

**2. ZONING BY-LAW AMENDMENT FILE Z.09.043
 DUFFERIN RIDGE (ARH) LTD.
 WARD 4**

P.2010.35

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.043 (Dufferin Ridge (ARH) Ltd.) 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: November 12, 2010
- b) Circulation Area: 150 m
- c) Comments Received as of November 23, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to RVM1(A)(H) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) with the Holding Symbol "H", and to permit the following site-specific zoning exceptions to facilitate the development of 34 street townhouse (freehold) units within 7 buildings as shown on Attachments #3 and #4:

	By-law Standard	By-law 1-88 RVM1(A) Zone Requirements	Proposed Exceptions to RVM1(A) Zone
a.	Minimum Lot Depth	30 m	23 m
b.	Minimum Lot Area	180 m ²	123 m ²
c.	Minimum Rear Yard	7.5 m	6.0 m
d.	Minimum Lot Frontage	6 m	2.0 m for Lots 5 - 8 inclusive

	By-law Standard	By-law 1-88 RVM1(A) Zone Requirements	Proposed Exceptions to RVM1(A) Zone
e.	Dimensions of Driveways	<ul style="list-style-type: none"> In Section 4.1.4 f) iii), lots with a frontage of 7.0 m to 8.99 m are permitted to have a maximum driveway width of 3.75 m. 	<ul style="list-style-type: none"> Lots 32-34 inclusive shall be permitted a maximum driveway width of 5.65 m to 6.0 m.
f.	Definition of Front Lot Line	<ul style="list-style-type: none"> Means the street line 	<ul style="list-style-type: none"> The most easterly lot line adjacent to Dufferin Street shall be deemed to be the front lot line for Lots 32-34 inclusive.
g.	Accessory Building and Structures	<ul style="list-style-type: none"> The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% or 67 m², whichever is less. 	<ul style="list-style-type: none"> The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 15% or 67 m², whichever is less for Lots 32-34 inclusive. A zoning exception is required to increase the percentage for the proposed garages.

Other zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> South of Rutherford Road on the west side of Dufferin Street, through to Forest Run Boulevard, and north of Benjamin Hood Crescent and Elderbrook Crescent, in Planning Block 17, City of Vaughan, and shown as Subject lands on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Medium Density Residential" by OPA #600, as amended by OPA #651 (Carrville District Centre Plan), which permits the proposed street townhouse use. "Low-Rise Mixed Use" by the new City of Vaughan Official Plan 2010, adopted by Vaughan Council on September 7, 2010, and pending Regional approval. A street townhouse use is permitted under this designation. The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> A Agricultural Zone by By-law 1-88. The proposed change in zoning for the subject lands to RVM1 (A)(H) Zone together with site-specific exceptions to permit a street townhouse development, requires an amendment to Zoning By-law 1-88.

Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.
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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 Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the property to RVM1(A)(H) Zone with site specific exceptions to permit the proposed 34 street townhouse units on the subject lands will be reviewed in consideration of, but not limited to, the compatibility with the surrounding uses, built form, urban design, environmental sustainability, parking, and traffic. ▪ The appropriateness of the proposed driveway configurations for Lots 5 - 8 and Lots 32- 34 will be reviewed in the context of design, required easements, landscaping, parking and servicing (garbage pick-up and snow removal).
b.	Lot Creation	<ul style="list-style-type: none"> ▪ The applicant has advised they will be submitting a Draft Plan of Subdivision Application to create the 7 blocks to facilitate the proposed 34 lots. The Draft Plan of Subdivision application will be subject to a future Public Hearing process. ▪ The individual townhouse lots within each of the 7 blocks will be created by way of a future Part Lot Control Application.
c.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required, to facilitate a comprehensive review of the development proposal to ensure appropriate building and site design, access, servicing and grading, landscaping and sustainable development features.
d.	Additional Supporting Information	<ul style="list-style-type: none"> ▪ A Phase 1 Environmental Site Assessment (ESA) must be submitted in support of the application and must be reviewed and approved by the Vaughan Engineering Department. ▪ A Functional Servicing Report must be submitted in support of the subject application and approved to the satisfaction of the Vaughan Engineering Department. The availability of water and sanitary sewage capacity must be identified and allocated by Council, if approved. ▪ A Noise Report, Site Servicing and Grading Plans, and Storm Water Management Plan must be submitted at the site plan stage to the satisfaction of the Vaughan Engineering Department.

e.	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 future site plan approval process.
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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. Conceptual Site Plan
4. Proposed Zoning

Report prepared by:

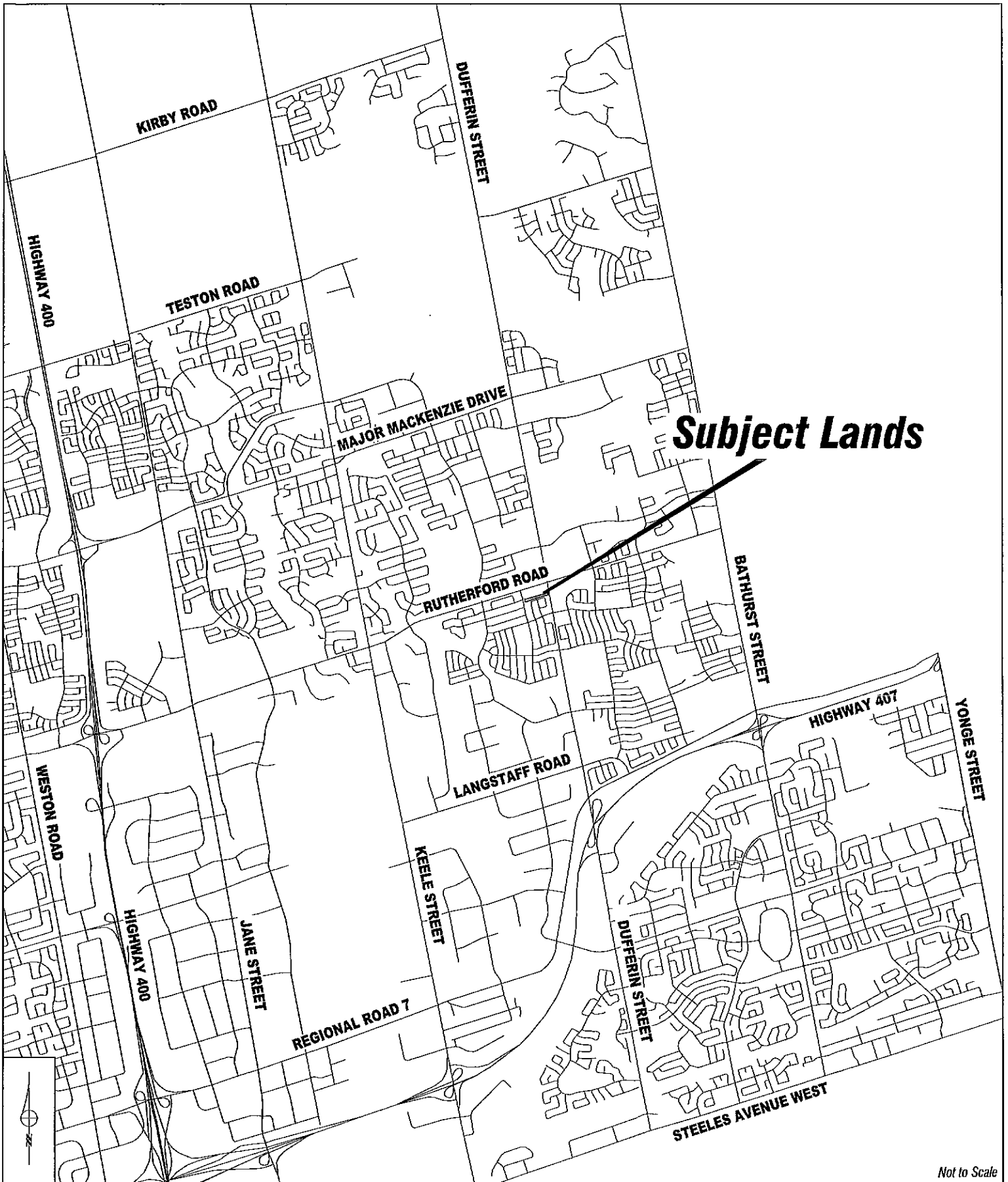
Mary Caputo, Planner 1, ext. 8215
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Subject Lands

Not to Scale

Context Location Map

LOCATION:
Part Lot 15, Concession 3

APPLICANT:
Dufferin Ridge (ARH) Ltd.

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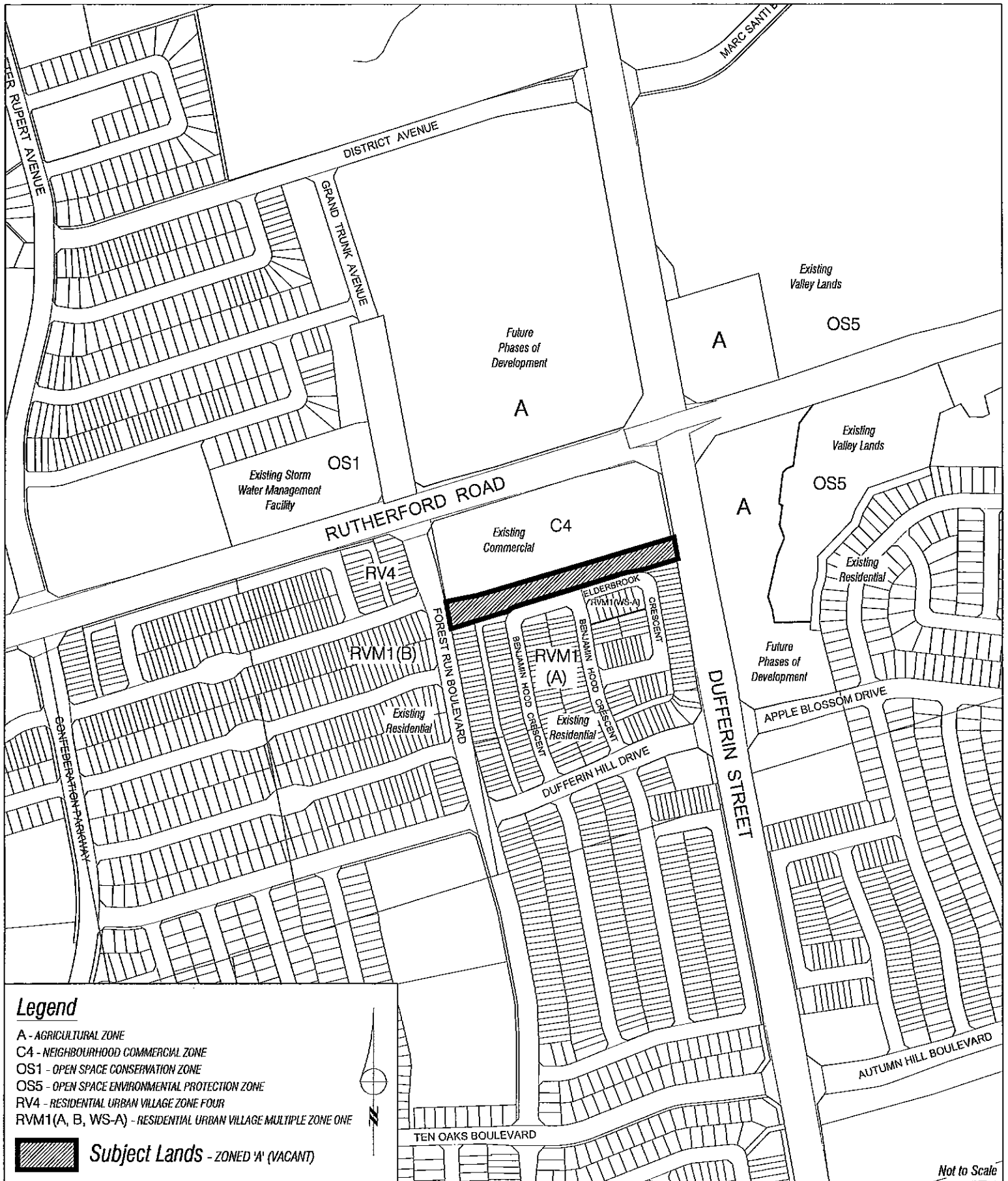


Attachment

FILE:
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DATE:
November 12, 2010





Location Map

LOCATION:
Part Lot 15, Concession 3

APPLICANT:
Dufferin Ridge (ARH) Ltd.

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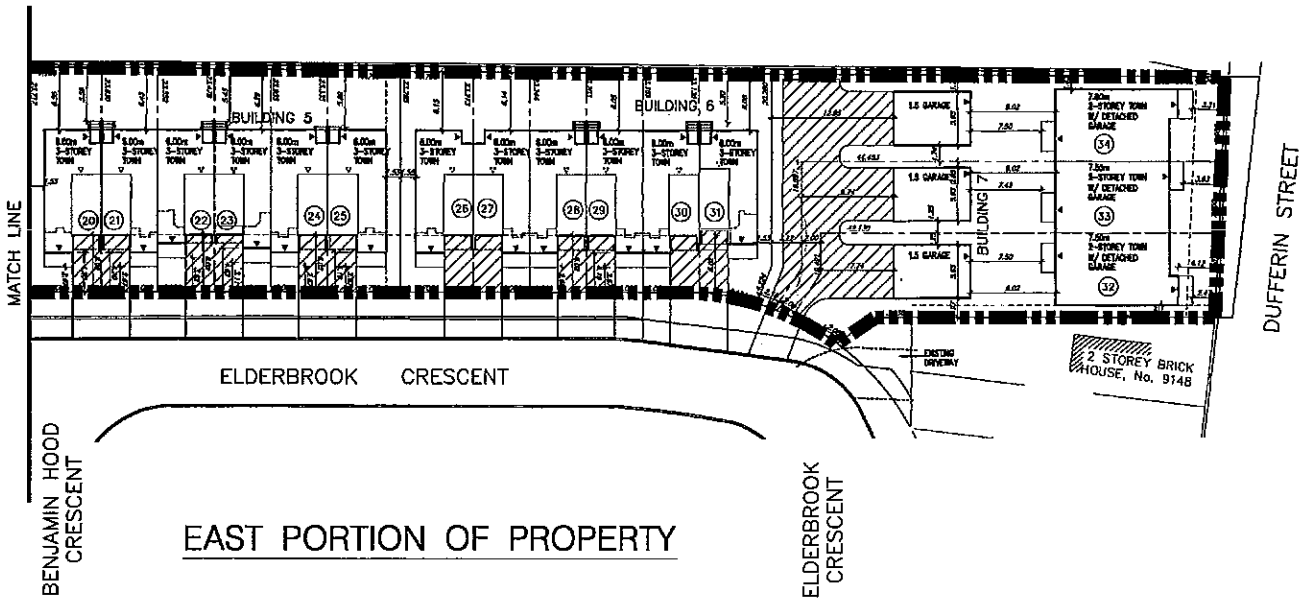
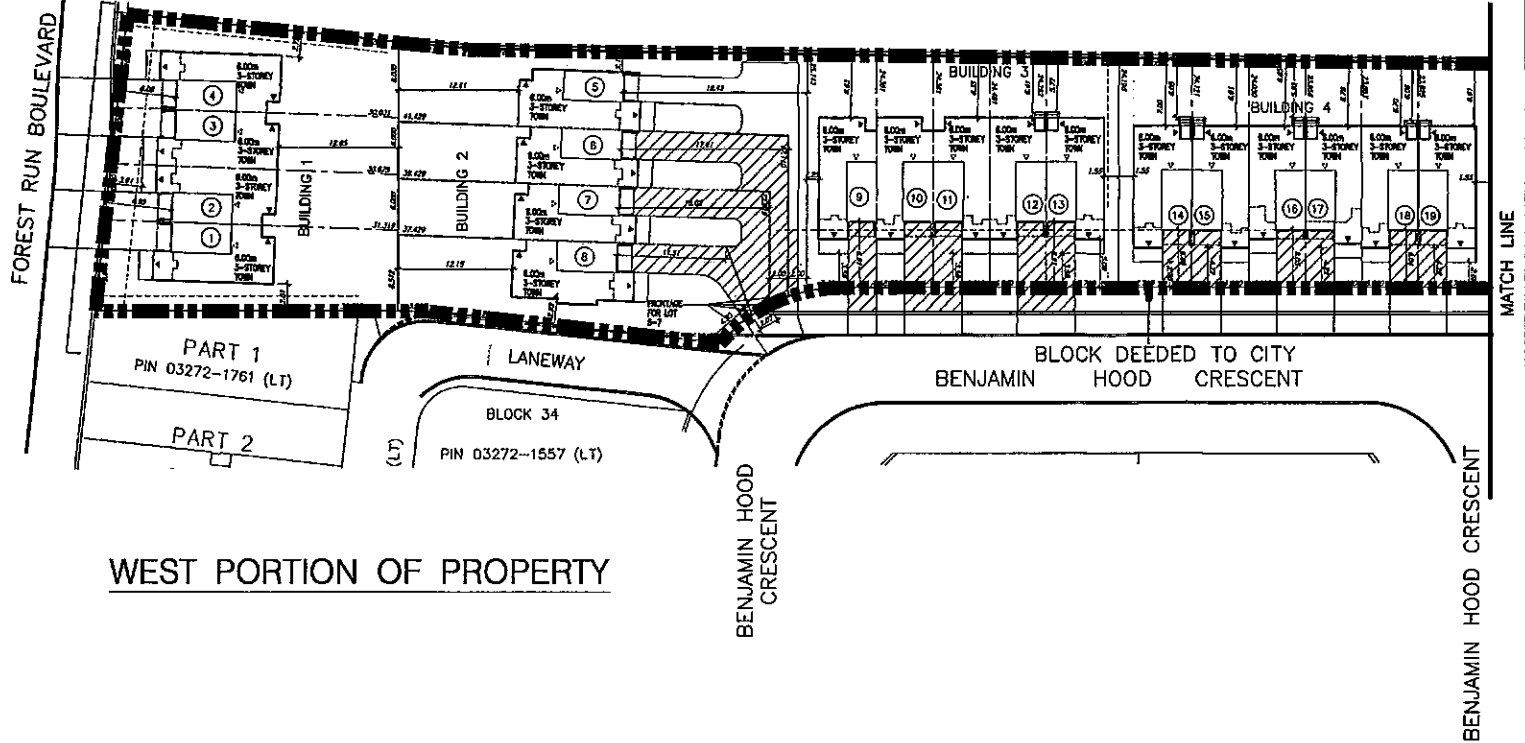


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NOTE:
Proposed total of 34 townhouse (freehold) units within 7 buildings.

■■■■■■■■■■ SUBJECT LANDS



Not to Scale

Conceptual Site Plan

LOCATION:
Part Lot 15, Concession 3

APPLICANT:
Dufferin Ridge (ARH) Ltd.

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Attachment

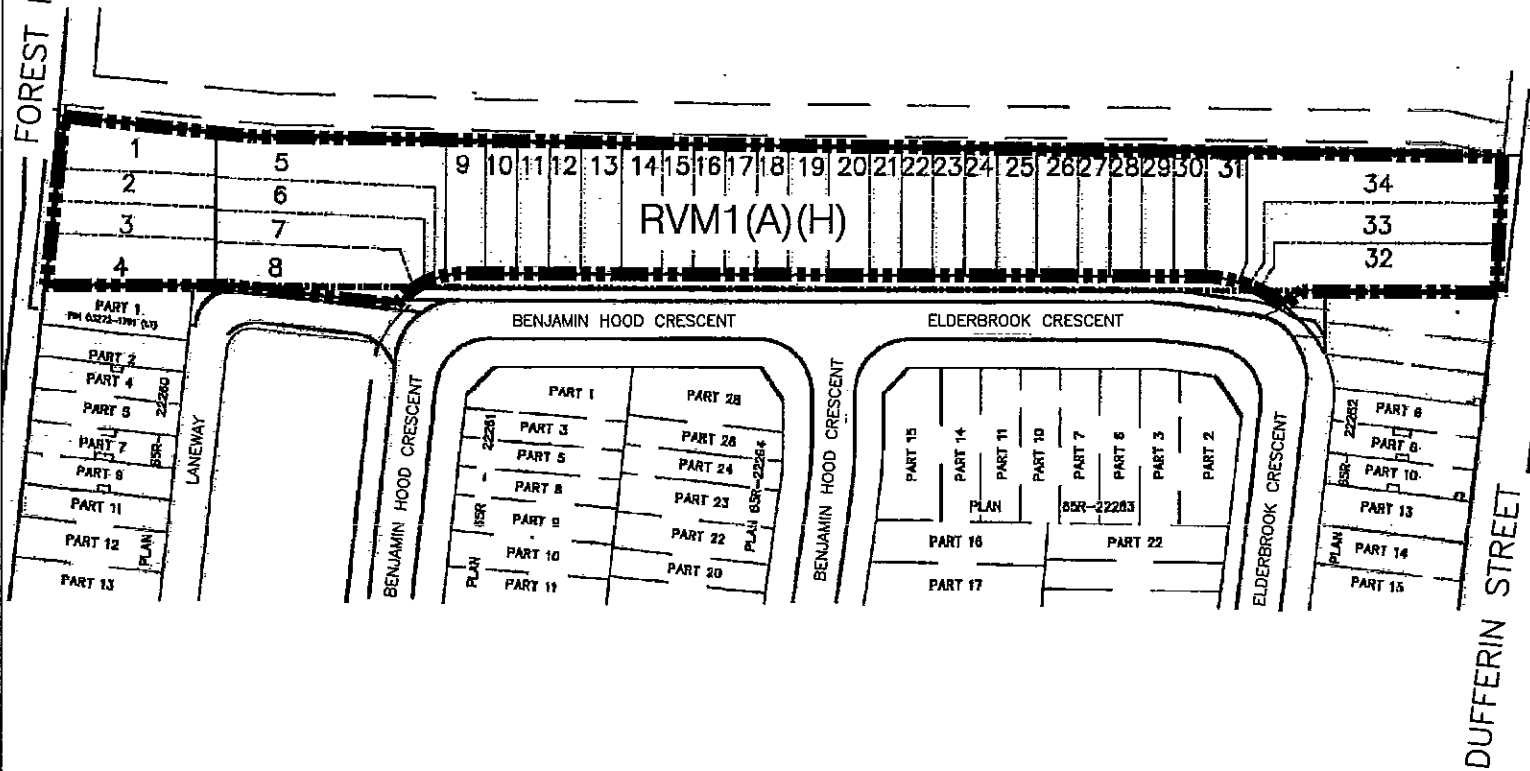
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November 12, 2010

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FOREST RUN BOULEVARD

EXISTING
COMMERCIAL
PLAZA



ZONING AMENDMENT

PROPOSED ZONING BY-LAW AMENDMENT TO REZONE THE PROPERTY FROM A AGRICULTURAL ZONE TO RVM1(A)(H) RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE TO PERMIT 34 TOWNHOUSE (FREEHOLD) UNITS WITHIN 7 BUILDINGS.

■■■■■■■■■■ SUBJECT LANDS

Not to Scale

Proposed Zoning

LOCATION:
Part Lot 15, Concession 3

APPLICANT:
Dufferin Ridge (ARH) Ltd.

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