

STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT (OP.17.006), ZONING BY-
LAW AMENDMENT (Z.17.015) AND DRAFT PLAN OF SUB-
DIVISION (19T-22V003) APPLICATIONS

158 & 166 WALLACE STREET, CITY OF VAUGHAN

King Home Construction Inc.

Committee of the Whole (Public Meeting)

September 13, 2022

Communication : C 17
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 2

WESTON
CONSULTING

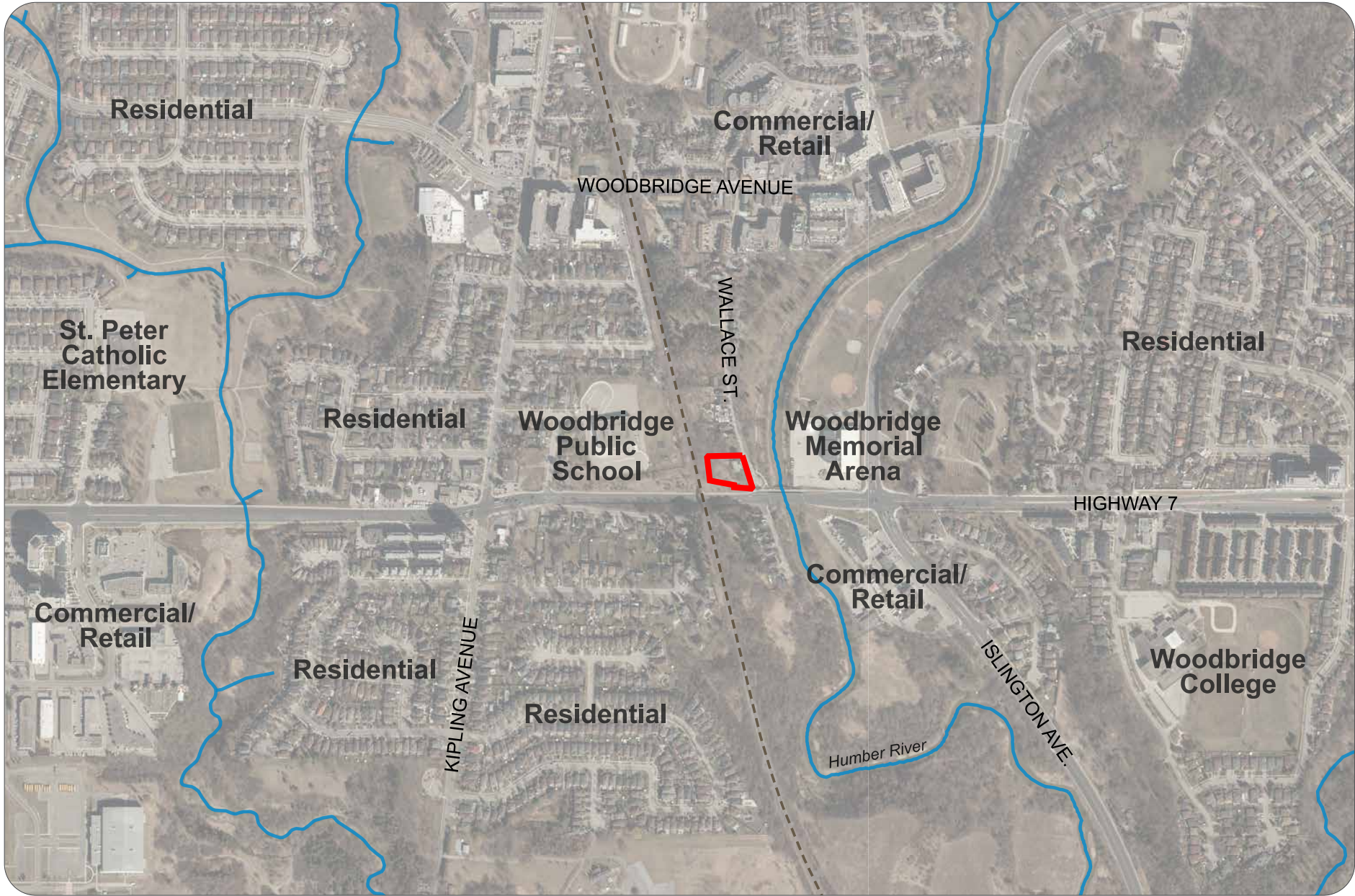


SUBJECT PROPERTY

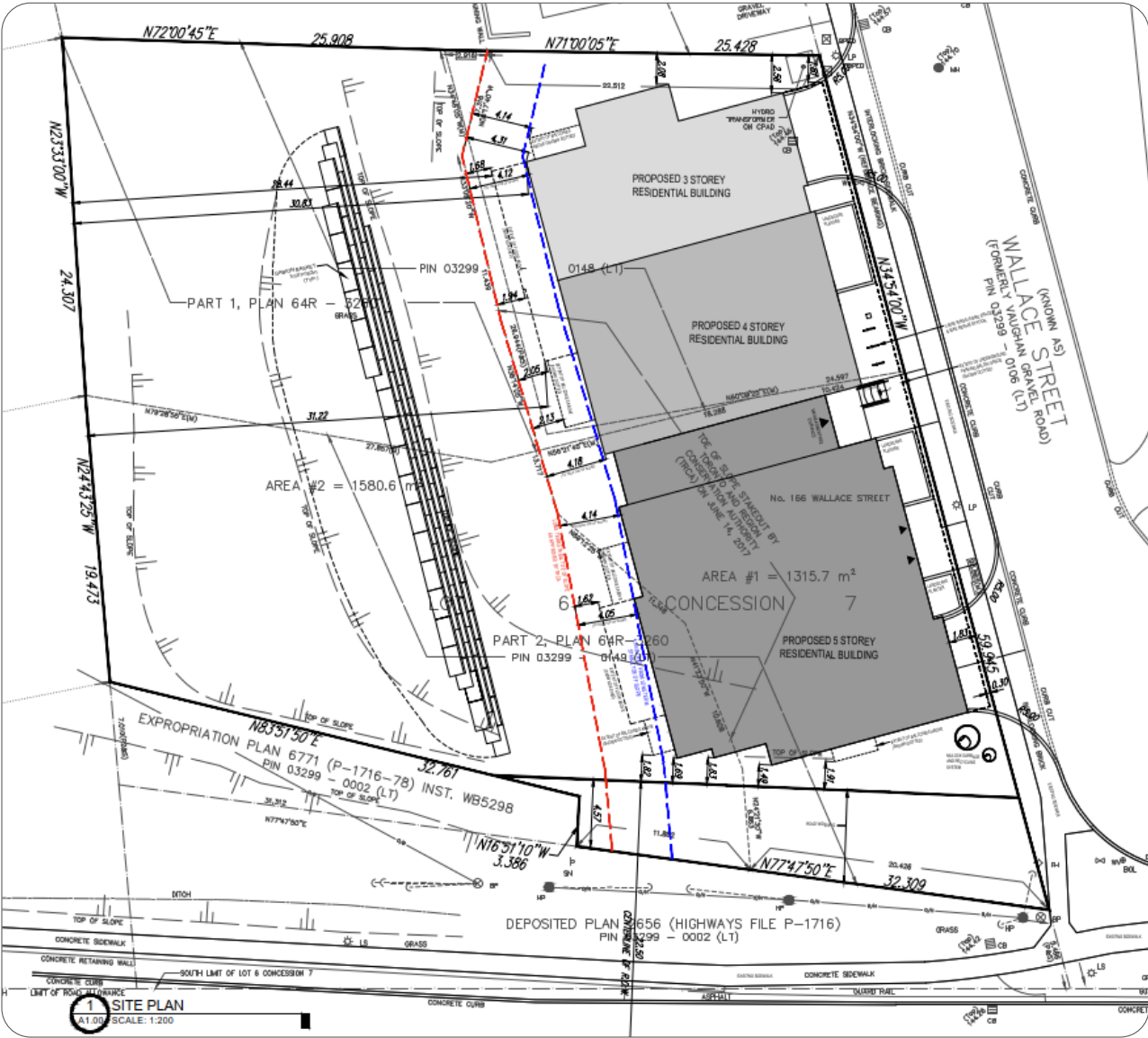


- Location: West side of Wallace Street; north of Highway 7; west of Islington Avenue
- Area: 0.28 hectares (0.69 acres)
- Frontage: 60.1 metres along Wallace; 32.3 metres along Highway 7
- Current use: One two storey, single detached house (158 Wallace); Vacant Lot (166 Wallace)

SITE CONTEXT



PREVIOUS PROPOSED DEVELOPMENT



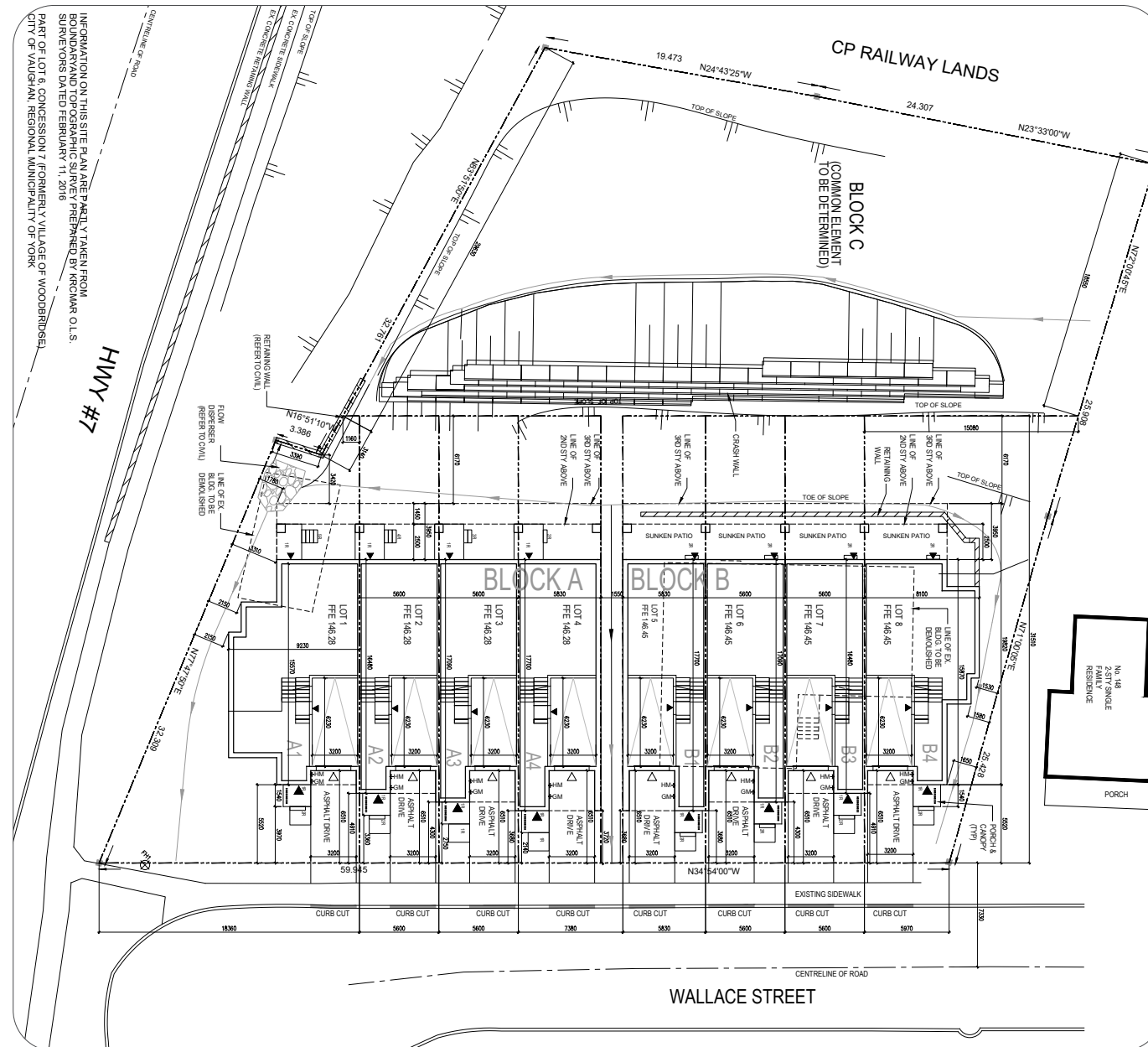
Site Plan prepared by Ian Robertson Design



Elevation prepared by Ian Robertson Design

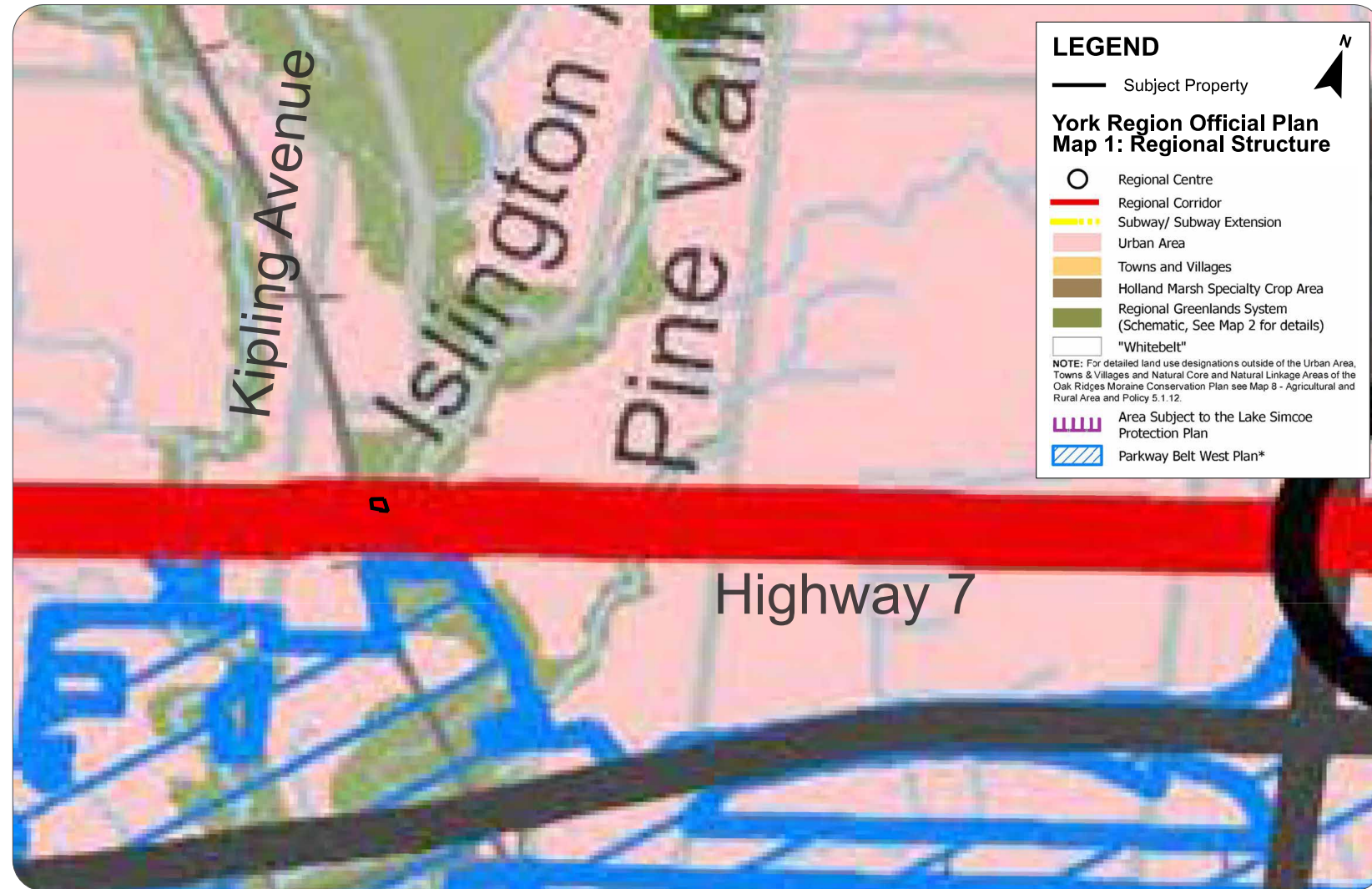


PROPOSED DEVELOPMENT



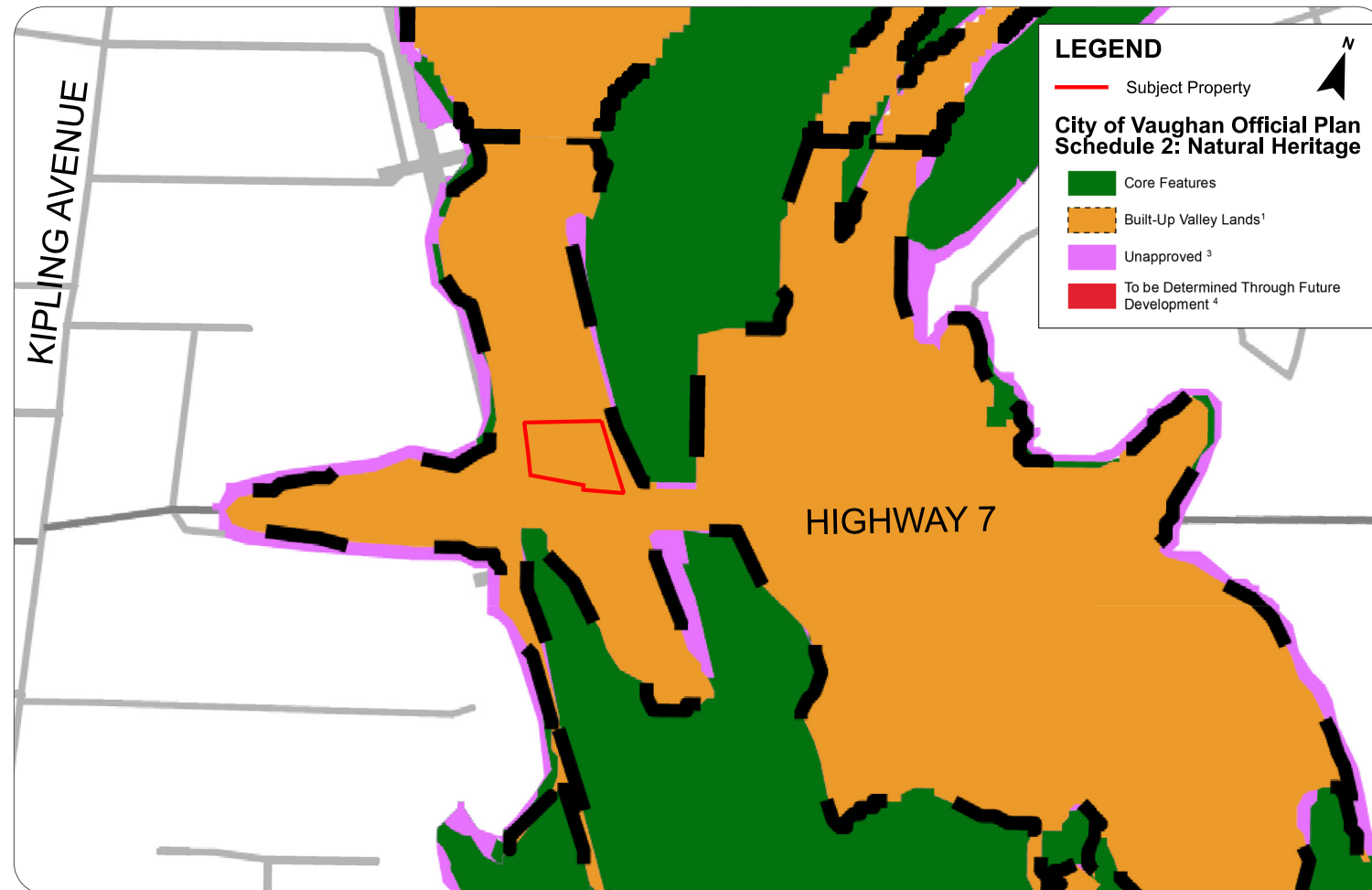
- Two townhouse blocks with eight units
 - 3.5 storeys
 - 3-bedroom units
 - 3 parking spaces per townhouse unit
- One common element block

PLANNING FRAMEWORK – YORK REGION OFFICIAL PLAN, 2010



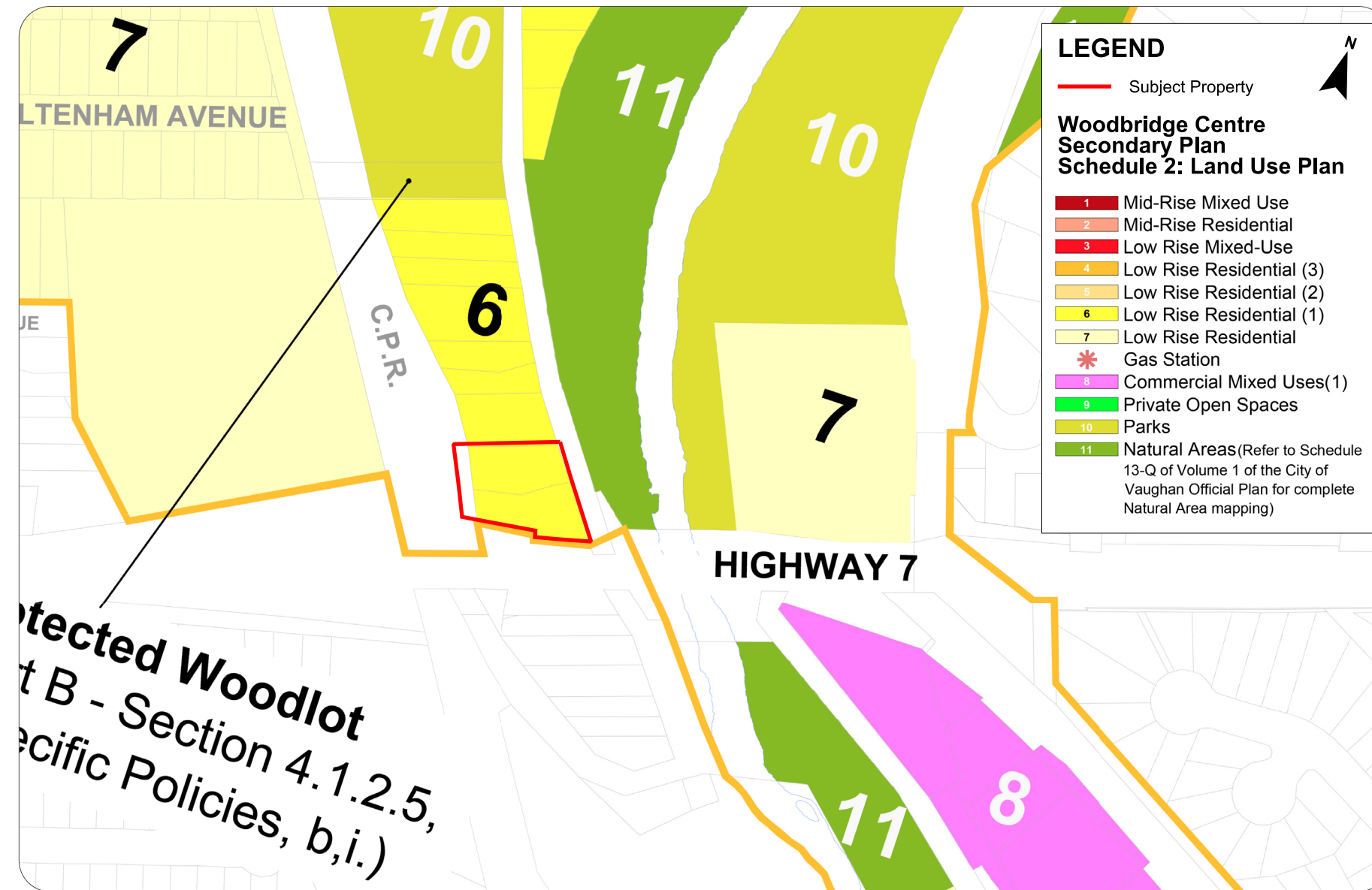
- Designation: Urban Area + Regional Greenlands System
- *Section 2.1.52.1.5 That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design.*
- *Section 5.2.5: That a balance of residential and employment uses shall be provided throughout the Region to improve the possibilities for working and living in close proximity*

PLANNING FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN



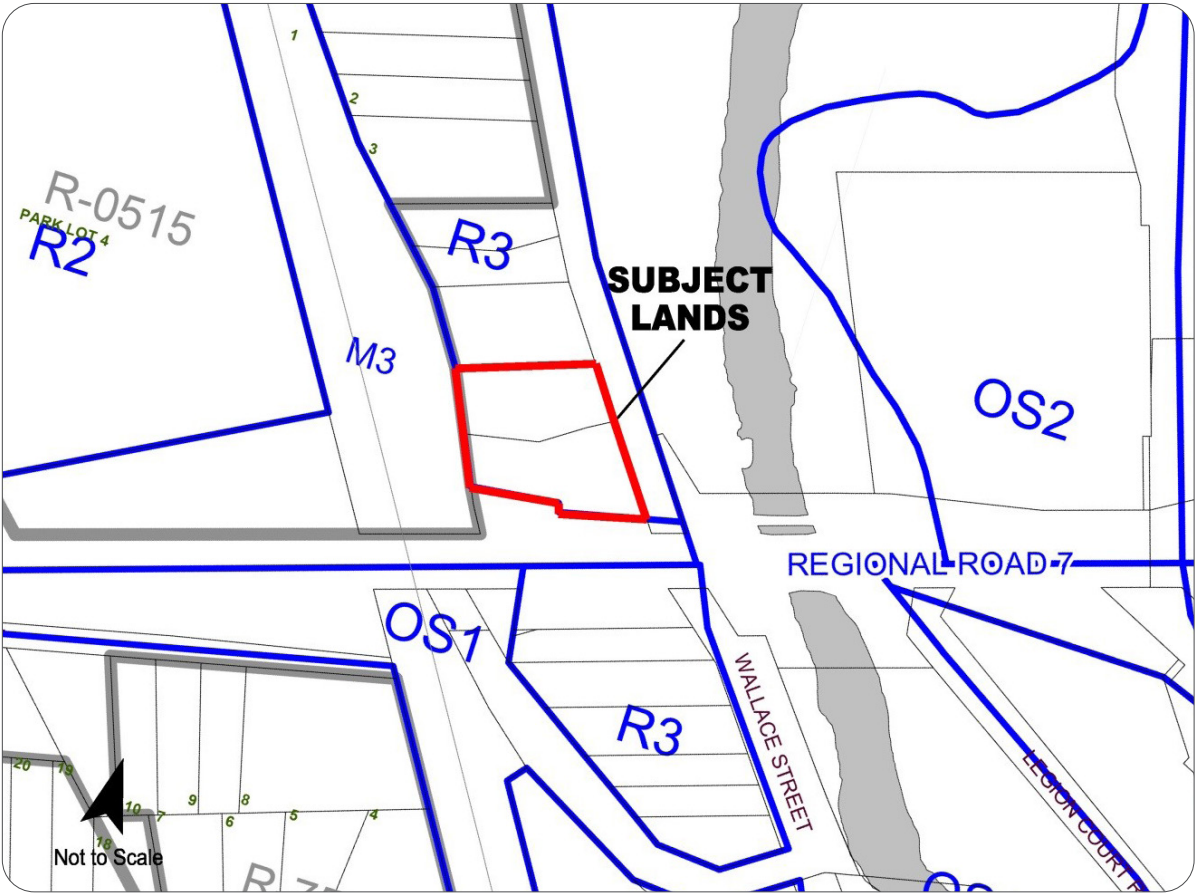
- Schedule 1: Regional Intensification Corridor
- Schedule 2: Built-Up Valley Lands
- *Policy 2.2.3.4: That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the intensification objectives for Intensification Areas, where applicable*
- *3.2.3.17. That new development and/or site alterations on Built-Up Valley Lands are prohibited, except in accordance with an approved Secondary Plan, within and in accordance with an approved Special Policy Area, and/or an approved permit under the Conservation Authorities Act.*

PLANNING FRAMEWORK – WOODBRIDGE CENTRE SECONDARY PLAN

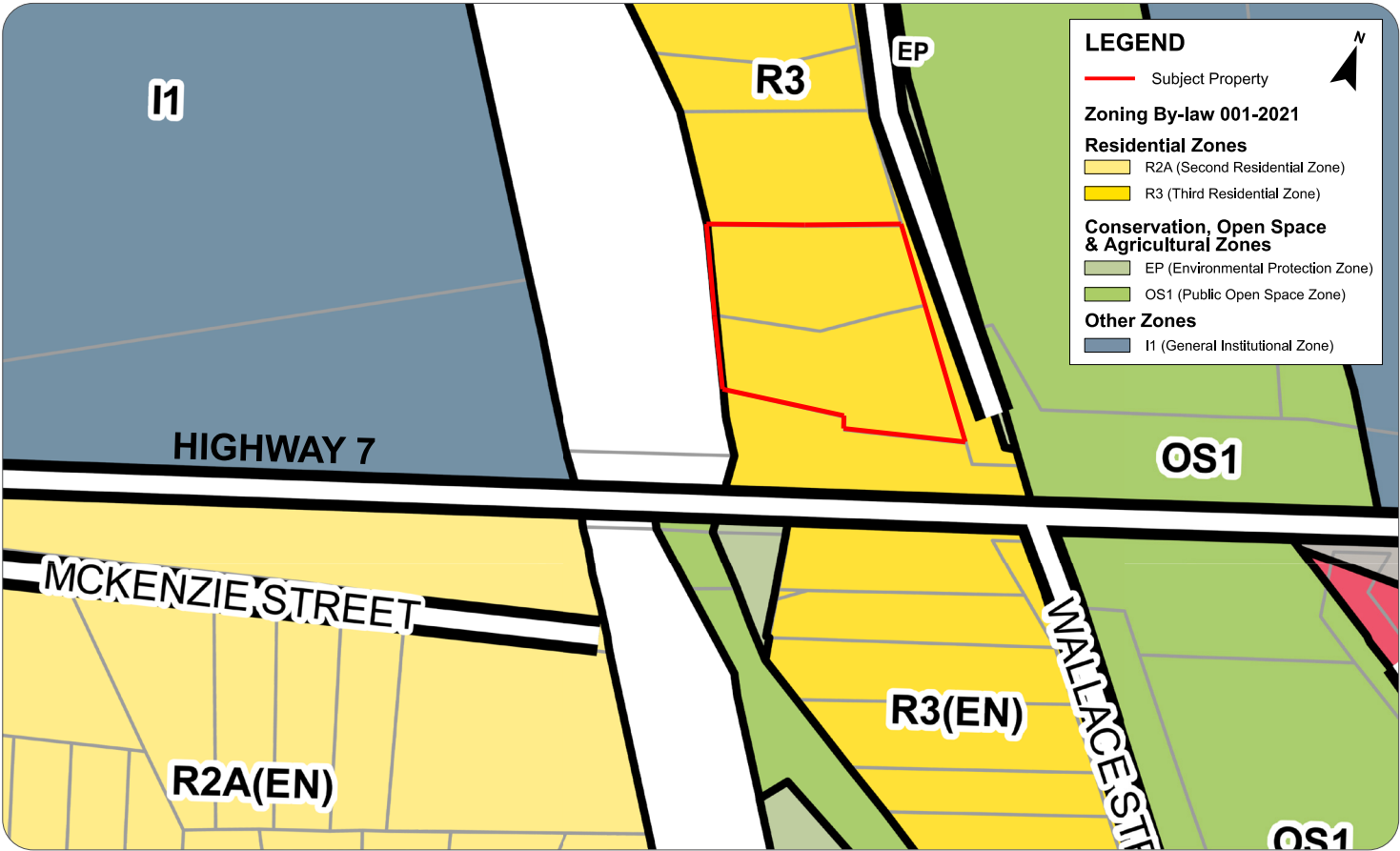


- Designation: Low-Rise Residential (1)
- Townhouses are permitted
- Maximum height of 3 storeys or 11 metres
- Maximum density of 0.5 fsi

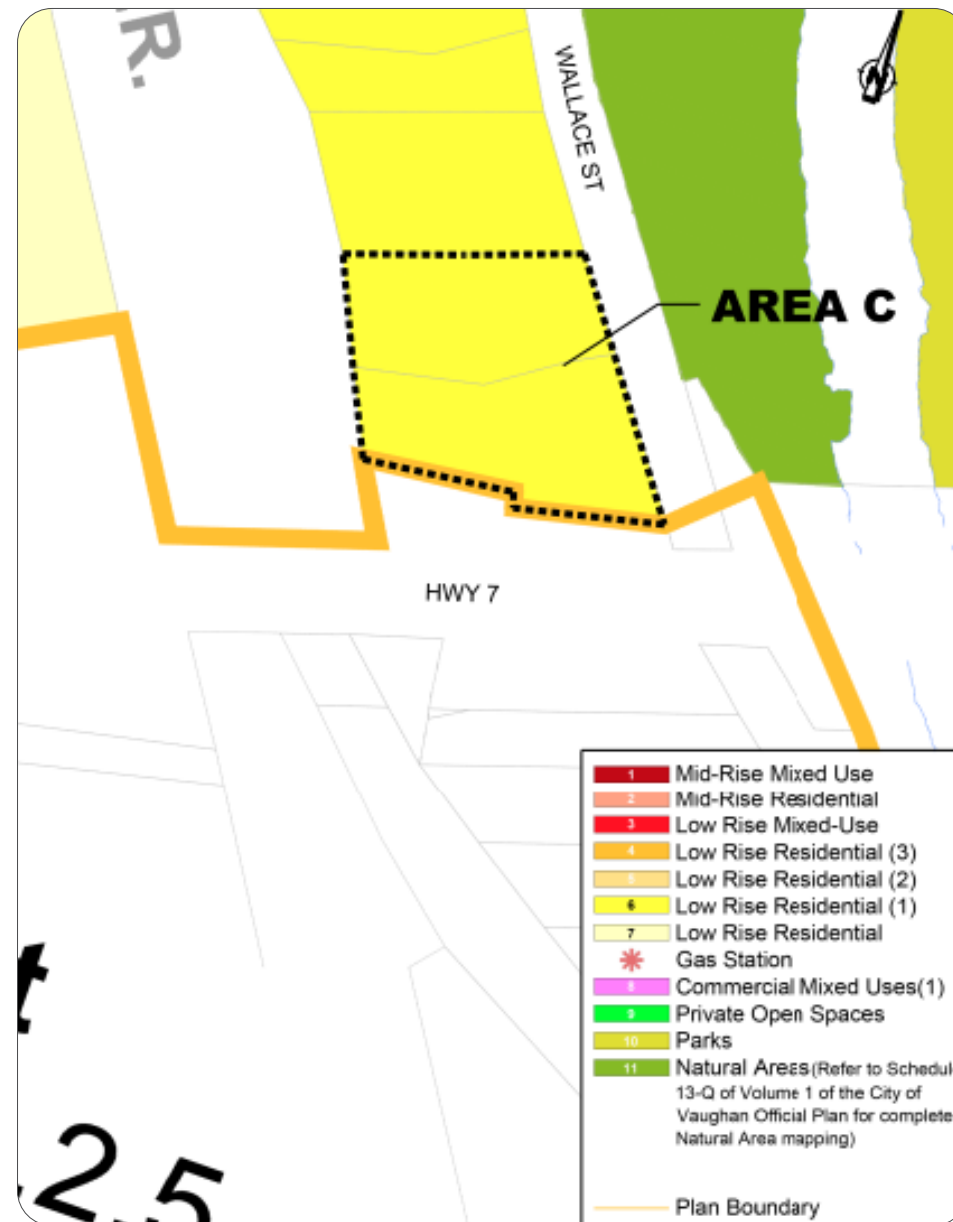
CITY OF VAUGHAN ZONING BY-LAW 1-88



CITY OF VAUGHAN ZONING BY-LAW 001-2021



PROPOSED OFFICIAL PLAN AMENDMENT (OPA)



- OPA required to establish new Special Policy to:
 - Increase building height; and,
 - Increase maximum density.

PROPOSED ZONING BY-LAW AMENDMENT 1-88 (ZBA)

Provision	Required (RM1)	Proposed (RM1)
Minimum Lot Frontage (m)	6m	5.6m
Minimum Lot Area (m ²)	180 m ² per unit	175 m ² per unit
Minimum Front Yard (m)	4.5m	3.6m
Minimum Rear Yard (m)	7.5m	3.4m for Lot 1 6.1m for Lots 2-8
Minimum Interior Side Yard (m)	1.5m (for end units)	0.0m
Minimum Exterior Side Yard	4.5m	2.1m
Maximum Lot Coverage	50%	73%
Maximum Building Height	11m	16m

PROPOSED ZONING BY-LAW AMENDMENT 001-2021 (ZBA)

Provision	Required (RM1)	Proposed (RM1)
Minimum Lot Frontage (m)	6m	5.6m
Minimum Front Yard (m)	4.5m	3.6m
Minimum Rear Yard (m)	7.5m	3.4m for Lot 1 6.1m for Lots 2-8
Minimum Interior Side Yard (m)	1.2m	0.0m
Minimum Exterior Side Yard	2.4m	2.1m

PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT



COMPARABLE DEVELOPMENTS



128 Wallace Street – Single detached dwelling



24 – 36 Wallace Street – 2.5-storey townhouses



207-219 Woodbridge Avenue – 3-storey townhouses



1-6 Hartman Avenue – 4-storey townhouses

SUPPORTING TECHNICAL MATERIALS

- URBAN DESIGN BRIEF
- COMMUNITY FACILITIES REPORT
- LANDSCAPE PLAN
- NOISE AND VIBRATION STUDY
- ARBORIST REPORT
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
- GEOTECHNICAL INVESTIGATION
- FUNCTIONAL SERVICING REPORT
- STORMWATER MANAGEMENT REPORT
- SLOPE STABILITY INVESTIGATION
- CULTURAL HERITAGE IMPACT ASSESSMENT AND HERITAGE
CONSERVATION DISTRICT CONFORMITY REPORT

NEXT STEPS

- Obtain feedback from residents, City staff, Mayor and Councillors
- Receive technical comments from all appropriate City departments and agencies
- Revise materials (Site Plan, technical reports, etc.) based on comments from the public, Council, agencies, and City departments

Thank You

Comments & Questions?

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