

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, April 7, 2021

WARD(S): 2

TITLE: MELISSA SPENCER
ZONING BY-LAW AMENDMENT FILE Z.20.041
60 DAVIDSON DRIVE
VICINTIY OF ISLINGTON AVENUE AND DAVIDSON DRIVE

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on an application to amend the “R1 Residential Zone” subject to site-specific Exception 9(1349) of Zoning By-law 1-88. The application would facilitate the severance of the subject lands into two lots to allow the construction of two detached dwelling units, as shown on Attachment 3, together with site-specific zoning exceptions identified in the Zoning section of this report.

Report Highlights

- To receive comments from the public and the Committee of the Whole to facilitate the severance of the subject lands into two lots to allow the construction of two detached dwelling units
- An amendment to Zoning By-law 1-88 is required to facilitate the proposed severance of the subject lands into two lots and site-specific zoning exceptions to permit two dwellings
- 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 Meeting report for Zoning By-law Amendment File Z.20.041 (Melissa Spencer) 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: The subject lands ('Subject Lands') are municipally known as 60 Davidson Drive, located on the northwest corner of Davidson Drive and Waymar Heights Boulevard and currently developed with a detached dwelling which is proposed to be demolished. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date application was deemed complete: February 4, 2021

The City previously conducted a review of, and amended, the zoning standards for the properties on Waymar Heights Boulevard and Davidson Drive

The City in 2009 initiated a zoning review (Zoning By-law Amendment File Z.09.025) ('File Z.09.025') to recognize the area as an established neighbourhood characterized by larger lots and to consider applying more restrictive zoning standards to reflect this character. Council on March 9, 2010 approved the recommendations contained in the staff report (File Z.09.025) and subsequently enacted By-law 226-2010, which was incorporated into Zoning By-law 1-88 as site-specific Exception 9(1349) on September 7, 2010 (Attachment 2). This By-law:

- rezoned the properties on Waymar Heights Boulevard from "R3 Residential Zone" ('R3 Zone') to "R1V Residential Old Village Zone" ('R1V Zone') as shown on Attachment 2
- rezoned the properties on Davidson Drive from "R2 Residential Zone" ('R2 Zone') to "R1 Residential Zone" ('R1 Zone') as shown on Attachment 2
- restricts the development of the properties on Waymar Heights Boulevard and Davidson Drive to one dwelling per lot

A Zoning By-law Amendment Application was submitted to facilitate the severance of the Subject Lands to allow the construction of two detached dwelling units

Melissa Spencer (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit the proposed development ('Development'), as shown on Attachments 3 to 6:

1. Zoning By-law Amendment File Z.20.041 to amend the R1 Zone in Zoning By-law 1-88, subject to site-specific Exception 9(1349), to facilitate the severance of the Subject Lands into two lots (Parts 1 and 2) to allow the construction of two detached dwelling units, together with the site-specific zoning exceptions identified in the Zoning section 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: March 12, 2021

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and two Notice Signs (one on each street frontage) were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners on Davidson Drive and within a 150 m radius from the Subject Lands, and to the Village of Woodbridge Ratepayers Association.

c) Comments received by the Development Planning Department as of March 23, 2021: 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 and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[October 19, 2009, Committee of the Whole Public Hearing \(Item 3, Report No. 3\)](#)

[February 23, 2010, Committee of the Whole \(Item 5, Report No. 9\)](#)

Analysis and Options

The Application conforms to Vaughan Official Plan 2010 ('VOP 2010')

Official Plan Designation:

- Identified as "Community Areas" on Schedule 1 - Urban Structure and located within an area generally having lot frontages greater than 30 m on Schedule 1B - Areas Subject to Policy 9.1.2.3 - Vaughan's Established Large-Lot Neighbourhoods in VOP 2010 (OPA 15)
- "Low-Rise Residential" by VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP')
- The "Low-Rise Residential" designation permits residential units in a low-rise built form, including detached, semi-detached and townhouse dwelling units, subject to the compatibility criteria established in Policy 9.1.2.3 of VOP 2010 (OPA 15)
- The Application is also subject to the Consents (Severances) criteria under Policy 10.1.2 of VOP 2010
- The Application conforms to VOP 2010 subject to minor modifications to the building setbacks to conform to Policy 9.1.2.3 (OPA 15) and Policy 10.1.2.47 a. of VOP 2010

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

Zoning:

- “R1 Residential Zone” by Zoning By-law 1-88, and subject to site-specific zoning Exception 9(1349)
- The current zoning permits detached dwellings and no more than one dwelling to be constructed on any lot, as shown on Schedule “E-1477” of site-specific zoning Exception 9(1349) (Attachment 2)
- The Owner proposes to amend Schedule “E-1477” of site-specific Exception 9(1349) to permit the severance of the Subject Lands and the Development, as shown on Attachments 3 to 6
- The following site-specific zoning exceptions are required to permit the Development:
 - a) A minimum garage length of 5.64 m for Part 1 whereas 6 m is required; and
 - b) A maximum yard encroachment of 2.15 m (front) for a porch and 3.66 m (rear) for a deck for Part 1 whereas 1.8 m is permitted.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in 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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for conformity to and consistency 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’) and the policies of the York Region Official Plan, 2010 (‘YROP’), VOP 2010 and the WCSP ▪ The Application will be reviewed for conformity with Policy 9.1.2.3 (OPA 15) and the Consents (Severances) criteria under Policy 10.1.2 of VOP 2010 ▪ Minor modifications may be required to the building setbacks to comply with Policy 9.1.2.3 (OPA 15) and Policy 10.1.2.47 a. of VOP 2010

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to Zoning By-law 1-88 and site-specific Exception 9(1349)	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to Zoning by-law 1-88 and the site-specific exception will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application 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
d.	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 Application is 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 Subject Lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, external public agencies, utilities, and the Public, Separate, and French School Boards
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
h.	Required Consent Application	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Consent Application to the Committee of Adjustment to sever the Subject Lands, should the Application be approved
i.	Servicing and Grading	<ul style="list-style-type: none"> ▪ The Owner is required to satisfy all comments from the Development Engineering Department including, but not limited to, the proposed servicing, driveway catch basins and location of retaining walls

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Tree Removal and Protection	<ul style="list-style-type: none"> ▪ The Owner has submitted an Arborist Report prepared by Al Miley and Associates, dated May 18, 2020, and identifies the removal of 17 trees on the Subject Lands to permit the Development. The Arborist Report must be reviewed and approved by the Urban Design Division of the Development Planning Department, and the Parks, Forestry and Horticulture Operations Department ▪ The Owner will be required to enter into a Tree Protection Agreement with the City to identify the standards and procedures for the protection of retained trees, should the Application be approved

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has advised that the Application is considered a matter of local significance and do not have any further comments.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. 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 Chris Cosentino, Planner, Development Planning Department, ext. 8215.

Attachments

1. Context and Location Map
2. Schedule E-1477 to By-law 226-2010
3. Conceptual Site Plan
4. Building Elevations – Waymar Heights Boulevard (Part 1)
5. Building Elevations – 60 Davidson Drive (Part 2)
6. Conceptual Landscape Plan

Prepared by

Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by



Mauro Peverini, Acting Chief Planning Official

Reviewed by



Jim Harnum, City Manager