

**8.    ZONING BY-LAW AMENDMENT FILE Z.09.043  
DRAFT PLAN OF SUBDIVISION FILE 19T-11V002  
DUFFERIN RIDGE (ARH) LTD.  
WARD 4**

**P.2011.27**

**Recommendation**

The Director of Development Planning recommends:

THAT the Public Hearing report for Files Z.09.043 and 19T-11V002 (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: May 20, 2011
- b)     Circulation Area: 150 m plus extended polling to 200 m
- c)     Comments Received as of June 7, 2011: None

On December 7, 2010, a Public Hearing was held for Zoning By-law Amendment File Z.09.043 (original proposal) to amend Zoning By-law 1-88 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", to facilitate the development of 34 street townhouse (freehold) units within 7 buildings as shown on Attachment #3. Various deputations were received by Vaughan Council from residents of the area regarding the proposed townhouse development. Vaughan Council resolved that a Ward 4 Community Meeting be convened with the residents, Members of Council and Staff to discuss their concerns.

On February 10, 2011, a Ward 4 Community Meeting was held at the North Thornhill Community Centre at 7:00 pm, which was attended by the Owner, Agent, 7 area residents, the Ward 4 Councillor, Regional Councillor Schulte, and Vaughan Development Planning Staff. At the meeting, the Owner was asked to consider a park fronting onto Forest Run Boulevard together with a pedestrian walkway to this road for access to the commercial development to the immediate north. The residents were satisfied that the park would address traffic and safety concerns by removing the individual townhouse driveways previously fronting onto Forest Run Boulevard and adjacent to the commercial development driveway directly to the north, and accessibility concerns for residents to be able to easily access the commercial development.

The Owner has since amended their proposal to remove the 4 townhouse units fronting onto Forest Run Boulevard and replace with a 0.093 ha park as shown on Attachment #4. The revised site layout now includes 31 townhouse units within 6 buildings and a park block. The Owner has also submitted Draft Plan of Subdivision File 19T-11V002 to facilitate the creation of the 6 townhouse blocks (Blocks 1 to 6 inclusive) and a park block as shown on Attachment #5.

The Owner has included Block 7 within the proposed subdivision plan, which is an existing townhouse unit in the Registered Plan of Subdivision to the south, which they have acquired, in order to reconfigure the lot lines to facilitate a proper frontage and access for Block 6.

**Purpose**

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

1. Zoning By-law Amendment File Z.09.043 to amend Zoning 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" in the manner shown on Attachment #4, and to permit the following site-specific zoning exceptions to Zoning By-law 1-88 to facilitate the development of 31 street townhouse (freehold) units within 6 buildings and a park block as shown on Attachments #4 and #5:

	<b>By-law Standard</b>	<b>By-law 1-88 RVM1(A) Zone Requirements</b>	<b>Proposed Exceptions to RVM1(A) Zone</b>
a.	Minimum Lot Depth (Lots 1 to 28)	30 m	23 m
b.	Minimum Lot Area (Lots 1 to 28)	180 m <sup>2</sup>	135 m <sup>2</sup>
c.	Minimum Rear Yard Setback (Lots 1 to 28)	7.5 m	6.0 m
d.	Dimensions of Driveways	<ul style="list-style-type: none"> <li>▪ Lots with a frontage of 7.0 m to 8.99 m are permitted to have a maximum driveway width of 3.75 m.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lots 29-31 (Attachment #4) inclusive, shall be permitted a maximum driveway width of 5.65 m to 6.0 m.</li> </ul>
e.	Definition of Front Lot Line	<ul style="list-style-type: none"> <li>▪ Means the street line</li> </ul>	<ul style="list-style-type: none"> <li>▪ The most easterly lot line adjacent to Dufferin Street shall be deemed to be the front lot line for Lots 29-31 (Attachment #4) inclusive.</li> </ul>
f.	Accessory Building and Structures	<ul style="list-style-type: none"> <li>▪ 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 m<sup>2</sup>, whichever is less.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 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 m<sup>2</sup>, whichever is less for Lots 29-31 (Attachment #4) inclusive.</li> </ul>

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

2. Draft Plan of Subdivision File 19T-11V002 for approval of the proposed draft plan of subdivision shown on Attachment #5, consisting of the following:

a)	6 Blocks (Blocks 1-6) for 31 townhouse dwellings	0.612 ha
b)	Existing residential dwelling Block (Block 7)	0.028 ha
c)	Park Block (Block 8)	0.093 ha
d)	<u>Road widening</u>	<u>0.008 ha</u>
	Total Area	0.741 ha

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ On the west side of Dufferin Street, east side of Forest Run Boulevard, south of Rutherford Road, specifically on Elderbrook Crescent and Benjamin Hood Crescent in Planning Block 17, City of Vaughan, and shown as subject lands on Attachments #1 and #2 (Ward 4).</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Medium Density Residential" by OPA #600, as amended by OPA #651 (Carrville District Centre Plan).</li> <li>▪ "Low-Rise Mixed Use" (Section 11.2 – Volume 2) by the new City of Vaughan Official Plan 2010 (VOP 2010) adopted by Vaughan Council on September 7, 2010, and pending Regional approval.</li> <li>▪ The permitted density by OPA #600 and the City's new Official Plan is a maximum of 2.0 FSI, and the proposed development is at 0.6 FSI. The proposal conforms to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by Zoning By-law 1-88.</li> <li>▪ 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.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

a.	Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.</li> </ul>
----	----------------------------------	--

b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the property to RVM1(A)(H) Zone with site-specific exceptions to permit the proposed 31 street townhouse units on the subject lands will be reviewed in consideration of the development of the subject lands and compatibility with the surrounding land uses.</li> <li>▪ The appropriateness of the proposed driveway configurations for Lots 29-31 in Block 6 of Draft Plan of Subdivision File 19T-11V002 (Attachment #4) will be reviewed in consideration of their design, the requirement for easements, landscaping, parking and servicing (garbage pick-up and snow removal).</li> <li>▪ The Owner has included the existing townhouse unit to the south of Block 6 which they have acquired and is identified as Block 7 on Attachment #5, to reconfigure the lot lines to facilitate a proper frontage and access for Block 6, which will need to be reviewed by Staff.</li> <li>▪ The appropriateness of the proposed park block (Block 8 – Attachment #5) location and size will be reviewed in consideration of the compatibility with the surrounding uses and overall development of the subdivision.</li> <li>▪ The appropriateness of creating lots and permitted development with frontage onto a widened public laneway will be reviewed to ensure proper design standards, integration with existing development and servicing for these lots.</li> </ul>
c.	Related Site Development File DA.11.047	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.11.047 will be reviewed to ensure appropriate building and site design, pedestrian accessibility and vehicular access, servicing and grading, landscaping, sustainable development features, and the appropriate design for the driveways for Lots 29-31.</li> <li>▪ Future development will be required to comply with the Architectural Control Guidelines for Planning Block 17.</li> </ul>
d.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ 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 related site plan application, if approved.</li> </ul>

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

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

**Regional Implications**

The applications have 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 applications 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. Original Conceptual Site Plan (Public Hearing December 7, 2010)
4. Current Conceptual Site Plan and Proposed Zoning
5. Draft Plan of Subdivision File 19T-11V002

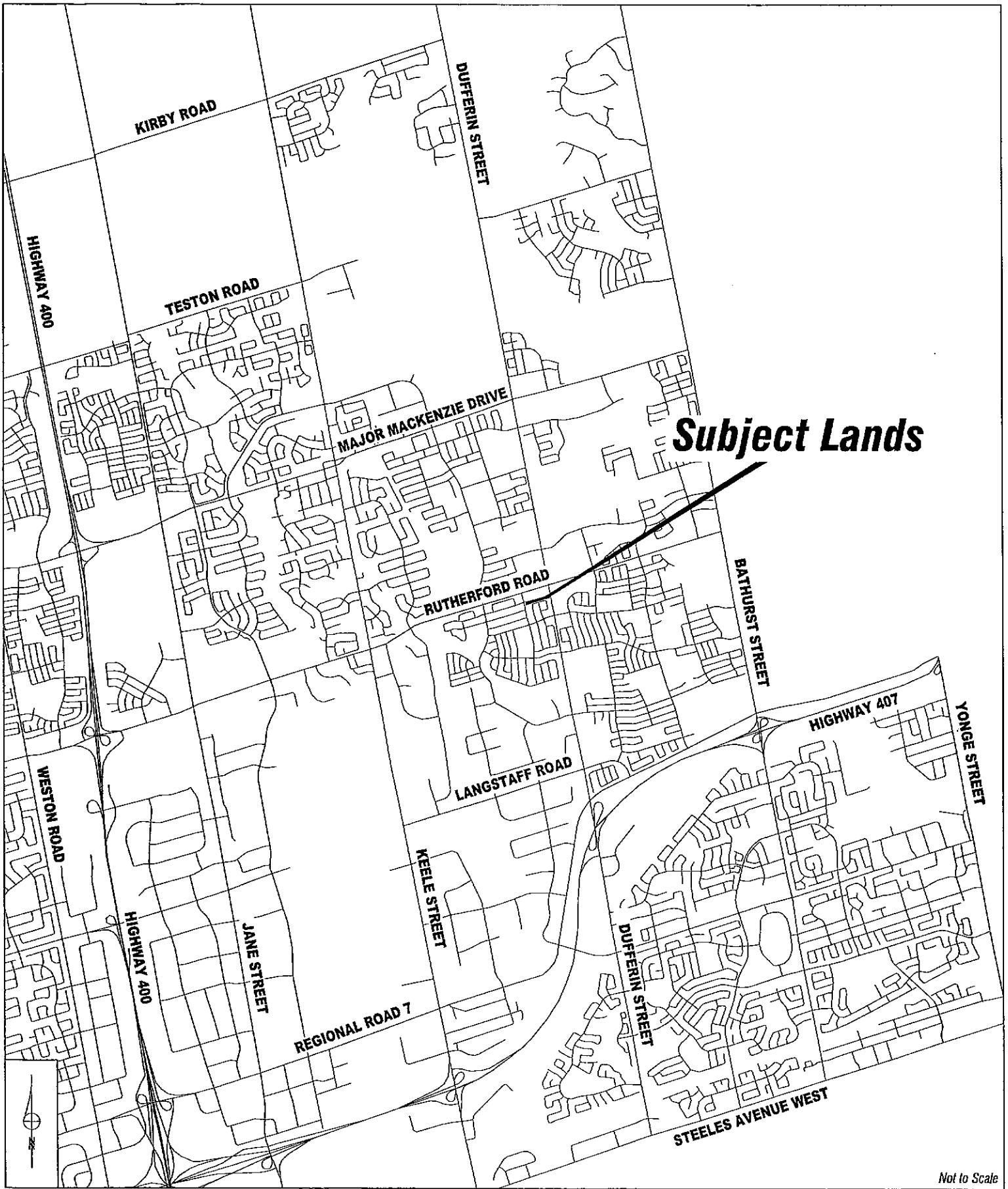
## **Report prepared by:**

Mary Caputo, Planner, ext. 8215  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8791

Respectfully submitted,

GRANT UYEVAMA  
Director of Development Planning

/CM



Not to Scale

# Context Location Map

LOCATION:  
Part Lot 15, Concession 3

APPLICANT:  
Dufferin Ridge (ARH) Ltd.

N:\DFT\1 ATTACHMENTS\2\2.09.043.dwg



# Attachment

FILE:  
Z.09.043 & 19T-11V002

DATE:  
May 18, 2011





## Location Map

LOCATION:  
Part Lot 15, Concession 3

APPLICANT:  
Dufferin Ridge (ARH) Ltd.

N:\DFT\1 ATTACHMENTS\2.09.043.dwg

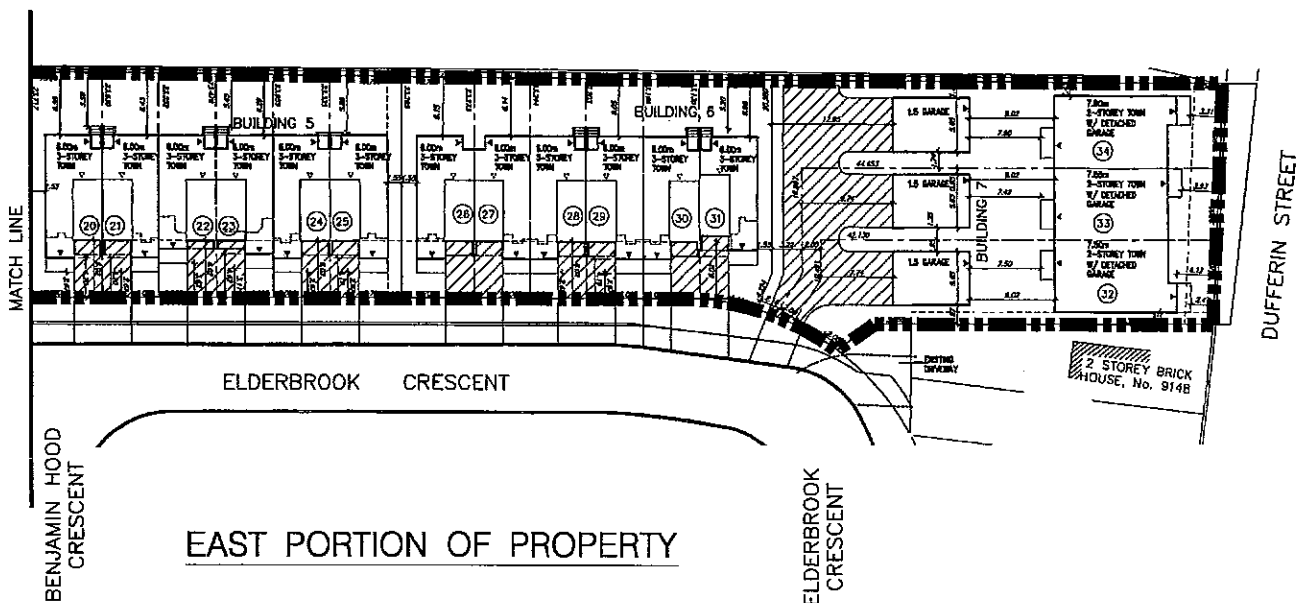
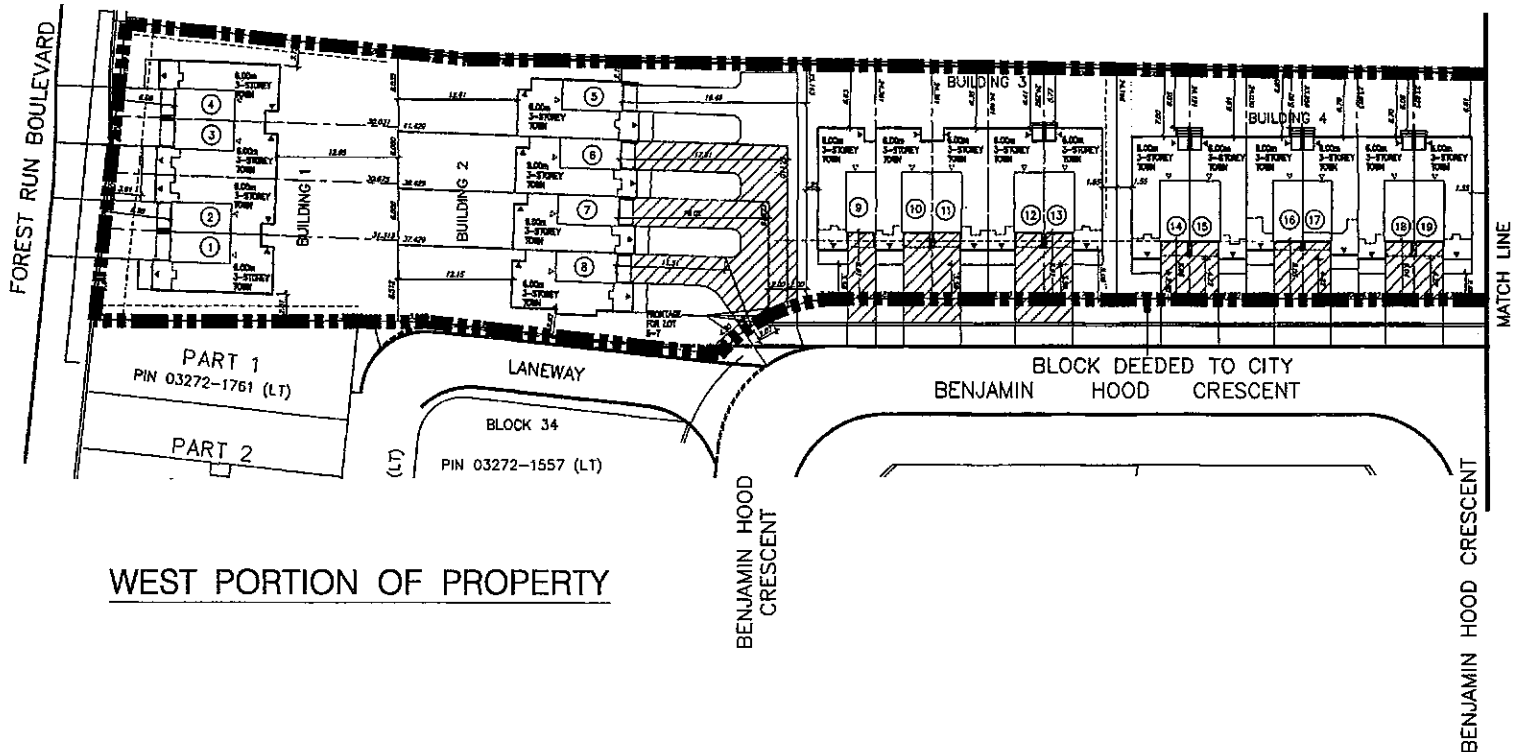


## Attachment

FILE:  
Z.09.043 & 19T-11V002

DATE:  
May 18, 2011

# 2



**NOTE:**

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

■■■■■■■■■■ SUBJECT LANDS

Not to Scale

Original Conceptual Site Plan  
(Public Hearing December 7, 2010)

APPLICANT:  
Dufferin Ridge (ARH) Ltd.

LOCATION:  
Part Lot 15, Concession 3



Attachment

FILE:  
T.09.043 & 197-11V002

DATE:  
May 18, 2011

3



FOREST RUN BOULEVARD

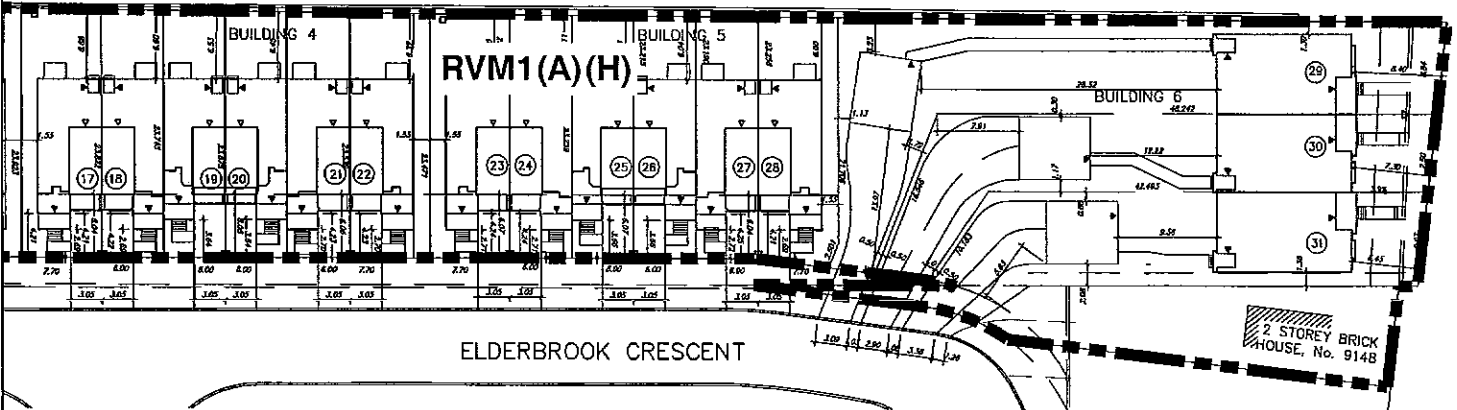
OPEN SPACE PARKLAND  
923.87 m<sup>2</sup>

OS2

LANE 'A'

BENJAMIN HOOD CRESCENT

WEST PORTION OF PROPERTY



EAST PORTION OF PROPERTY

ZONING AMENDMENT

PROPOSED ZONING BY-LAW AMENDMENT TO REZONE THE SUBJECT LANDS FROM A AGRICULTURAL ZONE TO RVM1(A)(H) RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE TO PERMIT 31 TOWNHOUSE (FREEHOLD) UNITS WITHIN 6 BUILDINGS AND OS2 OPEN SPACE PARK ZONE FOR A PARK BLOCK.

— — — — —  
SUBJECT LANDS

Not to Scale

*Current Conceptual Site  
Plan & Proposed Zoning*



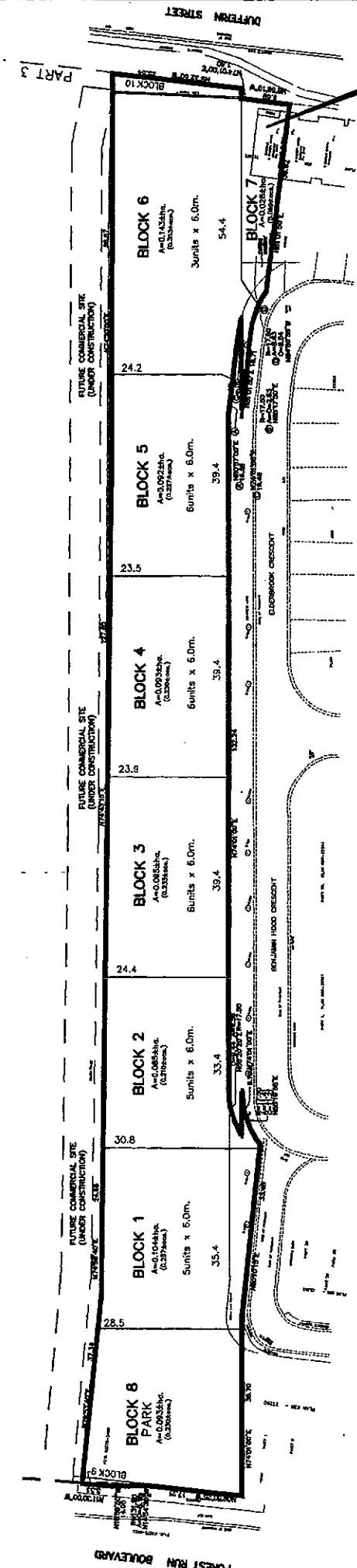
*Attachment*

FILE:  
Z.09.043 & 197-11V002

APPLICANT:  
Dufferin Ridge (ARH) Ltd. LOCATION:  
Part Lot 15, Concession 3

DATE:  
June 3, 2011

4



EXISTING  
RESIDENTIAL  
TOWNHOUSE

— SUBJECT LANDS

**PROPOSED DRAFT PLAN OF SUBDIVISION**

6 BLOCKS FOR 31 TOWNHOUSES (BLOCKS 1-6)	0.612ha
EXISTING RESIDENTIAL BLOCK (BLOCK 7)	0.028ha
PARK BLOCK (BLOCK 8)	0.093ha
ROAD WIDENING	0.008ha
<b>TOTAL AREA</b>	<b>0.741ha</b>

Not to Scale



**Draft Plan of Subdivision**  
**File: 19T-11V002**

APPLICANT: Dufferin Ridge (ARI) Ltd.  
 LOCATION: Part Lot 15, Concession 3