CITY OF VAUGHAN
EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021

Item 2, Report No. 30, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on June 22, 2021.

2. 300 ATKINSON INC. ZONING BY-LAW AMENDMENT FILE Z.19.028 300 ATKINSON AVENUE VICINITY OF ATKINSON AVENUE AND CENTRE STREET

The Committee of the Whole (Public Meeting) recommends:

1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 1, 2021, be approved; and

2) That the comments of Alfiya Kakal, Weston Consulting, Millway Avenue, Vaughan, representing the applicant and communication C9, presentation material, dated June 1, 2021, be received.

Recommendation

1. THAT the Public Meeting report for Zoning By-law Amendment Z.19.028 (300 Atkinson 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

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021 **WARD:** 5

TITLE: 300 ATKINSON INC.
ZONING BY-LAW AMENDMENT FILE Z.19.028
300 ATKINSON AVENUE
VICINITY OF ATKINSON AVENUE AND CENTRE STREET

FROM:
Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose
To receive comments from the public and the Committee of the Whole for an application to rezone the subject lands to permit one block of townhouses with 4 units and 8 underground parking spaces, as shown on Attachments 2 to 3.

Report Highlights
- The Owner proposes to rezone the subject lands to permit one block of townhouses with 4 units
- A Zoning By-law Amendment is required to permit the Development
- This report identifies preliminary issues to be considered in a comprehensive 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 Z.19.028 (300 Atkinson 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: 300 Atkinson Avenue and located on the west side of Atkinson Avenue and north of Rosedale Heights Drive (the 'Subject Lands'). The Subject Lands and the existing surrounding land uses, as well as the proposed development are shown in Attachments 1 and 4.

Date of Pre-Application Consultation Meeting: January 23, 2019
Date Application was deemed complete: January 15, 2020

Original Development Proposal:
300 Atkinson Inc. (the 'Owner') on November 29, 2019, submitted Zoning By-law Amendment File Z.19.028 to permit the development of a two-storey Place of Worship with a total gross floor area of 999 m^2 and 5 on-site parking spaces. The Committee of the Whole (Public Meeting) on March 3, 2020, considered Zoning By-law Amendment File Z.12.028. The Owner has since revised the original proposal to delete the proposed Place of Worship on the subject lands and is now proposing a 4-unit townhouse block consistent with the adjacent development proposal, as shown on Attachment 4.

Official Plan and Zoning By-law Amendment and Site Development Files OP.19.001, Z.19.002 and DA.19.083:
The Subject Lands and the proposed Development are located adjacent to and would form part of a larger townhouse development, as shown on Attachment 4. Official Plan and Zoning By-law Amendment and Site Development Files OP.19.001, Z.19.002 and DA.19.083 were submitted to seek permission for 46 townhouse units and 68 back-to-back townhouse units on the remaining portion of 300 Atkinson Avenue.

A revised Zoning By-law Amendment Application has been submitted to permit the proposed development
The Owner, on March 31, 2021, revised the original application (the 'Application') to rezone the Subject Lands from "R3 Residential Zone" to "RM2 Multiple Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report, to permit one townhouse block containing 4 dwelling units on the Subject Lands (the 'Development'), as shown on Attachments 2 to 3.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol
a) Date the Notice of Public Meeting was circulated: May 7, 2021

   The Notice of Public Meeting was also posted on the City's website at **www.vaughan.ca** and a Notice Sign was installed along Atkinson 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 and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received by the Development Planning Department as of May 11, 2021.

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 comprehensive report to the Committee of the Whole.

Previous Reports/Authority

A previous report related to the Application can be found at the following link:
March 3, 2020, Committee of the Whole Public Meeting, (Item 3, Report 10)

Reports related to the townhouse development, adjacent to the Subject Lands on the remaining portion of 300 Atkinson Avenue, can be found at the following links:
June 4, 2019, Committee of the Whole Public Meeting, (Item 3, Report 22)
May 4, 2021, Committee of the Whole Public Meeting

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010

Official Plan Designation

- "Community Area" on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 ('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:

- The Subject Lands are zoned "R3 Residential Zone" by Zoning By-law 1-88
- This Zone does not permit the proposed townhouse units
- The Owner proposes to rezone the Subject Lands to "RM2 Multiple Residential Zone" together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Definition of a "Amenity Area"	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment of active recreational needs of the residents including patios, hard and soft landscaping areas on-site, balconies, roof terraces

	Zoning By-law 1-88 Standards	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
			and other areas suitable for recreational uses
b.	Minimum Lot Area Per Unit	230 m^2/unit	186 m^2/unit
c.	Maximum Building Height	11 m	12.91 m
d.	Minimum Landscape Strip Requirement	6 m (Atkinson Avenue)	4.5 m (Atkinson Avenue)
e.	Minimum Visitor Parking Requirement	0.25 spaces/unit x 4 units = 1 space	No visitor parking space
f.	Minimum Amenity Area	4 - 3 Bedroom units @ 90 m^2/unit = 360 m^2	4 – 3 Bedroom units @ 72.5 m^2/unit = 290 m^2

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive 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, and Regional and City Official Plan Policies	▪ The Application 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)
b.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	▪ The appropriateness of the proposed rezoning of the Subject Lands and site-specific zoning exceptions identified in Table 1 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area
c.	Studies and Reports	▪ 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		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.	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 Application is 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
e.	Urban Design and Architectural Control Guidelines	The Development will be reviewed in consideration of the City-Wide Urban Design Guidelines and the Urban Design Guidelines for Infill Development for Established Low-Rise Residential Neighbourhood ▪ The treatment of the east elevation will be reviewed to provide a front building elevation facing Atkinson Avenue, instead of a side elevation
f.	Public Agency/Municipal Review	▪ The Application must be reviewed by external public agencies and utilities and the Public, Separate, and French School Boards
g.	Sustainable Development	▪ The Application will be reviewed in consideration of the VOP 2010 sustainable development policies and the Sustainability Metrics Program
h.	Parkland	▪ The Application will be reviewed in consideration of the requirements of the *Planning Act* and the City of Vaughan's Parkland Dedication Policy
i.	Related Site Development File and Required Application	▪ The Owner is required to amend related Site Development Application (File DA.19.081) ▪ The Owner is required to submit a Part Lot Control Exemption Application to create the individual POTLs (parcels of tied land)

Financial Impact

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

Broader Regional Impacts/Considerations

The Application will be circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the comprehensive report is considered.

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 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. Site Plan and Proposed Zoning
3. Building Elevations - North and East
4. Site Plan For Adjacent Development (Files OP.19.001, Z.19.002, DA.19.083)

Prepared by

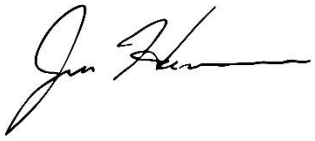
Daniela DeGasperis, Planner, ext. 8382
Mary Caputo, Senior Planner, ext. 8635
Nancy Tuckett, Senior Manager of Development Planning, ext. 8529
Bill Kiru, Acting Director of Development Planning, ext.8633

Approved by

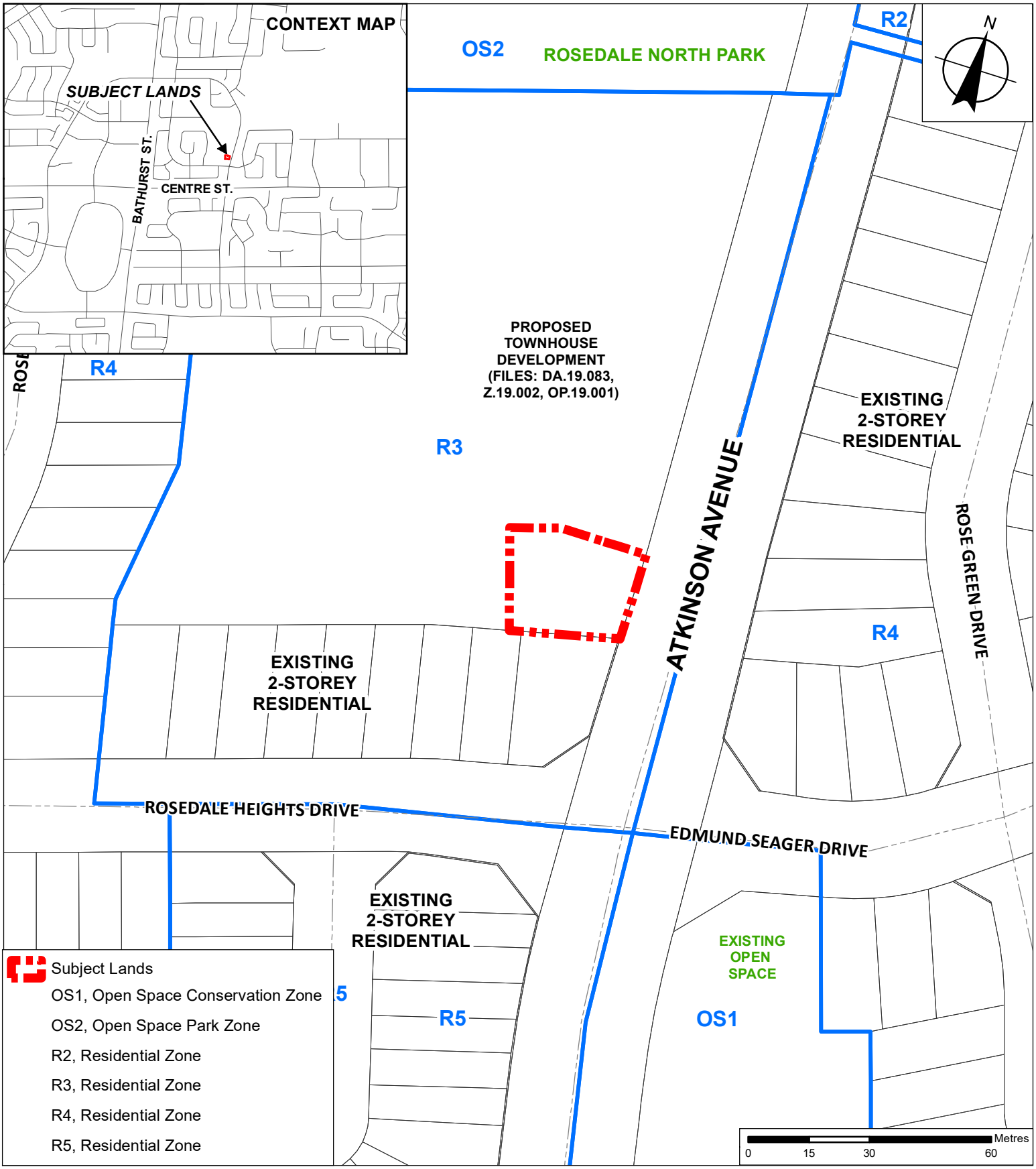


Haiqing Xu, Deputy City Manager, Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION: Part of Lot 31, Concession 1; 300 Atkinson Avenue

APPLICANT: 300 Atkinson Inc.

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Development Planning

Attachment

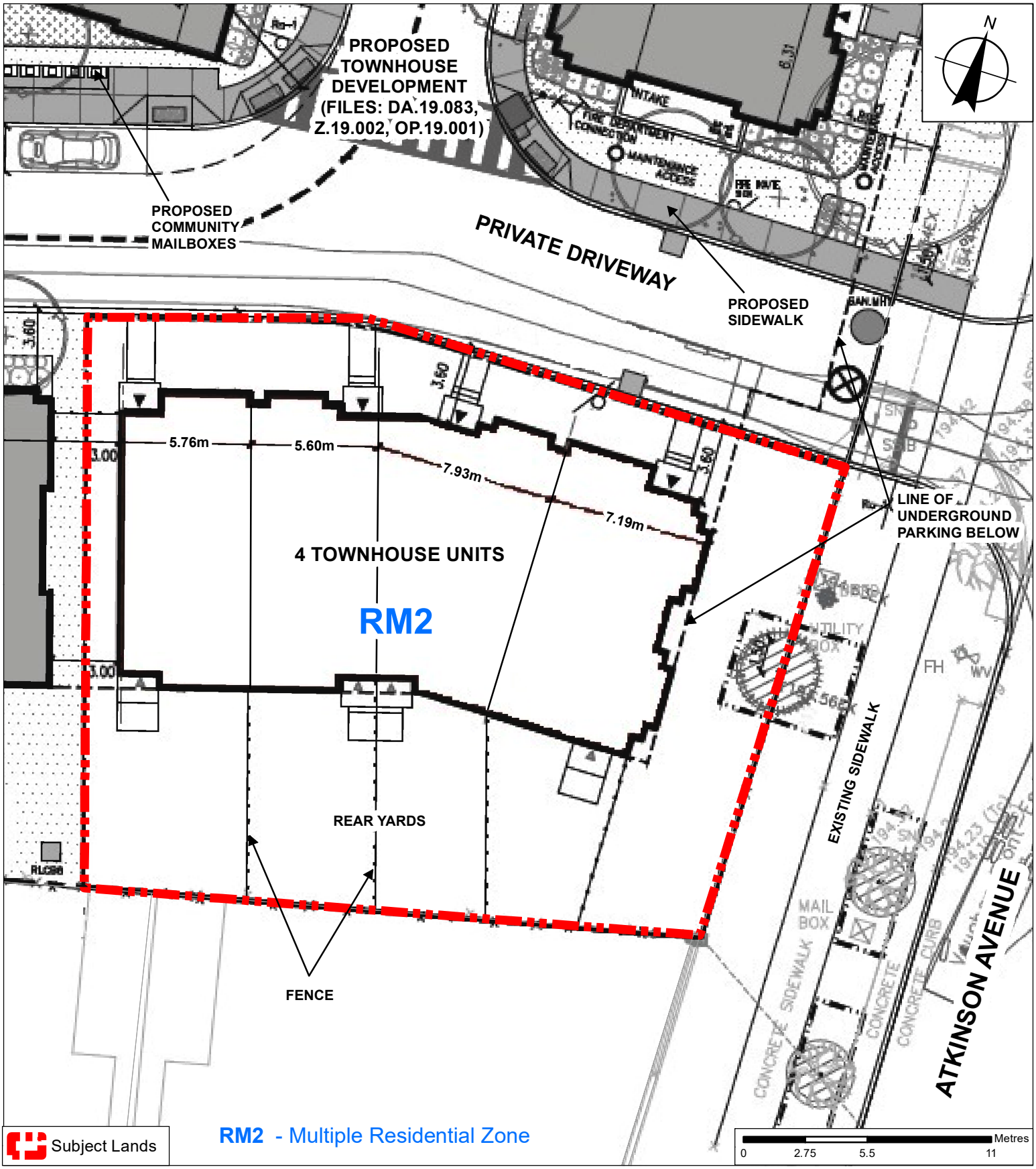
FILE: Z.19.028
RELATED FILE: DA.19.081

DATE: June 1, 2021

1

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Site Plan and Proposed Zoning

LOCATION: Part of Lot 31, Concession 1; 300 Atkinson Avenue

APPLICANT: 300 Atkinson Inc.

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Attachment

FILE: Z.19.028
RELATED FILE: DA.19.081

DATE: June 1, 2021

2

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NORTH (FRONT) ELEVATION - FACING PRIVATE DRIVEWAY



EAST (SIDE) ELEVATION - FACING ATKINSON AVENUE

Not to Scale

Building Elevations - North and East

LOCATION: Part of Lot 31, Concession 1; 300 Atkinson Avenue

APPLICANT: 300 Atkinson Inc.

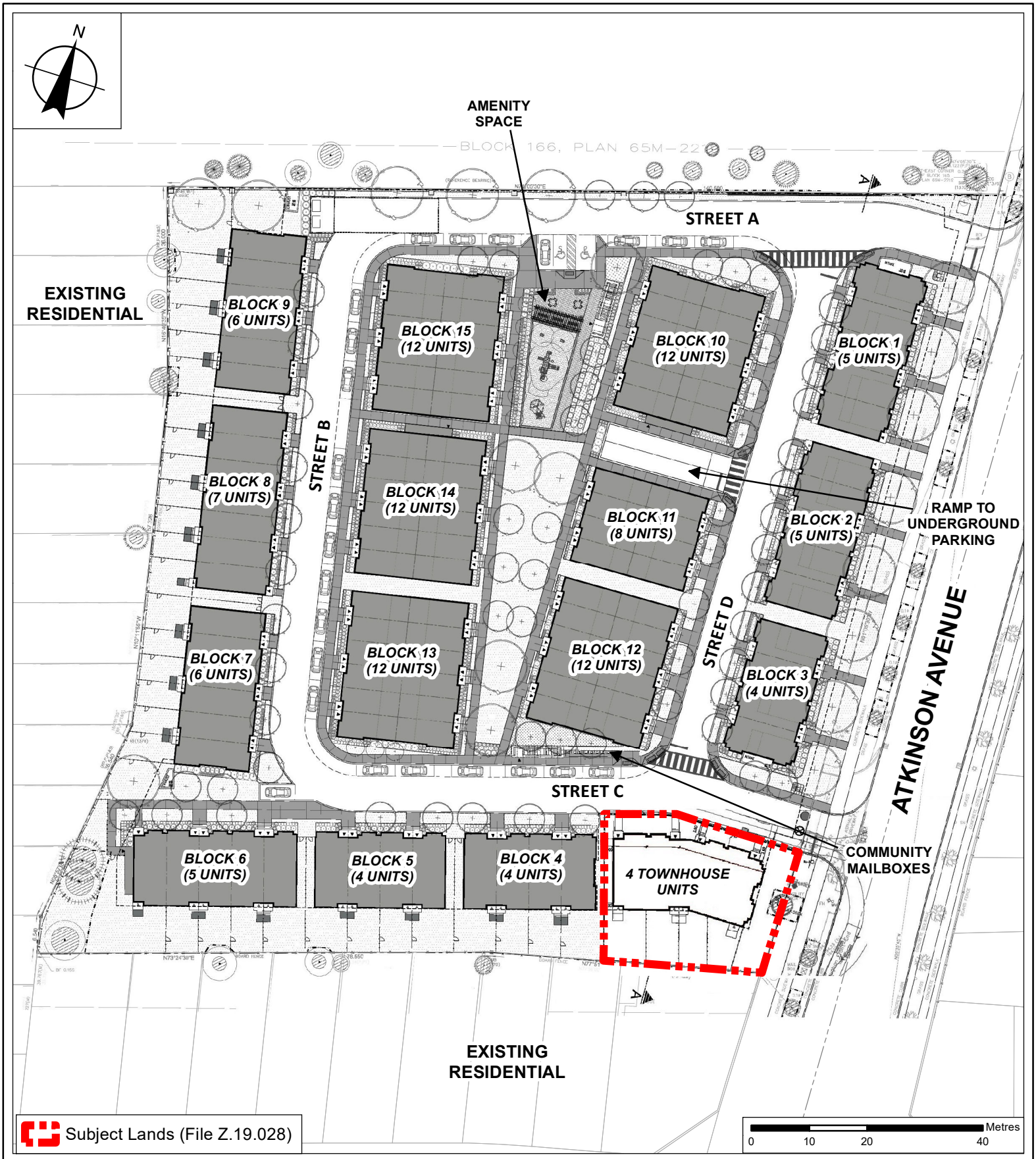
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Attachment

FILE: Z.19.028
RELATED FILE: DA.19.081

DATE: June 1, 2021

3



Site Plan For Adjacent Development (Files OP.19.001, Z.19.002, DA.19.083)

LOCATION: Part of Lot 31, Concession 1; 300 Atkinson Avenue

APPLICANT: 300 Atkinson Inc.

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Development Planning

Attachment

FILE: Z.19.028
RELATED FILE: DA.19.081

DATE: June 1, 2021

4

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