

COMMITTEE OF THE WHOLE APRIL 3, 2012

**ZONING BY-LAW AMENDMENT FILE Z.12.001
SITE DEVELOPMENT FILE DA.12.001
NINE-TEN WEST LIMITED
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.12.001 (Nine-Ten West Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically the RTI Residential Townhouse Zone subject to Exception 9(1226), to permit the reduced rear and exterior side yard setbacks and increased interior garage widths identified on Attachment #3, to facilitate the development of 38 street townhouse dwelling units (freehold), within 8 townhouse blocks.
2. THAT Site Development File DA.12.001 (Nine-Ten West Limited) BE APPROVED, to permit the development of 38 street townhouse dwelling units within 8 townhouse blocks (Blocks 32 to 39 inclusive, on Registered Plan 65M-4188 and Parts 2 to 4 on Reference Plan 65R-32546) as shown on Attachments #4 to #10 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the implementing Zoning By-law shall be in full force and effect; and,
 - ii) the final site servicing and grading plan shall be approved by the Vaughan Development/Transportation Engineering Department.

Contribution to Sustainability

The Owner has advised that the following sustainable features will be provided within the building and site design:

- i) low "E" argon windows and patio doors;
- ii) steel insulated doors;
- iii) R40 spray foam insulation in garage ceilings and all habitable areas above the porch;
- iv) recycled aggregates for the driveway sub-base;
- v) low flow toilets and faucets;
- vi) garage doors made from 90% recycled material;
- vii) high efficiency furnaces;
- viii) permeable pavers; and,
- ix) drought tolerant planting.

Economic Impact

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

Communications Plan

On February 3, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. Through the notice circulation, no written comments were received by the Vaughan Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 28, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 20, 2012.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 to #2:

1. Zoning By-law Amendment File Z.12.001, to amend Zoning By-law 1-88, specifically the RT1 Residential Townhouse Zone, subject to Exception 9(1226), to permit reduced rear and exterior side yard setbacks and increased interior garage widths as identified on Attachment #3, to facilitate the development of 38 street townhouse dwelling units (freehold) within 8 townhouse blocks; and,
2. Site Development File DA.12.001, to permit the development of 38 street townhouse dwelling (freehold) units within 8 townhouse blocks as shown on Attachments #4 to #10.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Grand Trunk Avenue, north of Rutherford Road, in Planning Block 18, City of Vaughan. The subject lands are comprised of Blocks 32 to 39 inclusive, on Registered Plan 65M-4188 and Parts 2 to 4 on Reference Plan 65R-32546. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Carrville Urban Village 2); and, "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Ontario Municipal Board. The proposed street townhouse development conforms to the Official Plans.

Zoning

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88, subject to Exception 9(1226), which permits the street townhouse dwelling use. The site-specific zoning exceptions identified on Attachment #3 are necessary to implement the proposal.

The proposed rear yard reduction is a result of the garages to be attached to the rear of the townhouse dwelling unit, as shown on Attachments #4 to #10, thereby resulting in a rear yard setback ranging between 6.4 m - 8.0 m from the garage to the rear lot line. The zoning by-law originally contemplated a detached rear lane garage and a 15 m setback from the main dwelling to the rear lot line. The alternative townhouse unit design is considered appropriate and maintains a front building façade unit uninterrupted by garage doors or driveways on Grand Trunk Avenue, which is considered desirable from an urban design streetscape perspective. Similarly, since the proposed garages will face the rear lane, the proposed increased garage width can be

supported. The reductions to the exterior side yard occur in a few locations and are considered to be minor and appropriate.

The proposed zoning exceptions for reduced rear and exterior side yard setbacks are considered minor in nature, would facilitate a development that is appropriate, and result in a building form that is compatible with the surrounding residential area.

Site History

On June 28, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V17 (Nine-Ten West Limited) to permit the development of 396 residential units, consisting of 204 single-detached dwelling units, 102 semi-detached dwelling units and 90 street townhouse dwelling units. The Plan of Subdivision was registered on August 31, 2010 as Plan 65M-4188. The Plan facilitates Blocks 32 to 39 for street townhouse dwelling units.

The lands on Reference Plan 65R-32546 (0.8 ha), were originally owned by a non-participating landowner in Block 18. The parcel was purchased by Block 18 (Betti) Inc. and 0.52 ha were conveyed to the City of Vaughan for the completion of Grand Trunk Avenue, and the remaining lands were consolidated with the adjoining lands for development. A 0.11 ha portion (Parts 1 to 4) was joined to the Nine-Ten West Limited lands in Plan of Subdivision 19T-00V17 to form full developable blocks for the development of street townhouses. Reference Plan 65R-32546 was registered on August 5, 2010. Servicing for the proposed development has been allocated.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan, building elevations and landscape Plan, shown on Attachments #4 to #10 inclusive. The subject lands are located in Planning Block 18 and are subject to Architectural Control. The building elevations are in accordance with the approved Architectural Design Guidelines for Block 18, and must be stamped approved by the Block 18 Control Architect (The Planning Partnership Ltd).

The proposed landscape plan shown on Attachment #8 provides for tree planting and sodded areas between the townhouse blocks in the landscape sections along the rear laneway, and landscaping in the front yard, to the satisfaction of the Vaughan Development Planning Department.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the grading and servicing plans for the proposed development. The final plans must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition of approval to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

Regional Implications

The subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.12.001 and Site Development File DA.12.001 (Nine-Ten West Limited) in accordance with OPA #600, the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, the Block 18 Plan, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied with the proposed zoning exceptions for reduced rear and exterior side yard setbacks and increased garage widths. The proposed development for 38 street townhouse dwelling units within 8 street townhouse blocks is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the approved Plan of Subdivision, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning Exceptions
4. Site Plan - Blocks 32 & 33
5. Site Plan - Blocks 34 & 35
6. Site Plan - Blocks 36 & 37
7. Site Plan - Blocks 38 & 39
8. Landscape Plan
9. East & South Elevations - Block 32 (Typical)
10. West & North Elevations - Block 32 (Typical)

Report prepared by:

Mary Caputo, Planner, ext. 8215
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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lots 16 & 17, Concession 3

APPLICANT:
Nine-Ten West Limited

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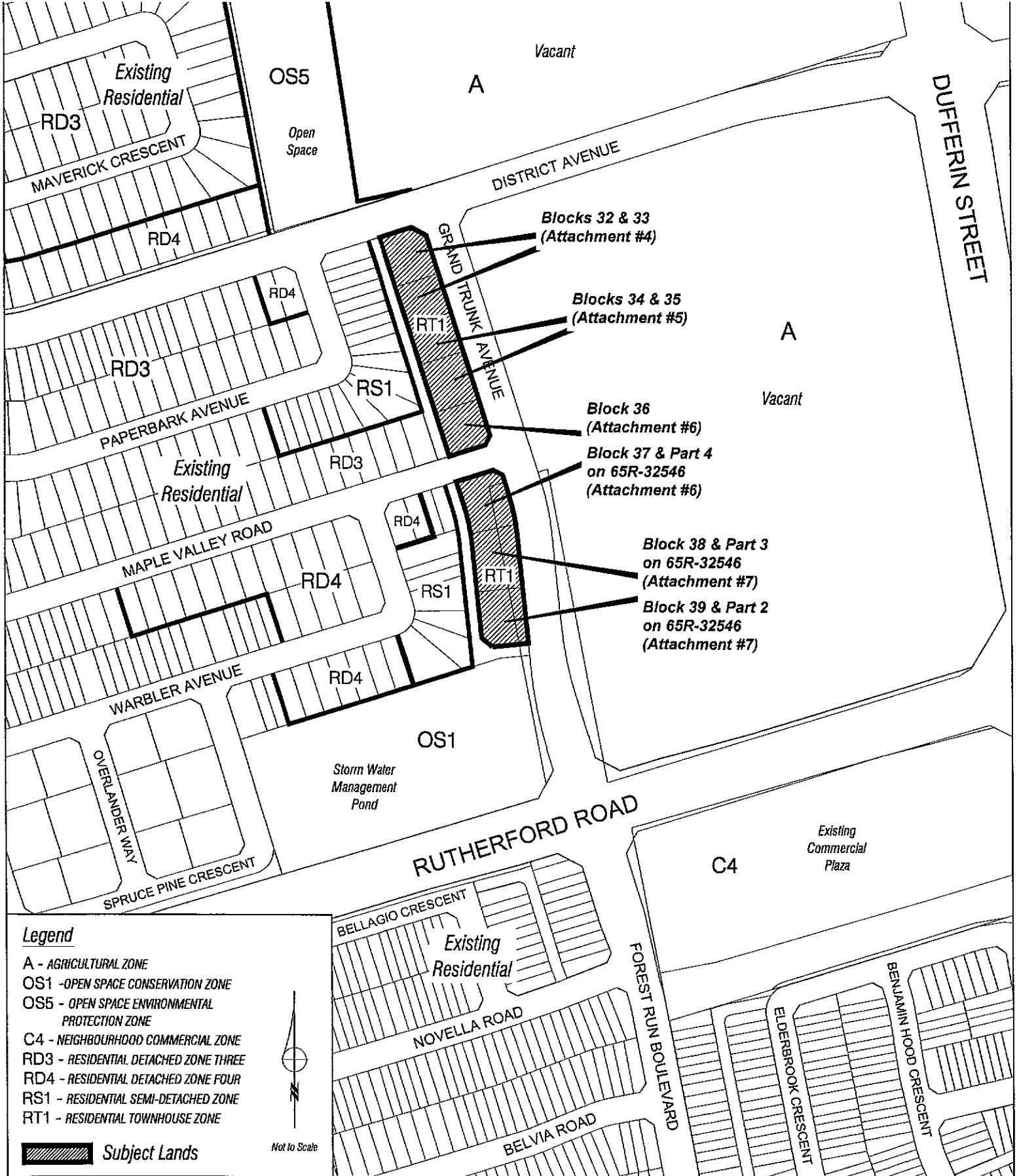


Attachment

FILES: Z.12.001 &
DA.12.001

DATE:
March 1, 2012

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Location Map

LOCATION:
Part of Lots 16 & 17, Concession 3

APPLICANT:
Nine-Ten West Limited

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DATE:
March 1, 2012

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Block (Plan 65M-4188, and Parts 2, 3, & 4 on Plan 65R-32546)	By-law Standard	By-law 1-88 Requirements Exception 9(1226) (RT1 Residential Townhouse Zone)	Proposed Exceptions to RT1 Zone of By-law 1-88, Exception 9(1226)
Block 32 (Attachment #4)	Minimum Rear Yard Setback (Unit 1)	15 m	6.4 m
	Minimum Exterior Side Yard Setback (Unit 1)	4.5 m	2.3 m
	Minimum Exterior Side Yard Setback to a Site Triangle (Unit 1)	3.0 m	1.7m
	Minimum Rear Yard Setback (Units 2 to 5)	15.0 m	8.0 m
	Maximum Interior Garage Width (Units 1 to 5)	3.0 m	5.9 m
Block 33 (Attachment #4)	Minimum Rear Yard Setback (Units 1 to 4)	15.0 m	8.0 m
	Maximum Interior Garage Width (Units 1 to 4)	3.0 m	5.9 m
Block 34 (Attachment #5)	Minimum Rear Yard Setback (Units 1 to 4)	15.0 m	8.0 m
	Maximum Interior Garage Width (Units 1 to 4)	3.0 m	5.9 m
Block 35 (Attachment #5)	Minimum Rear Yard Setback (Units 1 to 5)	15.0 m	8.0 m
	Maximum Interior Garage Width (Units 1 to 5)	3.0 m	5.9 m
Block 36 (Attachment #6)	Minimum Rear Yard Setback (Unit 1 to 4)	15 m	8.0 m
	Minimum Exterior Side Yard Setback (Unit 4)	4.5 m	4.0 m
	Minimum Exterior Side Yard Setback to a Site Triangle (Unit 4)	3.0 m	2.5m
	Maximum Interior Garage Width (Units 1 to 4)	3.0 m	5.9 m
Block 37 (Attachment #6)	Minimum Rear Yard Setback (Unit 1 to 3)	15 m	8.0 m
	Minimum Rear Yard Setback (Unit 4 and 5)	15 m	7.5 m and 7.0m respectively
	Minimum Exterior Side Yard Setback (Unit 1)	4.5 m	4.0 m
	Minimum Exterior Side Yard Setback to a Site Triangle (Unit 1)	3.0 m	2.9 m
	Maximum Interior Garage Width (Units 1 to 5)	3.0 m	5.9 m
Block 38 (Attachment #7)	Minimum Rear Yard Setback (Units 1 to 6)	15.0 m	8.0 m
	Maximum Interior Garage Width (Units 1 to 6)	3.0 m	5.9 m
Block 39 (Attachment #7)	Minimum Rear Yard Setback (Units 1 to 4)	15.0 m	8.5 m
	Minimum Rear Yard Setback (Unit 5)	15.0 m	6.0 m
	Maximum Interior Garage Width (Units 1 to 5)	3.0 m	5.9 m

Proposed Zoning Exceptions



APPLICANT: Nine-Ten West Limited
LOCATION: Part of Lots 16 & 17,
Concession 3

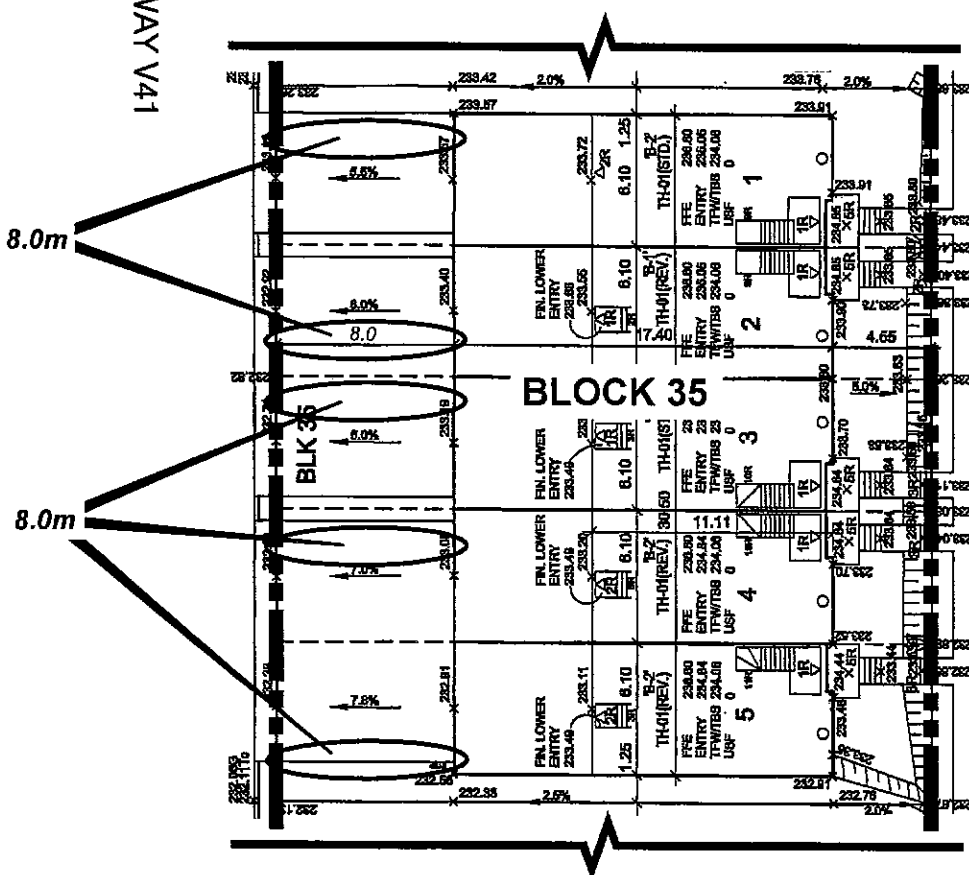
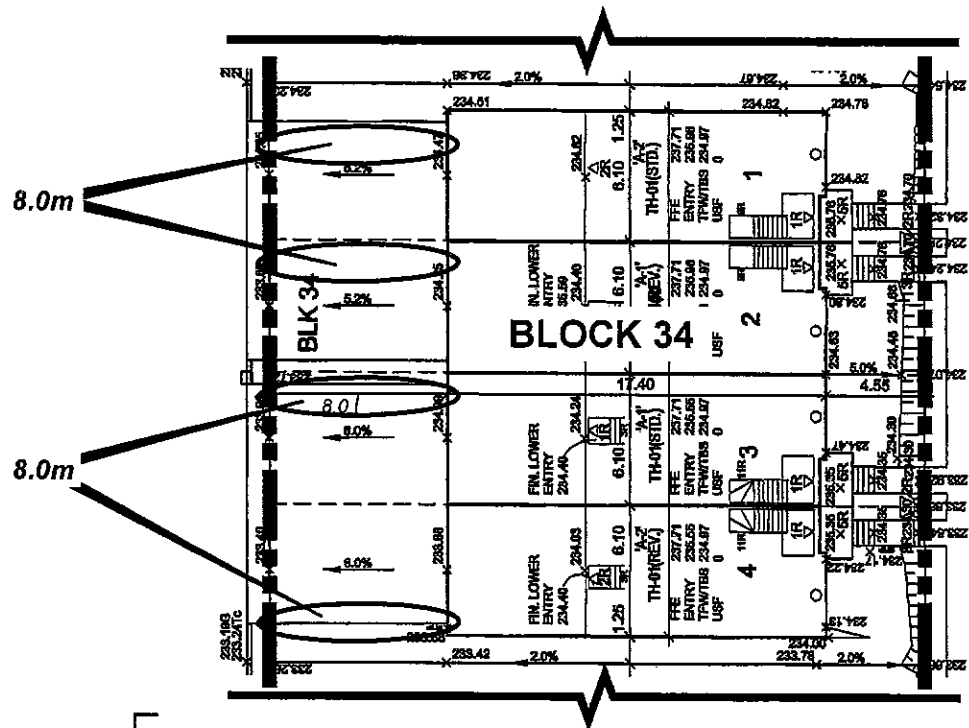
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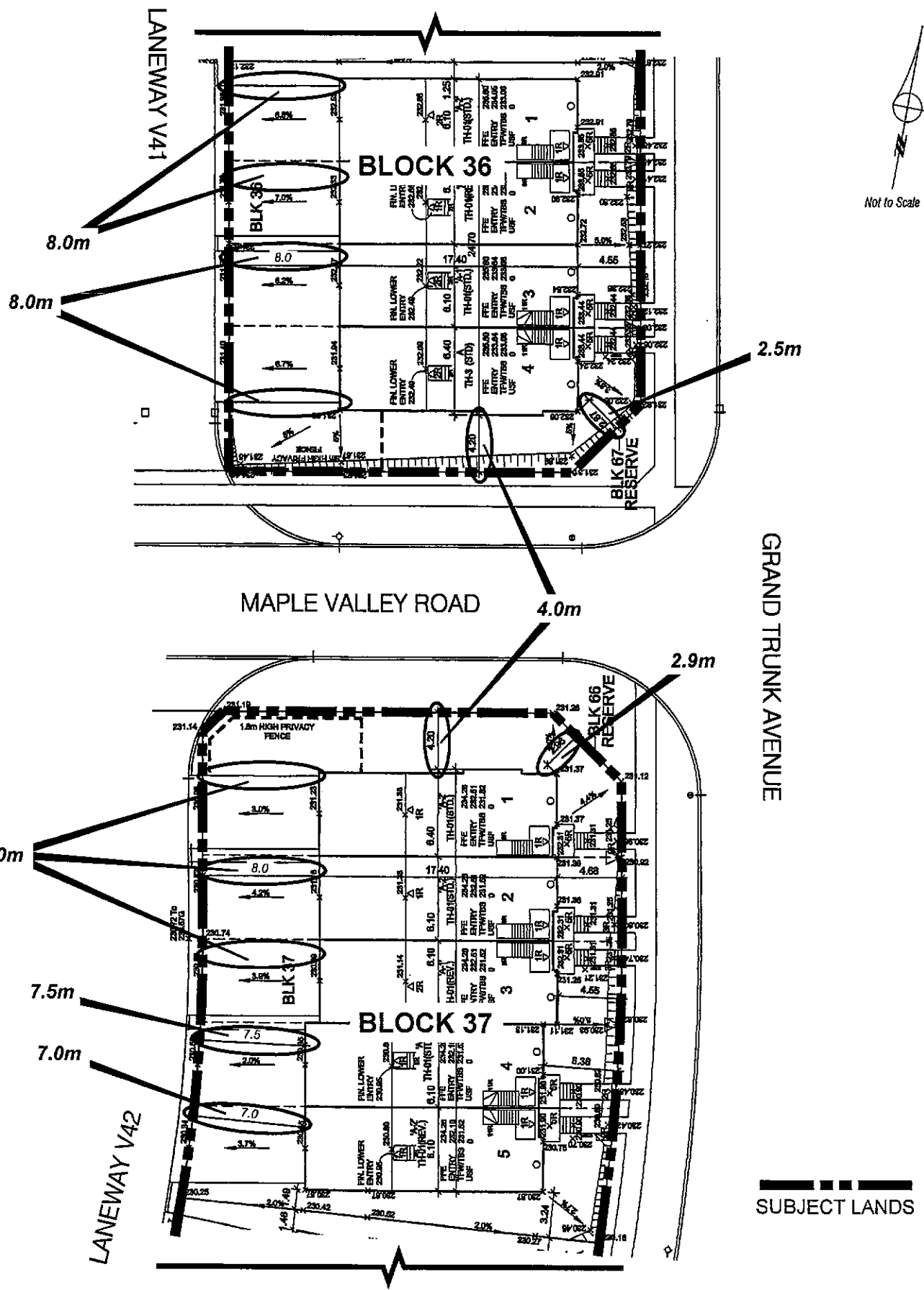
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March 1, 2012

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Site Plan - Blocks 36 & 37

APPLICANT: Nine-Ten West Limited
LOCATION: Part of Lots 16 & 17, Concession 3

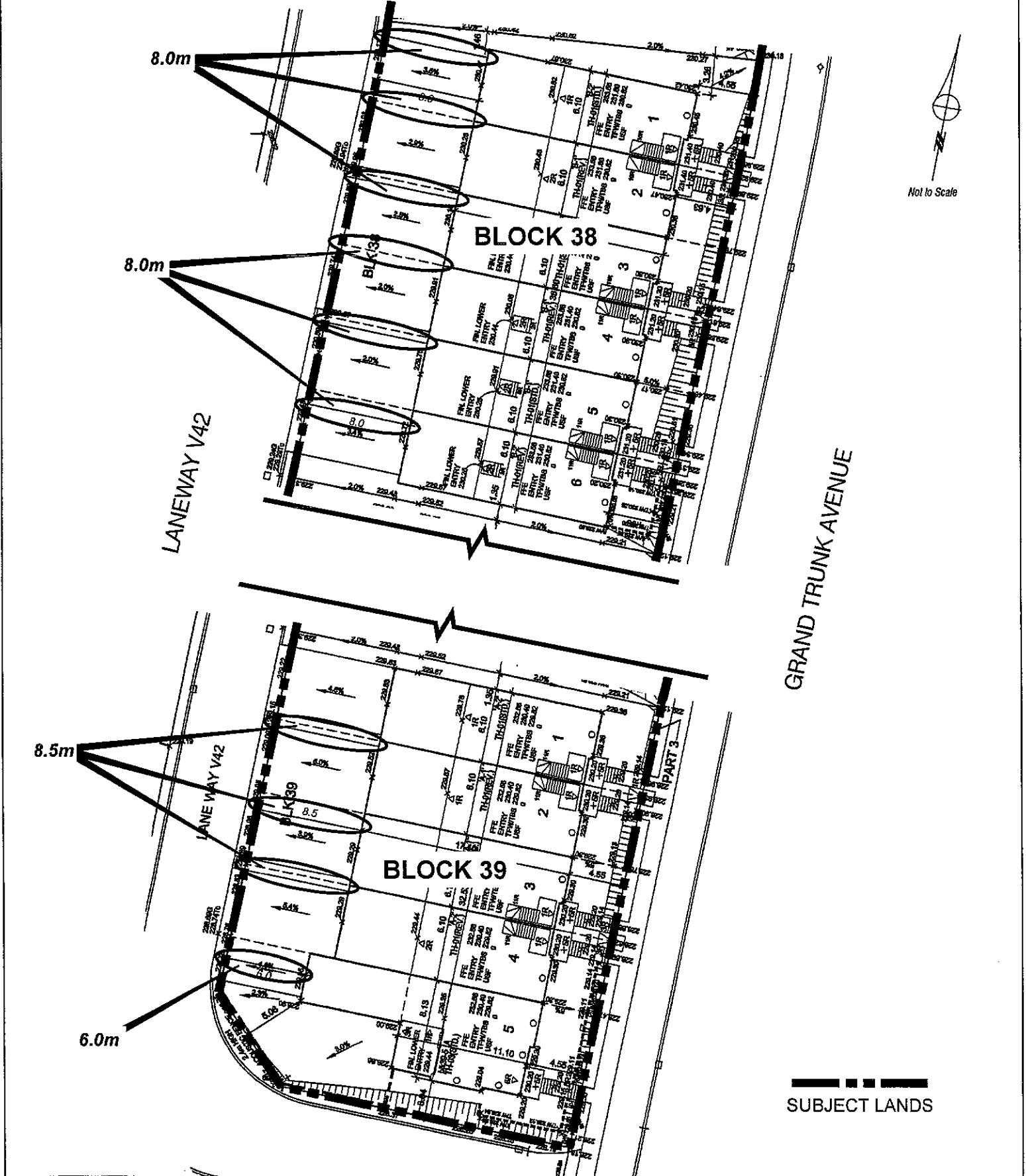


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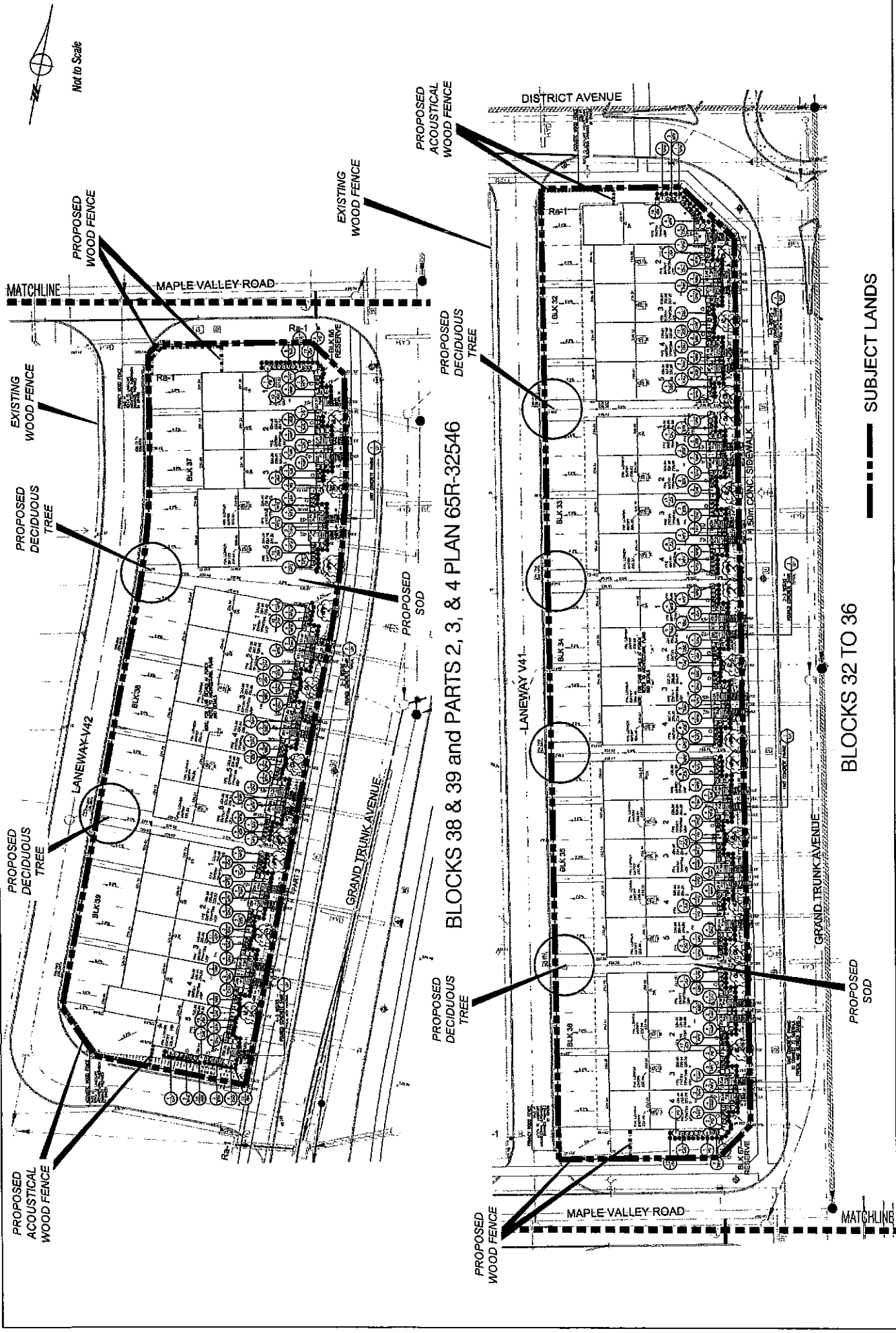


Site Plan - Blocks 38 & 39

APPLICANT: Nine-Ten West Limited
LOCATION: Part of Lots 16 & 17, Concession 3



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DATE: March 1, 2012



Landscape Plan

LOCATION: Part of Lots 16 & 17, Concession 3

APPLICANT: Nine-Ten West Limited

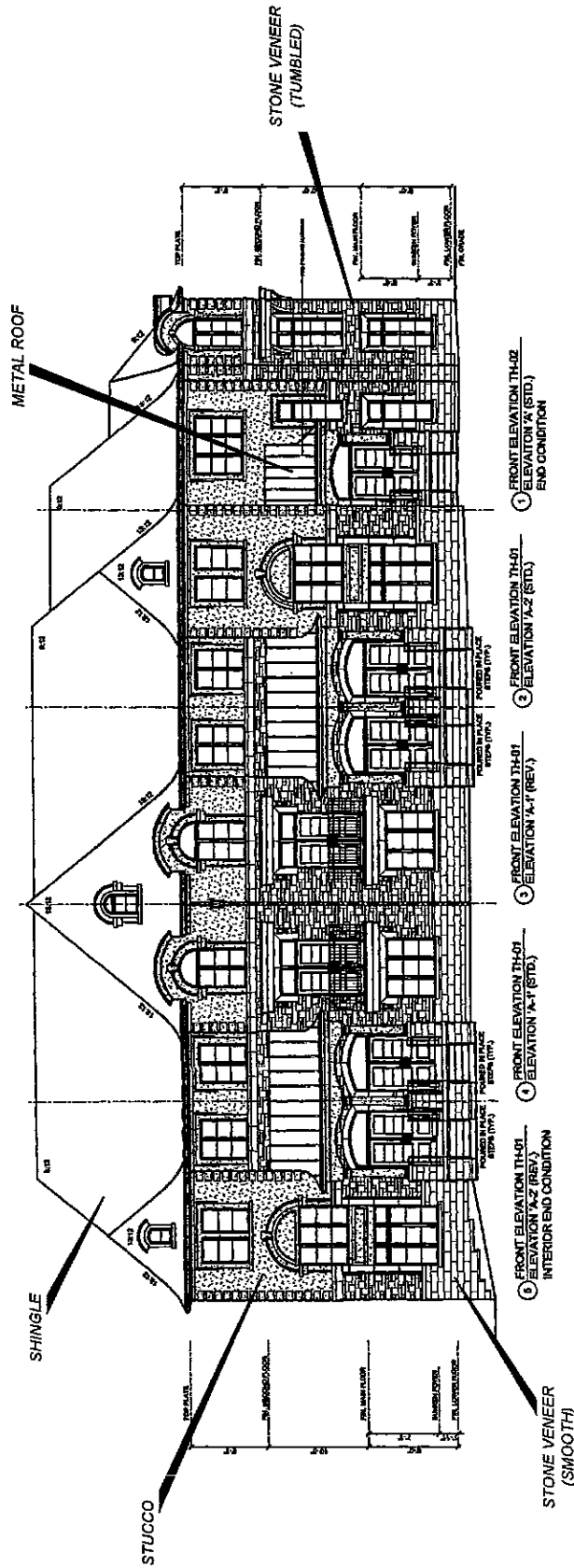
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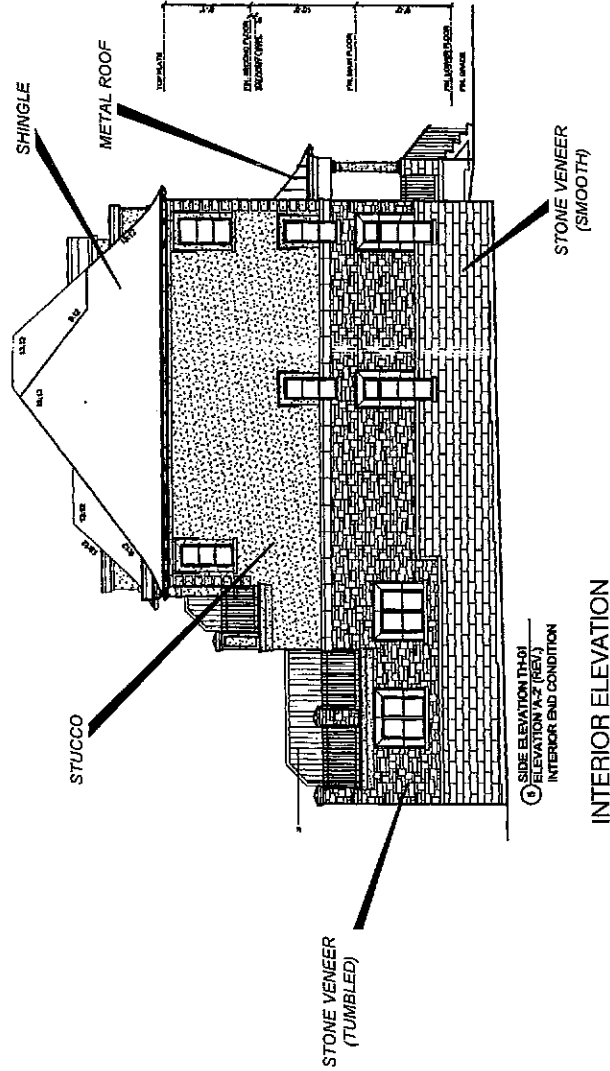
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EAST (FRONT) ELEVATION - FACING GRAND TRUNK AVENUE



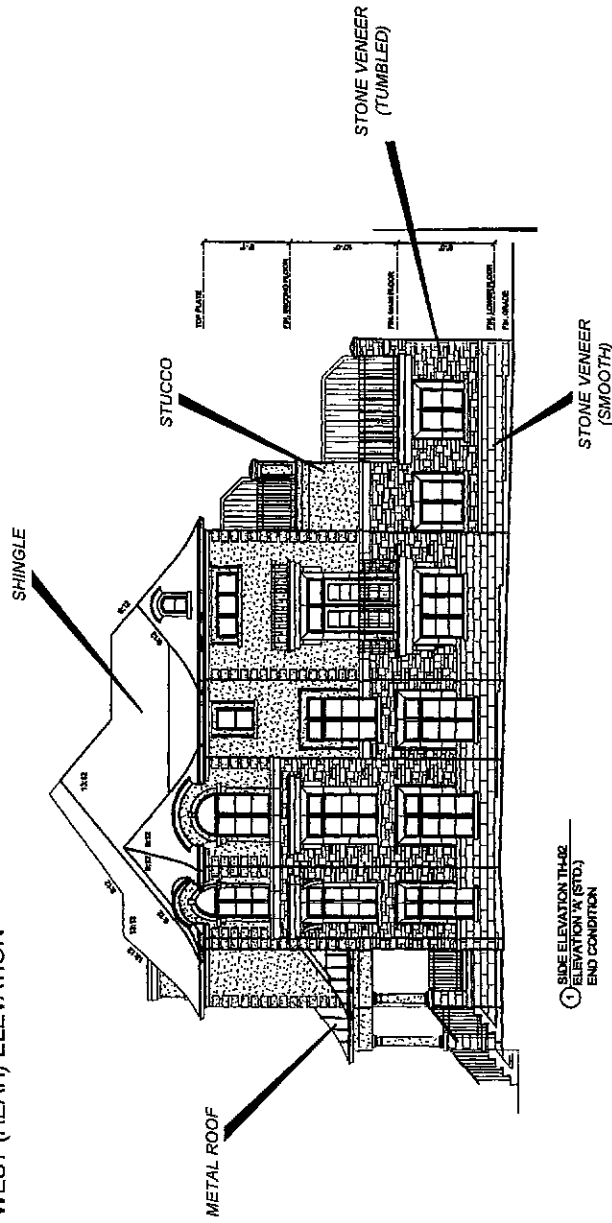
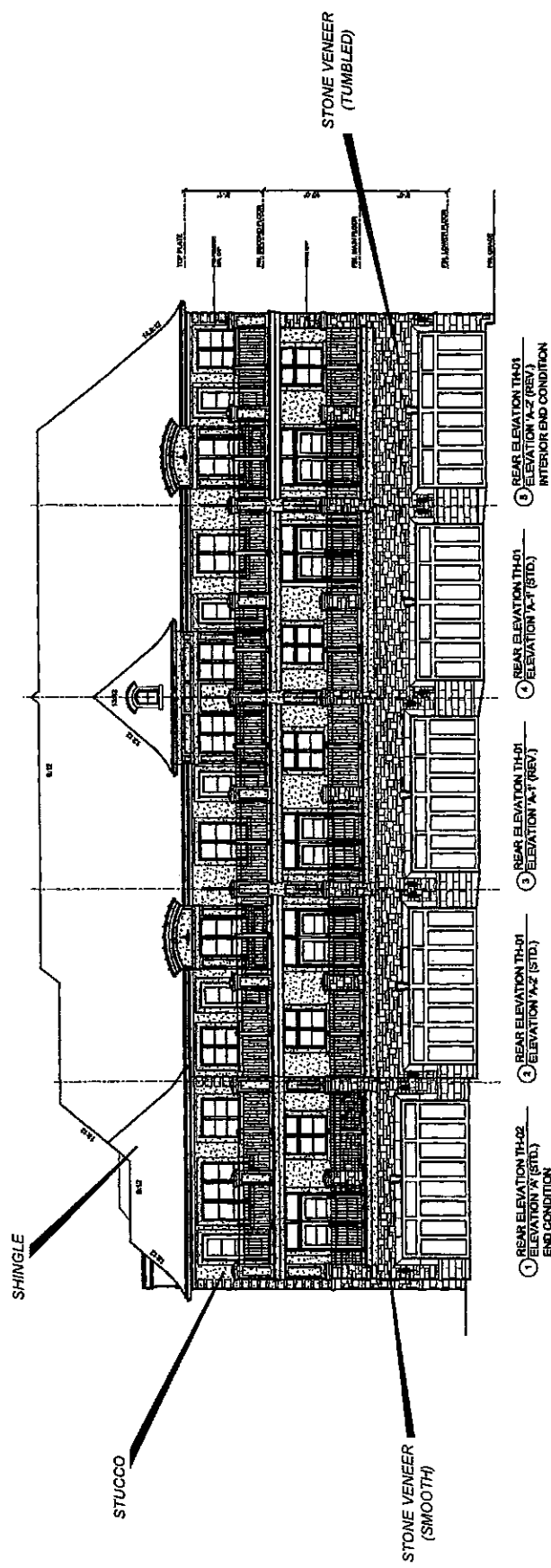
INTERIOR ELEVATION

East & South Elevations - Block 32 (Typical)

APPLICANT: Nine-Ten West Limited
 LOCATION: Part of Lots 16 & 17, Concession 3

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West & North Elevations -
Block 32 (Typical)

APPLICANT:
Nine-Ten West Limited

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