

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, September 13, 2023

WARD: 1

**TITLE: 2281539 ONTARIO INC.
ZONING BY-LAW AMENDMENT Z.17.014
10 BEVAN ROAD
VICINITY OF BEVAN ROAD AND CLEMSON CRESCENT**

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 Zoning By-law Amendment File Z.17.014. The Owner proposes to rezone the subject lands to permit a draft plan of subdivision for 21 single detached residential lots, as shown on Attachments 1 and 2.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 to permit a draft plan of subdivision for 21 single detached residential lots.
- 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.17.014 (2281539 Ontario Inc.) 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: 10 Bevan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 16, 2016

Date applications were deemed complete: April 24, 2017

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

2281539 Ontario Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.17.014 (the 'Application') to permit a 21 single detached residential subdivision, as shown on Attachment 2, through the following amendment:

- a) Amend Zoning By-law 1-88 to rezone the Subject Lands from "R1 Residential Zone", subject to site-specific Exception 9(96), and "OS1 Open Space Conservation Zone" to "R1 Residential Zone" subject to Exception 9(96), R2 Residential Zone", and "OS1 Opens Space Conservation Zone" in the manner shown on Attachment 2.

The Committee of the Whole (Public Hearing) considered the Development Application on October 3, 2017.

The Committee of the Whole, on October 3, 2017, received a Public Hearing report on Zoning By-law Amendment Application Z.17.014 and Draft plan of Subdivision 19T-17V003 for a similar 21 lot single detached residential subdivision.

The Application has not been considered by Council within two years from the date of the original Public Meeting (October 3, 2017). Vaughan Official Plan 2010 - Section 10 Implementation, states that "at least one Public Meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new Public Meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. Any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or
- b. An application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous Public Meeting".

Since the last Public Meeting was held on October 3, 2017, an additional Public Meeting is required for this Application.

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 18, 2023.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

- b) The following is a summary of deputations received at the October 3, 2017, and written comments received as of August 29, 2023 on the fourth resubmission

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- Netherford Road is already busy and is a pick-up and drop-off route for Joseph A. Gibson Public School

Density, Built Form and Building Design

- the Development has only one access and may not be sufficient
- existing infrastructure may not support the development

Environmental Impacts

- the Development will cause negative environmental impacts to the natural heritage network in the area
- removal of trees and impact on wildlife
- concerns and questions with potential floodplain risks

Cultural Heritage/Archaeological Impacts

- questions on whether the existing home has heritage significance
- concerns on whether there is potential for archaeological impacts

Construction

- concerns about impacts on the existing community from construction dust and noise

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

The following is a link to a previous report regarding the Subject Lands:

[October 3, 2017, Committee of the Whole Public Hearing \(Item 2, Report No. 36\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential and “Natural Area” on Schedule 13 – Land Use by VOP 2010
- The portion of the Subject Lands designated “Natural Area” are also identified as a “Core Feature” and “Green Belt Plan External Linkage Area” of the VOP 2010.
- “Natural Heritage Network Core Areas Features” and “Linkage Areas” identified on VOP 2010 Schedules 2 and 4, and are to be protected and enhanced.
- The Low-Rise Residential designation permits single detached dwellings and a maximum building height of 3-storeys

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

As the Applications were received by the City on March 29, 2017, and deemed complete on April 24, 2017, the Applications are transitioned under Zoning By-law 001-2021.

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

Zoning:

- R1 Residential Zone, A Agricultural Zone, and OS1 Open Space Conservation Zone by Zoning By-law 1-88, subject to site-specific Exception 9(96).
- These Zones do not permit the uses.
- The Owner proposes to rezone the Subject Lands to “R1 Residential Zone”, R2 Residential Zone”, and “OS1 Opens Space Conservation Zone” in the manner shown on Attachment 2 to permit the Development.

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, 2022 ('YROP') and VOP 2010.
b.	Appropriateness of Amendments to the Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Related Draft Plan of Subdivision File	<ul style="list-style-type: none"> ▪ The Owner has submitted related Draft Plan of Subdivision File 19T-17V003 to be reviewed with the Application in a future technical report. ▪ Should the Application be approved, the required conditions will be included to address road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
d.	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.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.
e.	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.
f.	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)
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
h.	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.
i.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
j.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 311 trees on the Subject Lands, 209 of which are required to be removed to accommodate the proposed development. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Bevan Road, Clemson Crescent, and Netherford Road. ▪ Matters including the proposed public road and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Bevan Road which is a local municipal road under the jurisdiction of the City of Vaughan.

	MATTERS TO BE REVIEWED	COMMENT(S)
I.	The Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The Subject Lands are within the TRCA permit area pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06). The applications will be reviewed by TRCA in accordance with this Regulation. ▪ The Owner intends to fill an existing off-line pond. TRCA will review the conversion of this pond to a wetland community. The Owner will be required to provide an updated EIS and detailed design through the permit process.

Financial Impact

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

Operational Impact

Development Planning staff has circulated the Application to internal City Departments for review.

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.

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 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 Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision and Proposed Zoning

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