

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 13, 2021

WARD(S): 2

TITLE: 1 MEMORIAL DRIVE HOLDING INC. AND 56 WALLACE HOLDING INC.
ZONING BY-LAW AMENDMENT FILE Z.21.021
1 MEMORIAL HILL DRIVE AND 56 WALLACE STREET
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

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 on an application to amend Zoning By-law 1-88 and rezone the subject lands to permit the development of one semi-detached dwelling, facilitate a second storey to an existing single-detached dwelling, a new single-detached dwelling, and to convey lands to the city for the significant woodland feature as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 and rezone the subject lands from “R3 Residential Zone” to “R5 Residential Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions to permit the development of one new semi-detached dwelling, facilitate a second storey to an existing single-detached dwelling, a new single-detached dwelling and to convey lands to the city for the significant woodland feature
- 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 File Z.21.021 (1 Memorial Drive Holding Inc. and 56 Wallace Holding 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: 1 Memorial Hill Drive and 56 Wallace Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands are currently developed with one single-detached dwelling on 1 Memorial Hill Drive, and one single-detached dwelling on 56 Wallace Street, as shown on Attachment 2.

Date of Pre-Application Consultation Meeting: July 8, 2020

Date application was deemed complete: May 27, 2021

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

1 Memorial Drive Holding Inc. and 56 Wallace Holding Inc. (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit the proposed development (the 'Development') as shown on Attachments 3 to 6:

1. Zoning By-law Amendment File Z.21.021 to rezone the Subject Lands from "R3 Residential Zone", as shown on Attachment 1, to "R5 Residential Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, 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 Meeting was circulated: August 20, 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 Wallace Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Village of Woodbridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No written comments have been received by the Development Planning Department as of August 31, 2021.

Any additional 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

There are no previous reports.

Analysis and Options

The proposed Development conforms with Vaughan Official Plan ('VOP') 2010

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- The Subject Lands are located within the "Built-Up Valley Lands" and a portion of the Subject Lands are identified as "Core Features" on Schedule 2 – Natural Heritage Network by VOP 2010
- "Low-Rise Residential (1)" by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP') and on Schedule 1 – Land Use Plan, and Schedule 3 Density Plan
- This designation permits single and semi-detached dwellings at a maximum building height of 3-storeys (11 m) and a Floor Space Index (FSI) of 0.5 times the area of the lot

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

Zoning:

- "R3 Residential Zone" by Zoning By-law 1-88
- This Zone does not permit a semi-detached dwelling
- The Owner proposes to rezone the Subject Lands to "R5 Residential Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the following site-specific zoning Exceptions:

Table 1:

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
a.	Minimum Lot Frontage	7.5 m / unit	6.3m / unit (1 Memorial Hill Drive)
b.	Minimum Interior Side Yard	1.2 m	1 m (1 Memorial Hill Drive)
c.	Maximum Driveway Width for Lots with Frontage between 6 - 6.99m	3.5 m	6.3 m (1 Memorial Hill Drive)

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
d.	Definition of Rear Lot Line	the property line opposite of the Front Lot Line	The north property line shall be deemed the Rear Lot Line (1 Memorial Hill Drive)
e.	Minimum Front Yard	4.5 m	3.34 m (Semi-Detached Dwelling 56B)
f.	Minimum Front Yard to Garage	6.4 m	5.9 m (Single-Detached Dwelling 56C)

Additional zoning exceptions may be identified through the detailed review of the Application 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, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ 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') and the policies of the York Region Official Plan, 2010 ('YROP'), VOP 2010 and the WCSP, Volume 2, Section 11.11 of VOP 2010
b.	Appropriateness of Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Woodbridge Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Woodbridge Heritage Conservation District area. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee ▪ 56 Wallace Street is identified as a contributing building in the Woodbridge Heritage Conservation District Study and Plan and will require approval to permit its proposed demolition
d.	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
e.	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 lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the applicable Urban Design Guidelines and the Woodbridge Heritage District Urban Design and Streetscape Study
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are located entirely within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Application. Should the Application be approved, the Owner must obtain all necessary permits from the TRCA
h.	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 and French School Boards
i.	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

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Natural Heritage Network ('NHN') (Significant Woodland Feature)	<ul style="list-style-type: none"> ▪ The portion of the Subject Lands to be zoned "OS2 Open Space Park Zone" will be conveyed to the City and the required studies and/or reports shall be reviewed and approved to the satisfaction of the City ▪ These lands contain vegetation contiguous with a woodland feature as shown in Attachment 1. In accordance with VOP 2010, valley corridors and woodland are considered to be 'Core Features' of the Natural Heritage Network (NHN) and shall be dedicated to an appropriate public agency through the development approval process ▪ As these lands contain Core Features of the City's NHN, the appropriateness of the "OS1 Open Space Conservation Zone" in place of the "OS2 Open Space Park Zone" will be reviewed ▪ An access easement in favor of the City is currently located on the Subject Lands on Memorial Hill Drive over the existing gravel lane and west of 66 Wallace Street as shown on Attachment 3. A minimum easement width of 4.3 m is required with an additional 1.8 m for sections with a turning radius, for City vehicles or equipment access for the maintenance of Woodbridge Memorial Tower. A development agreement may be required as it relates to releasing the portions of the existing easements at the timing of conveyance
k.	Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"> ▪ The Subject Lands are adjacent to the Mactier Subdivision which is identified as a Principal Main Line by CPR. The Owner must satisfy all the requirements and guidelines of CPR
l.	Required Site Development and Consent applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development and Consent applications to permit the proposed Development should the subject Application be approved ▪ These applications would include the demolition of the existing dwelling located on 56 Wallace Street in order to construct the 3-storey semi-detached dwelling, reduce the laneway width of Memorial Hill Drive to 6 m to accommodate a new single-detached dwelling south of the lane, and expand the existing single-detached dwelling located on 1 Memorial Hill Drive with a second storey

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Additional information will be required for the proposed modifications to Memorial Hill Drive and its connection to the existing maintenance access for Woodbridge Memorial Tower ▪ The existing driveway for 66 Wallace Street will be relocated from Memorial Hill Drive to Wallace Street

Financial Impact

There are no financial 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 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 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 Jennifer Kim, Planner, Development Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Existing Zoning and Site Plan
3. Proposed Zoning and Site Plan
4. Building Elevation – New Semi-Detached Dwelling (56 Wallace Street)
5. Building Elevation – New Single-Detached Dwelling
6. Building Elevation – Single-Detached Dwelling 2nd Storey Addition (1 Memorial Hill Drive)

Prepared by

Jennifer Kim, Planner, ext. 8592

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager