

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 13, 2022

WARD: 2

**TITLE: KING HOME CONSTRUCTION INC.
OFFICIAL PLAN AMENDMENT FILE OP.17.006
ZONING BY-LAW AMENDMENT FILE Z.17.015
DRAFT PLAN OF SUBDIVISION FILE 19T-22V003
158 AND 166 WALLACE STREET
VICINITY OF WALLACE STREET AND HIGHWAY 7**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate, and rezone the subject lands shown on Attachment 1, and to permit a Draft Plan of Subdivision for eight free-hold street townhouse units contained within two blocks as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes eight free-hold street townhouse units.
- Applications for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendation

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.17.006, Z.17.015 and 19T-22V003 (King Home Construction Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to a future Committee of the Whole meeting.

Background

Location: 158 and 166 Wallace Street (the 'Subject Lands'). The Subject Lands are partially vacant (166 Wallace Street) and are developed with one single detached dwelling located on 158 Wallace. The Subject Lands and surrounding land uses, including the CP Railway to the West and Humber River to the East, are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *October 25, 2021*

Date applications were deemed complete: *April 28, 2017* (Official Plan and Zoning By-law Amendments) and *July 6, 2022* (Draft Plan of Subdivision)

Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

King Home Construction Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit eight free-hold street townhouse units contained within two blocks (the Development') as shown on Attachments 2 to 6.

1. Official Plan Amendment File OP.17.006 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP'), to increase the maximum permitted height for "Low Rise Buildings" from 3 to 5-storeys (11 m to 16 m), and maximum permitted Floor Space Index ('FSI') from 0.5 to 1.1 times the lot area.
2. Zoning By-law Amendment File Z.17.015 to amend Zoning By-law 1-88 and Zoning By-law 001-2021 as follows:
 - a) Rezone the Subject Lands from "R3 Residential Zone" to "RM1 Multiple Residential Zone" ('RM1 Zone') under Zoning By-law 1-88 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - b) Rezone the Subject Lands from "R3 Third Density Residential Zone" to "RT1 Townhouse Residential Zone" ('RT1 Zone') under Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

3. Draft Plan of Subdivision File 19T-22V003, as shown on Attachment 3, to create three blocks to facilitate the Development, as follows:

Block	Land Use	Area (ha)	Units
Block A	Residential Townhomes	0.09	4
Block B	Residential Townhomes	0.09	4
Block C	Common Element Block (Landscaped Area)	0.11	0
Total		0.29 ha	8 units

The Development has been revised since it was presented at the April 4, 2018, and April 7, 2021, Public Meetings

The Committee of the Whole, on April 4, 2018, received a Public Meeting report on Official Plan and Zoning By-law Amendment applications OP.17.006 and Z.17.015 submitted by the original owner (Sunfield Homes (Wallace) II Inc.) which considered a development consisting of 33, 3.5-storey back-to-back stacked townhouse units with one level of underground parking on the Subject Lands as shown on Attachment 7.

The Committee of the Whole, on April 7, 2021, received a second Public Meeting report to consider revisions to the development consisting of a residential apartment building ranging in height from 3 to 5-storeys with 27 units and three levels of underground parking.

The Subject Lands have since changed ownership, and the Owner has revised the Applications and submitted a Draft Plan of Subdivision File 19T-22V003 to permit the Development. A third Public Meeting is required in accordance with Section 10.1.4.1 of VOP 2010 to consider further amendments and the Draft Plan of Subdivision Application (File 19T-22V003).

An appeal of the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal (the 'LPAT') by the former owner remain open

Sunfield Homes (Wallace) II Inc. appealed the applications to the LPAT (now referred to as the Ontario Land Tribunal - 'OLT') on November 24, 2017, based on the City's failure to make a decision on the applications within the prescribed timelines under the *Planning Act*. The appeal relates to the proposal of 33, 3.5-storey back-to-back stacked townhouse units.

The first LPAT Case Management Conference ('CMC') was held on May 3, 2018, and identified Sunfield Homes (Wallace) II Inc., the City and the Toronto and Region Conservation Authority ('TRCA') as Parties. The Village of Woodbridge Ratepayers Association was added as a Participant.

A second CMC was held on February 5, 2019, by teleconference. Sunfield Homes (Wallace) II Inc. advised the LPAT the proposal was being revised. The LPAT determined a third CMC was to be scheduled upon a resubmission and the Parties establishing a timeline for the processing and consideration of the revisions by the City and the TRCA and the preparation of a draft Procedural Order including an Issues List.

The Subject Lands have since been sold to the Owner; however, the appeal of the Official Plan and Zoning By-law Amendment applications remains open with the OLT, and the current Owner has assumed the appeal.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Meeting was circulated: August 19, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Wallace Street and Highway 7 in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m, and to all properties fronting Wallace Street north of the Subject Lands, as shown on Attachment 1, and to the Village of Woodbridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.

c) One written comment has been received as of August 30, 2022, by the Development Planning Department:

- Lio Prativiera (William Farr Lane), on July 25, 2022, via e-mail advised that they are supportive of the proposal for additional housing in the area.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Sunfield Homes (Wallace) II Inc. Public Meeting Report:
[April 11, 2018, Committee of the Whole Public Meeting \(Item 2, Report 15\)](#)

Sunfield Homes (Wallace) II Inc. Public Meeting Report:
[April 7, 2021, Committee of the Whole Public Meeting \(Item 4, Report 15\)](#)

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the Development

Official Plan Designation:

- "Low Rise Residential (1)" on Schedule 13 – Land Use by VOP 2010, Volume 2, Section 11.11 WCSP and on Schedule 2 – Land Use Plan.
- This designation permits townhouse dwellings at a building height of 3-storeys and FSI of 0.5 times the lot area, and as identified on Schedule 3 Density Plan and Schedule 4 Building Height Maximums.

- Amendments to VOP 2010 are required to increase the maximum permitted building height to 5-storeys and FSI of 1.1 times the area of the lot.

Additional amendments to VOP 2010 may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Development

Zoning:

- “R3 Residential Zone” by Zoning By-law 1-88
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to RM1 Zone together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RM1 Multiple Residential Zone Requirement	Proposed Exceptions to the RM1 Multiple Residential Zone Requirement
a.	Minimum Lot Frontage	6 m	5.6 m for Lots 2 through 7 5.9 m for Lots 1 and 8
b.	Minimum Lot Area	180 m ² / lot	175 m ² for Lots 2 through 7 207 m ² for Lots 1 and 8
c.	Minimum Front Yard	4.5 m	3.6 m
d.	Minimum Rear Yard	7.5 m	3.4 m for Lot 1 and 6.1 m for Lots 2-8
e.	Minimum Interior Side Yard	1.5 m for end units	0 m for Lots 4 and 5
f.	Minimum Exterior Side Yard	4.5 m	2.1 m
g.	Maximum Lot Coverage	50%	73%
h.	Maximum Building Height	11 m	16 m

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (‘OLT’) in respect of By-law 001-2021 was November 15, 2021. By-law

001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

Zoning:

- “R3 Third Density Residential Zone” by Zoning By-law 001-2021
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to the RT1 Zone together with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 001-2021 Standard	RT1 Townhouse Residential Zone Requirement	Proposed Exceptions to the RT1 Townhouse Residential Zone Requirement
a.	Minimum Lot Frontage	6 m / unit	5.6 m for Lots 2 through 7 5.9 m for Lots 1 and 8
b.	Minimum Front Yard	4.5 m	3.6 m
c.	Minimum Rear Yard	7.5 m	3.4 m for Lot 1 6.1 m for Lots 2-8
d.	Minimum Interior Side Yard	1.2 m	0 m for Lots 4 and 5
e.	Minimum Exterior Side Yard	2.4 m	2.1 m

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

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2010 (‘YROP’), VOP 2010, and the WCSP.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-laws	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed building height and density and the existing surrounding land uses ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Woodbridge Heritage Conservation District Plan ('WHCDP')	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the WHCDP and are designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee.
d.	Draft Plan of Subdivision File 19T-22V003	<ul style="list-style-type: none"> ▪ The final intended use of Block C is to be determined in the future by the Owner; however, it is currently proposed to be a landscaped area with a crash wall. The appropriateness of maintaining Block C as a private landscape area will be reviewed in consultation with the TRCA. ▪ Should the Applications be approved, the required conditions will be included to address land conveyances, environmental, noise, and other municipal, regional, and public agency and utility requirements.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
f.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
g.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the TRCA, external public agencies and utilities, and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Draft Plan of Subdivision shall achieve a minimum Bronze score of 21.
j.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
k.	Canadian Pacific Railway ('CPR')	<ul style="list-style-type: none"> The Subject Lands abut a CPR rail line to the west. Comments from CPR are required to determine potential impacts of the rail line on the Development and the appropriateness of proposed setbacks and the location of the crash wall.
l.	TRCA	<ul style="list-style-type: none"> The TRCA must review and provide comments on the Applications as the Subject Lands are located within the TRCA's Regulated Area. The TRCA requires revisions to the Development to ensure no structural elements are located within the 4 m setback to the long-term stable toe of slope (LTSTOS) line, and that the upper floors maintain a 1.5 m setback. The TRCA requires revisions to the Draft Plan to ensure that the limit of the residential blocks (Blocks A and B) coincide with the limit of the long-term stable toe of slope (LTSTOS). The TRCA's comment with respect to Stormwater Management and Geotechnical matters will be required to be addressed in the further processing of the Applications.
m.	Natural Features	<ul style="list-style-type: none"> In consultation with the TRCA, the City will review the appropriateness of establishing a common element green space (Block C) within a Natural Feature (vegetated valley slope and buffer). The City will consider re-zoning the Natural Feature and associated buffer on the subject lands to an Open Space or Environmental Protection Zone.
n.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit a Site Development Application for the Development. By-law 142-2022 delegates the approval of Site Development Applications to the Deputy

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>City Manager, Planning and Growth Management or designate.</p> <ul style="list-style-type: none"> ▪ The Owner is required to submit a Draft Plan of Condominium Application to establish the common element green space and walkway proposed. ▪ The Owner is required to submit an exemption from Part Lot Control Application to create parcels of tied land ('POTLs') for the individual townhouse units.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.17.006. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Casandra Bagin, Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Draft Plan of Subdivision – File 19T-22V003
4. Conceptual Landscape Plan
5. Building Elevations – East and West
6. Building Elevations – North and South
7. Submission 1 Conceptual Site Plan

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Approved by

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Reviewed by

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