

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2024

Item 3, Report No. 23 of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on June 25, 2024.

3. KS LIMITED PARTNERSHIP ZONING BY-LAW AMENDMENT FILE Z.23.018 8780 BATHURST STREET VICINITY OF BATHURST STREET AND AUTUMN HILL BOULEVARD

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024, be approved;**
- 2. That the comments of Duncan Russell and Katie Pandey, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C12., presentation material, dated June 4, 2024, be received;**
- 3. That the comments and communication of the following speaker be received:**
 - 1. Joanne Groer, Cabernet Road, Thornhill, and Communication C16., dated May 31, 2024; and**
- 4. That the following communication be received:**
 - C4. Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated May 29, 2024.**

Recommendations:

- 1. THAT the Public Meeting report for Zoning By-law Amendment Z.23.018 (KS Limited Partnership) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 4, 2024

WARD: 4

**TITLE: KS LIMITED PARTNERSHIP
ZONING BY-LAW AMENDMENT FILE Z.23.018
8780 BATHURST STREET
VICINITY OF BATHURST STREET AND AUTUMN HILL
BOULEVARD**

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 to rezone the subject lands shown on Attachment 1 to permit 25 townhouse units (12 street townhouses and 13 common element townhouse units) as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes to amend Zoning By-law 001-2021 to permit 25 townhouse units (12 street townhouses and 13 common element townhouses).
- 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 Z.23.018 (KS Limited Partnership) 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: 8780 Bathurst Street (the 'Subject Lands'). The Subject Lands are currently vacant and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 25, 2022 (extension provided)

The Owner submitted the application on June 30, 2023, and was deemed incomplete on July 24, 2023.

Date application was deemed complete: May 1, 2024

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

The Owner has submitted a Zoning By-law Amendment File Z.23.018 (the 'Application') to rezone the Subject Lands from A "Agricultural Zone" to "RT1 Townhouse Residential Zone, in the manner shown in Table 1, together with the site-specific zoning exceptions, as shown on Attachments 2 to 6 to permit 25 townhouse units (12 street townhouse units fronting on Cabernet Road, and 13 common element townhouse units accessed from a future private common element condominium road).

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, 2023

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Bathurst Street and Cabernet 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 the Preserve Thornhill Woods Ratepayers' group and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of May 14, 2024, by the Development Planning Department.

Previous Reports/Authority

Not applicable

Analysis and Options

The proposed 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" designation on Schedule 13 – Land Use by VOP 2010
- This designation permits townhouse dwellings at a building height of 3-storeys.

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

Zoning:

- A Agricultural Zone by Zoning By-law 001-2021
- This Zone does not permit the use.
- The Owner proposes to rezone the Subject Lands to RT2 Residential Zone together with the following site-specific zoning exceptions to permit the Development, as shown in Attachment 7.

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, 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 and site- specific exceptions 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 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.
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 and the Urban Design Guidelines for Block 10 Thornhill Woods.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
g.	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.
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.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 19 trees on the Subject Lands, all of which are required to be removed to accommodate the Development. ▪ A Tree Protection Agreement with the city will be required prior to the Site Plan Agreement for the Development. The Arborist Report shall identify the cost of removals and compensation costs and the hording costs associated with tree preservation. ▪ 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.
j.	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 on Cabernet Road. ▪ Matters including new driveways and the common element private road connection to Cabernet Road, parking, and truck manoeuvring, are required to be reviewed to the satisfaction of the Development Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands abut Bathurst Street, an arterial road under the jurisdiction of York Region and Cabernet Road which will provide access to the Development. ▪ York Region will identify any required land conveyances for a widening on Bathurst Street if applicable.
k.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted a Draft Plan of Subdivision Application File 19T-23V004 to create 3 blocks on a plan of subdivision. Blocks 1 and 2 for street townhouses on a public road, and Block 3 for the future 13 condominium townhouse units located north of the street townhouses. ▪ Due to changes made by the Province of Ontario to the Ontario Planning Act through Bill 23, Public Meetings are no longer required for Draft Plans of Subdivision. ▪ The Owner has also submitted a related Draft Plan of (Common Element) Condominium Application File 19CDM-23V004 to facilitate a condominium tenure of the proposed common elements (i.e. private road internal sidewalk, visitor parking and common landscape areas) to be owned and maintained by a Condominium Corporation, should the application be approved. ▪ These Applications are being reviewed with the Zoning Amendment Application and conditions regarding the approval of the related Applications will be addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole with the Zoning By-Law Amendment Application.
l.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a related Site Development Application should the Zoning Amendment and Subdivision Applications be approved. A future Site Development Application will be required and shall receive approval prior to the final approval of the Draft Plan of Condominium application. A preliminary Site Plan has been provided with the Zoning Amendment application to identify the site design for the Development.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Owner is required to submit a related Part Lot Control Application to create the Parcels of Tied Land (POTLs) for the Condominium.
m.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The Subject Lands are located within an area subject to the Source Protection Plan (SPP). The SPP under the Clean Water Act, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region, took effect on December 31, 2015. ▪ The Development is subject to the REC-1 part 1 policy of the CTC SPP. In accordance with the REC-1 part 1 policy, new development is required to implement best management practices, such as Low Impact Development (LID) with the goal of maintaining predevelopment recharge.
n.	Ministry of Environment Conservation and Parks ('MECP') NPC-300 Guidelines	<ul style="list-style-type: none"> ▪ The Owner will be required to meet the MECP noise guidelines for the proposed development and to implement the recommendations outlined in the Noise Feasibility Study by HGC Engineering, dated June 9, 2023, to address road noise.

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 Developments 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 Laura Janotta, Planner, Development Planning Department, ext. 8634.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations (Street Townhouses)
5. Building Elevations (Common Element Townhouses)
6. Conceptual Perspective (Cabernet Road)
7. Zoning By-law 001-2021 – Table 1

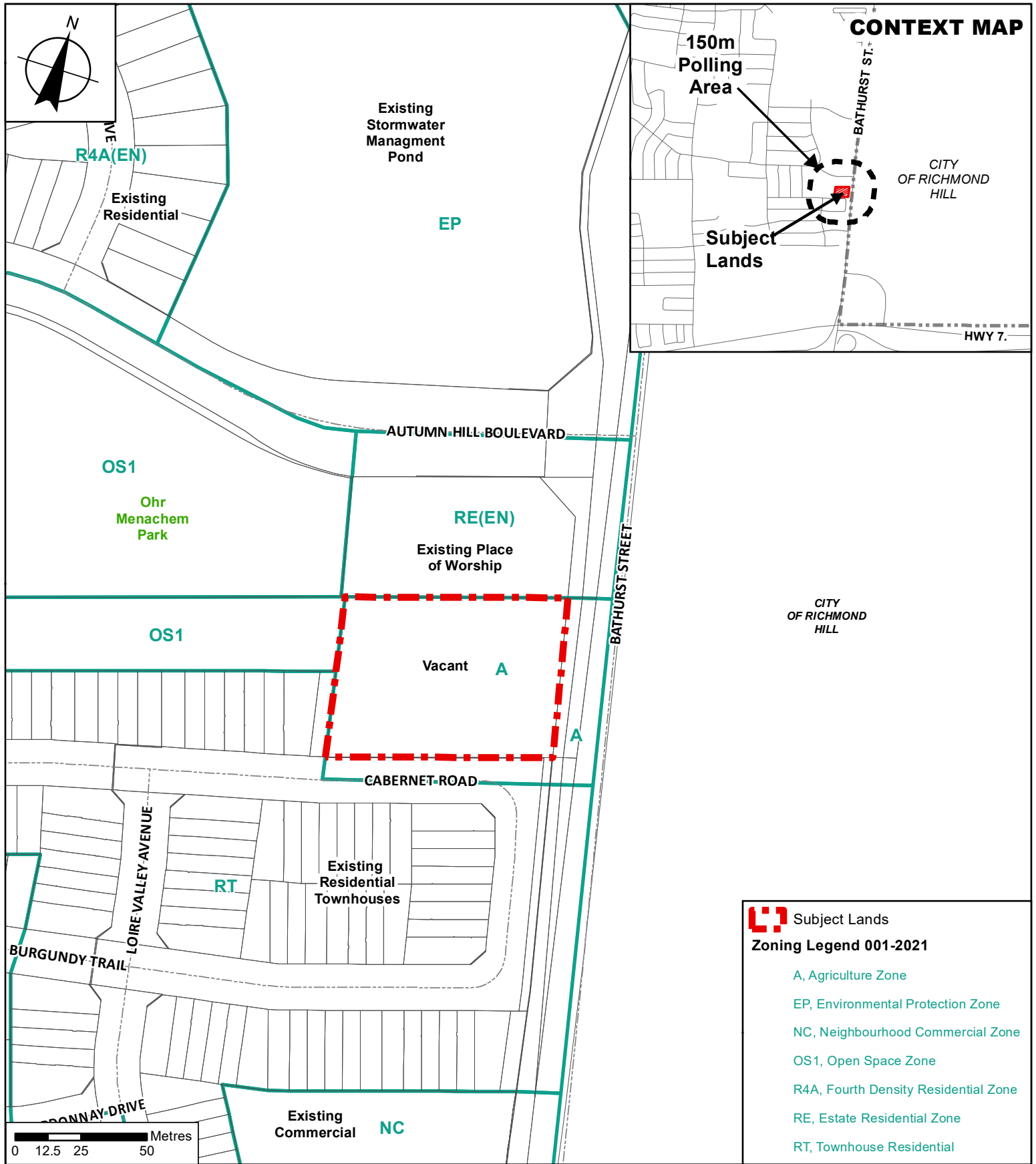
Prepared by

Laura Janotta, Planner, ext. 8634

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Location Map

LOCATION:
8780 Bathurst Street
Part of Lot 12, Concession 2

APPLICANT:
KS Limited Partnership



Attachment

FILE: Z.23.018
RELATED FILES:
19T-23V004
19CDM-23V004
DATE: June 4, 2024

1



 Subject Lands
Zoning By-Law 001-2021
RT1(H), Townhouse Residential Zone with Holding Symbol

Conceptual Site Plan and Proposed Zoning

LOCATION:
 8780 Bathurst Street
 Part of Lot 12, Concession 2

APPLICANT: KS Limited Partnership



Attachment

FILE: Z.23.018
RELATED FILES:
 19T-23V004 and 19CDM-23V004

DATE: June 4, 2024

2



Subject Lands

Landscape Plan

LOCATION:
8780 Bathurst Street
Part of Lot 12, Concession 2

APPLICANT:
KS Limited Partnership

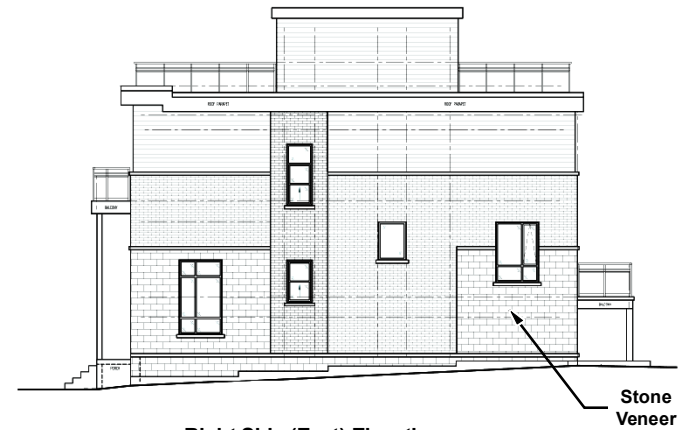


Attachment
FILES: Z.23.018
RELATED FILE:
19T-23V004
19CDM-23V004
DATE: June 4, 2024

3



Front (South) Elevation - Facing Cabernet Road



Right Side (East) Elevation



Rear (North) Elevation



Left Side (West) Elevation

Block 1 - Typical Street Townhouse Elevations

Not to Scale

Building Elevations (Street Townhouses)

LOCATION:
8780 Bathurst Street
Part of Lot 12, Concession 2

APPLICANT:
KS Limited Partnership



Attachment
FILES: Z.23.018,
19T-23V004
RELATED FILE:
19CDM-23V004
DATE: June 4, 2024

4



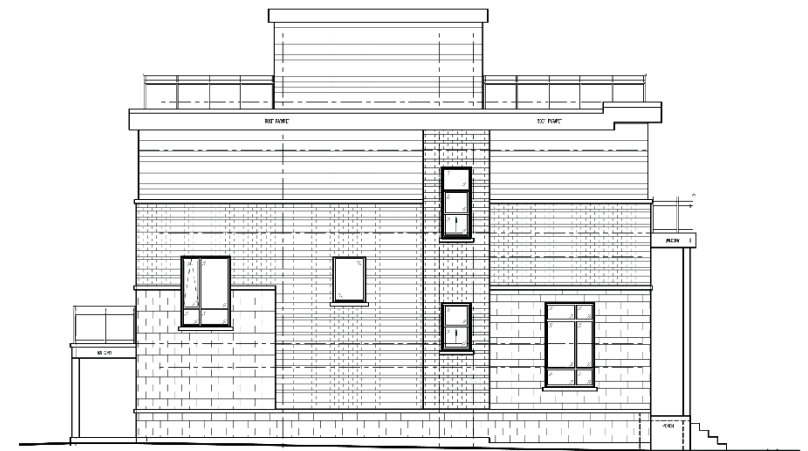
Front (South) Elevation - Facing Private Common Element Road



Right Side (East) Elevation



Rear (North) Elevation



Left Side (West) Elevation

Block 3 - Typical Common ElementTownhouse Elevations

Not to Scale

**Building Elevations
(Common Element Townhouses)**

LOCATION:
8780 Bathurst Street
Part of Lot 12, Concession 2
APPLICANT: KS Limited Partnership



Attachment
FILES: Z.23.018,
19T-23V004
RELATED FILE:
19CDM-23V004
DATE: June 4, 2024

5



Not to Scale

Conceptual Perspective (Cabernet Road)

LOCATION:
8780 Bathurst Street
Part of Lot 12, Concession 2

APPLICANT: KS Limited Partnership



Attachment
FILES: Z.23.018,
19T-23V004
RELATED FILE:
19CDM-23V004
DATE: June 4, 2024

6

Attachment 7 – Zoning By-Law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	RT1 Residential Zone Requirement	Proposed Exceptions to the RT1 Residential Zone Requirement
a.	Minimum Lot Frontage	6 m /unit	5.5 m/unit
b.	Minimum Lot Area	162 m ²	144.58 m ² – Blocks 1 & 2 136.33 m ² – Blocks 3, 4 & 5
c.	Minimum Setback to Private Garage Facing Front Lot Line	5.7 m	4.5 m - Blocks 1 & 2
d.	Minimum Required Parking Spaces	2 spaces/unit <i>*1 space located in the garage and 2nd parking space located on min 5.7 m driveway</i>	2 spaces/unit <i>*1 space located in the garage and 2nd parking space located driveway on min 4.5 m for Blocks 1 & 2</i>
e.	Minimum Rear Yard	7.5 m	7.2 m - Blocks 1 & 2 4.52 m - Blocks 3, 4 & 5
f.	Minimum Interior Side Yard Abutting a Greenway	3.5 m	2 m - Block 2, Unit 12 2.96 m - Block 5, Unit 25
g.	Minimum Exterior Side Yard Abutting a Road	3.0 m	2.56 m - Block 1, Unit 6 2.32 m - Block 2, Unit 7
h.	Minimum Lot Coverage	50%	55.08% - Blocks 1 & 2 58.42% - Blocks 3, 4 & 5
i.	Maximum Porch Encroachment in the Minimum Front Yard	2 m	2.12 m all Blocks
j.	Maximum Balcony Encroachment into Rear Yard	1.5 m	1.83 m all Balconies
k.	Maximum Driveway Width on Less Than 6 m Lot Frontage	2.9 m	3.5 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.