The architects have demonstrated that allowing a 0.6 m interior side yard to be paired with another 0.6 m side yard on one side, and 1.2 m paired with another 1.2m on the other side is beneficial for the development of the overall subdivision, which is shown on the “Streetscape Drawing” on Attachment #4. The design rationale for the requested change is as follows:

- 1) reduction of the side yards will not have a negative impact on the visual quality of the streetscape (Attachment #4);
- 2) reduction of the side yards will not have a negative impact on lot drainage or grading;
- 3) pairing of 0.6 m yards on all lots will allow for increased and safer on-street parking;
- 4) pairing of 0.6 m yards will allow for larger undisturbed areas for streetscaping and tree planting; and,
- 5) pairing of 0.6 m yards will create a more usable living environment within the resident's homes by:
 - a. increasing the availability of natural light through increased number of windows and window placement; and,
 - b. increasing privacy as windows will have a greater separation distance from one another (Attachment #4).

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Well-being”.

Regional Implications

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

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88, specifically to sub-clause ii) of site-specific Exception 9(1376) is appropriate to accommodate a minor amendment to the

interior side yard requirements of the by-law. Should the Committee concur, a recommendation is provided to facilitate the proposed Administrative Correction to Zoning By-law 1-88, and the implementing zoning by-law can be forwarded to the Council Meeting of September 25, 2012, for enactment.

Attachments

1. Context Location Map
2. Location Map
3. Approved Draft Plan of Subdivision 19T-10V004
4. Streetscape Drawing

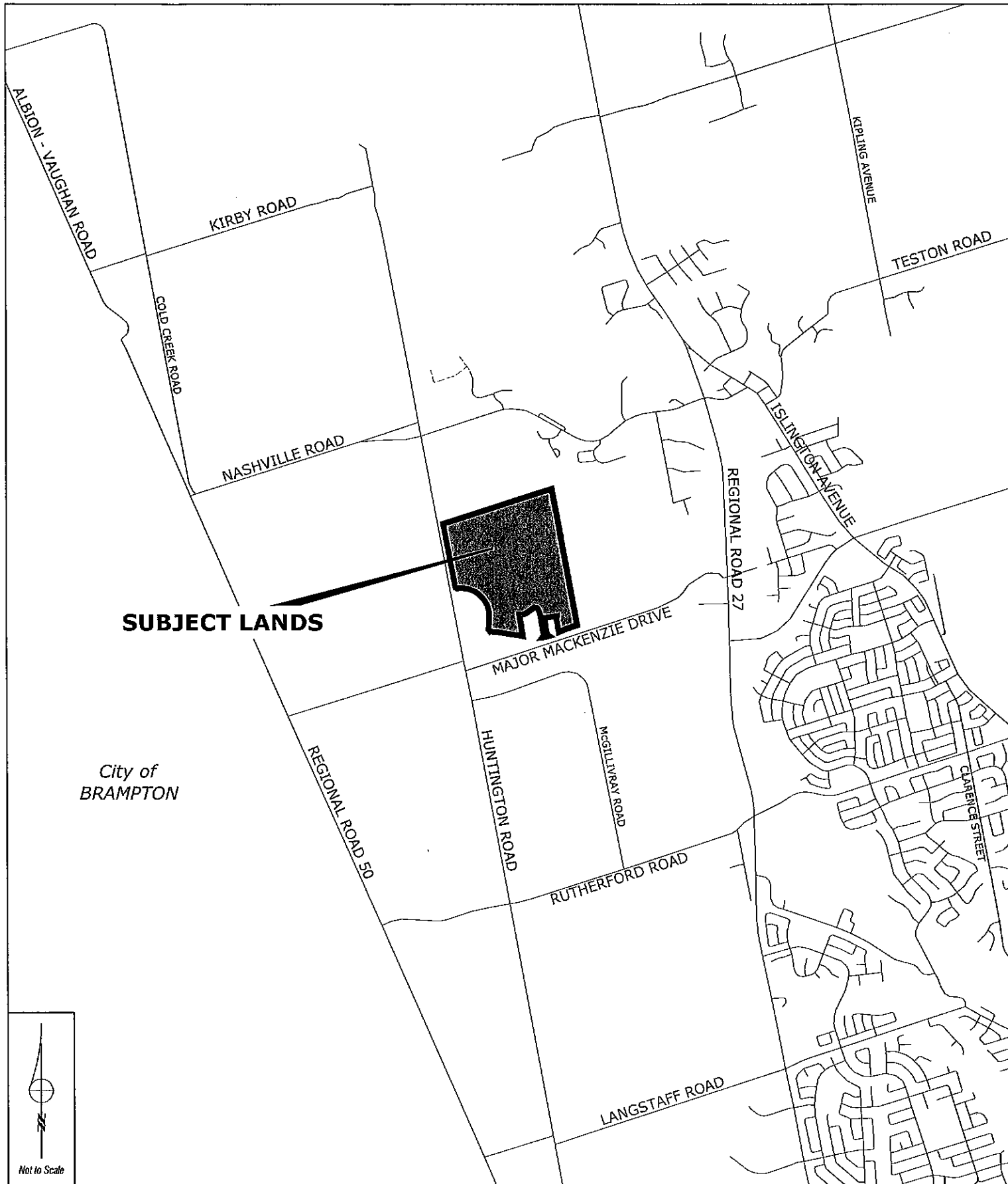
Report Prepared by:

Grant Uyeyama, Director of Development Planning, ext. 8635

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/LG



Context Location Map

LOCATION:
Part of Lots 21 - 24, Concession 9

APPLICANT:
Nashville Developments Inc. et al

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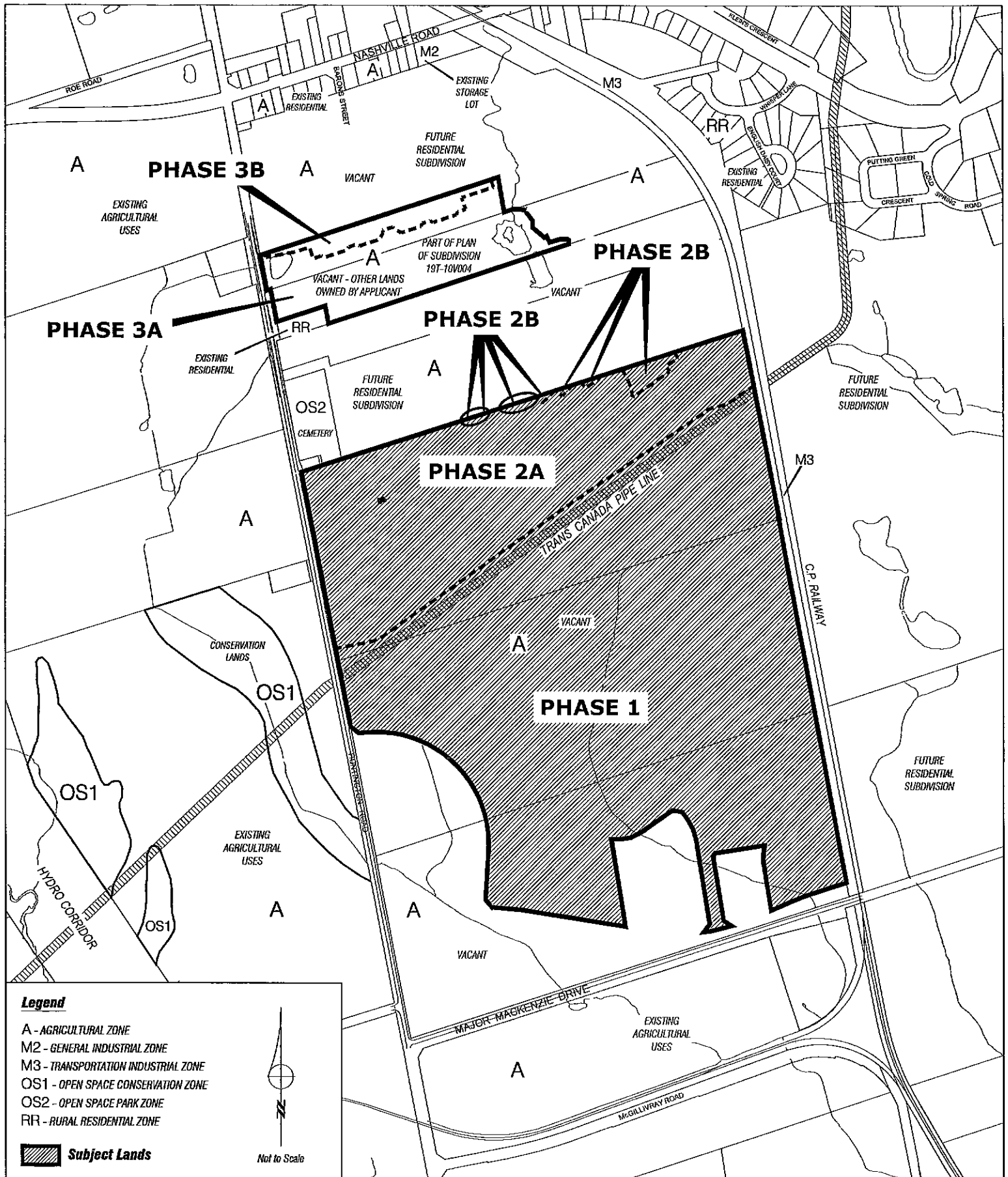


Attachment

FILE: Z.10.031
RELATED FILE: 19T-10V004

DATE:
August 31, 2012

1



Location Map

LOCATION:
Part of Lots 21 - 24, Concession 9

APPLICANT:
Nashville Developments Inc. et al

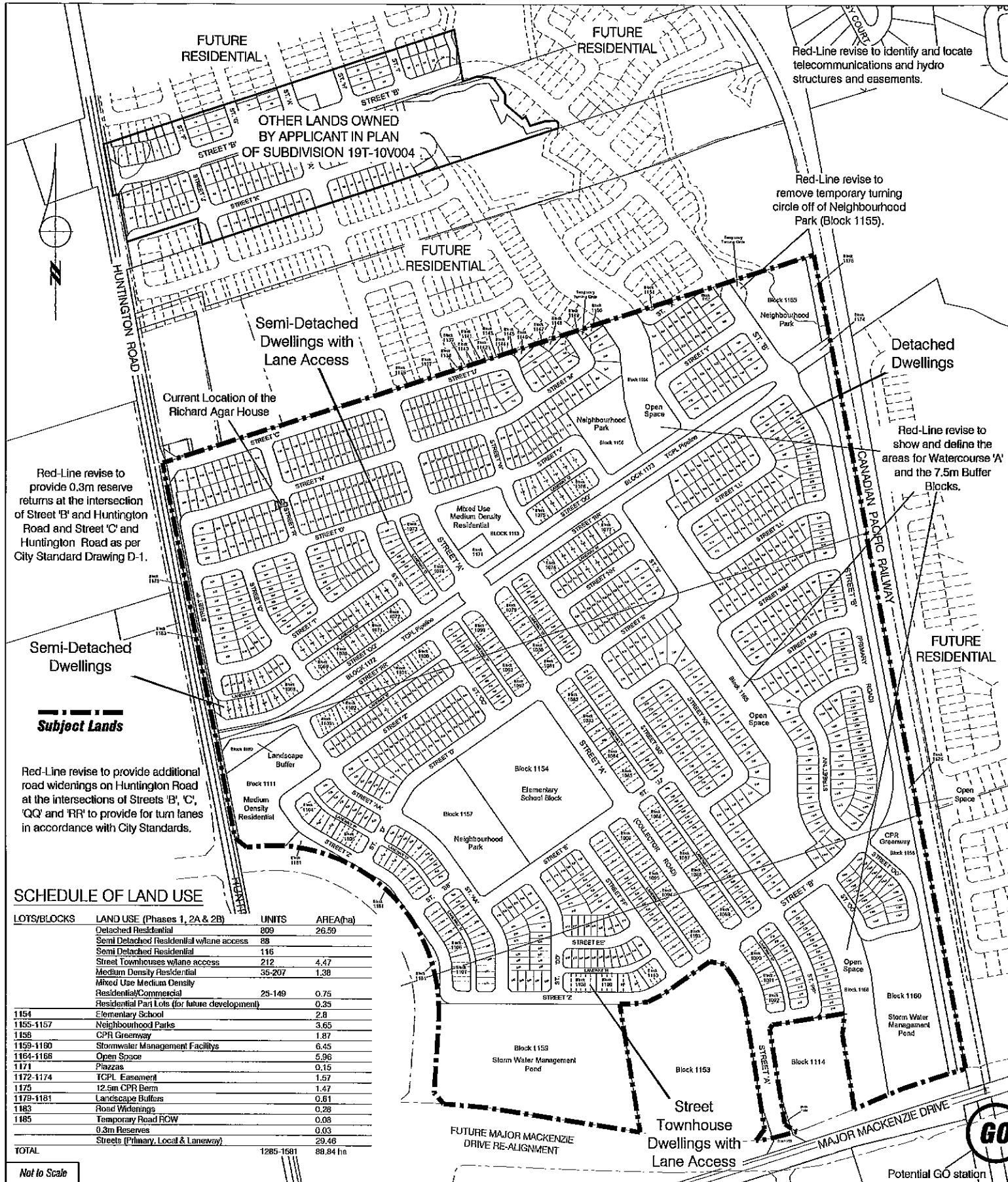
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Attachment
FILE: Z.10.031
RELATED FILE: 19T-10V004

DATE:
August 31, 2012

2



Approved Draft Plan of Subdivision 19T-10V004 Red-Line Revised November 15, 2011

APPLICANT:
Nashville Developments Inc. et al

LOCATION:
Part of Lots 21 - 23, Concession 9



Attachment
FILE: Z.10.031
RELATED FILE: 19T-10V004

DATE:
August 31, 2012

3



30' SINGLE DETACHED STREETScape

Streetscape Plan

LOCATION:
Part of Lots 21 - 24, Concession 9

APPLICANT:
Nashville Developments Inc. et al

H:\OFT\1 ATTACHMENTS\Z\Z.10.031.dwg



Attachment

FILE: Z.10.031
RELATED FILE: 19T-10V004

DATE:
August 31, 2012

4

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 140-2012

A By-law to amend City of Vaughan Zoning By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting sub-clause ii) in Exception 9(1376) and substituting therefor the following sub-clause:
 - “ii) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.7 m to 14.99m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

Enacted by City of Vaughan Council this 25th day of September, 2012.

Regional Councillor Gino Rosati,
Deputy Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.47 of Report No. 33
of the Committee of the Whole
Adopted by Vaughan City Council on
September 25, 2012

SUMMARY TO BY-LAW 140-2012

The lands subject to this By-law are located on the north side of Major Mackenzie Drive, on the east side of Huntington Road, being Part of Lots 21 to 23 inclusive, Concession 9, City of Vaughan. The subject lands have an area of approximately 100 ha (Gross), with a frontage of approximately 530 m along Major Mackenzie Drive and 230 m along Huntington Road.

The purpose of this administrative correction By-law is to address the Owner's design architects concern respecting the pairing of interior side yards on lots with 9.2 m frontages in order to promote an urban village streetscape. The modification to the By-law allows the lots with 9.2 m to 11.59 m frontages, in addition to the lots with 11.6 m to 11.99 m frontages, and corner lots with 12.7 m to 14.59 m frontages, in addition to the corner lots with 14.6 m to 14.99 m frontages, to have 1.2 m on one interior side yard and now have 0.6 m or 1.2 m, which may abut another interior side yard of 0.6 m or 1.2 m instead of having an interior side yard of 1.2 m on both sides. Specifically, lots can be paired to have one 0.6 m interior side yard abut another 0.6 m interior side yard to allow the following:

- i) an increased linear stretch on the street for safer on-street parking; and,
- ii) an increased linear stretch for streetscaping and tree planting.

The modification to the interior side yard requirement will not have a negative impact on the visual quality of the streetscape and will not have a negative impact on the lot drainage or grading.