

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, June 23, 2020

**WARD(S):** 1

**TITLE: CARLO & MARY AMMENDOLIA  
ZONING BY-LAW AMENDMENT FILE Z.20.006  
2291 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND  
JACKSON STREET**

**FROM:**

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.006 (Carlo & Mary Ammendolia) for the subject lands shown on Attachment 1. The Owner proposes the development of three, 3-storey street townhouse dwelling units and the retention and restoration of the existing 1-1/2 storey detached heritage dwelling proposed to be used as a live/work unit and includes a 2-storey addition (garage with a 17.9 m<sup>2</sup> second floor above) to the existing heritage dwelling, as shown on Attachments 2 to 5.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed development consisting of three, 3-storey street townhouse dwelling units and the retention and restoration of the existing 1-1/2-storey detached heritage dwelling and includes a 2-storey addition
- Zoning By-law Amendment is required to permit the development and to remove the Holding Symbol "(H)" from the subject lands
- The development is subject to review by Heritage Vaughan Committee
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.006 (Carlo & Mary Ammendolia.) 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 municipally known as 2291 Major Mackenzie Drive West and located on the southeast corner of Major Mackenzie Drive West and Jackson Street. The Subject Lands are currently developed with a vacant 1.5-storey detached heritage dwelling fronting on Major Mackenzie Drive West with surface parking at the rear of the dwelling.

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

The Owner has submitted the following application (the 'Application') for the Subject Lands shown on Attachment 1 to permit three, 3-storey street townhouse dwelling units and the retention and restoration of the existing 1-1/2-storey detached heritage dwelling proposed to be used as a live/work unit. The Application also includes a 2-storey addition (garage with a 17.9 m<sup>2</sup> second floor above) to the existing heritage dwelling (the 'Development') as shown on Attachments 2 to 5:

1. Zoning By-law Amendment File Z.20.006 to amend Zoning By-law 1-88 to rezone the Subject Lands from "RM2 Multiple Residential Zone" with the Holding Symbol "(H)" and subject to site-specific Exception 9(1118) to "RT1 Residential Townhouse Zone" without the Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: June 2, 2020.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca). Notice Signs were installed along Major Mackenzie Drive West and Jackson Street frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the Rosedale North Ratepayers Association.
- c) Comments Received to Date: None

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 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 be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not applicable

### **Analysis and Options**

#### ***The proposed rezoning and Development conform to Vaughan Official Plan ('VOP 2010')***

The Subject Lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010'). The "Low-Rise Mixed-Use" designation permits a maximum building height of 3-storeys and a Floor Space Index ('FSI') of 1.25 times the area of the lot. The Subject Lands are within an Intensification Area, specifically a Local Centre. In areas designated "Low-Rise Mixed-Use" and located in an Intensification Area, such as a Local Centre, the ground floor frontage of buildings facing an arterial street is required to predominantly consist of retail uses or other active uses that animate the street. The "Low-Rise Mixed-Use" designation requires that a minimum of 30% of the total gross floor area ('GFA') of all uses on the lot to consist of uses other than retail uses.

The Development includes 3-storey townhouse dwellings and the retention of an existing heritage dwelling (with a 2-storey addition) and would yield an FSI of 1.09 times the area of the lot. The existing detached heritage dwelling fronting on Major Mackenzie Drive West is proposed to be converted to a live/work unit used for a business or professional office on the ground floor and a residential use on the second floor. The business or professional office uses combined with the residential space in the existing detached heritage dwelling exceeds the policy requiring a minimum 30% of non-retail uses. The Development conforms to the "Low-Rise Mixed-Use" policies of the VOP 2010.

#### ***The Subject Lands are located within the Maple Heritage Conservation District Plan - 2007***

The Subject Lands are located within the Maple Heritage Conservation District Plan 2017 ('Maple HCD') and are subject to the requirements of the Maple HCD Plan. The Subject Lands are designated Part V under the *Ontario Heritage Act* ('OHA') and are developed with an existing 1.5-storey Victorian frame house with bay windows. The existing detached heritage dwelling was constructed in 1880 and will be retained and restored and would include a 2-storey addition (garage and second floor) to the existing heritage dwelling.

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

The Subject Lands are zoned “RM2 Multiple Residential Zone” with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1118). This zoning does not permit the Development. The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, without the holding Symbol “(H)” and 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.	Permitted Uses	Street Townhouse Dwelling	Permit a Live/Work Unit as an additional use within the existing detached heritage dwelling
b.	Definition of Live/Work Unit	No Definition	<u>Live/Work Unit</u> - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian
c.	Minimum Lot Area	162 m <sup>2</sup>	102 m <sup>2</sup>
d.	Minimum Lot Depth	27 m	16.7 m
e.	Minimum Front Yard	4.5 m	4 m (for Units 1-3)
f.	Maximum Building Height	11 m	11.4 m
g.	Minimum Front or Exterior Side Yard to an Attached Garage Facing a Lot Line	6 m	5.8 m (Jackson Street)
h.	Minimum Exterior Side Yard	4.5 m	4 m (Jackson Street - existing heritage dwelling)
i.	Maximum Rear Yard	7.5 m	1.2 m (for units 1-3) 0 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>
			(heritage dwelling)
j.	Maximum Interior Garage Width for Lots Less Than 11 m in Width	3 m	3.1 m
k.	Minimum Interior Garage Width for Lots 12 m to 17.99 m Frontage	5.5 m	3.4 m (heritage dwelling)
l.	Minimum Parking Space length	6 m	5.6 m (Unit 2)
m.	Minimum Parking Requirements	<u>Residential</u> 2 spaces/unit = 8 spaces  <u>Business or Professional Office</u> 84.9 m <sup>2</sup> @ 3.5 spaces/100m <sup>2</sup> of GFA = 4 spaces  Total parking required = 12 spaces	<u>Residential</u> 1 space/unit = 4 spaces  <u>Business or Professional Office</u>  No parking requirement  Total parking proposed = 4 spaces
n.	Minimum Landscape Area	For lots with a frontage between 6 m to 11.99 m - a minimum of 33% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping  The lots with a frontage of 12 m and greater - a minimum 50% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum	These provisions shall not apply

	<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>
		landscaped front or exterior side yard shall be soft landscaping	

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered at 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>COMMENTS</b>
a.	Consistency and Conformity with Provincial Plans and York Region and City Official Plans, <i>Ontario Heritage Act</i> , and Maple HCD Plan	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed for consistency and conformity with the applicable policies of the <i>Provincial Policy Statement, 2020</i> ('PPS'), <i>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan'), the <i>Ontario Heritage Act</i>, the York Region Official Plan ('YROP') policies and VOP 2010, and the Maple HCD Plan policies</li> </ul>
b.	Appropriateness of the Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning and exceptions to Zoning By-law 1-88 will be reviewed in consideration of the surrounding existing and planned land uses, with consideration given to land use compatibility, built form, building height and setbacks, adequate parking, pedestrian and vehicular accessibility, and the appropriate development standards</li> </ul>
c.	Removal of the Holding Symbol "(H)"	<ul style="list-style-type: none"> <li>▪ Prior to the removal of the Holding Symbol "(H)" from the Subject Lands the following shall be satisfied: <ul style="list-style-type: none"> <li>- A Site Plan Agreement(s) for the Development the Subject Land shall be executed and registered</li> <li>- Council shall allocate servicing capacity to the Subject Lands</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>- The preservation of the heritage dwelling on the Subject Land is addressed to the satisfaction of the City of Vaughan</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> <li>- Arborist Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Phase1 Environmental Site Assessment ('ESA') Environmental Noise Feasibility Study</li> <li>- Cultural Heritage Impact Assessment</li> <li>- Conformity Assessment</li> <li>- Urban Design Conformity Report</li> <li>- Community Services &amp; Facility Brief</li> <li>- Sustainability Metric Scoring Tool &amp; Summary Letter</li> </ul> </li> <li>▪ These reports are available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer)</li> <li>▪ Additional studies and reports may be required as part of the application review process</li> </ul>
e.	Heritage Vaughan Committee	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Maple HCD and the Development is subject to review and approval from the Heritage Vaughan Committee</li> <li>▪ A Cultural Heritage Impact Assessment, Conformity Assessment and Urban Design Conformity Report has been submitted and will be subject to review and approval by the Development Planning Department. A review of the proposed restoration work to the heritage building will be undertaken by the Development Planning Department</li> <li>▪ All alteration, demolition, and new construction must conform to the policies of the Maple HCD Plan, be reviewed by the Heritage Vaughan Committee, obtain approval from Vaughan Council and receive a Heritage Permit</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the Council approved City-wide Urban Design Guidelines</li> </ul>
g.	Maple Street Urban Design Guidelines and Streetscape Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Maple Street Urban Design Guidelines + Streetscape Plan (the 'Guidelines'). The Development shall conform to the Guidelines, should the Application be approved</li> <li>▪ The Owner shall provide high-quality photos of the proposed materials to review the exterior façade of the Development</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ 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 reviewed and implemented through the Site Development approval process, should the Application be approved</li> <li>▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>
i.	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 is unavailable, the Holding Symbol "(H)" will remain on the Subject Lands</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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 Parkland Policy, should the Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		Office of the Infrastructure Development Department, Real Estate Services
k.	Related Site Development File DA.20.010	<ul style="list-style-type: none"> <li>▪ The Owner submitted Site Development File DA.20.010 concurrently with the Application to permit the proposed Development</li> <li>▪ The Site Development Application will be reviewed to ensure, but not limited to, appropriate site design, architectural details, materials and colours, transition with the surrounding land uses, relationship of the ground floor with the public realm, pedestrian connectivity and barrier free accessibility, vehicular access and traffic movements, parking, landscaping, servicing and grading, and the provision of appropriate amenity area(s)</li> <li>▪ The relationship of the massing between the existing street townhouses adjacent to the Subject Lands and the Development will be reviewed</li> <li>▪ The Owner must address all issues identified through the review of a Site Development Application to the satisfaction of the City</li> </ul>
l.	Future Consent Applications	<ul style="list-style-type: none"> <li>▪ The Owner will be required to submit Consent Applications to the Committee of Adjustment to create four freehold lots with required easements, if the Application is approved</li> </ul>
m.	York Region	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located on a Regional Rapid Transit Corridor as identified on Map 11 of the YROP 2010 and is within 50 m of a York Region Transit bus stop on the southwest corner of Major Mackenzie Drive West and Keele Street</li> <li>▪ The Development will be reviewed to incorporate transit-oriented-design elements to encourage the use of the existing and planned transit infrastructure on Major Mackenzie Drive West</li> <li>▪ The Subject Lands front onto Major Mackenzie Drive West, a road under the jurisdiction of York Region,</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>and where road widening is proposed. York Region must review the Development in consideration of the proposed road widening</p> <ul style="list-style-type: none"> <li>York Region completed an Environmental Assessment ('EA') in 2018 that reviewed current and future transportation and infrastructure improvements to Major Mackenzie Drive West between McNaughton Road and Keele Street. The Subject Lands are located within the EA study area. The detail design is currently being completed to implement the requirements of the EA. The Owner is required to meet with York Region and City of Vaughan staff to ensure that final streetscape designs related to the Development comply with the EA design and requirements</li> <li>York Region must approve the location and design of the proposed driveways</li> </ul>
n.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>The Subject Lands are located within the Recharge Protection Area of the Source Protection Plan (WHPA-Q2). The Owner is required to submit a Water Balance Assessment for review and approval by the TRCA</li> </ul>

### **Financial Impact**

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

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

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any Regional 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 technical report at a future Committee of the Whole meeting.

**For more information**, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension 8210.

**Attachments**

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Rendered Perspective

**Prepared by**

OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

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