

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2021

Item 2, Report No. 22, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2021.

**2. BETOVAN CONSTRUCTION LTD. ZONING BY-LAW AMENDMENT
FILE Z.19.009 SITE DEVELOPMENT FILE DA.19.052 520 WORTH
BOULEVARD VICINITY OF BATHURST STREET AND WORTH
BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated May 4, 2021, be approved;**
- 2) That the comments by Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Vaughan, on behalf of the applicant, be received; and**
- 3) That the coloured elevations submitted by the applicant be received.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R2 Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific zone exceptions identified in Table 1 of this report.**
- 2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.**
- 3. THAT Site Development File DA.19.052 (Betovan Construction Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road, as shown on Attachments 3 to 8.**
- 4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:**

THAT Site Plan Development File DA.19.052 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (25 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.

Committee of the Whole (1) Report

DATE: Tuesday, May 4, 2021

WARD(S): 5

TITLE: BETOVAN CONSTRUCTION LTD.

ZONING BY-LAW AMENDMENT FILE Z.19.009

SITE DEVELOPMENT FILE DA.19.052

520 WORTH BOULEVARD

VICINITY OF BATHURST STREET AND WORTH BOULEVARD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development Files Z.19.009 and DA.19.052 for the subject lands shown on Attachment 2. The Owner seeks approval to permit the development of six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road, as shown on Attachments 3 to 8.

Report Highlights

- The Owner proposes six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road
- Zoning By-law Amendment and Site Development applications are required to permit the development
- The Development Planning Department supports the approval of the Applications, as they are consistent with the Provincial Policy Statement 2020, conform to A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the York Region Official Plan 2010, Vaughan Official Plan 2010 and are compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R2 Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific zone exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Site Development File DA.19.052 (Betovan Construction Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road, as shown on Attachments 3 to 8.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

THAT Site Plan Development File DA.19.052 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (25 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.

Background

The subject lands (the ‘Subject Lands’) shown on Attachment 2, are located on the northwest corner of Bathurst Street and Worth Boulevard and are municipally known as 520 Worth Boulevard. The Subject Lands, are currently vacant and the surrounding land uses are shown on Attachment 2.

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

The City on September 13, 2019, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the Beverley Glen Ratepayers' Association. A copy of the Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on both the Bathurst Street and Worth Boulevard frontages, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on October 23, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of October 7, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting. Vaughan Council also resolved that the Owner meet with the Local Councillor, Regional Councillors, City

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staff and the area residents to address the comments raised. Deputations were made by the following individuals at the Public Meeting and written comments were received by the Development Planning Department:

Deputations

- Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Concord, on behalf of the applicant;
- Mr. Mitchell Sinclair, Sadot Court, Thornhill;
- Mr. Jason Goldshlager, Sadot Court, Thornhill;
- Mr. Darren Abenstein, Sadot Court, Thornhill; and
- Mr. Shaddie Azar, Sadot Court Thornhill.

Written Submission

Mr. Josh Martow, Beverley Glen Ratepayers' Association

The following is a summary of the comments provided by deputation and in writing at the Public Meeting and subsequent meeting regarding the development. The comments are organized in the following manner:

Compatibility, Built Form and Height

- The townhouse dwellings do not fit into the character of the surrounding community
- The building types are not appropriate for the area
- The height of the residential units are too tall

Traffic

- Traffic congestion on Worth Boulevard during rush hour will be exacerbated with added vehicles leaving the new residential development
- Adjacent Streets will be used as a 'turn-around' for vehicles leaving the development to go eastbound on Worth Boulevard
- Traffic mitigation measures should be applied including the retiming of the traffic signals at Bathurst Street and Worth Boulevard

Parking

- There will be an insufficient amount of on-site parking spaces

Waste Management

- Garbage and recycle bins will attract wildlife

A follow-up meeting was held with the Owner, Development Planning staff, area residents and the Ward Councillor on November 20, 2019. The matters discussed included the comments raised at the Public Meeting, such as traffic, construction timing, built form, compatibility with the surrounding low-rise residential dwellings, privacy, and waste management. It was concluded that subsequent submissions would strive to address residents' concerns.

The above comments including the topics discussed in the subsequent meeting are addressed throughout this report.

The City on April 23, 2021, emailed a notice of this Committee of the Whole meeting to all individuals who made a deputation before the Committee or submitted written correspondence to the City regarding the applications.

Previous Reports/Authority

The following is a link to the Public Meeting report for the Subject Lands:

[October 7, 2019, Committee of the Whole \(Public Meeting\) \(Item 2 No. 31\)](#)

Analysis and Options

Zoning By-law Amendment and Site Development applications have been submitted to permit the proposed development

Betovan Construction Ltd. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road (the 'Development'), as shown on Attachments 3 to 8:

1. Zoning By-law Amendment File Z.19.009 to amend Zoning By-law 1-88, to rezone the Subject Lands from "R2 Residential Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.19.052 to permit the Development shown on Attachments 3 to 8.

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. The PPS also recognizes that local context and character is important.

The Development is consistent with the policies of the PPS, specifically the following:

- 1.1.3.2 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land
- 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification

- 1.1.3.4 - appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety
- 1.4.3 - planning authorities shall provide for an appropriate range and mix of housing types, directed to appropriate levels of infrastructure and public service facilities
- 1.6.6 - promoting intensification and redevelopment within settlement areas to optimize the use of land where existing municipal sewage services and municipal water services are available and feasible for accommodating growth

The Subject Lands are located within a Settlement Area as defined by the PPS, and within the Urban Boundary on Schedule 1 “Urban Structure” of Vaughan Official Plan 2010 (‘VOP 2010’). The Development will contribute to providing growth within a defined Settlement Area with appropriate development standards to promote a compact building form.

The Development is within proximity to two bus routes. York Region Transit (‘YRT’) (Route 88) is a local bus service that provides connections to Finch Subway Station in Toronto. A bus stop for the route is located immediately on Bathurst Street adjacent to the Subject Lands. Viva Orange is a bus rapid transit (‘BRT’) line that provides connections to the Promenade Mall and Vaughan Metropolitan Centre (‘VMC’) in Vaughan. A stop for this line is located south of the Subject Lands at Atkinson Avenue. The Development is transit supportive as required by the PPS.

The Development will add to the range and mix of housing types in the community and efficiently utilize the Subject Lands along a corridor where transit is well established, and intensification is encouraged by the York Region Official Plan 2010 (‘YROP’) as discussed below.

The Development optimizes the use of land by providing a mix of housing within an established urban environment that will utilize existing municipal water and sanitary servicing connections located on Worth Boulevard. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

The Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) is intended to guide decision-making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. In accordance with Section 3(5) of the Planning Act, Vaughan Council’s planning decisions shall conform to the Growth Plan.

Sections 2.2.1.2 a), 2.2.1.2 c), 2.2.1.4 c), 2.2.2, 2.2.4.10 and 2.2.6.3 of the Growth Plan summarizes the need of the following:

- Directing growth to settlement areas where municipal water, wastewater, public services facilities, and public transit are provided to support the achievement of complete compact communities
- Contributing to meeting 50% of residential development within a delineated built-up area
- Providing a diverse mix of housing types and densities to meet the needs of current and future residents

The Development is permitted by VOP 2010 and is consistent with the policy framework of the Growth Plan. The proposed density and built form will utilize the Subject Lands more efficiently, make use of existing municipal water and sanitary servicing connections along Worth Boulevard and provide a range of housing types in the community.

The Subject Lands are within the delineated built-up area. The Development will provide additional housing within an existing residential community and will contribute to achieving additional residential development within a built up area.

The Development fronts onto Bathurst Street, where YRT bus Route 88 and BRT line Viva Orange exists. A bus stop for Route 88 is located directly along Bathurst Street. A bus stop for Viva Orange is located roughly 575 m south, at Atkinson Avenue. Route 88 provides local service along Bathurst Street and Steeles Avenue to Finch Subway Station. The Viva Orange line provides rapid bus service across Vaughan to Promenade Mall, VMC and the Highway 7 corridor. The Development's proximity to transit will contribute to creating a complete transit-oriented development where pedestrian connectivity is a priority. In consideration of the above, the Development conforms to the Growth Plan.

The Development conforms to the YROP

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" and are located on a "Regional Corridor" 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 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031.

Bathurst Street is identified as a "Regional Rapid Transit Corridor" on Map 11 - Transit Network and "Cycling Facilities on Regional Roads and Right-of-Ways" on Map 10 - Regional Cycling Network of YROP. The Development will be oriented towards Bathurst Street where a local bus route and BRT line currently serve the corridor.

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.” It also states that “the mix and range of housing shall be consistent with regional forecasts, and intensification and density requirements.” The Development will diversify the range of housing types and lot sizes found in the community, while utilizing a density and compact urban form that is transit supportive.

Sections 5.4.1, 5.4.3, 5.4.5, and 5.4.28 of the YROP guides that development along “Regional Corridors” consist of compact built-form that is both transit-oriented and pedestrian friendly. The Development represents a compact built form that will add to the diverse building stock in the community. “Regional Corridors” are encouraged to have a greater intensity of development. The Development represents a level of residential intensification that complements the surrounding low-rise residential development. The 3-storey street townhouse and semi-detached units front onto Bathurst Street and contribute to the urbanization of the corridor as stipulated in the YROP policies. On this basis, the Development conforms to the YROP.

The Development conforms to VOP 2010

The Subject Lands are located on a “Regional Intensification Corridors” on Schedule 1 – Urban Structure of VOP 2010. The Subject Lands are designated “Low-Rise Residential” by VOP 2010 and are subject to Official Plan Amendment 15 (‘OPA 15’).

The “Low-Rise Residential” designation permits residential uses and the following building types: detached houses, semi-detached houses, townhouses, and public and private institutional buildings. The proposed townhouse and semi-detached units are permitted building types and within the maximum building height allowance of 3-storeys.

VOP 2010, as amended by OPA 15, provides a policy framework on limited intensification in a Low-Rise Residential designation that fronts onto an ‘Major Arterial Street’ as identified on Schedule 9 – Future Transportation Network” of VOP 2010.

Section 9.1.2.4 of VOP 2010 provides specific development criteria on how townhouses are to be developed based the policy framework. The criteria are as follows:

- Units shall front and address a public street
- Parking for units fronting on an Arterial Street shall be located at the rear of units
- Private laneways or driveways shall not be used to provide frontage for residential dwellings
- The general pattern of front, side, and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained
- The scale and massing of townhouse and semi-detached house developments shall respect the scale and massing of adjacent development and urban design guidelines

The Development is consistent with the above noted criteria. The Development fronts onto Bathurst Street. This will allow vehicular movement to remain at the rear where the proposed common element condominium road, visitor parking space and accessible parking space would be located.

Development within the “Regional Intensification Corridors” is intended to encourage compact building types that are transit oriented and pedestrian friendly. The proposed townhouse and semi-detached units are oriented in a manner that will optimize access to the local bus route and BRT along Bathurst Street.

The units are oriented towards Bathurst Street to help frame the streetscape and to ensure internal vehicular activity remains at the rear of the residential units. The west side of the Subject Lands will also be framed by a wood fence and landscaping to provide appropriate screening to existing low-rise residential dwellings. The Development provides for a compact urban built form environment along the Bathurst Street corridor and complies with the policies of the Regional Intensification Corridor which permits linear intensification areas that will serve as a link to Primary Centres (i.e. Promenade Mall), located south of the Subject Lands.

On this basis, the Development complies with VOP 2010.

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

The Subject Lands are zoned “R2 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 2, which does not permit townhouse units or semi-detached units. The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone” together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of “Dwelling, Street Townhouse”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public or private street
b.	Definition of “Lot Line, Front”	Means the front lot line shall be Worth Boulevard,	The front lot line shall be deemed to be Bathurst Street
c.	Definition of “Porch, unclosed (Covered or uncovered)”	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed	Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
		space or room, with or without a foundation	enclosed space or room, with or without a foundation
d.	Definition of "Street"	Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City	Means it shall include a Private Street. A private street shall mean a roadway that is used by vehicles and is maintained by a condominium corporation as a private road, but which provides access to individual freehold lots
e.	Permitted Uses	Street Townhouse Dwelling	Permit a Semi-Detached Dwelling as an additional use
f.	Maximum Driveway Access Width	Joint ingress and egress driveway width shall be 7.5 metres	Joint ingress and egress driveway, may be between 7.5 and 10.0 metres
g.	Dimensions of Driveways	i. Max. width of a driveway at street curb 6 m ii. Max. width of driveway with no street curb 4.25 m iii. Driveway width between street curb and street line shall not exceed 6 m iv. 1 driveway per lot	Shall not apply
h.	Driveway setback to intersection	The distance between an intersection of street lines and the nearest driveway shall be a minimum of 15 m	Shall not apply
i.	Minimum Lot Depth	27 m	18 m (all lots)
j.	Minimum Front Yard (Bathurst Street)	4.5 m	3 m (Lots 2 to 8)
k.	Minimum Rear Yard	7.5 m	3 m (Lots 1 to 5 and 8) 1.5 m (Lots 6 and 7)
l.	Minimum Interior Side Yard	3.5 m	1.2 m (Lot 6,7 and 8) Lots 6 and 7 shall be deemed End Units

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
m.	Minimum Exterior Side Yard	4.5 m	3 m (Lot 1)
n.	Minimum Setback to a Sight Triangle	3 m	1.5 m (Lots 1 and 2)
o.	Minimum Setback to an Attached Garage	6 m	5.8 m (Lots 7 and 8)
p.	Maximum Interior Garage Width	3.048 m (with lot frontages less than 11 m) 4.5 m (with lot frontages between 11 m and 11.49 m)	5.6 m (Lots 2 to 8) 5.6 m (Lot 1)
q.	Maximum Building Height	11 m	12 m (All Lots)
r.	Minimum Landscape Area	Front or Exterior Side Yard Landscaping requirements: Minimum 33% of which 60% of the minimum landscape is soft landscape for lots with frontages between 6 m – 11.9 m	Front or Exterior Yard Landscaping requirement a minimum 10% and a strip of land not less than 1.5 metres in width shall be provided along a lot line which abuts Bathurst Street or Worth Boulevard and shall be used for no other purpose than landscaping.
s.	Permitted Yard Encroachment and Restrictions with Respect to Exterior Stairways, Porches, Uncovered Balconies, Unenclosed & Unexcavated, Bay Windows	Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m	Subject to Paragraph (b), exterior stairways, porches and balconies which are covered or uncovered, excavated or unexcavated and unenclosed may encroach into a required front or exterior side yard to a maximum of 1.5 metres but not a yard within a sight triangle setback. In addition, a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			maximum distance of 0.3 metres and may extend into a required front, exterior side, or rear yard to a maximum of 0.9 metres but not a yard within a sight triangle setback
t.	No Encroachment Zone for Unenclosed Porches (Covered or Uncovered) Cold Cellars, Architectural Features and Balconies	1.5 m	0.9 m (front and exterior yards)

The Development Planning Department can support the proposed zoning exceptions identified in Table 1 for the following reasons:

- The proposed building types conform to what is permitted in the “Low-Rise Residential” designation of VOP 2010
- The proposed height, setbacks, lot depth, driveway width, landscape and encroachments will create a built form that will activate the streetscape, cultivate a pedestrian-environment and support transit use

In summary, the requested zoning exceptions identified in Table 1 would facilitate ‘local infill’ that is consistent with the character of the area and current zoning standards in the surrounding community. The compact built form of the Development will provide for a mix of housing types that is compatible with the community and is encouraged by VOP 2010.

In consideration of the above, the Development Planning Department is satisfied that the proposed zone categories and the site-specific zoning exceptions to the “RT1 Residential Townhouse Zone” are appropriate and maintain the intent of the “Low-Rise Residential” designation of VOP 2010.

The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45(1.3) of the *Planning Act* limits an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary

of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendation of this report.

The Development Planning Department has no objection to the Development, subject to the conditions contained in Attachment 1

Site Plan and Landscape

The proposed site plan shown on Attachment 3, consists of six, 3-storey street townhouse units and two, 3-storey semi-detached units fronting onto Bathurst Street. Vehicular access to the Subject Lands is proposed by a common element condominium road from Worth Boulevard. Pedestrian access will be provided along Bathurst Street where an existing BRT is located. The Development includes 1 visitor parking and 1 accessible parking space.

Waste-recycle storage area will be within the envelope of each proposed residential unit. The community mailbox will be located along the west property line adjacent to the accessible parking spaces.

A combination of deciduous trees, evergreen and deciduous shrubs and perennials will form part of the landscape and will frame the Subject Lands as shown on Attachment 4. Additional landscape treatment will also be provided within the sight-triangle at Worth Boulevard and Bathurst Street.

Building Elevations

The proposed building elevations shown on Attachments 5 and 6, consist of EFIS stucco or metal panels, face brick and aluminum canopy. Stone veneer is provided along the lower portion of each unit. The rear elevation of each residential unit consists of a private amenity balcony at the second level. Air conditioning units will also be located at the rear and away from the front and exterior yard. The residential units will front onto Bathurst Street therefore contributing to creating an aesthetically pleasing streetscape while also complying with principles from the City-Wide Urban Design Guidelines.

Height

The Development will have a maximum permitted height of 12 m whereas 11 m is permitted in Zoning By-law 1-88. The increased building height is minimal and is in keeping with the planning objectives encouraged along “Regional Intensification Corridor” in VOP 2010.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 32 points (bronze level). This score meets the City's minimum requirements.

Prior to the execution of the Letter of Undertaking, the final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1 of this report.

There are no Cultural Heritage concerns for this Development

The Cultural Heritage Section of the Development Planning Department has no concerns with the Development, however standard archaeological clauses will be included within the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval

The Development Engineering Department has no objection to the Development, subject to the comments in this report and conditions in Attachment 1

The Development Engineering ("DE") Department has provided the following comments:

Water Servicing

The Development is to be serviced by a service connection to the existing watermain located on Worth Boulevard. The watermain service connection will run along the common element condominium road. DE Department is satisfied that the Development can be adequately supplied with water service.

Sanitary Servicing

The Development is proposed to be serviced by a connection from each residential unit to the existing sanitary sewer on Worth Boulevard. The DE Department is satisfied that the Development can be adequately supplied with sanitary service.

Servicing and Stormwater Management

An underground stormwater storage system with open-bottom chambers for infiltration is proposed to provide stormwater quality, quantity, and erosion control, and to achieve water balance objectives for the Subject Lands. Private catch basins and a storm sewer will also be installed to service the Subject Lands. Post-development stormwater discharge into the receiving municipal sewer will be controlled to the pre-development rates and overland flow from the Subject Lands will be conveyed by the common element condominium road for discharge to Bathurst Street.

The Owner shall submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the DE Department. This shall include a comprehensive stormwater, sanitary and water network analysis of the Development. The revised report shall demonstrate that adequate stormwater management measures, sanitary discharge and water supply for the fire flow demands is available for the Development on the

Subject Lands. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval

Sewage and Water Allocation

Vaughan Council on December 15, 2020, endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy.

Accordingly, servicing capacity to Site Development File DA.19.052 is available and unrestricted. Servicing capacity shall be reserved for 8 dwelling units (25 persons equivalent). A resolution to allocate servicing capacity to Site Plan Development File DA.19.052 is included in the Recommendations of this report.

Road Network

The Subject Lands are bounded by Bathurst Street to the east and Worth Boulevard to the south. The Subject Lands are the remaining vacant lot of an established low-rise residential subdivision and are located at the northwest quadrant of a signalized intersection at Bathurst Street and Worth Boulevard. Access to the Subject Lands will be provided through a common element condominium road that will connect to Worth Boulevard. The common element condominium road will be located at the rear of the Development and include visitor and accessible parking spaces.

The Owner submitted a Traffic Assessment memorandum prepared by BA Consulting Group, dated September 21, 2020. The City and York Region have reviewed the Traffic Assessment and confirm that the Development will have marginal impacts on existing traffic conditions. No infrastructure mitigation measures are required.

Noise Report

The Owner shall submit a Noise Report that demonstrates the impacts of adjacent noise sources on the Development and identify mitigation measures to be implemented on the Subject Lands to meet Ontario Regulations for noise control. Required warning clauses will be included in the final Site Plan Letter of Undertaking and future Offers of Purchase/Sale.

Prior to executions of the Site Plan Letter of Undertaking the final Functional Servicing and Stormwater Management Report, Noise Report and accompanying engineering drawings including the lighting plan shall be to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1 of this report.

Financial Planning and Development Finance Department supports the Development

The Owner will be required to pay any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Boards. A condition requiring the payment of Development Charges is included as a standard condition in the Site Plan Letter of Undertaking.

Vaughan Fire and Rescue Service supports the Development

Vaughan Fire and Rescue Service supports the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

Transportation Services, Parks and Forestry Operations Department

The Development will result in the removal of a municipally owned tree along Worth Boulevard to accommodate the proposed entrance to the common element condominium road and ten private owned trees on the Subject Lands. The Owner will be required to pay a monetary compensation fee for the removal of the trees. The Owner will be required enter into a Tree Protection Agreement prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1 of this report.

The Environmental Services Department, Solid Waste Management Division, has no objection to the Development

Solid Waste Management, Environmental Services Department, advise that the Development and the future Condominium may be eligible for municipal waste collection services upon a successfully completed application, site inspection and executed agreement. However, should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal waste collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

The requirement of Cash-in-lieu of dedication of parkland has been satisfied

The Infrastructure Development Real Estate Department has advised that the Subject Lands are within Registered Plan of Subdivision 65M-2884 and there is no further requirement for cash-in-lieu of the dedication of parkland as the requirement was previously satisfied through the approval of Draft Plan of Subdivision File 19T-86106. This confirmation satisfies the Parks Infrastructure Planning and Development Department that the required payment-in-lieu of parkland dedication in accordance with the requirements of the *Planning Act* and Vaughan's Parkland Dedication policies has been satisfied.

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 has not provided a response, as such Development Planning staff are satisfied, they have no objection to the Development.

Canada Post has no objection to the Development

Canada Post has no objection to the Development, subject to the Owner installing a community mailbox and equipment to the satisfaction of Canada Post.

Enbridge Gas Distribution Inc., Alectra Utilities Corporation, Rogers Communications Inc., and Bell Canada have no objection to the Development
Enbridge Gas Distribution Inc. Alectra Utilities Corporation, Rogers Communication Inc. and Bell Canada have no objections to the Development subject to conditions of approval.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner is required to satisfy all requirements of York Region. A condition to this effect is included in Attachment 1 of this report.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment and Site Development Files Z.19.009 and DA.19.052 in consideration of the policies of the PPS, the Growth Plan, the York Region Official Plan, Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments, external public agencies, and the surrounding area context.

The Development is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan. The Development is permitted by VOP 2010 and represents good planning. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report and conditions of approval in Attachment 1.

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

Attachments

1. Conditions of Site Plan Approval
2. Location and Context Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations Street Townhouse Units
6. Building Elevations Semi-Detached Units
7. Renderings Street Townhouse Units
8. Renderings Semi-Detached Units

Prepared by

OluwaKemi Apanisile, Planner, ext. 8210
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

A handwritten signature in black ink, appearing to read "Mauro Peverini". The signature is fluid and cursive, with the first name "Mauro" written in a larger, more prominent script than the last name "Peverini".

Mauro Peverini,
Chief Planning Official

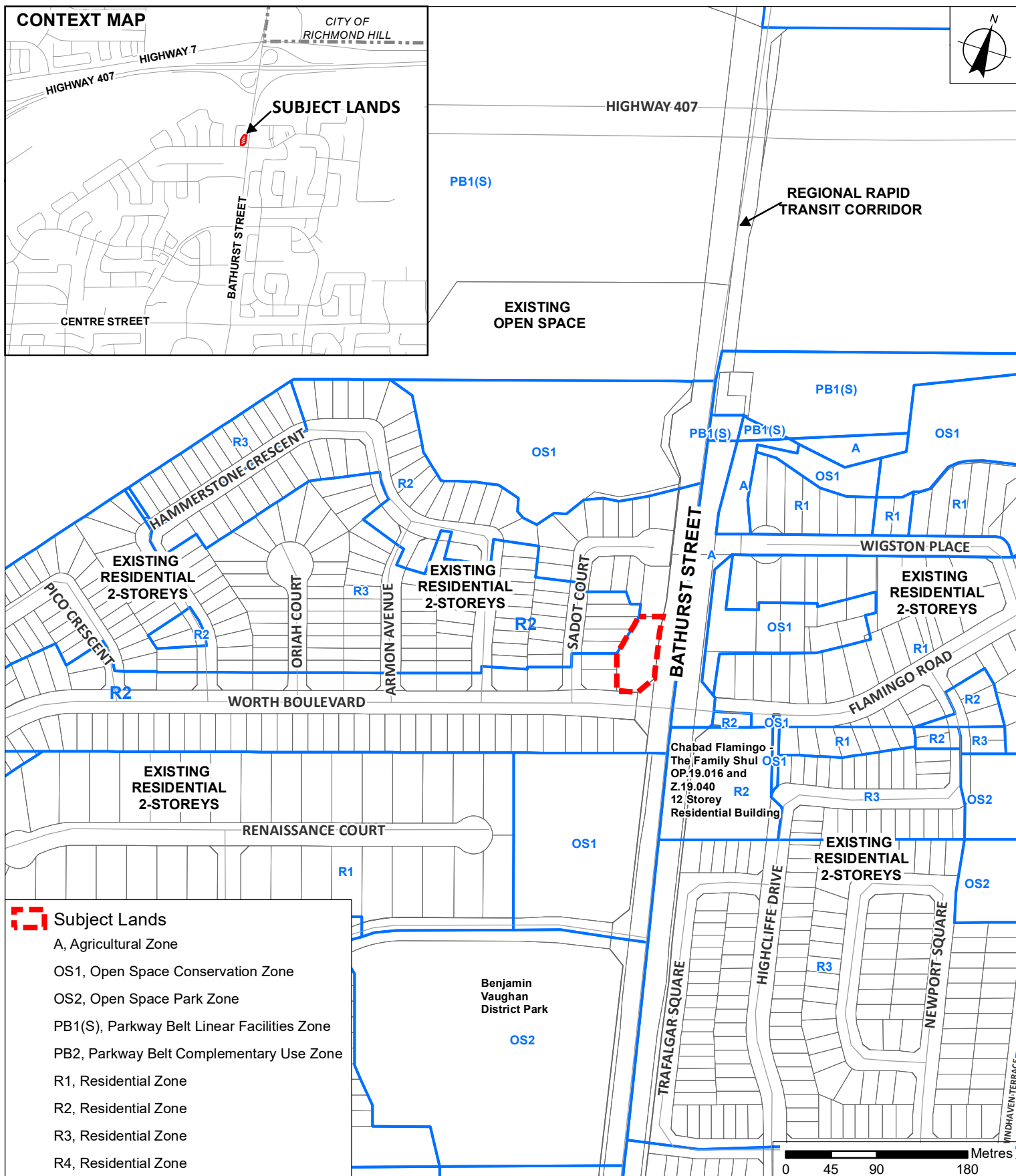
Reviewed By

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is cursive and somewhat stylized, with the first name "Jim" written in a larger, more prominent script than the last name "Harnum".

Jim Harnum, City Manager

Attachment 1
Conditions of Site Plan Approval
Site Development File DA.19.052 (Betovan Construction Limited)

1. THAT prior to the execution of the Site Plan Letter of Undertaking:
 - a) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, noise study, arborist report, tree inventory and tree protection plan;
 - b) The Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol;
 - c) 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, noise report, external lighting plan and construction management plan;
 - d) The Owner shall pay Development Engineering's Site Plan Complex fee pursuant to the Fees and Charges By-law, as amended. The fee amount is \$7,352.00 (HST exempt). This amount is based on 2021 Fee By-law rates, and is subject to increase, should the fee not be paid within this calendar year;
 - e) Prior to approval by the Development Engineering Department, the Owner shall obtain, as applicable, all necessary approvals/permits from the Regional Municipality of York, to their sole satisfaction;
 - f) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
 - g) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - h) The Owner shall satisfy all requirements from Canada Post, Alectra Utilities Corporation, Enbridge Gas Distribution Inc., Bell Canada and Rogers Communication Inc;
 - i) The Owner shall satisfy all requirements from York Region.



Location and Context Map

LOCATION:
Part of Lot 9, Concession 2
520 Worth Boulevard

APPLICANT:
Betovan Construction Ltd.



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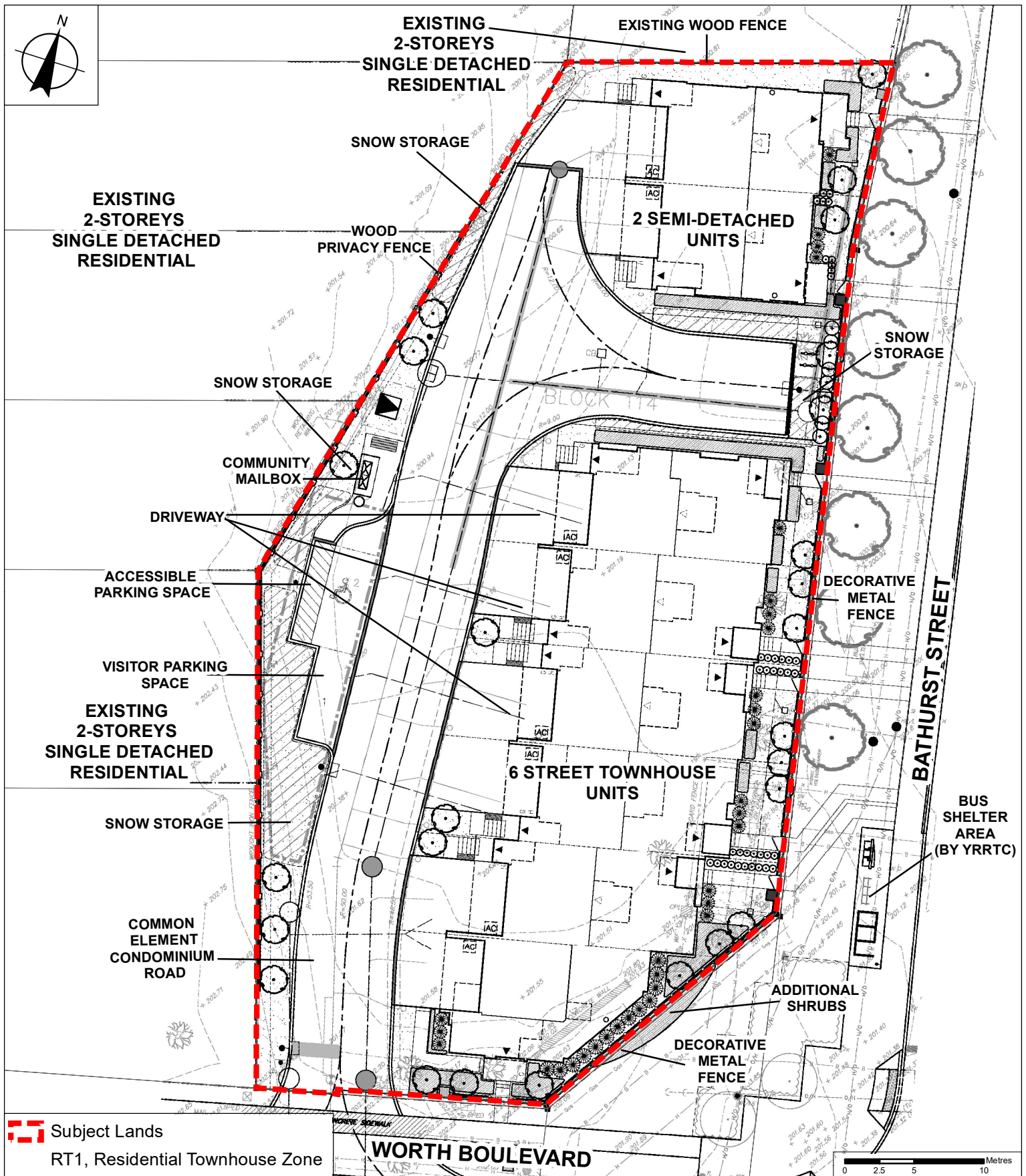
Development Planning

Attachment

FILES:
Z.19.009 and DA.19.052

DATE:
May 4, 2021

2



Landscape Plan

LOCATION:
Part of Lot 9, Concession 2
520 Worth Boulevard

APPLICANT:
Betovan Construction Ltd.



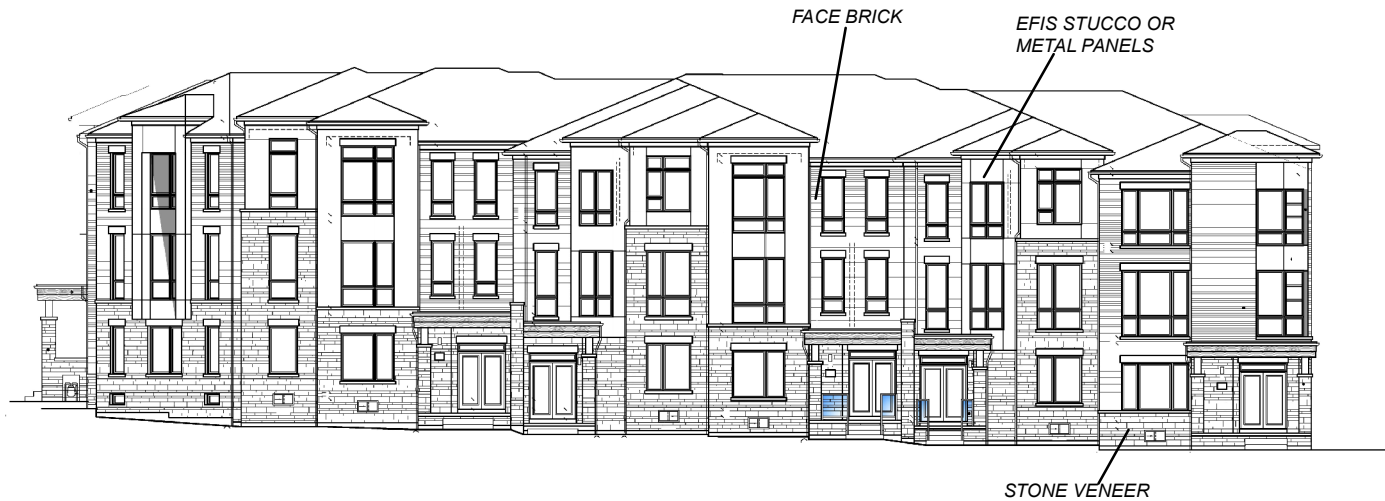
103

Attachment

FILES:
Z.19.009 and DA.19.052

DATE:
May 4, 2021

4



EAST (FRONT) ELEVATION - FACING BATHURST STREET



SOUTH (SIDE) ELEVATION FACING WORTH BLVD.



WEST (REAR) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD



NORTH (SIDE) ELEVATION FACING COMMON ELEMENT CONDOMINIUM ROAD

Not to Scale

Building Elevations Street Townhouse Units

LOCATION:
Part of Lot 9, Concession 2
520 Worth Boulevard

APPLICANT:
Betovan Construction Ltd.

Document Path: N:\GIS_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009_CW_5_ElevationsTownhouse.mxd



105

Development Planning

FILES:
Z.19.009 and DA.19.052

DATE:
May 4, 2021

Created on: 3/30/2021

Attachment

5



EAST (FRONT) ELEVATION - FACING BATHURST STREET



SOUTH (SIDE) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD



WEST (REAR) ELEVATION - FACING COMMON CONDOMINIUM ELEMENT ROAD



NORTH (SIDE) ELEVATION

Not to Scale

Building Elevations Semi-Detached Units

LOCATION:
Part of Lot 9, Concession 2
520 Worth Boulevard

APPLICANT:
Betovan Construction Ltd.

Document Path: N:\GIS_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009_CW_6_ElevationsSemiDetached.mxd



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Development Planning

Attachment

FILES:
Z.19.009 and DA.19.052

6

DATE:
May 4, 2021

Created on: 3/30/2021



EAST (FRONT) ELEVATION - FACING BATHURST STREET



**SOUTH (SIDE) ELEVATION
FACING WORTH BLVD.**



WEST (REAR) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD



**NORTH (SIDE) ELEVATION FACING
COMMON ELEMENT CONDOMINIUM ROAD**

Not to Scale

Renderings Street Townhouse Units

LOCATION:
Part of Lot 9, Concession 2
520 Worth Boulevard

APPLICANT:
Betovan Construction Ltd.

Document Path: N:\GIS_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009_CW_7_RenderingsTownhouse.mxd



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Development Planning

Attachment

FILES:
Z.19.009 and DA.19.052

7

DATE:
May 4, 2021

Created on: 3/24/2021



EAST (FRONT) ELEVATION - FACING BATHURST STREET



SOUTH (SIDE) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD



WEST (REAR) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD



NORTH (SIDE) ELEVATION

Not to Scale

Renderings Semi-Detached Units

LOCATION:
Part of Lot 9, Concession 2
520 Worth Boulevard

APPLICANT:
Betovan Construction Ltd.

Document Path: N:\GIS_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009_CW_8_RenderingsSemiDetached.mxd



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Development Planning

Attachment

FILES:
Z.19.009 and DA.19.052

8

DATE:
May 4, 2021

Created on: 3/24/2021