

**COMMITTEE OF THE WHOLE OCTOBER 25, 2011**

**ZONING BY-LAW AMENDMENT FILE Z.11.021  
1711479 ONTARIO INC.  
WARD 3**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.021 (1711479 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1334) to rezone the subject lands shown on Attachments #1 and #2 from RT1(H) Residential Townhouse Zone (townhouses) with the Holding Symbol "(H)" to the following zone categories in the manner shown on Attachment #4:
  - a) rezone Lots 11 to 14 inclusive to RD3 Residential Detached Zone Three to permit 4 single-detached dwelling units on lots with minimum 12m frontages;
  - b) rezone Lots 15 to 32 inclusive to RD4 Residential Detached Zone Four to permit 18 single-detached dwelling units on lots with minimum 7.5m frontages together with the site-specific zoning exceptions identified in Table 1 of this report; and,
  - c) remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the subject lands RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four in the manner shown on Attachment #4.

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

On August 19, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Millwood Woodend Ratepayers Association. No written comments were received through the notice circulation. The recommendation of the Committee of the Whole on September 13, 2011, to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 27, 2011.

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.021 to rezone the subject lands shown Attachments #1 and #2, from RT1(H) Residential Townhouse Zone (townhouses) with the Holding Symbol "(H)" to the following zone categories:

- i) RD3 Residential Detached Zone Three (Lots 11 to 14 inclusive) to permit 4 single-detached dwelling units on lots with minimum 12m frontages as shown on Attachment #4;
- ii) RD4 Residential Detached Zone Four (Lots 15 to 32 inclusive) to permit 18 single-detached dwelling units on lots with proposed 7.5m frontages as shown on Attachment #4, together with site-specific zoning exceptions identified in Table 1 of this report; and,

- iii) remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the subject lands RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four in the manner shown on Attachment #4.

The proposed amendments to Zoning By-law 1-88 will serve to rezone the lands to residential detached zone categories (RD3 and RD4 Zones) in order to facilitate the development of 22 detached dwelling units instead of 27 street townhouse units, and to remove the Holding Symbol "(H)" on the subject lands.

**Background - Analysis and Options**

Location

North side of Major Mackenzie Drive, between Weston Road and Pine Valley Drive, in Planning Block 40 South, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2. Specifically, the lands subject to the application include Blocks 54 to 59 inclusive within approved Draft Plan of Subdivision File 19T-07V06 as shown on Attachment #3. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, which permits detached, semi-detached and street townhouse dwelling units, respectively. The subject lands are also designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. The application conforms to the Official Plans.

Zoning

The subject lands are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1334) as shown on Attachment #2. A Zoning By-law Amendment is required to rezone the subject lands as follows:

- i) Lots 11 to 14 inclusive to RD3 Residential Detached Zone Three to permit 4 single-detached dwelling units on lots with 12m frontages; and,
- ii) Lots 15 to 32 inclusive to RD4 Residential Detached Zone Four to permit 18 single-detached dwelling units with the following site-specific zoning exceptions identified in Table 1 below:

**TABLE 1**

	<b>By-law Standard</b>	<b>By-law 1-88, RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
a.	Minimum Lot Frontage	9.0m	7.5m
b.	Minimum Lot Area	243 m <sup>2</sup>	225 m <sup>2</sup>
c.	Minimum Front Yard Specific Zone Note	4.5m <sup>(1)</sup>	4.5m <sup>(1)</sup>

	By-law Standard	By-law 1-88, RD4 Residential Detached Zone Four Requirements	Proposed Exceptions to the RD4 Residential Detached Zone Four
		(1) The minimum front or exterior side yard setback to an attached garage that faces a lot line shall be 6.0m	(1) The minimum front yard setback to an attached garage that faces the lot line shall be 5.8m
d.	Minimum Rear Yard	7.5m	7.0m
e.	Minimum Interior Side Yard  Specific Zone Notes	<p>1.2m<sup>(2)(3)</sup></p> <p><sup>(2)</sup> The minimum interior side yard shall be:</p> <p>i) 3.5m on a lot abutting a non-residential use including a walkway, greenway, buffer block or stormwater management pond;</p> <p>ii) 2.0m where the detached garage is located in the rear yard accessed by a mutual driveway; and,</p> <p>iii) 3.5m to the dwelling on the driveway side of the lot where a detached garage is located to the rear of the dwelling and accessed by a driveway crossing the front lot line.</p> <p><sup>(3)</sup>For lots with a frontage equal to or less than 9.5m, or in the case of a corner lot where the frontage is equal to or less than 14m, the minimum interior side yard on one side may be reduced to 0.6m, where it abuts a yard of 1.2m, except if it abuts a non-residential use including a walkway, greenway, buffer block or stormwater management pond, in which case the minimum side yard shall be 3.5m. A permitted encroachment feature (except an air conditioner) may establish the</p>	<p>1.2m<sup>(2)(3)</sup></p> <p><sup>(2)</sup>N/A</p> <p><sup>(3)</sup>The minimum interior side yard setback on one side may be reduced to 0.45m where it abuts a minimum yard of 1.2m</p>

	<b>By-law Standard</b>	<b>By-law 1-88, RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
		reduced minimum interior side yard provided it abuts a minimum side yard of 1.2m.	
f.	Minimum Exterior Side Yard	4.5m	4.0m
g.	Maximum Building Height	11m	10m (proposal to lower maximum building height in light of proposed reduction to side yard)
h.	Maximum Interior Garage Width	3.048m	The maximum interior garage width may be increased on a lot with a frontage less than 11m provided the increase in width shall:  i) Only occur on an interior wall;  ii) Be a maximum of 1.8m in width, beyond the maximum permitted 3.048m; and,  iii) Not occur with the first 1.2m immediately behind the garage face or door.

The Owner is also requesting that the Holding Symbol "(H)" be removed from the subject lands, thereby effectively zoning the lands RD3 Residential Detached Zone Three and RD4 Residential Detached Four in the manner shown on Attachment #4.

### **Planning Considerations**

The subject lands are currently vacant and are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", subject to Exception 9(1334) which permits street townhouse dwelling units on 4.5m frontage lots (6 units/block). The Owner is proposing to rezone the subject lands to permit four single detached lots with 12m frontages (Lots 11-14 inclusive) and eighteen lots with 7.5m frontages (Lots 15-32 inclusive) to meet the current market demands. Zoning By-law 1-88 does not include standards to facilitate detached dwelling units on lots with 7.5m lot frontages, therefore, the Owner has requested the site-specific development standards noted in Table 1 above.

The proposed zoning exceptions are generally consistent with those approved for single detached dwelling units on minimum 7.5 m lot frontages in Planning Block 12 (e.g. Torah Gate), Block 18 (e.g. Laramie Crescent) and Block 33W (e.g. Ozner Crescent). The zone category in

these examples was RS1 Residential Semi-Detached Zone which permits semi-detached units on 7.5m frontage lots, and an exception to permit single-detached dwellings was approved. In comparison, the proposed zoning exceptions for the subject lands are consistent with those found in the above-noted examples, with the exception of Exceptions c), d) and f) noted in Table 1 above, as follows:

- i) the minimum front or exterior side yard setback to an attached garage that faces a lot line is proposed to be 5.8 m whereas 6.0 m is required;
- ii) rear yard reduction to 7.0m whereas 7.5m is required; and,
- iii) exterior side yard reduction to 4.0m whereas 4.5m is required.

To illustrate the proposed exceptions, a typical site plan and streetscape perspective that includes the proposed building envelopes is shown on Attachment #5. The Development Planning Department is of the opinion that the reductions are minor and would result in a development form that is consistent and compatible with the surrounding land uses.

There are no proposed changes to the road pattern, however, as a result of this application the overall unit count on the subject lands would be reduced by 5 units (27 to 22 units) from the original approved Plan of Subdivision File 19T-07V06, as shown on Attachment 3. The proposed zoning amendment would introduce a housing form shown on Attachments #4 and #5, being a single-detached unit on a 7.5 m lot that is not readily available within the Block 40 Planning Area.

The Development Planning Department has no objections to the proposed rezoning to RD3 Zone to facilitate the 4 lots for single-detached dwellings, which does not require any site-specific exceptions.

In light of the above, the Development Planning Department can support the proposed rezoning of the subject lands and the site-specific exceptions noted above.

#### Architectural Design Guidelines

If approved, the dwelling designs must meet the criteria provided in the Block 40 South Architectural Design Guidelines prepared by John G. Williams Limited, which includes provisions for single-detached units for 7.5m lots.

#### Subdivision Design

The road pattern for the approved subdivision plan remains unchanged and the original conditions of subdivision approval dated March 31, 2009, will remain in effect.

#### Servicing

On May 24, 2011, Vaughan Council approved the Development/Transportation Engineering and Development Planning Department's servicing allocation strategy report, which reserved the allocation of sewage capacity on the subject lands for 52 units for Phase 2. There is no change to the allocation of servicing capacity to approved Plan of Subdivision File 19T-07V06 other than a reduction of 5 units.

The condition to removing the "H" Holding Symbol on the subject lands is the allocation of servicing capacity, which has been satisfied, and therefore, the Development Planning Department is satisfied the Holding provision can be removed.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

### **Regional Implications**

The proposed zoning amendments are internal to the subdivision, and therefore, there are no Regional implications.

### **Conclusion**

The Vaughan Development Planning Department has reviewed the Zoning By-law Amendment Application in consideration of Official Plan Amendment #600, the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, and the proposed land use context, and has identified that this application would facilitate single detached dwelling units on a 7.5m frontage lot (RD4 Zone) with site-specific development standards consistent with similar approvals in Planning Blocks 12, 18 and 33W, and single-detached units on lots with 12 m frontages (RD3 Zone). The proposed zoning standards would facilitate appropriate development that is compatible with the surrounding land uses, particularly from a built form perspective. In addition, there are no changes to the road pattern in the approved Plan of Subdivision File 19T-07V06. The requirement for the removal of the "H" Holding provision has also been satisfied with the allocation of servicing capacity for the subject lands. For these reasons, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

### **Attachments**

1. Context Location Map
2. Location Map
3. Approved Draft Plan of Subdivision 19T-07V06
4. Proposed Zoning
5. Proposed Typical Site Plan & Streetscape Perspective for 7.5m Lot Frontages

### **Report prepared by:**

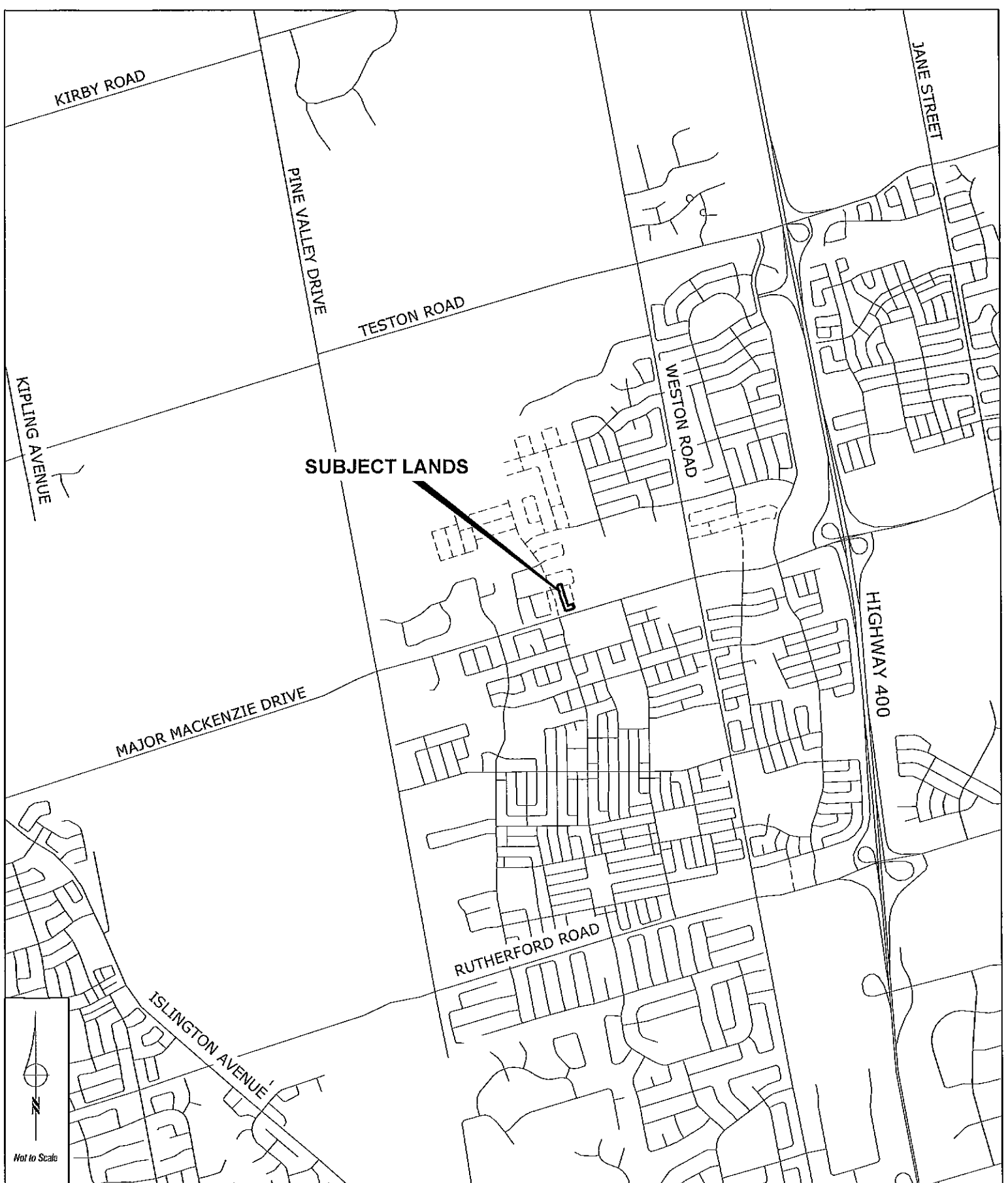
Margaret Holyday, Planner, ext. 8216  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



# Context Location Map

**LOCATION:**  
Part of Lot 21, Concession 6

**APPLICANT:**  
1711479 Ontario Inc.

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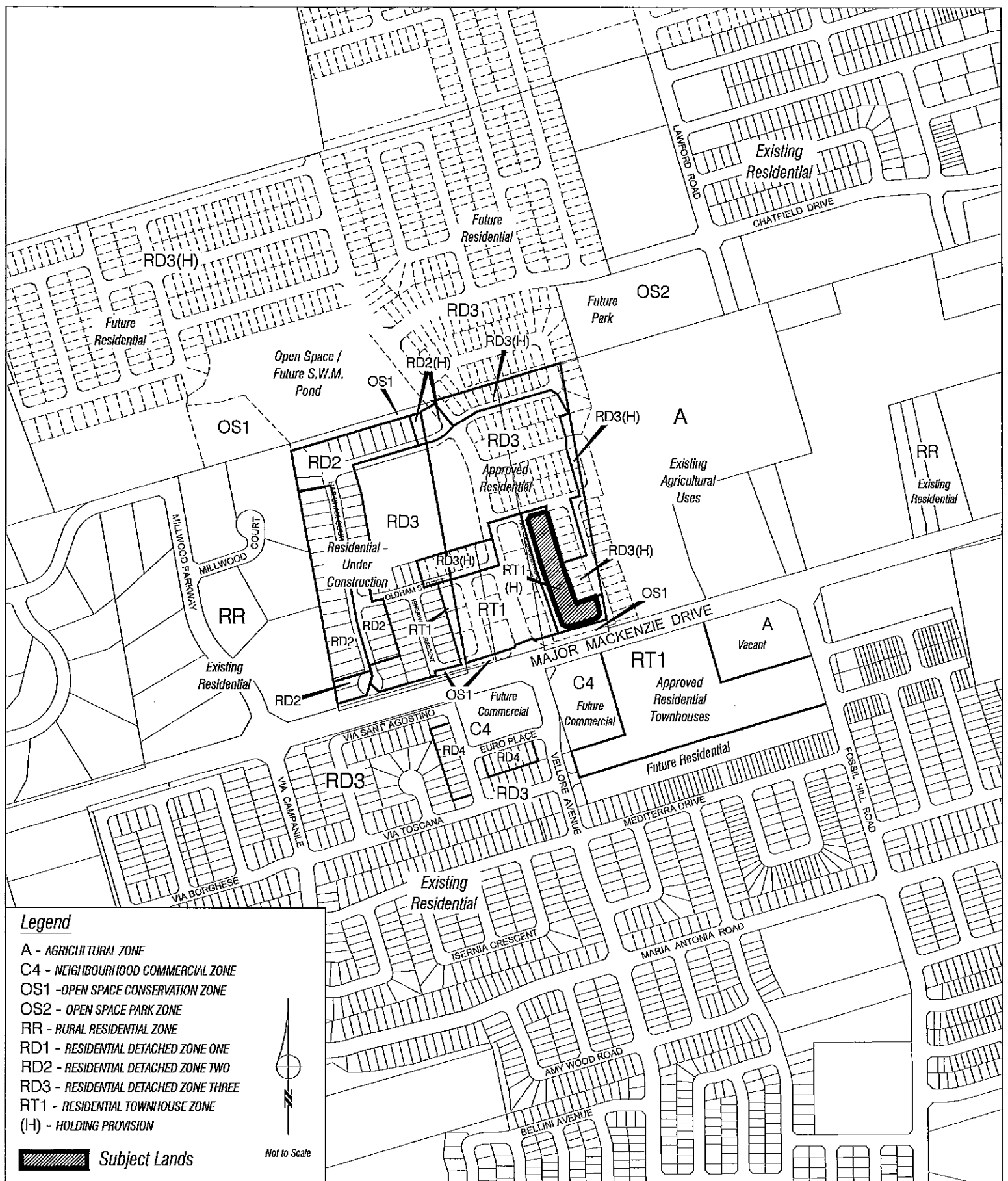


# Attachment

**FILE:**  
Z.11.021

**DATE:**  
October 25, 2011

# 1



**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

**Subject Lands**



**Location Map**

**LOCATION:**  
Part of Lot 21, Concession 6

**APPLICANT:**  
1711479 Ontario Inc.



**Attachment**

FILE:  
2.11.021

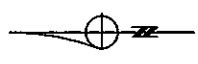
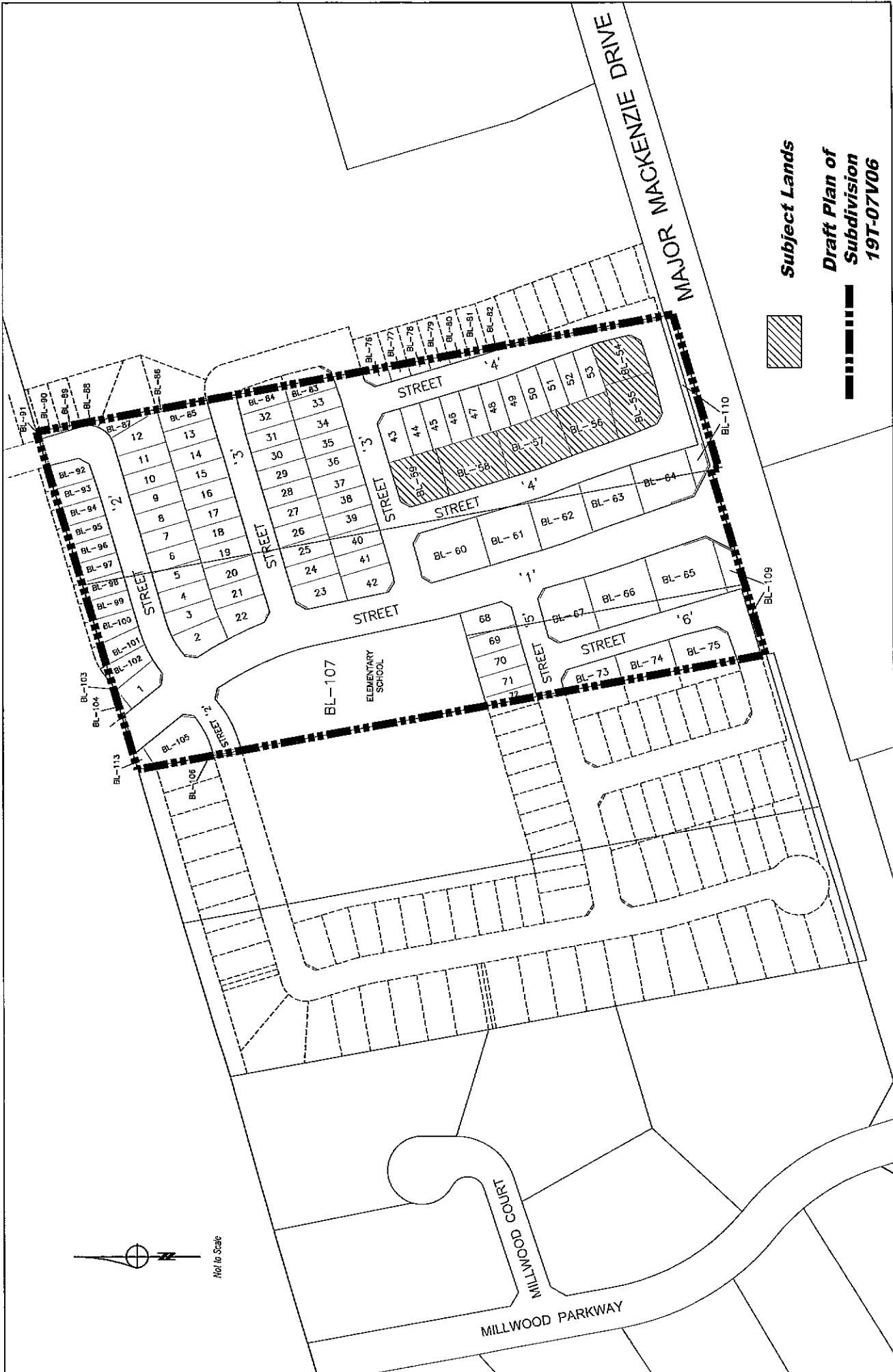
DATE:  
October 25, 2011

**2**

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**Subject Lands**  
**Draft Plan of**  
**Subdivision**  
**19T-07V06**



Not to Scale

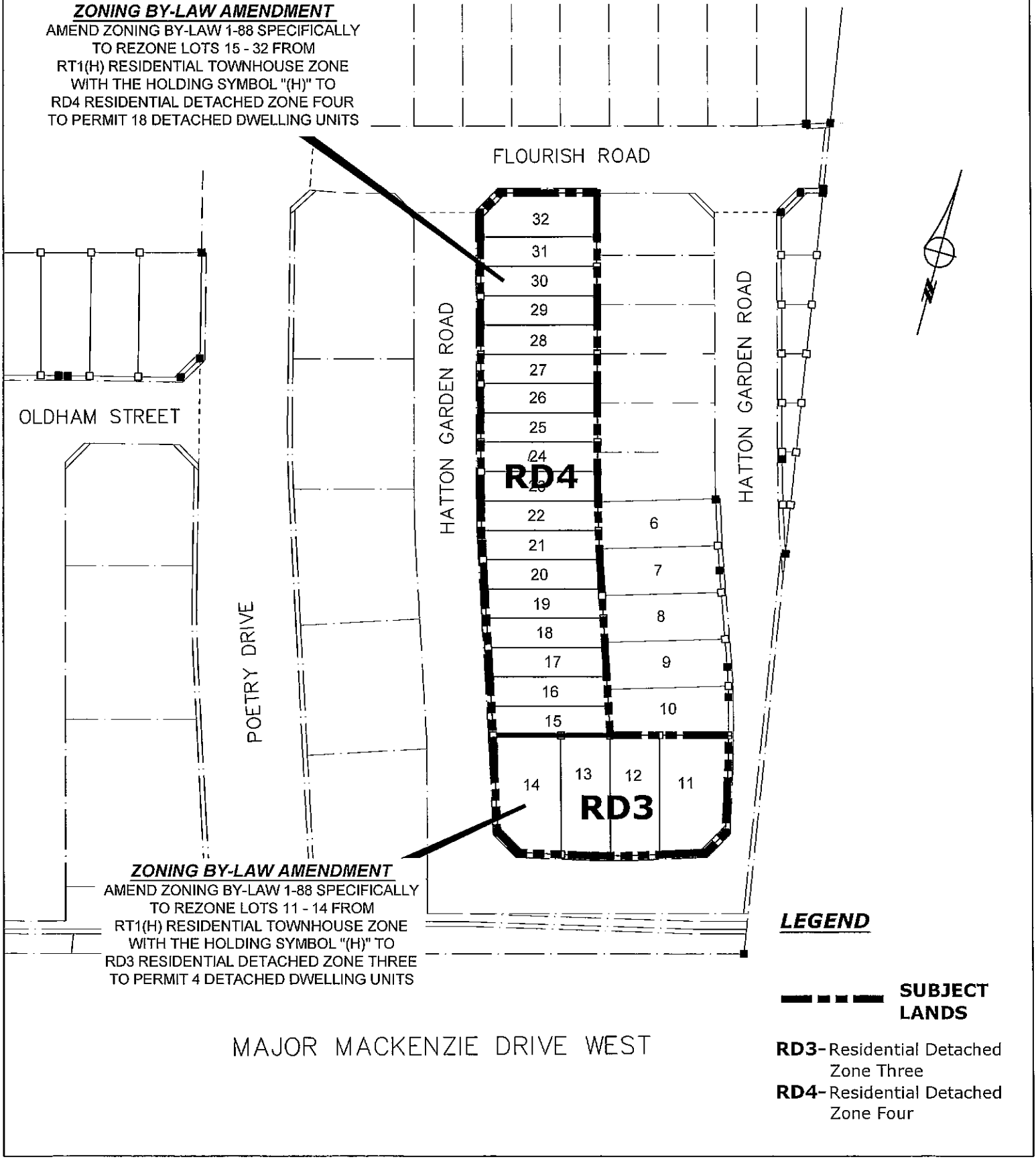
**Draft Plan of Subdivision**  
**File: 19T-07V06**

LOCATION:  
Part of Lot 21, Concession 6  
APPLICANT:  
1711479 Ontario Inc.  
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**ZONING BY-LAW AMENDMENT**

AMEND ZONING BY-LAW 1-88 SPECIFICALLY  
TO REZONE LOTS 15 - 32 FROM  
RT1(H) RESIDENTIAL TOWNHOUSE ZONE  
WITH THE HOLDING SYMBOL "(H)" TO  
RD4 RESIDENTIAL DETACHED ZONE FOUR  
TO PERMIT 18 DETACHED DWELLING UNITS



**ZONING BY-LAW AMENDMENT**  
AMEND ZONING BY-LAW 1-88 SPECIFICALLY  
TO REZONE LOTS 11 - 14 FROM  
RT1(H) RESIDENTIAL TOWNHOUSE ZONE  
WITH THE HOLDING SYMBOL "(H)" TO  
RD3 RESIDENTIAL DETACHED ZONE THREE  
TO PERMIT 4 DETACHED DWELLING UNITS

**LEGEND**

- SUBJECT LANDS
- RD3**-Residential Detached Zone Three
- RD4**-Residential Detached Zone Four

**Proposed Zoning**

LOCATION:  
Part of Lot 21, Concession 6

APPLICANT:  
1711479 Ontario Inc.

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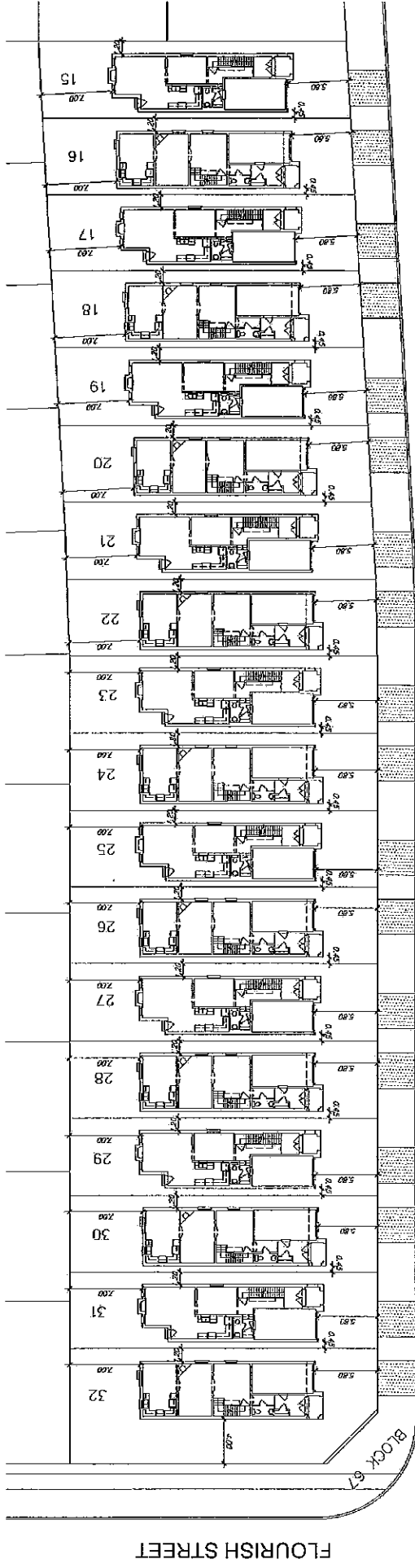


**Attachment**

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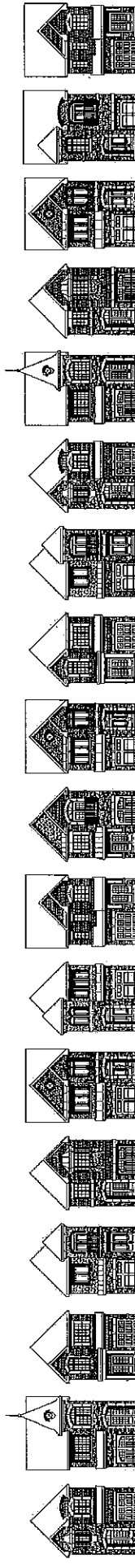
DATE:  
October 25, 2011

**4**



HATTON GARDEN ROAD

TYPICAL SITE PLAN FOR 7.5m LOT FRONTAGES



TYPICAL STREETSCAPE PERSPECTIVE FOR 7.5m LOT FRONTAGES

Proposed Typical Site Plan & Street Perspective for 7.5m Lot Frontages

APPLICANT: 1711479 Ontario Inc. LOCATION: Part of Lot 21, Concession 6  
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Attachment

FILE: Z.11.021  
 DATE: October 25, 2011

