Committee of the Whole (Public Meeting) Report

DATE: Wednesday, April 7, 2021 **WARD:** 4

TITLE: BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.
ZONING BY-LAW AMENDMENT FILE Z.20.039
DRAFT PLAN OF SUBDIVISION FILE 19T-20V008
VICINITY OF RUTHERFORD ROAD AND PETER RUPERT AVENUE

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole for applications to rezone the subject lands and to permit a Draft Plan of Subdivision for 17 detached dwelling units and 243 street townhouse units, as shown on Attachments 2 and 3.

Report Highlights

- The Owners propose to rezone the subject lands and seek approval of a Draft Plan of Subdivision to permit 17 detached dwelling units and 243 street townhouse units
- 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 and Draft Plan of Subdivision Files Z.20.039 and 19T-20V008 (Block 18 Properties Inc. & Block 18 (Rutherford) 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

Location: Northwest corner of Peter Rupert Avenue and Rutherford Road, Blocks 1 and 3 on Registered Plan 65M-3972 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 21, 2020

Date applications were deemed complete: February 2, 2021

History of the Subject Lands

Through the Block 18 approval process the Subject Lands were designated 'Public Use Lands' for the purposes of a catholic school and a community centre. The southern portion of the Subject Lands, shown as "RD4 Residential Detached Zone Four" on Attachment 1, were reserved by the York Catholic District School Board for a period of 5 years to develop a secondary school. However, the York Catholic District School Board decided not to exercise their option to purchase the lands. As such, these lands now form part of these Applications.

The northern portion of the Subject Lands, shown as "RD3 Residential Detached Zone Three" on Attachment 1, were intended to be used as a community centre. However, based on the recommendations and the needs assessment from the City of Vaughan's 2008 Active Together Master Plan, it was determined by Council that a larger multi-use community centre was more desirable to meet the needs of the larger community and more financially sustainable.

A larger multi-use community centre is being planned in Block 11 to meet the needs of both the local and broader community, including the residents in Block 18. This larger multi-use community centre is currently in the design stage of development and will be located within a 4-kilometre distance from the Subject Lands, at the northeast intersection of Thomas Cook Avenue and Valley Vista Drive.

The Subject Lands are bounded on the west by the City's future Block 18 District Park, as shown on Attachment 1. In December 2015, the City acquired approximately two hectares of additional parkland from the Block 18 landowners group, allowing for additional park programming for the new Block 18 District Park. Since the start of the conceptual design of the new Block 18 District Park in 2019, staff continue to coordinate with the Block 18 landowners group for the Subject Lands regarding public street frontage, site servicing (electrical, water, storm and sanitary), residential unit interface, facility programming, pedestrian connections, parking and driveway access options.

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

Block 18 Properties Inc. and Block 18 (Rutherford) Inc. (the 'Owners') have submitted the following applications (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development'), as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.20.039 to amend Zoning By-law 1-88, in a manner shown on Attachment 2, as follows:
   - rezone the Subject Lands from "RD4 Residential Detached Zone Four" and "A Agricultural Zone" to "RT1 Residential Townhouse Zone"
   - revise the zone boundaries for the "RD3 Residential Detached Zone Three" and "OS5 Open Space Environmental Protection Zone"
   - permit site-specific zoning exceptions identified in Tables 1 and 2 of this report.

2. Draft Plan of Subdivision File 19T-20V008, as shown on Attachment 2, for a residential plan of subdivision consisting of the following:

Blocks/Lots	Land Use	Area (ha)	Units
Blocks 1 to 48	Street Townhouse units (Minimum Lot Frontages 6.0 m)	5.319	243
Lots 49 to 54	Detached Dwelling units (Min. Lot Frontages 13.7 m)	0.232	6
Lots 55 to 65	Detached Dwelling units (Min. Lot Frontages 12.0 m)	0.401	11
Block 66	Natural Heritage System	0.511	
Block 67	Park	0.192	
Blocks 68-100	0.3 m Reserves	0.015	
	Streets and Lanes	2.704	
Total		9.374 ha	260 units

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

a) Date the Notice of Public Meeting was circulated: March 12, 2021

   The Notice of Public Meeting was also posted on the City's website at **www.vaughan.ca** and Notice Signs were installed along Rutherford Road and Peter Rupert Avenue in accordance with the City Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m radius from the Subject Lands, plus the expanded notification area shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.

c) The following is a summary of written comments received as of March 17, 2021. The comments are organized by theme as follows:

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

Environmental Impacts

- the Development will cause negative impacts to the existing wildlife in the area

Density and Built Form

- the Development is too dense and should include more detached homes, a larger green space, a community centre or school

School Board Capacity

- the Development will create insufficient capacity at nearby schools

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 and will be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The Development conforms to City of Vaughan Official Plan 2010

Official Plan Designation:

- "Community Area" and partially within "Oak Ridges Moraine Conservation Plan Area" on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- Partially within "Oak Ridges Moraine Settlement Area" on Schedule 4 - Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas by VOP 2010
- "Low-Rise Residential" on Schedule 13 - Land Use by VOP 2010
- The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwelling units

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

Zoning:

- "RD3 Residential Detached Zone Three", "RD4 Residential Detached Zone Four", "A Agricultural Zone", and "OS5 Open Space Environmental Protection Zone" by Zoning By-law 1-88, subject to site-specific Exception 9(1226)
- The residential zones permit the detached dwelling units however, they do not permit the proposed townhouse units
- The Owners propose to rezone the Subject Lands to "RD3 Residential Detached Zone Three", "RT1 Residential Townhouse Zone" and "OS5 Open Space Environmental Protection Zone" in the manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	RD3 Residential Detached Zone Three Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Three Requirements
a.	Minimum Lot Area	324 m^2	310 m^2 (Lots 60, 61, 62, 63)

	Zoning By-law 1-88 Standards	RD3 Residential Detached Zone Three Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Three Requirements
b.	Minimum Lot Depth	27 m	25 m (Lots 60, 61, 62, 63)
c.	Minimum Rear Yard	7.5 m	6 m (Lots 60, 61, 62, 63)
d.	Minimum Exterior Side Yard to an Attached Garage abutting a Public Street	6 m	4.5 m (Lot 65)
e.	Minimum Exterior Side Yard Abutting a Site Triangle	3 m	2 m (Lot 65)
f.	Maximum Building Height	11 m	12 m

Table 2:

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of a "Dwelling, Street Townhouse"	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street and/or a private street
b.	Definition of a "Lot Line, Front"	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street	Means the east lot line for Lots within Blocks 1, 2, 3, 32, 33 and 34 Means the west lot line for Lots within Blocks 10, 11, 12 and 13

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
		lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph	
c.	Definition of a “Lane”	Means a public or private means of access which affords only a secondary means of access to an abutting property in addition to a public highway	Means a public means of access which affords either a secondary means of access to an abutting property in addition to a public highway or the primary means of vehicular access if the abutting property fronts onto lands zoned OS1 Open Space Conservation Zone (Blocks 10 and 11)
d.	Definition of a “Lot” .	Means a parcel of land fronting on a street	Means a parcel of land fronting onto a public street and/or OS1 Open Space Conservation Zone (Blocks 10, 11, 12 and 13)
e.	Minimum Lot Area	162 m^2	160 m^2 (Blocks 1 to 37)
f.	Minimum Rear Yard	7.5 m	6 m (Blocks 1 to 37)
g.	Minimum Exterior Side Yard to a Lane or Site Triangle	3 m	2 m (Block 14 and 18)
h.	Minimum Exterior Side Yard to an Attached Garage abutting a Lane	6 m	2 m
i.	Maximum Building Height	11 m	12 m
j.	Maximum Interior Garage Width	3.048 m	5.8 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 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 Regional and City Official Plan Policies	▪ 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'), the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 ▪ The Application will also be reviewed in consideration of the VOP 2010 compatibility criteria for new development in established community areas (Official Plan Amendment 15) and the VOP 2010 environmental policies, including the Oak Ridges Moraine Conversation Plan (2017) policies
b.	Appropriateness of Amendments to Zoning By-law 1-88	▪ The appropriateness of the proposed rezoning of the Subject Lands and site-specific zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area
c.	Draft Plan of Subdivision	▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing,-grading, environmental, noise, and other municipal, regional, and public agency and utility requirements
d.	Studies and Reports	▪ The Owners submitted studies and reports in support of the Applications which are 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
e.	Water and Servicing Allocation	▪ 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 Vaughan Council identifies and allocates servicing capacity

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Urban Design and Architectural Control Guidelines	▪ The Development will be reviewed in consideration of the City-Wide Urban Design Guidelines and the Block 18 Community Architectural Design Guidelines
g.	Public Agency/Municipal Review	▪ The Applications must be reviewed by York Region and external public agencies and utilities and the Public, Separate, and French School Boards
h.	Sustainable Development	▪ The Applications will be reviewed in consideration of the VOP 2010 policies and Sustainability Metrics Program. The Development achieves a Bronze score of 25
i.	Parkland	▪ The Applications will be reviewed in consideration of the requirements of the *Planning Act* and the City of Vaughan's Parkland Dedication Policy ▪ The Applications will be reviewed for the appropriate provision of parkland, including providing connections from the Development to the existing trail system in Block 18 and the Block 18 District Park
j.	Block 18 Developer's Group Agreement	▪ The Owners are required to enter into a Developer's Group Agreement with the participating landowners within Block 18
k.	Approved Source Protection Plan	▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced, or eliminated, to the satisfaction of the Toronto and Region Conservation Authority and the City
l.	Toronto and Region Conservation Authority ('TRCA')	▪ A portion of the Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Applications have been circulated to the TRCA for review and comment. The Owners must satisfy the requirements of the TRCA ▪ The Owners must work with the TRCA to determine the floodplain impacts on Blocks 9 to 12, as shown on Attachments 2 and 3
m.	Natural Heritage Network	▪ The northern edge of the Subject Lands is located directly adjacent to a woodland (Cook Woodlot) and a wetland. These features are deemed as Core Features of the Natural

	MATTERS TO BE REVIEWED	COMMENT(S)
		Heritage Network consistent with VOP 2010. An appropriate Vegetation Protection Zone between Lots 49 and 65 and the Natural Heritage Network to the north will be reviewed
n.	Major Transit Station Areas ('MTSA')	▪ The Subject Lands are located within the York Region Council approved MTSA for Rutherford GO Station ▪ The City of Vaughan is currently undertaking an Official Plan Review. Through this process the land use planning framework, proposed minimum density requirements and boundary of the MTSA for Rutherford GO Station will be implemented, in order to conform to the York Region Official Plan ▪ The Development will be reviewed in consideration of applicable MTSA policies from the Growth Plan and YROP
o.	Required Applications	▪ The Owners are required to submit Site Development and Part Lot Control Exemption Applications

Financial Impact

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

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 through a 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: Daniela DeGasperis, Planner, Development Planning Department, ext. 8382

Attachments

1. Context and Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-20V008
3. Conceptual Site Plan

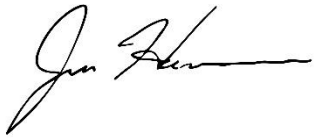
Prepared by
Daniela DeGasperis, Planner, ext. 8382
Mary Caputo, Senior Planner, ext. 8635
Nancy Tuckett, Senior Manager of Development Planning, ext. 8529
Bill Kiru, Acting Director of Development Planning, ext.8633

Approved by



Mauro Peverini, Acting Chief Planning Official

Reviewed by



Jim Harnum, City Manager