

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 11, 2008

Item 1, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 11, 2008.

**1 OFFICIAL PLAN AMENDMENT FILE OP.07.012
ZONING BY-LAW AMENDMENT FILE Z.07.050
NASER GJURECI**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 4, 2008, be approved; and
- 2) That the following deputations be received:
 - a) Mr. Nelson Espinola, Escala Designs Inc., 1726 St. Clair Avenue West, Toronto, M6N 1J1, on behalf of the applicant;
 - b) Mr. Mike Vanderhorst, 11 Lansdowne Avenue, Woodbridge, L4L 2B7;
 - c) Mr. Francesco Cirillo, 14 Lansdowne Avenue, Woodbridge, L4L 2A9; and
 - d) Mr. Vittorio Pacini, 35 Lansdowne Avenue, Woodbridge, L4L 2B1.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.012 and Z.07.050 (Naser Gjureci) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communication Plan

On January 11, 2008, a Notice of Public Hearing was mailed to all property owners within 120 m of the subject lands, and to the Kipling Avenue Ratepayers Association. As of January 22, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #240 (Woodbridge Community Plan), to:
 - i) redesignate the subject lands from "Low Density Residential" to "Medium Density Residential"; and,
 - ii) increase the maximum permitted density in the "Medium Density Residential" designation from 35 units per hectare to 41 units per hectare.
2. Amend Zoning By-law 1-88 to rezone the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone with the necessary zoning exceptions to permit the proposed development.

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The applications will facilitate an increase in units, from 6 to a 7 unit residential townhouse Block served by a private driveway with access from Lansdowne Avenue, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, and east side of Kipling Avenue, being Lots 16, 17, 18, 19 and 20 on Plan 554, known municipally as 15 Lansdowne Avenue, City of Vaughan. The lands are currently vacant, and have a total site area of 0.1707 ha, with 9 m of frontage and a driveway from Lansdowne Avenue.

In 1994, an application to amend the Zoning By-law to permit the development of two-semi-detached dwellings (total of 4 units) on the subject lands was submitted to the City for consideration. The applicant was informed that the proposed development required an Official Plan Amendment, and on February 14, 1995, the applicant withdrew the zoning application.

On November 6, 2000, applications to amend the Official Plan (OPA #240) and Zoning By-law 1-88 (Files OP.00.021 and Z.00.102 - 9 Way Developments Inc.) were submitted to the City, which proposed 5 detached residential dwellings served by a private driveway. The applications were circulated and considered at a Public Hearing on January 22, 2001. On November 6, 2001, the City received a letter from the Owner requesting that the applications be revised to permit a 6 unit townhouse block accessed by a private laneway from Lansdowne Avenue. The revised applications were considered by Council at a Public Hearing held on January 21, 2002. The applications were subsequently closed by the applicant.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are identified on Attachment #1.

Preliminary Review

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed land use, density, built form and site design, including consideration of the appropriate, setbacks, building height, site access, parking, and separation from existing uses;
- iii) the applications, if approved, will require the submission of future site plan and draft plan of condominium applications to facilitate the development;
- iv) any site-specific zoning exceptions that are required to implement the proposed site development, if approved, will be identified and evaluated in the technical report;
- v) the availability of water and sanitary servicing capacity for the 7 residential units must be identified and allocated by Council, if approved;
- vi) parking adequacy will be reviewed, and a traffic impact study may be required to be submitted in support of the applications in order to determine and identify any associated traffic impacts and means for mitigation;

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- vii) a noise study will be required to ensure appropriate noise mitigation measures are considered for the residential development given its proximity to Regional Road #7. The noise study will require review by both the City and Region of York; and,
- viii) the following additional studies in support of the applications may be required, including planning justification, environmental reports, and urban design and architectural design guidelines.

Relationship to Vaughan Vision 2020

The applicability of these 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.

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, By-law 1-88 standards, and with respect to the appropriateness and compatibility of the proposed land use and development, in light of the existing and approved land uses in the surrounding area, and including but not limited to, the proposed built form, density, site design, access, traffic, parking, and servicing.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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The subject lands are zoned RD4(H) Residential Detached Zone Four and RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” by By-law 1-88, subject to Exception 9(1231). There are 32 lots zoned RD4(H) and one corner lot zoned RD3(H), which permits the proposed single-detached dwellings to be constructed on the subject lands. The Holding Symbol “(H)” will not be removed as part of this application, but will be considered for removal in a subsequent application once the Region of York has confirmed that appropriate water and servicing capacity is available to service the lots.

The current RD4 Zone standards permit a minimum interior side yard setback of 1.2m with a reduced interior side yard setback of 0.6m, where it abuts a yard of 1.2m, provided the lot has a frontage equal to or less than 9.5m. The RD4 lots have minimum lot frontages of 9.8m, and are not permitted the reduced interior side yard setback. The RD3 Zone standards that apply to the one corner lot (14.1m frontage) requires a minimum 1.2m interior side yard setback in both yards.

The Owner is seeking a minimum interior side yard setback requirement of 0.6m in one yard, where it abuts a yard of 1.2m, while maintaining the current minimum By-law requirement of 1.2m in the other yard, for all 33 lots as shown on Attachment #1.

The surrounding land uses are shown on Attachment #1:

Preliminary Review

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

- i) the application will be reviewed in the context of the policies contained within OPA #600 (Carville Urban Village 2), the zone standards in By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposal; and
- ii) the application will be reviewed in the context of the approved Draft Plan of Subdivision to determine if any additional conditions of approval are required to be included, if the subject applications is approved;

Relationship to Vaughan Vision 2020

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

Regional Implications

The proposed Zoning By-law Amendment affects 33 lots which are internal to an approved Draft Plan of Subdivision, and will not have implications on either of the adjacent Regional Roads. The current Holding Symbol (H) applicable to the lots may be lifted upon the Region of York confirming the appropriate water and servicing capacity available to service the lots, to be considered in a future application by the Owner.

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, a more comprehensive review will be undertaken to consider the implications of the proposal within the context of the policies in OPA #600, the zoning requirements in By-law 1-88, and area context.

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Attachments

1. Location Map

Report prepared by:

Ryan Mino, Planner 1, ext. 8213
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)