

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 19, 2022

WARD(S): 1

TITLE: AMAL AND VINCE TETI
ZONING BY-LAW AMENDMENT FILE Z.22.022
100 TREELAWN BOULEVARD
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

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 an application to amend Zoning By-law 1-88 to facilitate the severance of the subject lands and allow for the construction of two single-detached dwelling units as shown on Attachment 3, together with the site-specific zoning exception identified in this report.

Report Highlights

- The Owners propose to amend Zoning By-law 1-88 to facilitate the severance of the subject lands into two lots and allow for the construction of two single-detached dwelling units
- A Zoning By-law Amendment application is required to permit the proposed severance
- 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

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.22.022 (Amal and Vince Teti) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: The subject lands (the 'Subject Lands') are municipally known as 100 Treelawn Boulevard and are located on the north side of Treelawn Boulevard, east of Weaver Court. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *August 30, 2021*

Date application was deemed complete: *July 19, 2022*

A Zoning By-law Amendment Application has been submitted to permit the proposed development

Amal and Vince Teti (the 'Owner') have submitted Zoning By-law Amendment File Z.22.022 (the 'Application') to amend Zoning By-law 1-88 to facilitate the severance of the Subject Lands and construction of two single-detached dwellings (the 'Development'), as shown on Attachments 3 to 8, together with the site-specific zoning exception identified in this report.

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 26, 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 Treelawn Boulevard in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within the expanded notification area as shown on Attachment 1, to the Kleinburg and Area Ratepayers Association, and to anyone on file with the Office of the City Clerk having requested notice.

c) The following is a summary of written comments received as of September 06, 2022 by the Development Planning Department. The comments are organized by theme as follows:

Neighbourhood Compatibility

- the Development will not encourage a cohesive pattern along Treelawn Boulevard
- the Development will set a precedence and change the framework of the neighborhood, which features many large lots

Any additional 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

None.

Analysis and Options

The Application conforms to Vaughan Official Plan 2010

Official Plan Designation:

- “Community Areas” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010
- The “Low-Rise Residential” designation permits residential uses in a low-rise built form, including detached, semi-detached, and townhouse dwelling units, subject to the compatibility criteria for new development within existing Established Community Areas under Policy 9.1.2.2 of VOP 2010
- The Application is also subject to the Consents (Severances) criteria under Policy 10.1.2 of VOP 2010
- The Application conforms to VOP 2010

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

Zoning By-Law 1-88:

- “R1 Residential Zone” (‘R1 Zone’) by Zoning By-law 1-88, subject to site-specific Exception 9(563)
- The current zoning permits detached dwellings, and no more than one dwelling to be constructed on any R1 zoned lot, as shown on Schedule “E-630” of site-specific Exception 9(563), as shown on Attachment 2, which the Subject Lands are located within
- The Owner proposes to amend site-specific Exception 9(563) to permit the Development, as shown on Attachments 3 to 8

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

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 the 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 Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on June 27, 2022, and as such, given Council’s direction on October 20, 2021, the Application is subject to a dual zoning review under Zoning By-law 1-88 and Zoning By-law 001-2021.

No Amendment to Zoning By-law 001-2021 is required to permit the Development Zoning By-law 001-2021:

- “R1B(EN) First Density Residential Zone” (‘R1B(EN) Zone’) by Zoning By-law 001-2021, subject to site-specific Exception 14.336
- Zoning By-law 001-2021 applies the “-EN” suffix for areas that are considered Established Neighbourhoods and applies additional provisions that are more restrictive to maximum building height, minimum interior side and front yard setbacks, however site-specific Exception 14.336 precedes the “-EN” suffix requirements
- Site-specific Exception 14.336 did not carry over site-specific Exception 9(563) under Zoning By-law 1-88 which restricts the severance of the Subject Lands

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application 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’) and VOP 2010 ▪ The Application will be reviewed for conformity with the Urban Design and Built Form criteria under Policy 9.1.2.2 and the Consents (Severances) criteria under Policy 10.1.2 of VOP 2010
b.	Appropriateness of Amendments to Zoning By-law 1-88 and site-specific Exception 9(563)	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 and site-specific Exception 9(563) will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application which are 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

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	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
e.	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 for Infill Development in Established Low-Rise Residential Neighbourhoods
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, external public agencies and utilities, the Public, Separate, and French School Boards
g.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
h.	Required Consent Application	<ul style="list-style-type: none"> The Owner is required to submit a Consent Application to the Committee of Adjustment to sever the Subject Lands, should the Application be approved
i.	Servicing and Grading	<ul style="list-style-type: none"> The Owner is required to satisfy all comments from the Development Engineering Department including, but not limited to, the confirmation of pre and post development runoff conditions, construction access, and driveway catch basins
j.	Tree Removal and Protection	<ul style="list-style-type: none"> The Owner has submitted an Arborist Report and Tree Inventory and Protection Plan prepared by The Urban Arborist Inc, dated May 27, 2022, which identifies the removal of two city-owned trees in the vicinity of the Subject Lands to permit the Development. The Arborist Report and Tree Inventory and Protection Plan must be reviewed and approved by the Urban Design Division of the Development Planning Department, and the Parks, Forestry and Horticulture Operations Department The Owner will be required to obtain a Private Property Tree Removal and Protection Permit (Construction/Infill) for the removal/injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters of the subject property, as per By-law 052-2018

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Owner will be required to provide compensation for the removal of two city-owned trees in the amount of \$1,100.00 payable to the Forestry Tree Reserve Fund, should the Application be approved

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has advised that the Application is considered a matter of local significance and do not have any further comments.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. 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 Michael Torres, Planner, Development Planning Department, ext. 8933.

Attachments

1. Context and Location Map
2. Schedule E-630 to Zoning By-law 1-88
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. South and West Building Elevations Dwelling A
6. North and East Building Elevations Dwelling A
7. North and East Building Elevations Dwelling B
8. South and West Building Elevations Dwelling B

Prepared by

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Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
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Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager