

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD: 3

**TITLE: VAUGHAN NW RESIDENCES INC.
ZONING BY-LAW AMENDMENT FILE Z.19.029
DRAFT PLAN OF SUBDIVISION FILE 19T-19V005
VICINITY WESTON ROAD AND MAJOR MACKENZIE DRIVE**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.029 and 19T-19V005 (Vaughan NW Residences Inc.) for the subject lands shown on Attachment 1, to permit 65 street and 114 back-to-back townhouse dwellings units (179 units total) within 24 blocks as shown on Attachments 2 and 3.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Zoning By-law Amendment and Draft Plan of Subdivision Applications to permit 65 street and 114 back-to-back townhouse dwellings units (179 units total) within 24 blocks.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.029 and 19T-19V005 (Vaughan NW Residences 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

The subject lands (the “Subject Lands”), shown on Attachment 1, are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known

as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachment 1.

On September 27, 2018, Council approved Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.18.004, Z.18.001, 19T-18V002 and DA.18.003, to permit the development of the Subject Lands with 179, 2 and 3-storey townhouse dwellings with frontage on a private common element condominium road as shown on Attachment 4.

The Owner has submitted new Zoning By-law Amendment and Draft Plan of Subdivision Applications to facilitate the development of 65 street and 114 back-to-back townhouse dwellings within 24 townhouse blocks, fronting onto public streets and a pedestrian connection (the 'Development') to an existing residential development on Zachary Place north of the Subject Lands as shown on Attachment 3.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit 65 street and 114 back-to-back townhouse dwellings within 24 townhouse blocks as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.19.029 to rezone the Subject Lands from RT1 Residential Townhouse Zone and OS2 Open Space Park Zone subject to site-specific Exception (1469) to RT1 Residential Townhouse Zone and OS2 Open Space Park Zone as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V005, as shown on Attachment 2, for a residential plan of subdivision consisting of the following:

<u>Blocks</u>	<u>Land Use</u>	<u>ha</u>	<u>Units</u>
Blocks 1 and 16-24	Back-to-Back Townhouse (Min. Lot Frontages 6.4 m)	1.255	114
Blocks 13 and 14	Street Townhouse (Min. Lot Frontage 6.4 m)	0.151	8
Blocks 2, 5-12 and 15	Street Townhouse (Min. Lot Frontage 5.8 m)	1.02	46
Blocks 3 and 4	Street Townhouse (Min. Lot Frontage 5.6 m)	0.207	11
Block 25	Future Development	0.262	
Block 26	Open Space	0.023	
Blocks 27-53	0.3 m Reserve	0.021	
Block 54	Road Widening	0.026	
Roads	(Public Roads "1" to "6")	2.073	
Total		5.038 ha	179 units

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

- a) Date the Notice of Public Hearing was circulated: January 10, 2020.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Weston Road and Vellore Park Avenue frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the Vellore Woods Ratepayers' Association and the Millwood Woodend Ratepayers' Association.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

Previous Reports/Authority

[Committee of the Whole \(Public Hearing\) Meeting April 4, 2018](#)

[Committee of the Whole Meeting September 17, 2018](#)

Analysis and Options

The proposed Development conforms to the Vaughan Official Plan

The Subject Lands are designated "Mid-Rise Mixed Use" with a "Commercial District" overlay by Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Area Specific Policy 12.6, "Northeast Quadrant of Major Mackenzie Drive and Weston Road". This designation permits 3-storey townhouse dwellings, a minimum residential density of 17 units per hectare and a maximum of 40 units per hectare. The Development is for 179 townhouse dwellings with a density of 35.2 units per hectare. The Development conforms to VOP 2010.

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

The Subject Lands are zoned "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" subject to site-specific Exception 9(1469), as shown on Attachment 1. The Owner is proposing to rezone the Subject Lands to "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	Zoning By-Law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Zone Requirements
a.	Definition of a "Dwelling, Back-to-Back Townhouse"	No Definition	Means an attached low-rise residential building form providing a primary building frontage on two sides, with units sharing a rear wall
b.	Uses Permitted	Townhouse Dwelling,	Permit Back-to-back Townhouse dwellings
c.	Minimum Lot Frontage	6 m/unit	<ul style="list-style-type: none"> • 5.8 m/unit (Standard Lot) • 5.6 m/unit (Through Lot) • 6.4 m/unit (Back-to-back Lot)
d.	Minimum Lot Area	162 m ²	<ul style="list-style-type: none"> • 145 m² (Standard Lot) • 135 m² (Through Lot) • 85 m² (Back-to-back Lot)
e.	Minimum Front Yard	4.5 m	<ul style="list-style-type: none"> • 3 m (Through Lot)
f.	Minimum Rear Yard	7.5m	<ul style="list-style-type: none"> • 7 m (Standard Lot) • 4.5 m (Through Lot) • 0 m (Back-to-back Lot)
g.	Minimum Interior Side Yard	3.5 m	1.5 m (Blocks 1-16 and 18-23)
h.	Minimum Exterior Side Yard and Minimum Exterior Side Yard Abutting a Non-Residential Use	4.5 m	<ul style="list-style-type: none"> • 3 m abutting a public lane (Blocks 7 and 8) • 2.4 m abutting a sight triangle (Blocks 1, 16 to 24) • 1.5 m abutting a walkway (Blocks 1 and 16)
i.	Minimum Lot Depth	27 m	<ul style="list-style-type: none"> • 25.5 m (Standard Lot) • 20 m (Through Lot) • 14 m (Back-to-back Lot)
j.	Maximum Building Height	11 m	12 m
k.	Permitted Yard Encroachments and Restrictions	Fireplaces are not permitted to encroach into a required yard	Permit fireplaces to encroach into a required yard
l.	Permitted Yard Encroachment and Restrictions with Respect to Exterior Stairways, Porches, Uncovered Balconies, Unenclosed & Unexcavated, Bay Windows	Bay or box windows constructed in a footing are not permitted	Permit a bay or box window or similar window projection constructed with footings and permitted to extend into a required front, exterior side or rear yard to a maximum of 0.6 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 Planning Department has identified the following matters to be reviewed in greater detail.

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement (2014), A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the York Region Official Plan policies The Development will be reviewed in consideration of the policies of VOP 2010, Volume 2 Area Specific Policy 12.6, "Northeast Quadrant of Major Mackenzie Drive and Weston Road". Specifically, Section 12.6.2.3, requiring that the development of this quadrant be undertaken on a comprehensive basis
b.	Appropriateness of Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the Subject Lands and the site-specific zoning exceptions to permit the development of 179 townhouses, as shown on Attachment 2, will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to built-form compatibility
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements
d.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the Applications, which must be

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>approved to the satisfaction of the City or respective approval authority:</p> <ul style="list-style-type: none"> - Community Services and Facilities Study - Phase 1 and 2 Environmental Site Assessments ('ESA') - Soil Investigation Report - Urban Design and Sustainability Brief - Environmental Noise report - Arborist Report - Functional Servicing Report - Traffic Impact Study <ul style="list-style-type: none"> • The Owner is required to submit a Water Balance Assessment as the Subject Lands are located within the Recharge Protection Area of the Source Protection Plan. • Additional studies/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 Subject 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 and Architectural Guidelines	<ul style="list-style-type: none"> • The Development will be reviewed in consideration of the approved Urban Design and Architectural Design Guidelines for Block 33 West
g.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be

	MATTERS TO BE REVIEWED	COMMENT(S)
		reviewed and implemented through the Site Plan process, if the Applications are approved
h.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department
i.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> The Subject Lands are located within the Recharge Protection Area of the Source Protection Plan and the Water Balance Assessment report must be reviewed and approved by the TRCA
j.	Block 33 West Developers' Group Agreement	<ul style="list-style-type: none"> The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 West Developers' Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan
k.	Future Site Development Application and Part Lot Control Exemption Applications	<ul style="list-style-type: none"> A future Site Development Application will be required, if the Applications are approved A Part Lot Control Exemption Application is required to create the individual townhouse lots, if the Applications are approved

Financial Impact

Not applicable

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 Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Mary Caputo, Senior Planner - Development Planning Department, at Extension 8635.

Attachments

1. Location Map
2. Proposed Zoning and Draft Plan of Subdivision
3. Conceptual Site Plan
4. Council Approved Zoning and Site Plan (September 27, 2018)

Prepared by

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