

- 2. OFFICIAL PLAN AMENDMENT FILE OP.11.009
 ZONING BY-LAW AMENDMENT FILE Z.11.034
 1850220 ONTARIO INC.
 WARD 1**

P.2011.35

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.009 and Z.11.034 (1850220 Ontario Inc.) 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: September 30, 2011
- b) Circulation Area: Minimum 150 m
- c) As of October 12, 2011, correspondence has been received from the following:
 - i) Todd Robinson, 57 Germana Place;
 - ii) Giovanni Scarpino, 63 Germana Place;
 - iii) Sandra & Jose Couto, 69 Germana Place;
 - iv) Alibey Semsli, 83 Germana Place;
 - v) Josh Luftspring, 86 Germana Place;
 - vii) Natasha Vukman, 25 Germana Place.

The concerns identified in the correspondence are summarized as follows:

- i) the proposed density is too a high;
- ii) the proposed is not in keeping with surrounding development;
- iii) increase in traffic;
- iv) decrease in surrounding land values;
- v) limited parking and green space is proposed;
- vi) the applications do not conform to the Official Plan and Zoning By-law;
- vii) the proposed development is not appropriate; and
- viii) the development will impact on the abutting open space lands.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted the following applications on the 0.92 ha subject lands shown on Attachments #1 and #2, to facilitate the development of 7 townhouse blocks consisting of 37 freehold townhouse units on a private common element condominium road, as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.11.009 to amend the Official Plan policies of OPA #600, as amended by OPA #332, to add townhouse dwelling units as a permitted use in the "Executive Residential" designation, whereas only single detached dwellings are permitted, and to increase the maximum permitted density from 5 units per hectare (5 units) to 40 units per hectare (37 units); and,
2. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88 to rezone the subject lands from RR Rural Residential Zone (single detached) to RM2 Multiple Residential Zone (townhouses) with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RM2 Zone Requirements	Proposed Exceptions to RM2 Zone
a)	Maximum building height	11 m	13 m
b)	Minimum Front Yard Setback	4.5m	3.75 m

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

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the west side of Dufferin Street, north of Teston Road, (10820 Dufferin Street), City of Vaughan, shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Executive Residential" by OPA #600, as amended by OPA #332, which only permits single detached dwellings and a maximum density of 5 units per hectare (5 units). The proposal for 7 townhouse blocks consisting of 37 townhouse (common element) units on a private road with a density of 40 units per hectare does not conform to the Official Plan. Therefore, an Official Plan Amendment Application has been submitted. ▪ "Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan), which permits development to occur on the subject lands, subject to the provisions of the ORM Plan. ▪ "Low-Rise Residential" 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 "Low-Rise Residential" designation permits the proposed townhouse dwelling units (no density requirement), however, the proposed development does not conform to the following policies and development criteria: <ul style="list-style-type: none"> i) Section 9.1.2.2 - In Community Areas, new development will be designed to respect and reinforce the existing

	<p>physical character including size and configuration of lots, building type of nearby residential properties and the pattern of rear and side-yard setbacks; and,</p> <p>ii) Section 9.2.3.2 Townhouses states, any townhouse development that has flankage on a public street should provide a front-yard and front door entrance facing the public street, whereas, the proposed townhouse units flank onto Dufferin Street, but provide a front-yard and front door entrance facing the proposed private road.</p>
Zoning	<ul style="list-style-type: none"> RR Rural Residential Zone (single detached), subject to Exception 9(3), by Zoning By-law 1-88. The proposed townhouse development does not comply with Zoning By-law 1-88. Therefore, a Zoning By-law Amendment Application is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including the Oak Ridges Moraine Conservation Plan, and emerging policy direction respecting intensification in the City's new Official Plan.
b.	Appropriateness of Proposed Use, Density and Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of permitting the proposed townhouse dwelling units and an increase in the maximum permitted density from 5 units to 40 units per hectare, will be reviewed in consideration of, but not limited to, compatibility with other existing uses in the surrounding area including the existing single-detached dwellings to the north and the Fire Station under construction immediately to the south, built form, urban design, environmental sustainability, parking, and traffic.
c.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> The Traffic Impact Study submitted by the Owner must be reviewed and approved to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Phase One Environmental Site Assessment	<ul style="list-style-type: none"> ▪ The Environmental Site Assessment submitted by the Owner must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. The Owner must provide a Record of Site Condition based on the studies of a qualified environmental consultant. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands abut lands designated "Open Space" by OPA #332 and are within the Oak Ridges Moraine Regulation Area. The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority.
f.	The Regional Municipality of York	<ul style="list-style-type: none"> ▪ The subject lands front onto Dufferin Street and must be reviewed to the satisfaction of the Region of York.
g.	Lot Creation	<ul style="list-style-type: none"> ▪ The Owner has advised that they will be submitting a Draft Plan of Subdivision Application to create the proposed 7 townhouse blocks. The Draft Plan of Subdivision application will be the subject of a future Public Hearing.
h.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is 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, should the Official Plan and Zoning By-law Amendment Applications be approved. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement and roof-top treatment to address the "heat Island" effect, etc., will be reviewed and implemented through the site plan approval process, if approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium (Common Element) Application is required to facilitate the common element blocks (i.e. private driveway, visitor parking, and any landscaped or common amenity areas).

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 applications, 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. Typical Conceptual Elevation

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Not to Scale

TOWN OF
RICHMOND
HILL

SUBJECT LANDS



Attachment 1

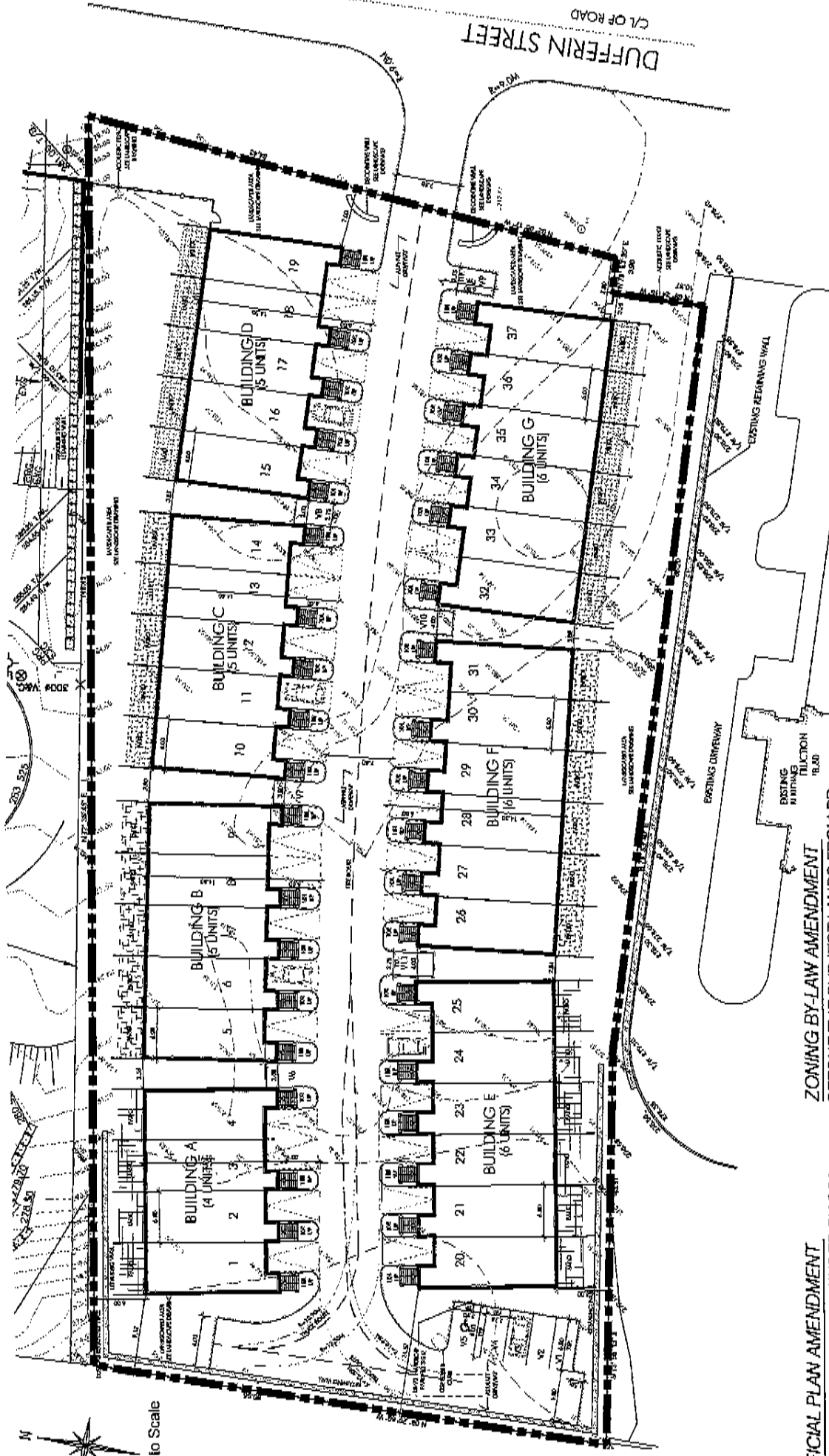
Files: OP.11.003 &
Z.11.034

Date: September 30, 2011



Context Location Map

Part of Lot 26,
Concession 3
Applicant:
1850220 ONTARIO INC.
MS011 ATTACHMENTS\Op.11.003r.11.034.dwg



SUBJECT LANDS

ZONING BY-LAW AMENDMENT
 REZONE THE SUBJECT LANDS FROM RR
 RURAL RESIDENTIAL ZONE TO RM2
 MULTIPLE RESIDENTIAL ZONE WITH SITE
 SPECIFIC DEVELOPMENT STANDARDS.

OFFICIAL PLAN AMENDMENT
 AMEND OPA #600, AS AMENDED BY OPA
 #392 TO ADD TOWNHOUSE DWELLING UNITS
 AS A PERMITTED USE IN THE "EXECUTIVE
 RESIDENTIAL" DESIGNATION AND TO
 INCREASE THE PERMITTED DENSITY FROM 5
 UNITS TO 40 UNITS PER HECTARE.

Conceptual Site Plan

Attachment 3



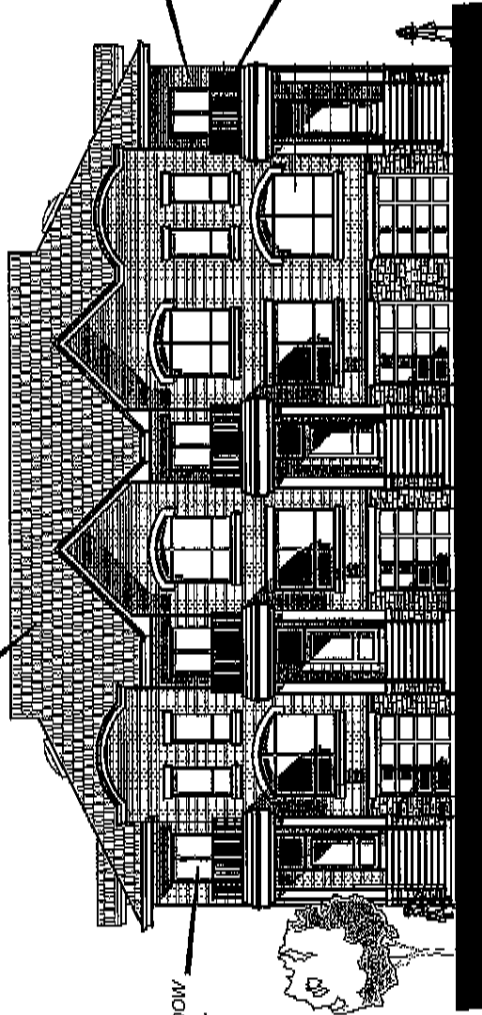
Files:
 OP.11.009 &
 2.11.094
 Date: September 30, 2011

Part of Lot 26,
 Concession 3
 Applicant:
 1850220 ONTARIO INC.
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Not to Scale



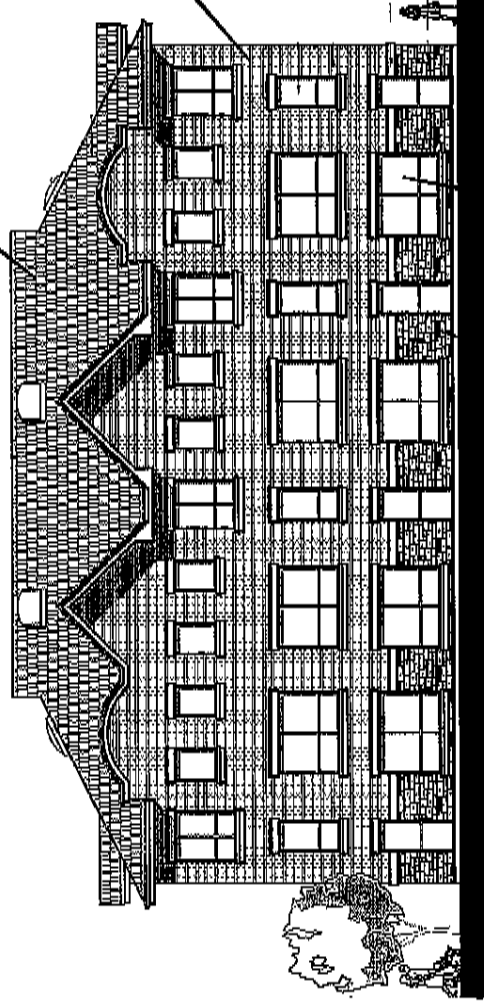
ASPHALT SHINGLES



SOUTH ELEVATION (FRONT)

STONE VENEER

ASPHALT SHINGLES

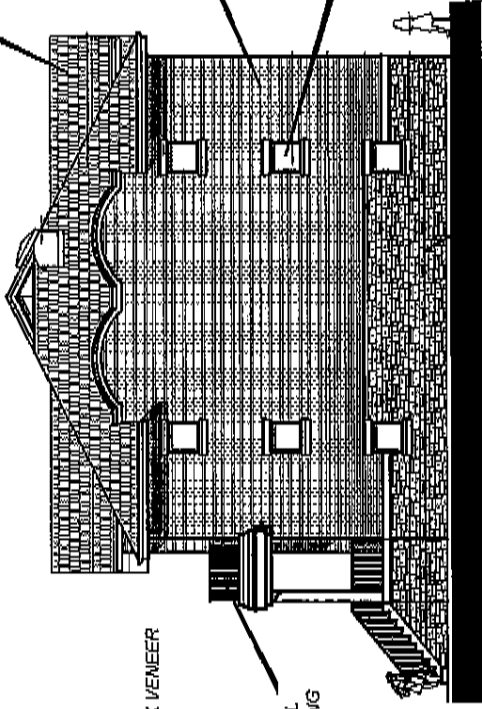


NORTH ELEVATION (REAR)

STONE VENEER

WINDOW WALL

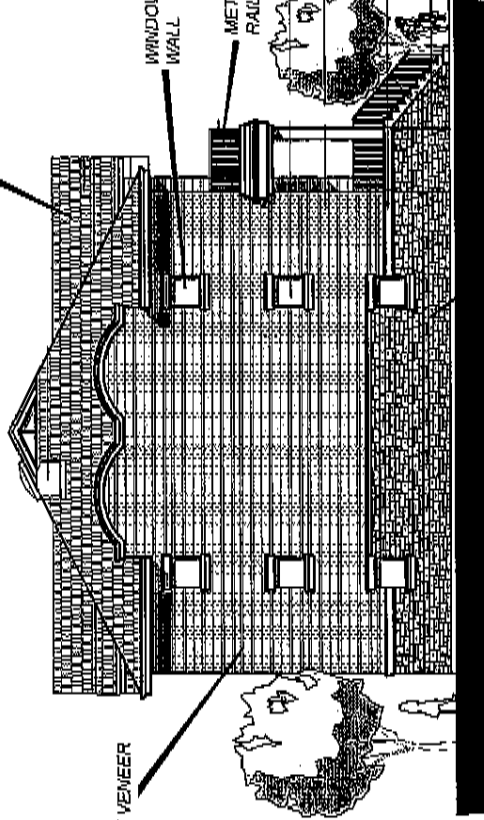
ASPHALT SHINGLES



EAST ELEVATION

STONE VENEER

ASPHALT SHINGLES



WEST ELEVATION

STONE VENEER

Not to Scale

Typical Conceptual Elevation

Attachment 4



Files:
OP.11.009 &
Z.11.084

Date: September 30, 2011