

## Committee of the Whole (Public Meeting) Report

---

**DATE:** Tuesday, June 4, 2024

**WARD(S):** 2

**TITLE:** E. STAR INTERNATIONAL INC.  
ZONING BY-LAW AMENDMENT FILE NO. Z.21.021  
1 MEMORIAL HILL DRIVE AND 56 WALLACE STREET  
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

**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 rezone the subject lands to permit the development of one semi-detached dwelling, one single detached dwelling and a second storey addition to an existing single detached dwelling, as shown on Attachments 2 to 5.

**Report Highlights**

- The Owner proposes the development of one semi-detached dwelling, one single detached dwelling and a second storey addition to an existing single detached dwelling.
- The Owner proposes to dedicate 3,266 m<sup>2</sup> (0.3 ha) of land to the City to expand Memorial Hill Park.
- A Zoning By-law Amendment Application is 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

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.021 (E. Star International 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: 1 Memorial Hill Drive and 56 Wallace Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 8, 2020

Date application was deemed complete: May 27, 2021

### **Second Public Meeting Requirement:**

E. Star International Inc. (the 'Owner') submitted Zoning By-law Amendment File Z.21.021 (the 'Application') on May 11, 2021. The Committee of the Whole (Public Meeting) on September 13, 2021, considered the Application, which proposed amendments to Zoning By-law 1-88. No comments were provided by the Committee or members of the public at the Public Meeting on the Application.

In accordance with Policy 10.1.4.1 of the Vaughan Official Plan (VOP) 2010 a new Public Meeting is automatically required if Council has not considered an application within two years of a previous statutory Public Meeting. The previous Public Meeting for this Application was held on September 13, 2021, and as such policy 10.1.4.1 of VOP 2010 is applicable. No changes to the development are proposed; however, the Application now proposes amendments to Zoning By-law 001-2021, which is the in-effect zoning by-law for the Subject Lands.

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

The Owner has submitted the following Application for the Subject Lands shown on Attachment 1 to permit one semi-detached dwelling, one single detached dwelling and a second storey addition to an existing single detached dwelling (the 'Development') as shown on Attachments 2 to 5:

1. Rezone the Subject Lands from "R3 - Third Density Residential Zone" ('R3 Zone'), as shown on Attachment 1, to "R5 – Fifth Density Residential Zone" ('R5 Zone') and "OS1 Open Space Zone" ('OS1 Zone'), as shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of 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: May 10, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Wallace Street 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 the Woodbridge Ratepayers Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 21, 2024, by the Development Planning Department.

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:

1 Memorial Drive Holding Inc. and 56 Wallace Holding Inc Public Meeting Report:  
[September 13, 2021, Committee of the Whole Public Meeting \(Item 1, Report 38\)](#)

Demolition of a Two-Storey Dwelling and Construction of a Semi-Detached Building at 56 Wallace Street, and Renovations at 66 Wallace Street and 1 Memorial Hill Drive, Woodbridge Heritage Conservation District Transmittal Report:  
[June 6, 2023, Committee of the Whole \(2\) Report \(Item 30, Report 28\)](#)

### **Analysis and Options**

***The Development conforms with VOP 2010.***

**Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- The Subject Lands are located within the “Built-up Valley Lands” and a portion of the Subject Lands are identified as “Core Features” on Schedule 2 – Natural Heritage Network by VOP 2010.
- “Low-Rise Residential (1)” by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan (‘WCSP’) and on Schedule 1 – Land Use Plan
- This designation permits single and semi-detached dwellings at a maximum building height of 3-storeys (11 m) and a Floor Space Index (FSI) of 0.5 times the area of the lot

***Amendments to Zoning By-law 001-2021 are required to permit the Development.***

- R3 Zone by Zoning By-law 001-2021.
- This Zone does not permit semi-detached dwellings.
- The Owner proposes to rezone part of the Subject Lands to the OS1 Zone, as shown in Attachment 2, as these lands will be dedicated to the City for municipal park purposes.
- The Owner proposes to rezone the remaining part of the Subject Lands to the R5 Zone together with the following site-specific zoning exceptions to permit the Development, as shown in Attachments 2 to 5:

Table 1:

	Zoning By-law 001-2021 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
a.	Minimum Lot Frontage	7.5 m	6 m (1 Memorial Hill Drive)
b.	Minimum Front Yard Setback	4.5 m	3.2 m to a daylighting triangle (semi-detached dwelling)
c.	Minimum Interior Side Yard Setback	1.2 m	1.1 m (1 Memorial Hill Drive)
d.	Minimum Exterior Side Yard Setback	4.5 m	1.2 m (new single detached dwelling and semi-detached dwelling)
e.	Minimum Rear Yard Setback	7.5 m	4.8 m (1 Memorial Hill Drive)
f.	Permitted Encroachments into Required Yards	<p>2 m, but not closer than 1.2 m from the applicable lot line (porch, including access stairs from grade)</p> <p>0.5 m (eaves, eavestroughs, and gutters)</p> <p>A retaining wall less than 1 m in height is permitted to be 0 m to a lot line</p>	<p>3 m, but not closer than 0.4 m to a daylighting triangle (porch, including access stairs from grade) (semi-detached dwelling)</p> <p>0.7 m (eaves, eavestroughs, and gutters)</p> <p>A retaining wall equal to or less than 1.1 m in height is permitted to be 0 m to a lot line</p>
g.	Maximum Driveway Width	3.5 m	6.3 m (1 Memorial Hill Drive)

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:***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ 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, 2022 ('YROP'), VOP 2010 and the WCSP, Volume 2, Section 11.11 of VOP 2010.</li> </ul>
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Woodbridge Heritage Conservation District Plan ('WHCDP')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located in the WHCDP and are designated under Part V of the Ontario Heritage Act. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee.</li> <li>▪ 56 Wallace Street is identified as a contributing building in the WHCDP and will require approval to permit its proposed demolition.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Application available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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.</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is 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.</li> </ul>
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the Woodbridge Heritage District Urban Design and Streetscape Study.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Application must be reviewed by York Region, external public agencies and utilities, and the Public, Separate, and French School Boards.</li> </ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located entirely within the TRCAs Regulated Area, The TRCA must review and approve the applicable reports submitted in support of the Application. Should the Application be approved, the Owner must obtain all necessary permits from the TRCA.</li> </ul>
i.	Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"> <li>▪ The Subject Lands are adjacent to the Mactier Subdivision which is identified as a Principal Main Line by CPR. The Owner must satisfy all of the requirements and guidelines of CPR.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and 2018 Sustainability Metrics Program. The Development provides a Bronze score of 38.</li> </ul>
k.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
l.	Natural Heritage Network	<ul style="list-style-type: none"> <li>▪ The portion of the Subject Lands proposed to be rezoned to OS1 Zone will be dedicated to the City and the required studies and/or reports shall be reviewed and approved to the City's satisfaction.</li> <li>▪ These lands contain vegetation contiguous with a woodland feature. In accordance with VOP 2010, valley corridors and woodlands are considered to be 'Core Features' of the Natural Heritage Network (NHN) and shall be dedicated to an appropriate public agency through the development approval process.</li> </ul>
m.	Required Applications and Agreements	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit Exemption to Part Lot Control and Consent Applications to facilitate the proposed lot creation and lot line adjustments. The Development proposes the creation of one (1) lot, and lot line adjustments to establish a new buildable lot.</li> <li>▪ The Owner will be required to enter into a Development Agreement to facilitate the proposed modifications to Memorial Hill Drive and underground infrastructure.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ An access easement in favour of the City is currently located on the Subject Lands on Memorial Hill Drive over the existing gravel lane and west of 66 Wallace Street. A minimum easement width of 6 m is required for City vehicles or equipment access for the maintenance of the existing Woodbridge Memorial Tower. The release of portions of the existing easement at the time of conveyance and establishment of a new easement in favour of the City will be required.</li> <li>▪ The existing driveway for 66 Wallace Street will be relocated from Memorial Hill Drive to Wallace Street, as shown on Attachment 2.</li> </ul>

**Financial Impact**

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

**Operational Impact**

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

**Broader Regional Impacts/Considerations**

***Regional Municipality of York***

York Region considers the Application to be a matter of local significance and has no 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 Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

## **Attachments**

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Building Elevation – New Semi-Detached Dwelling (56 Wallace Street)
4. Building Elevation – New Single Detached Dwelling
5. Building Elevation – Single Detached Dwelling 2<sup>nd</sup> Storey Addition  
(1 Memorial Hill Drive)

## **Prepared by**

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529