

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, January 21, 2025

**WARD:** 1

**TITLE:** GUIDO AND JOANNE MARINUCCI  
ZONING BY-LAW AMENDMENT Z.14.005  
7 BEVAN ROAD  
VICINITY OF BEVAN ROAD AND CLEMSON CRESCENT

**FROM:**

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.005. The Owner proposes to rezone the subject lands to permit a related draft plan of subdivision for eight (8) single detached residential lots, as shown on Attachments 1 and 2.

**Report Highlights**

- The Owner proposes to amend Zoning By-law 1-88 to rezone the subject lands to facilitate a future related draft plan of subdivision for eight (8) single detached residential lots.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.14.005 (Guido and Joanne Marinucci) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 7 Bevan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 31, 2012 (PAC.12.092)

Application Status: This application is deemed complete. However, at this time, a decision by Vaughan City Council has not been made, and a decision will be made at a future Committee of the Whole meeting.

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

Guido and Joanne Marinucci (the 'Owner') has submitted Zoning By-law Amendment File Z.14.005 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject lands from R1 Residential Zone to R1 Residential Zone and OS1 Open Space Conservation Zone to permit a Draft Plan of Subdivision for eight (8) single detached residential lots (the 'Development') on the Subject Lands, as shown on Attachment 2, with site-specific Exceptions identified in Table 1 of this report.

### ***The Committee of the Whole (Public Hearing) considered the Development Application on April 29, 2014.***

The Committee of the Whole, on April 29, 2014, received a Public Hearing report on Zoning By-law Amendment Application Z.14.005 and Draft Plan of Subdivision File 19T-14V002 for the 8-lot single detached residential subdivision.

The Application has not been considered by Council within two (2) years from the date of the original Public Meeting (April 29, 2014). Vaughan Official Plan 2010 ('VOP 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 April 29, 2014, an additional Public Meeting is required for this Application. The related Draft Plan of Subdivision (File 19T-14V002) is not included in this Public Meeting Report as it is no longer required by the Planning Act due to changes to the More Homes Built Faster Act, 2022 ('Bill 23'), which no longer requires Public Meeting for all Draft Plan of Subdivision Applications.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.***

- a) Date the Notice of Public Meeting was circulated: December 23, 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 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.

The Notice of Public Meeting was emailed to all required Agencies under *The Planning Act*.

- c) No comments have been received as of December 17, 2024, by the Development and Parks Planning Department.

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 and Parks 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:  
[April 29, 2014, Committee of the Whole \(Public Hearing\) \(Item No. 1, Report No.20\)](#)

## **Analysis and Options**

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

### Official Plan Designation

- "Community Area" on Schedule 1 – Urban Structure by 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 "Greenbelt Plan External Linkage Area" of the VOP 2010.
- "Natural Heritage Network Core Areas Features" and "Linkage Areas" identified on Schedules 2 and 4 in VOP 2010 and are to be protected and enhanced.
- The "Low-Rise Residential" designation permits single detached dwellings with a maximum building height of 3-storeys.

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

### Zoning:

- R1 Residential Zone by Zoning By-law 1-88
- This Zone permits single detached residential uses but does not permit the proposed lot frontages.

- The Owner proposes to rezone the 277 m<sup>2</sup> 'Buffer Block' as shown on Attachment 2, from R1 Residential Zone to OS1 Open Space Conservation Zone to facilitate the future dedication of the valley lands to a public body, as shown in Attachment 2:

Table 1:

	Zoning By-law 1-88 Standard	R1 Residential Zone Requirement	Proposed Exceptions to the R1 Residential Zone Requirement
a.	Minimum Lot Frontage (Lots 4 to 7)	18 m	17 m
b.	Definition of Front Lot Line for Lot 8	If in the case of a corner lot, the shorter street line (proposed extension of Bevan Road) is deemed the front lot line.	Deem the proposed east lot line (frontage on "Street B") as the front lot line.
c.	Minimum Rear Yard Setback for Lot 8 (west)	7.5 m	5.7 m
d.	Minimum Front Yard Setback (Street "B") for Lot 8	7.5 m	3.0 m
e.	Minimum Combined Driveway Width of a Circular Driveway for Lot 8	9 m	16.5 m
f.	Maximum Number of Driveways for Lot 8	Not more than one (1) driveway per lot shall be permitted.	To allow a circular driveway onto Street "B" and a second driveway onto the extension of Bevan Road with a maximum width of 8 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.

***Following a preliminary review of the applications, the Development and Parks 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, and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Planning Statement, 2024 (the 'PPS 2024') and the policies of VOP 2010 and any other deemed City official plan policies.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to Zoning By-law 1-88	<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.	Draft Plan of Subdivision File 19T-14V002	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Draft Plan of Subdivision File 19T-14V002 to be reviewed with the Application in a future technical report.</li> <li>▪ Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, Regional and public agency and utility requirements.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications 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 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.</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.</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices 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.</li> </ul>
j.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>▪ There are 230 trees on the Subject Lands, 39 of which are required to be removed to accommodate the proposed development. For these trees, 80 replacement trees are required to satisfy TPP By-law 052-2018.</li> <li>▪ The Development will be reviewed in accordance with the City's TPP, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.</li> </ul>
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ Matters including the proposed public road and driveways are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Bevan Road, which is a local municipal road, an arterial road under the jurisdiction of the City of Vaughan.</li> </ul>
l.	Existing Easements	<ul style="list-style-type: none"> <li>▪ The northerly 9 m of the Subject Lands are subject to access easements extending from the current terminus of Bevan Road west to the open space lands as shown on Attachment 2.</li> <li>▪ These easements are in favour of the City of Vaughan for storm and sanitary sewer purposes, and two additional easements are located on the lands in favour of Alectra Utilities for hydro purposes.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>The appropriateness of the proposed draft plan of subdivision and zoning exceptions will be reviewed in consideration of the location of the existing easements relative to the development. Additional Block numbers may be required for the access easements. In addition, any applicable conditions and/or zoning standards to protect the easements as may be required will be considered, if the applications are approved.</li> </ul>
m.	Public Agency / Municipal Review	<ul style="list-style-type: none"> <li>The Application must be reviewed by external public agencies (such as TRCA) and utilities and York Region. The size of the 'Buffer Block' will need to be to the satisfaction of the TRCA.</li> </ul>
n.	Related Draft Plan of Subdivision File	<ul style="list-style-type: none"> <li>The Owner has submitted related Draft Plan of Subdivision File 19T-14V002 to be reviewed with the Application in a future technical report.</li> <li>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.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

### **Broader Regional Impacts/Considerations**

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications 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 Nicholas Del Prete, Planner, Development and Parks Planning Department, ext. 8070.

### **Attachments**

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

### **Prepared by**

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