

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

P.2012.7

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.001 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: February 3, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of February 14, 2012: None

Purpose

The Owner has submitted 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 yard setbacks and increased interior garage widths on the subject lands (Attachments #1 and #2) as set out on Attachment #3. The application will facilitate the development of 38 street townhouse dwelling units (freehold) within 8 townhouse blocks as shown on Attachments #4 to #7. Additional zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 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, shown as Subject Lands on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Low Density Residential" by OPA #600, which permits street townhouse dwelling units. The proposal conforms to the Official Plan.▪ "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010) which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011), and is pending approval from the Region of York. A street townhouse use

	is permitted under this designation. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ RT1 Residential Townhouse Zone, subject to Exception 9(1226) by Zoning By-law 1-88. ▪ The proposed site-specific zoning exceptions to facilitate the development of 38 street townhouse dwelling units, requires amendments to Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

a.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The proposed street townhouse development will be reviewed in consideration of Registered Plan 65M-4188 to ensure appropriate site layout within each block/lot configuration and compatibility with the surrounding land uses. ▪ The appropriateness of the proposed site-specific zoning exceptions will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the ultimate site layout, to determine if other zoning exceptions are required.
b.	Lot Creation	<ul style="list-style-type: none"> ▪ The applicant will be required to submit a future Part Lot Control Application to create the individual townhouse lots.
c.	Site Development Application	<ul style="list-style-type: none"> ▪ The applicant has submitted related Site Development File DA.12.001 to implement the townhouse proposal. The application will be reviewed to ensure appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; and landscaping.
d.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical 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, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lots 16 & 17, Concession 3

APPLICANT:
Nine-Ten West Limited

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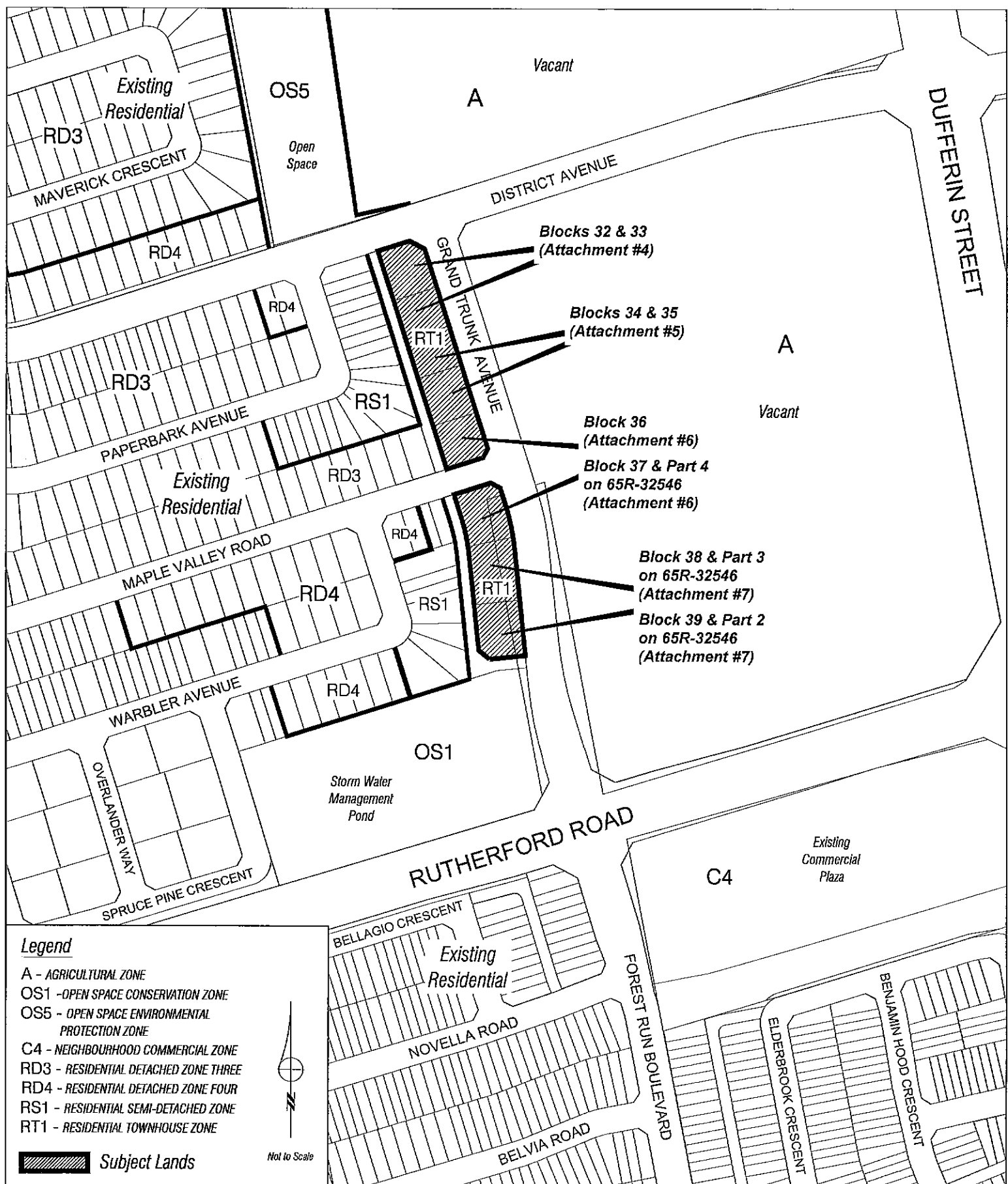


Attachment

FILE: 2.12.001
RELATED FILE: DA.12.001

DATE:
February 3, 2012

1



Location Map

LOCATION:
Part of Lots 16 & 17, Concession 3

APPLICANT:
Nine-Ten West Limited

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Attachment

FILE: Z.12.001
RELATED FILE: DA.12.001

DATE:
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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	2.0 m
	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	2.8 m
	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



Attachment
FILE: Z.12.001
RELATED FILE: DA.12.001
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February 3, 2012

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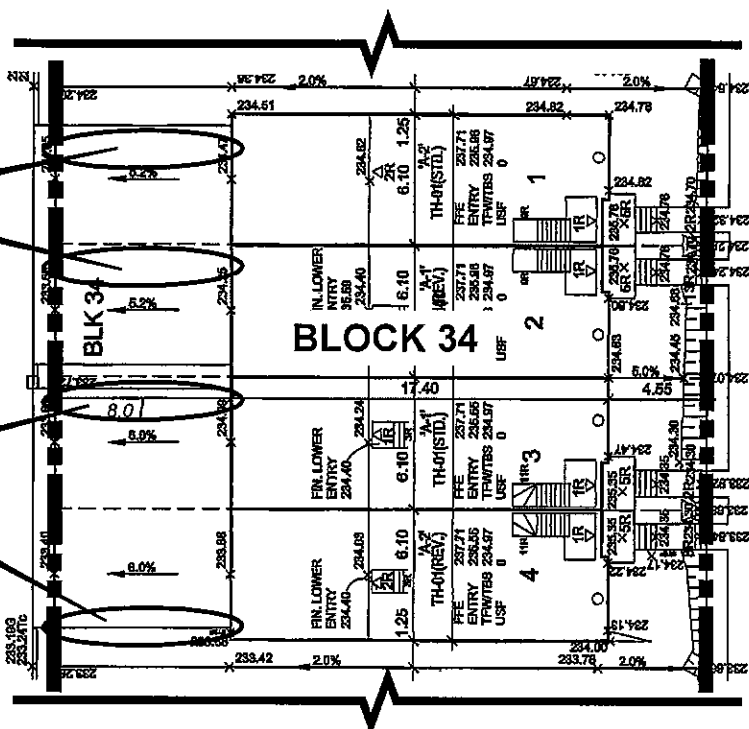
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LANEWAY V41

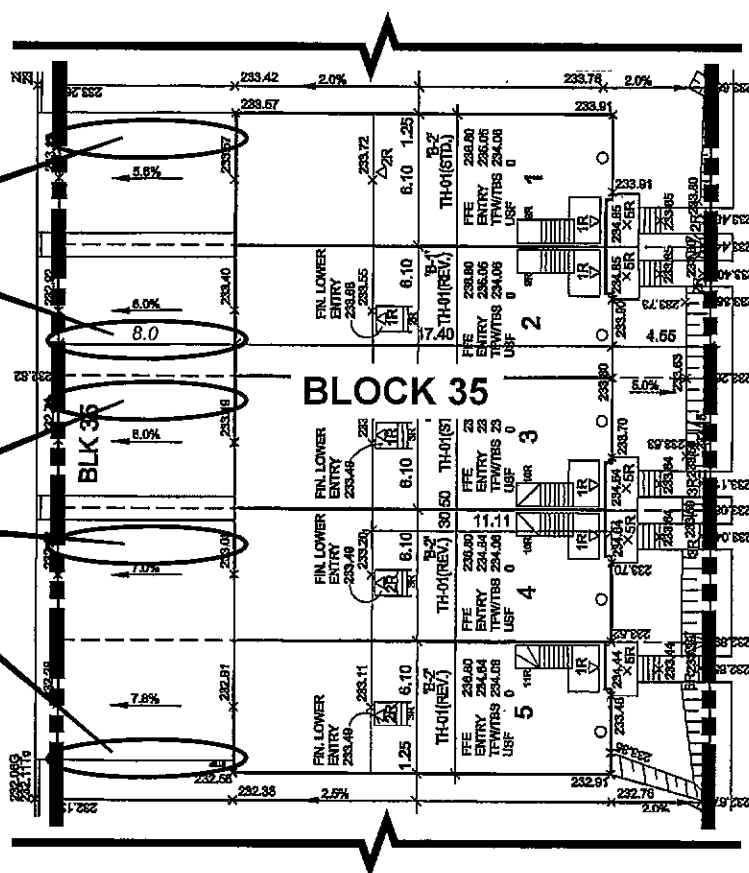
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Not to Scale

GRAND TRUNK AVENUE



SUBJECT LANDS

Site Plan - Blocks 34 & 35

APPLICANT:
Nine-Ten West Limited

LOCATION: Part of Lots 16 & 17,
Concession 3

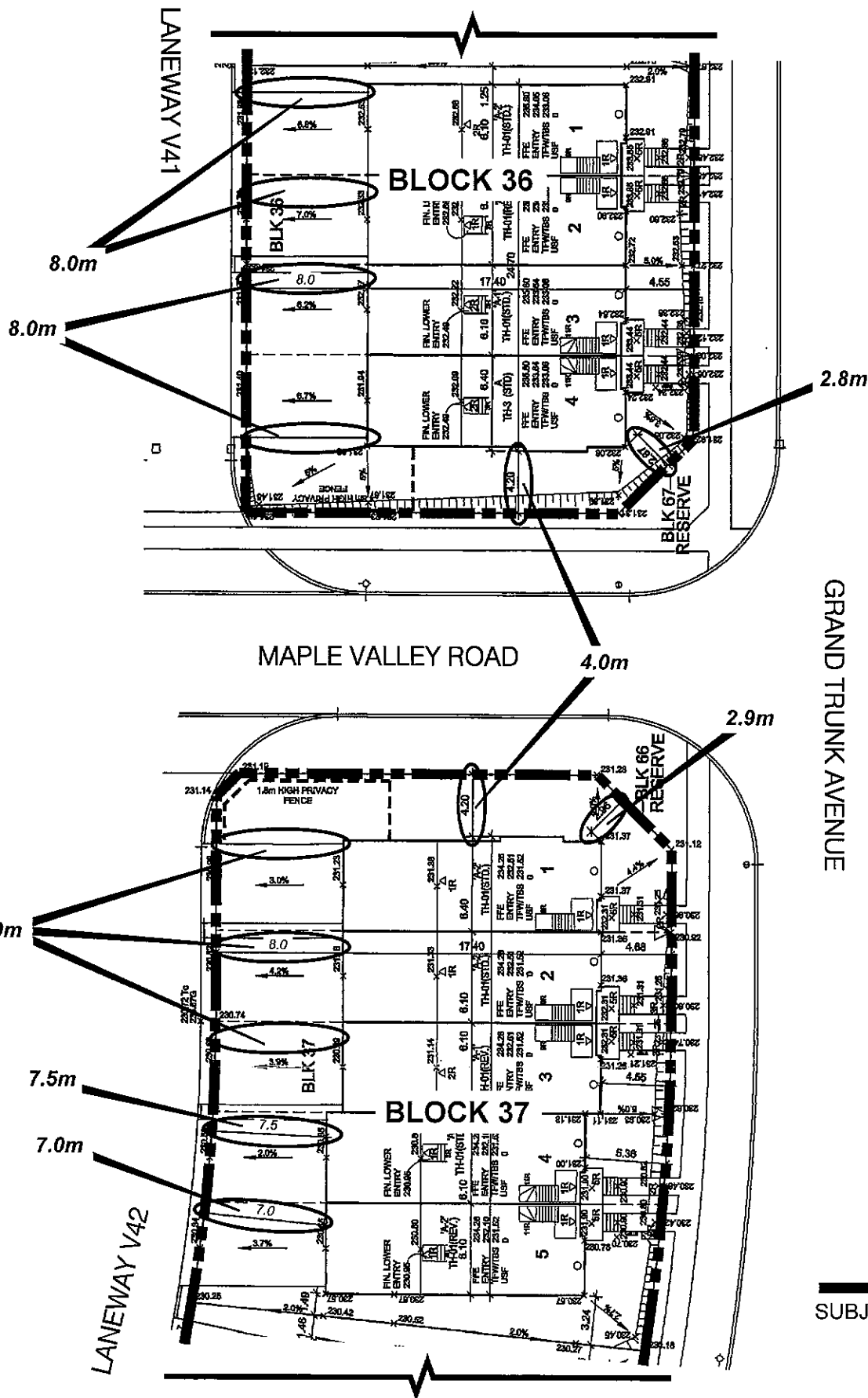


Attachment

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Site Plan - Blocks 36 & 37

APPLICANT:
Nine-Ten West Limited

LOCATION: Part of Lots 16 & 17,
Concession 3

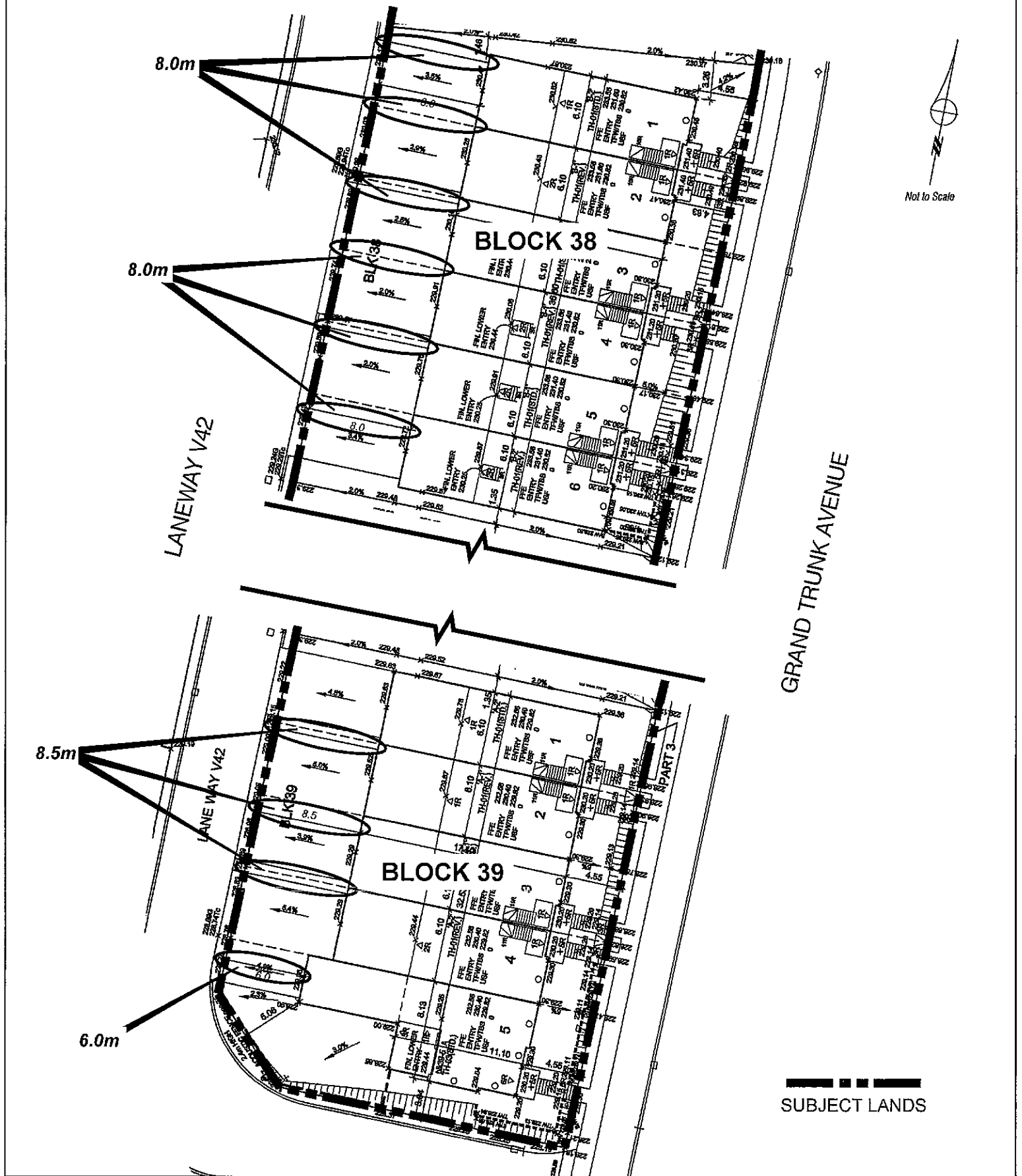


Attachment

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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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