

Item:



## Committee of the Whole Report

---

**DATE:** Tuesday, June 05, 2018

**WARD:** 3

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.17.042  
SITE DEVELOPMENT FILE DA.17.109  
VEDETTE WAY HOMES LIMITED  
VICINITY OF WESTON ROAD AND CANADA DRIVE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole for Zoning Bylaw Amendment File Z.17.042 and Site Development File DA.17.109 to rezone the Subject lands shown on Attachments #1 and #2 from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone, together with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of five, three-storey street townhouse dwellings, as shown on Attachments #3 and #4.

### **Report Highlights**

- The Owner proposes five, three-storey street townhouse dwellings with frontages on Vedette Way.
- The Development Planning Department supports the approval of the development as it is consistent with the *Provincial Policy Statement* and conforms to the Growth Plan, the York Region Official Plan and Vaughan Official Plan 2010. The development is considered to be consistent with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.17.042 (Vedette Way Homes Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD4 Residential Detached Zone Four”, subject to Exception 9(1934), to “RT1 Residential Townhouse Zone” in the manner shown on Attachments #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
  
2. THAT Site Development File DA.17.109 (Vedette Way Homes Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of five, three-storey townhouse dwellings with frontage on Vedette Way, as shown on Attachments #3 to #5:
  - a) That prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, functional servicing and stormwater management report;
    - ii) the Owner shall submit a letter from the Block 33 West Block Trustee indicating that they are in good standing with the Block 33 West Block Trustee, and to confirm that all financial obligations are fulfilled for the payment of its proportionate share for all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 33 West, to the satisfaction of the Development Engineering Department; and
    - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
  
3. “THAT Site Development File DA.17.109 be allocated servicing capacity from the York Region Sewage Servicing/Water Supply System for a total of 5 residential units (15 persons equivalent).”

## **Background**

The subject lands (the “Subject Lands”) are located east of Weston Road, on the south side of Canada Drive, and are municipally known as 79 and 85 Vedette Way, shown as Subject Lands on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

In December 2012, Phase 2 of Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation) was approved for 72 residential units consisting of detached, semi-detached and street townhouse dwellings on a 1.97 ha parcel of land, which was registered in September 2015. The Subject Lands form two lots within the approved

Draft Plan of Subdivision intended to be developed with two detached dwellings within Phase 2 of Draft Plan of Subdivision File 19T-11V003.

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

On February 9, 2018, a Notice of Public Hearing was circulated to all property owners and to the Vellore Woods Ratepayers' Association. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and notice signs were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 6, 2018, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 20, 2018. To date no written submissions were received and no deputations were made at the Public Hearing.

**Previous Reports/Authority**

[December 11, 2012 Council Extract and November 27, 2012, Committee of the Whole \(Item 12, Report 48\)](#)

[March 20, 2018 Council Extract and March 6, 2018, Committee of the Whole \(Public Hearing\) \(Item 6, Report 11\)](#)

**Analysis and Options**

***Zoning By-law Amendment and Site Development Application have been submitted to permit the Development.***

The Owner has submitted the following applications (the "Applications") to permit 5 street townhouse dwellings (the "Development") as shown on Attachments #3 to #5.

1. Zoning By-law Amendment File Z.17.042 to rezone the subject lands shown on Attachments #1 and #2 from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone, in the manner shown on Attachment #3, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.17.109 to permit 5 street townhouse dwellings as shown on Attachments #3 to #5.

### ***The Development is consistent with the Provincial Policy Statement (PPS), 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement, 2014* (the "PPS"). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. Vaughan Council's planning decisions are required by the *Planning Act* to be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that it is consistent with provincial interests, specifically:

- Section 1.1.1 - to promote efficient development and accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses;
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land and are transit-supportive;
- Section 1.4.3 - directing new housing to locations with appropriate levels of infrastructure and public service facilities;
- Section 1.6.6 - accommodating growth that promotes the efficient use of existing municipal sewage and water services; and
- Section 4.7 - the official plan is the most important vehicle for implementation of the PPS. Comprehensive, integrated and long-term planning is best achieved through official plans.

The Development provides for residential land uses within a settlement area that efficiently utilizes the Subject Lands and conforms with the "Low-Rise Mixed-Use" land use designation in VOP 2010. The Development utilizes existing municipal sewage and water infrastructure and is located in proximity to public service facilities including public schools, neighbourhood parks, and commercial uses. The Development is also located in proximity to York Region Transit Routes. The Development is consistent with policies of the PPS.

### ***The Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2017***

The Provincial *Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan") is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Vaughan Council's

planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as it optimizes the use of existing land supply, makes efficient use of existing infrastructure, and provides housing at a density that is more supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities;
- Section 2.2.2 - contributing to meeting 40% of residential development within a delineated built-up area by 2031; and
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents.

The Development directs growth to a built-up area where there is existing vacant land, and provides for residential units within a settlement area that contributes to meeting the prescribed 40% of residential development within a delineated built-up area. The Development supports the achievement of a complete community as the Subject Lands are located within the Block 33 West Community Plan, which consists of a diverse mix of land uses, planned building forms, and existing public services. The Development is also in proximity to existing commercial uses and public transit routes. Accordingly, the Development conforms to the Growth Plan.

### ***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (the “YROP”) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1, “Regional Structure” of the YROP. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.”

Section 3.5.4 of the YROP requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

The Development is located within an Urban Area, and will contribute to planned growth within York Region. The Development conforms to the YROP.

### ***The Development conforms to Vaughan Official Plan 2010 and is consistent with the approved Block 33 West Plan***

The Subject Lands are designated “Low-Rise Mixed-Use” by VOP 2010 and are located within a Community Area. The “Low-Rise Mixed-Use” designation permits low rise

buildings up to a maximum of four-storeys in height and a Floor Space Index (“FSI”) of 1.5 times the area of the lot. VOP 2010 permits townhouse dwellings and requires that they comply with the scale, massing, setback and orientation of approved townhouses in the immediate area. The Development is 3-storeys in height and yields a density of 1.47 FSI. The Block 33 West Plan identifies the Subject Lands as “Neighbourhood Commercial/Medium Density Residential” which permits street townhouse dwellings. The Development conforms to VOP 2010 and the approved Block 33 West Plan.

***The proposed amendments to Zoning By-law 1-88 would permit a Development that is compatible with the existing and planned built form in the area***

The Subject Lands are zoned RD4 Residential Detached Zone Four by Zoning By-law 1-88, as shown on Attachments #2, and are subject to site-specific Exception 9(1394), which does not permit street townhouse dwellings.

The Owner is proposing to rezone the Subject Lands to RT1 Residential Townhouse Zone, in order to permit five, three-storey street townhouse dwellings, as shown on Attachments #3 to #5, together with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Minimum Parking Space Size	2.7 m x 6m	2.7 m x 5.9 m (All Lots)
b.	Minimum Lot Area	162 m <sup>2</sup>	156.1 m <sup>2</sup> (Unit 2)
c.	Minimum Front Yard Setback	i) 4.5 m (Main Building) ii) 6 m (Attached Garage)	3.6 m (All Units)
d.	Minimum Rear Yard	7.5 m	5 m
e.	Minimum Exterior Yard	i) 4.5 m (Canada Drive) ii) 3 m (Abutting a sight triangle)	i) 2.5 m ii) 0.7 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
f.	Minimum Lot Depth	27 m	- 23 m (Unit 1) - 20 m (Unit 2) - 18 m (Unit 3) - 17 m (Units 4 and 5)
g.	Maximum Projection of Exterior Stairways, Porches and Balconies which are Uncovered, Unexcavated and Unenclosed	1.8 m (Into a Rear Yard)	2.5 m (Deck into a Rear Yard)
h.	Maximum Permitted Encroachment of Porch Stairs	0.5 m (Front Yard)	1.3 m
i.	Maximum Permitted Interior Garage Width	3.048 m	6.1 m
j.	Maximum Driveway Width	i) 3.75 m (Lot Frontage: 7 m – 8.99 m) ii) 6 m (Lot Frontage: 9 m – 11.99 m) iii) 9 m (Lot Frontage: 12 m or greater)	5.2 m (For All Lots)

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
k.	Minimum Landscape Front Yard	i) 33% Landscaping of which 60% shall be Soft Landscaping (Lot Frontage: 6 m - 11.99 m)  ii) 50% Landscaping of which 60% shall be Soft Landscaping (Lot Frontage: 12 m or greater)	31% Landscaping of which 20% shall be Soft Landscaping (All Units)

The Development Planning Department supports the proposed site-specific zoning exceptions. The zoning exceptions are a result of the alignment of Vedette Way and the existing lot fabric and configuration of the Subject Lands that was established through Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation). The exceptions are considered minor in nature and facilitate a Development that is in keeping with the Architectural Guidelines for Block 33 West and compatible with the surrounding development.

***The Development Planning Department supports the proposed Development***

Site Plan

The Development includes five, three-storey street townhouse dwellings in one block, with lot frontages between 7.45 m and 12.34 m, as shown on Attachments #3 to #5. The townhouse design includes a two-car garage for each unit. The grading of the Subject Lands results in the townhouse dwellings having walk-out basements with an upper level deck in the rear yard. The air conditioning unit for each dwelling is located in the rear yard in accordance with Zoning By-law 1-88.

Building Elevations

The proposed building elevations shown on Attachment #4 consist of three-storey, 11 m high, gable roofed townhouse dwellings. The main exterior building material include brick and a stone base. The Development is consistent with the Vaughan Council approved Block 33 West Architectural Design Guidelines. The building elevations have been approved by the Development Planning Department, Urban Design and Cultural Heritage Division.



## Landscaping Plan

The landscape plan shown on Attachment #5 provides for a rear yard amenity space and front yard landscaping consisting of sod and a mix of coniferous and deciduous shrubs. The final landscape plan has been approved by the Development Planning Department.

### ***The Development Planning Department, Urban Design and Cultural Heritage Division has no objections to the Development***

The Development Planning Department, Urban Design and Cultural Heritage Division advises that the Subject Lands are not designated under the *Ontario Heritage Act*, are not included in the *Register of Property of Cultural Heritage Value*, and are not noted as a property of interest to Cultural Heritage Division, as per the City of Vaughan Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands. The Owner is advised that standard clauses apply to the development of the Subject Lands:

1. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Section shall be notified immediately.
2. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

### ***The Development Engineering Department supports the Development***

The Development Engineering (DE) Department has no objection to the proposal. The DE Department must approve the final site grading and servicing plan, Functional Servicing and Stormwater Management Report, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

## Developer's Group Agreement

The Subject Lands are located within Block 33 West, which is subject to a Developer's Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 33 West Developer's Group Agreement to the satisfaction of the Block 33 West Trustee. A condition to this effect is included in the Recommendations of this report.

### ***Servicing Allocation is available for the Development***

The City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to the Development is available and unrestricted. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“THAT Site Development File DA.17.109 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 5 residential units (15 persons equivalent).”

### ***The Owner is required to satisfy the water balance requirements to the satisfaction of the Toronto and Region Conservation Authority***

The Development is located within Wellhead Protection Area - Q (“WHPA-Q”) and is subject to the Credit Valley, Toronto and Region, and Central Lake Ontario Source Protection Plan (“CTC SPP”). The submission of a site-specific water balance assessment is required. The Owner has been in contact with TRCA respecting the water balance assessment. The Owner is required to submit a water balance assessment to the satisfaction of TRCA and satisfy the requirements of the TRCA prior to execution of the Site Plan Letter of Undertaking. A Condition to this effect is included in the Recommendations of this report.

### ***The School Boards have no objection to the Development***

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Development, and require no conditions. The Conseil Scolaire de District Catholique Centre-Sud was circulated on the proposed Development and provided no response, as such Development Planning staff are satisfied they have no objection to the Development.

### ***Canada Post has no objection to the Development***

The Applications were circulated to Canada Post for review and comment. The Owner will be required to satisfy all requirements of Canada Post. A Condition to this effect is included in the Recommendations of this report.

### ***Enbridge Gas Distribution Inc. and Alectra Utilities Corporation have no objection to the Development***

Enbridge Gas Distribution and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objections to the Applications.

## **Financial Impact**

Not applicable.

## **Broader Regional Impacts/Considerations**

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment and York Region have no concerns with the Development.

## **Conclusion**

Zoning By-law Amendment File Z.17.042 and Site Development File DA.17.109 have been reviewed in consideration of the applicable Provincial policies, YROP and VOP 2010 Official Plan policies, the requirements of Zoning By-law 1-88, comments from City departments and external public agencies. The proposal to develop the Subject Lands with five, three-storey street townhouse dwellings is consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010, and the proposed rezoning of the Subject Lands will result in a Development that is compatible with the surrounding land uses.

Accordingly, the Vaughan Development Planning Department supports the approval of the Applications, subject to the conditions in the Recommendations section of this report.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, Extension 8645.

## **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Proposed Building Elevations: Red-Lined Revised
5. Landscape Plan

## **Prepared by**

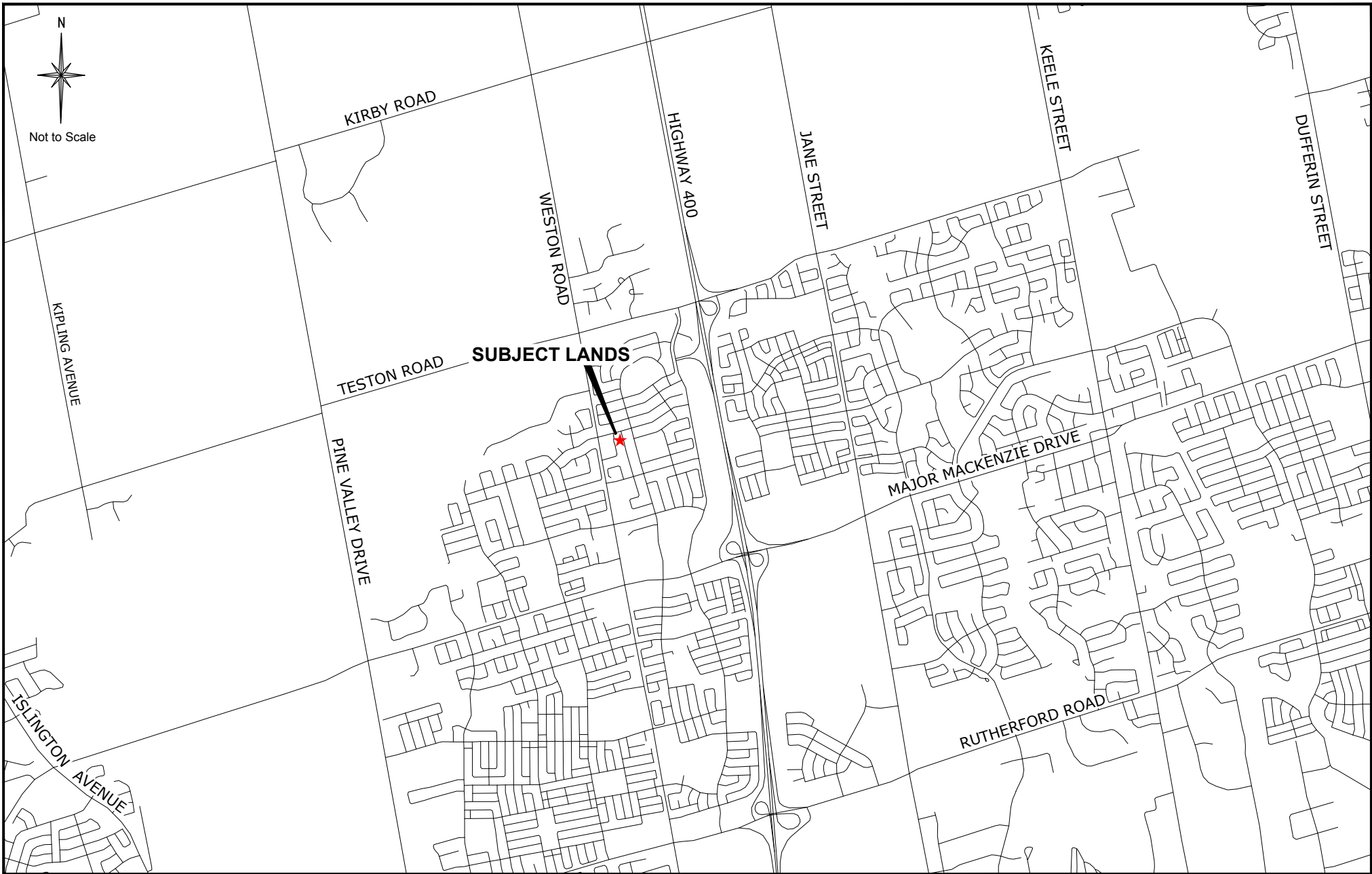
Judy Jeffers, Planner, ext. 8645

Mary Caputo, Senior Planner, ext. 8635

Carmela Marrelli, Interim Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



# Context Location Map

Location: Part of Lot 23,  
Concession 5

Applicant:  
Vedette Way Homes Limited

N:\GIS\_Archive\Attachments\Z\z.17.042a.dwg

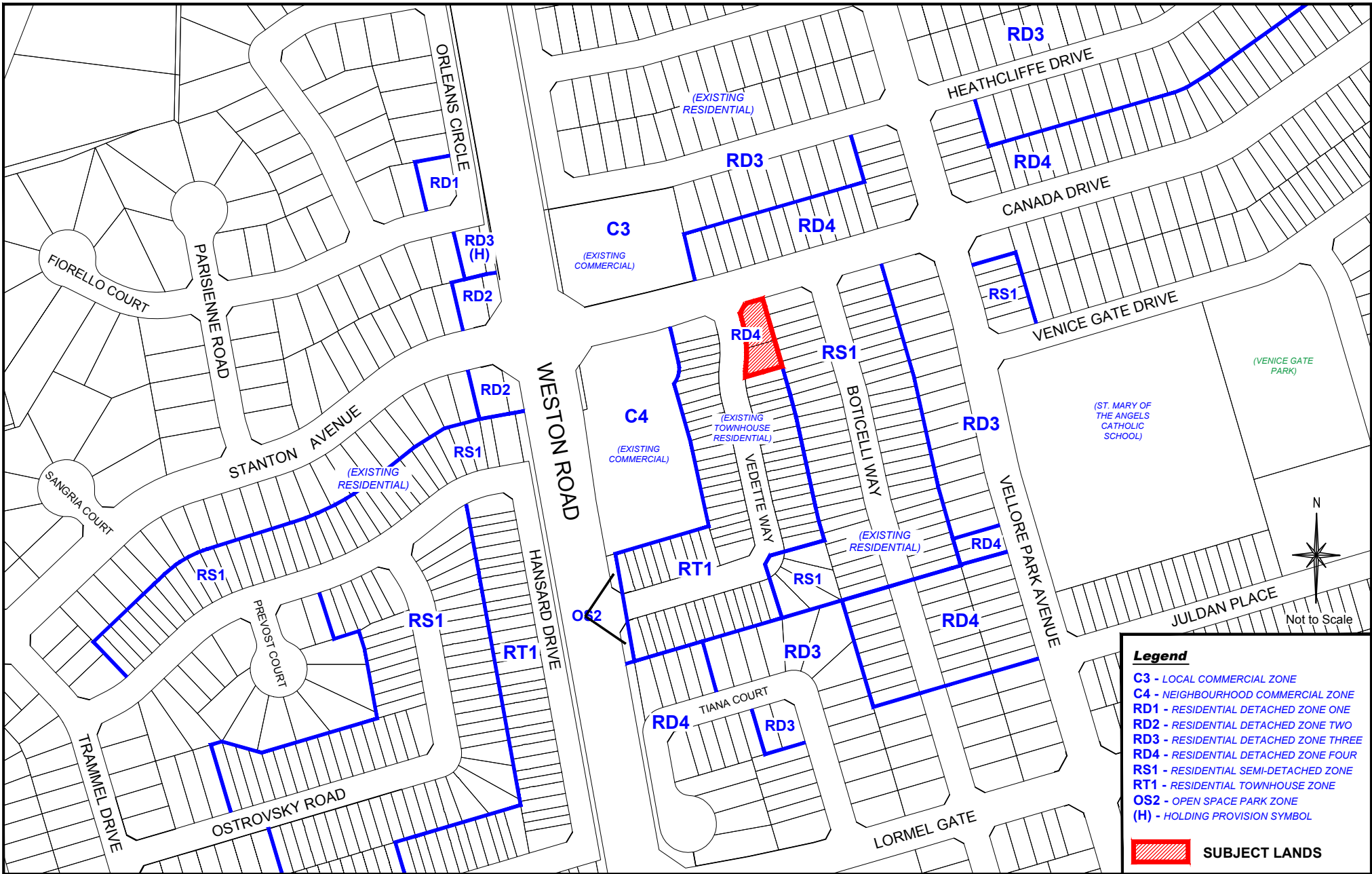


# Attachment

Files: Z.17.042 &  
DA.17.109


Date:  
June 5, 2018





**Legend**

- C3 - LOCAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- OS2 - OPEN SPACE PARK ZONE
- (H) - HOLDING PROVISION SYMBOL

 **SUBJECT LANDS**

# Location Map

Location: Parts of Lot 23,  
Concession 5

Applicant:  
Vedette Way Homes Limited

N:\GIS\_Archive\Attachments\Z\z.17.042a.dwg



# Attachment

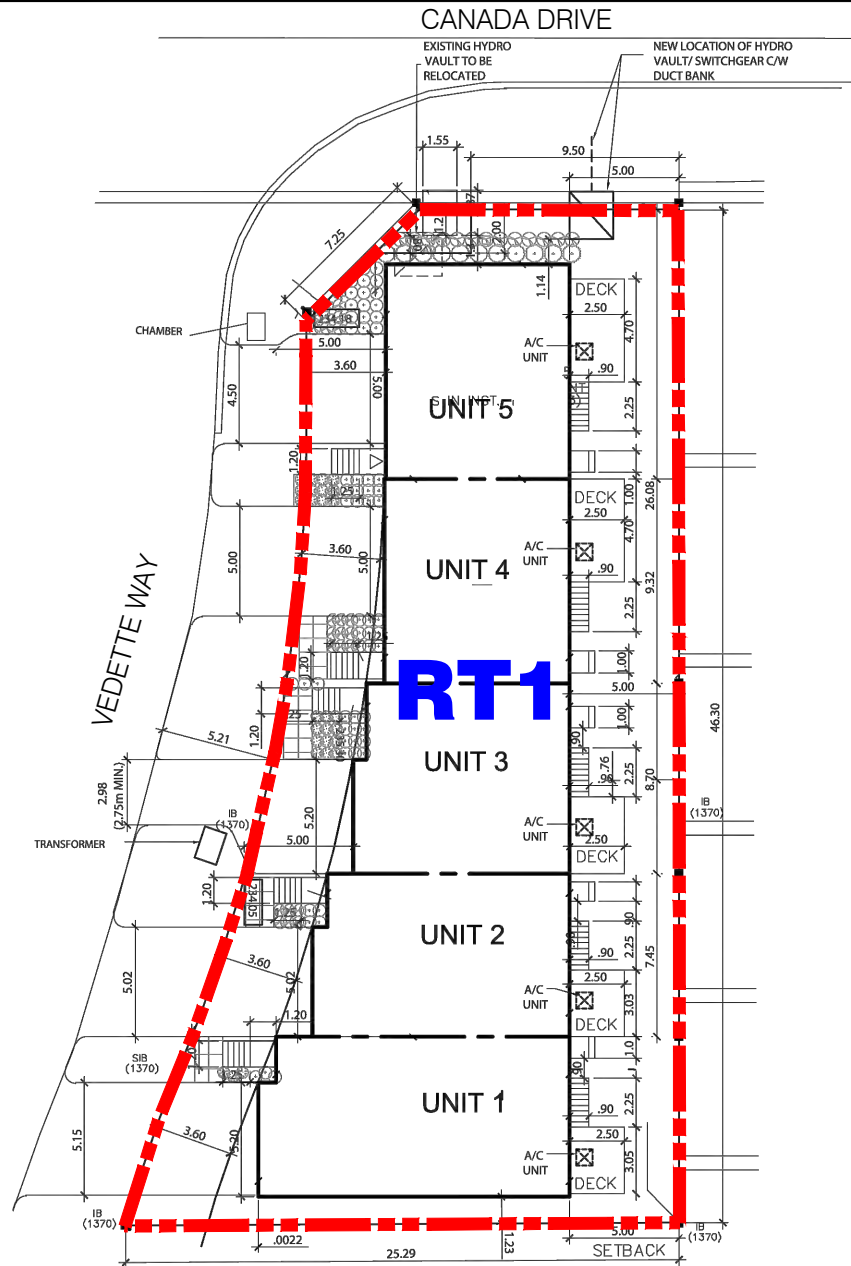
Files: Z.17.042 &  
DA.17.109

Date:  
June 5, 2018

# 2



Not to Scale



RT1 - RESIDENTIAL TOWNHOUSE ZONE

 SUBJECT LANDS

# Proposed Zoning & Site Plan

Applicant:  
Vedette Way Homes Limited

Location: Part of Lot 23,  
Concession 5

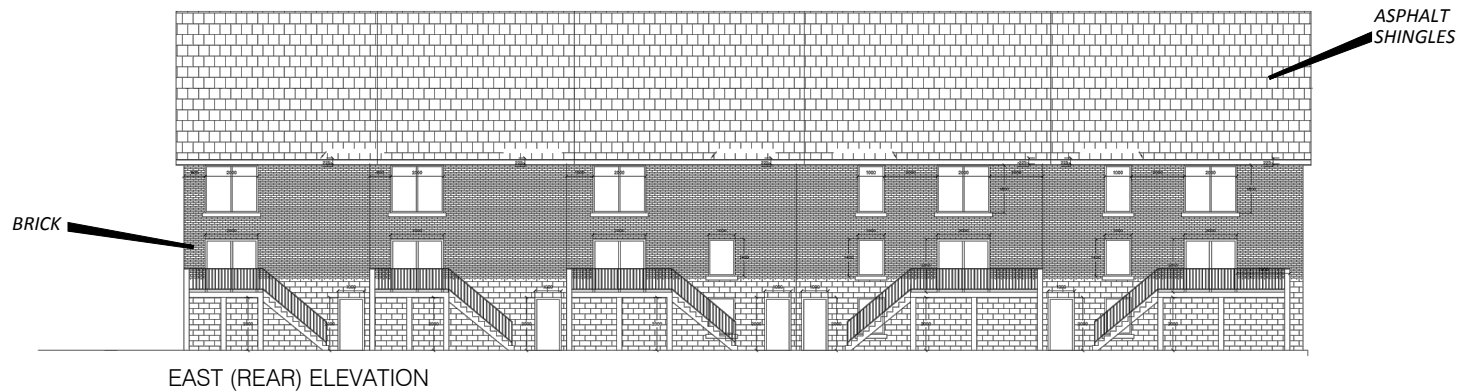
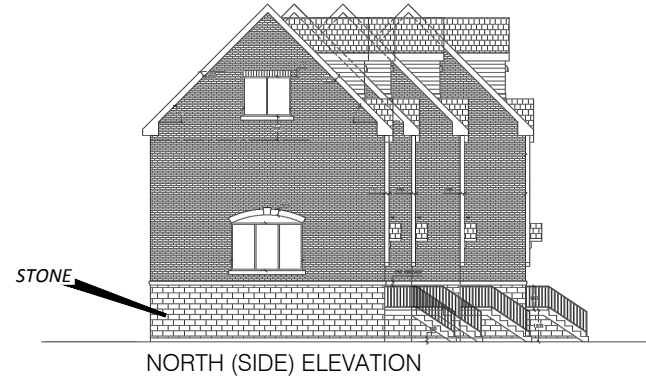


# Attachment

Files: Z.17.042 &  
DA.17.109

Date:  
June 5, 2018

# 3



Not to Scale

## Proposed Building Elevations: Red-Lined Revised

Applicant:  
Vedette Way Homes Limited

Location: Part of Lot 23,  
Concession 5



## Attachment

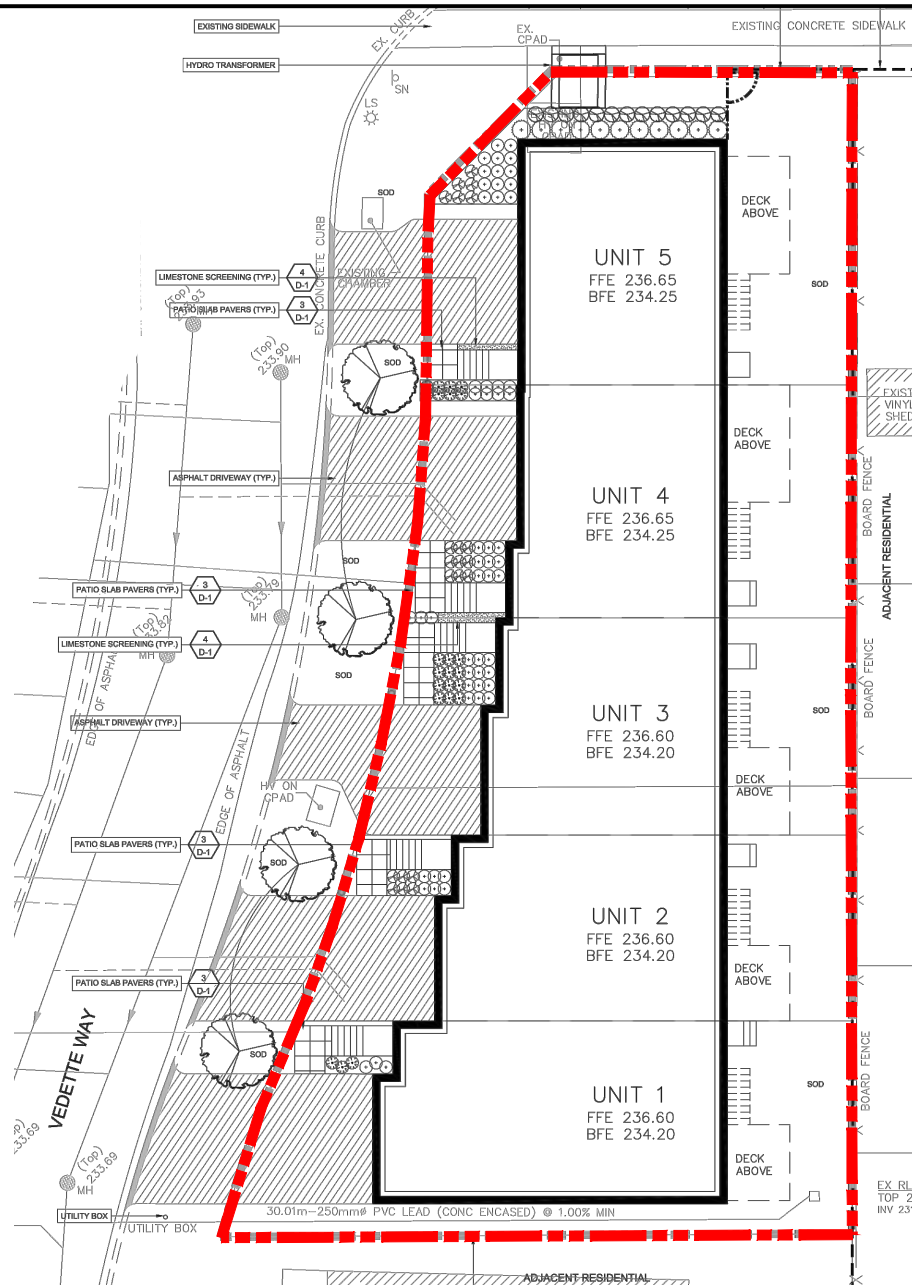
Files: Z.17.042 &  
DA.17.109

Date:  
June 5, 2018

# 4



Not to Scale



  
SUBJECT LANDS

# Landscape Plan

Location: Part of Lot 23,  
Concession 5

Applicant:  
Vedette Way Homes Limited

N:\GIS\_Archive\Attachments\Z\z.17.042a.dwg



# Attachment

Files: Z.17.042 &  
DA.17.109

Date:  
June 5, 2018

# 5