
SUBJECT: PRELIMINARY REPORT
Application for Draft Plan of Subdivision 19TM-18001,
Zoning By-law Amendment and Redline Revision to Draft
Approved Plan of Subdivision 19TM-15002, submitted by
Livante Holdings Inc., on the lands located at the south west
corner of Vetmar Avenue and Victoria Square Boulevard
(Ward 2)
File Nos. ZA/SU 17 139415 & SU 17 106634

PREPARED BY: Carlson Tsang, Ext. 2945, Planner II, West District

REVIEWED BY: Dave Miller M.C.I.P., R.P.P., ext. 4960,
Manager, West District

RECOMMENDATION:

- 1) That the report titled “ PRELIMINARY REPORT, Application for Draft Plan of Subdivision, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-15002, submitted by Livante Holdings Inc., on the lands located at the south west corner of Vetmar Avenue and Victoria Square Boulevard”, be received.

PURPOSE:

This report provides preliminary information on applications for Zoning By-law Amendment, Draft Plan of Subdivision and redline revisions to an approved Draft Plan of Subdivision 19TM-15002. This report contains general information in regards to applicable Official Plan (OP) or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

PROCESS TO DATE:

Applications for Draft Plan of Subdivision, Zoning By-law Amendment and redline revision to Draft Approved Plan of Subdivision 19TM-15002 were deemed complete by the City on January 19, 2018.

Next Steps

- Statutory Public Meeting;
- Recommendation Report;
- Enactment of Zoning By-law Amendment;
- Issuance of Draft Plan Approval;
- Execution of Subdivision Agreement;
- Registration of Draft Plan of Subdivision;
- Site Plan Approval

BACKGROUND:

The land subject to the proposed Zoning By-law Amendment and Draft Plan of Subdivision 19TM-18001 is located at the south west corner of Vetmar Avenue and Victoria Square Boulevard, north of Elgin Mills Road and east of Highway 404 (Area A in Figure 1). It has an area of approximately 0.56 ha (1.38 ac) with frontages of approximately 92.74 m (304.26 ft) along Vetmar Avenue and 61.59 m (202 ft) along Victoria Square Boulevard. A row of White Cedar trees currently exist at the center of the site which are proposed to be removed.

The application for red-line revision to Draft Approved Plan of Subdivision 19TM-15002 (Area B in Figure 1) applies to the lands located immediately to the south. It is approximately 0.073 ha (0.18 ac) in size with a frontage of approximately 17 m (55.77 ft) on Victoria Square Boulevard. The Zoning By-law Amendment application also applies to these lands.

Surrounding lands include single-detached, semi-detached and townhouse units to the south and west, vacant land zoned for mixed use development to the north, and rural agricultural lands to the east across Victoria Square Boulevard which have recently been approved for townhouse development (Figure 3).

Proposal

Draft Plan of Subdivision 19TM-18001

The proposed subdivision will create a public street and two residential blocks to facilitate 27 townhouse units (Figure 4 & 5). The proposal includes 7 on-street townhouses (including 1 live/work unit), 18 lane-based townhouses (including 2 live/work units), a new public street and a private laneway (Figure 5). A site plan application will be submitted at a later date to finalize the detailed overall layout of the development. The site statistics are provided in Table 1.

Redline Revision

The proposed red-line revision to Draft Approved Plan of Subdivision 19TM-15002 (Figure 4 & 5) is to remove the portion of Street A that intersects with Victoria Square Boulevard and replace it with three lane-based townhouse units which are proposed to be integrated with the lane-based townhouses to the north (19TM-18001). The site statistics are provided in Table 2.

Official Plan 2014

Draft Plan of Subdivision 19TM-18001

The lands subject to Draft Plan of Subdivision 19TM-18001 are designated 'Mixed Use Low Rise' under the 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018). Section 9.10.4 of the 2014 OP states that until a revised secondary plan is approved for the Highway 404 North lands, the provisions of the 1987 Official Plan (Revised 1987) and the Highway 404 North Planning District Secondary Plan (OPA 149) shall apply (see 1987 Official Plan section below).

Redline Revision

The lands subject to redline revision are designated 'Residential – Low Rise' under the 2014 Official Plan. This designation contemplates residential uses including single detached, semi-detached and townhouse dwellings. The proposed redline revision conforms to the land use policy of the 2014 Official Plan.

Official Plan (Revised 1987)

Draft Plan of Subdivision 19TM-18001

The lands subject to Draft Plan of Subdivision 19TM-18001 are designated 'Commercial – Community Amenity Area' under the 1987 Official Plan (Revised 1987) and the Highway 404 north Planning District Secondary Plan (OPA 149).

The 'Commercial - Community Amenity Area' designation under the 1987 Official Plan and Highway 404 north Planning District Secondary Plan provides for multi-use developments that seek to combine medium and high density residential housing with a diverse range of retail, service, community, institutional and recreational uses to serve nearby residents and/or business areas. The proposed townhouse development including live/work units are contemplated in both Official Plan and Secondary Plan.

The Secondary Plan states that in determining the uses for lands in the 'Community Amenity Area' designation, priority shall be given to the convenience retail and service needs of residents and workers within the Planning District, and to the compatibility and scale of uses relative to adjacent low density residential developments. The conceptual plan provided (Figure 5) does not reflect the final proposal. Staff are still working with the applicant to determine the appropriate location and size of the live/work units to better serve the needs of the neighborhood. The detailed layout of the development will be finalized during the future site plan process.

Redline Revision

The lands subject to redline revision are designated 'Residential – Low Density' under the 1987 Official Plan and the Highway 404 north Planning District Secondary Plan. This designation provides single, semi-detached and townhouse dwellings.

The Secondary Plan requires the average net residential density of the total number of units on 'Urban Residential – Low Density' lands to be within the range of 17.0 to 37.0 per hectare. The proposed redline revision will result in a total of 27 units (3 lane-based townhouse and 24 single-detached units) within Subdivision 19TM-15002. This represents a density of 23.5 units per hectare, which falls within the range allowed by the Secondary Plan.

Zoning

Draft Plan of Subdivision 19TM-18001

The lands within the proposed Draft Plan of Subdivision 19TM-18001 are zoned 'CA1*403 (H) – Community Amenity Area' under By-law 177-96, as amended. Exception 403 was created (Amending By-law 2009-207) to accommodate the original Plan of Subdivision 19TM-07001. It permits townhouse dwellings and a range of non-residential uses including offices, community centres, commercial fitness centres, personal service shops and restaurants. The zoning includes a requirement that only non-residential uses are permitted on the ground floor within 10 m (32.8 ft) of Vetmar Road.

The zoning by-law also includes a "Hold" provision only to be removed after York Region confirms that the Duffin Creek Water Pollution Control Plant expansion and the YDSS Flow Control Structures projects will be completed within six (6) months. This condition was required by the Region in 2009 to ensure future servicing would not be in conflict with the above mentioned projects. Staff understand that these projects have been completed since 2013. Servicing allocation has already been granted to the 404 North Community. However staff will still need to confirm with York Region whether this condition has been satisfied before the 'Hold' can be lifted.

The applicant is proposing a Zoning By-law Amendment to add three new site specific zoning exceptions to accommodate the proposed townhouse development (See Figure 6 & Table 3). Exception 'A' applies to the west side of the lands where the seven (7) on-street townhouse units are located. Exception 'B' applies to the nine (9) lane-based townhouses in the center. Exception 'C' applies to the nine (9) lane-based townhouses on the east side along Victoria Square Boulevard. City Staff are still reviewing the appropriateness of the requested development standards.

Redline Revision

The east portion of the lands subject to redline revision application are zoned 'R2-S*561 Residential Two Special', under By-law 177-96, as amended. This zone permits single detached dwellings and home occupation. Exception 561 was created (Amending By-law 2016-127) to accommodate Draft Approved Plan of Subdivision 19TM-15002. The portion of the Street A originally proposed to intersect with Victoria Square is zoned OS1 Open Space One.

Two new site specific zoning exceptions are being proposed as a result of the redline revision (See Figure 6 & Table 4). Exception 'B' will apply to one lane-based townhouse unit fronting Street A (Unit 12 in Figure 5). Exception 'D' will apply to two lane-based townhouse units fronting Victoria Square Boulevard (Unit 10 & 11 in Figure 5). Full details of the amendment are provided in Table 4. City Staff are still reviewing the appropriateness of the requested development standards.

OPTIONS/DISSION:

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to the Committee:

1. Explore options to increase the density of the units along Victoria Square Boulevard to achieve more efficient use of lands.
2. Expand ground floor area of live/work units to ensure sufficient space is available for future commercial uses.
3. Update the Livante Community Design Plan to demonstrate compatibility with surrounding developments.
4. Determine the type of tenure for the front yard amenity spaces.
5. Confirm with the Region of York that the condition relating to Duffin Creek Water Pollution Control Plant and YDSS Flow Control Structures projects has been cleared.
6. Review of townhouse built form and related development standards proposed as part of the zoning by-law amendments, including, but not limited to building height, building setbacks and outdoor amenity spaces, etc.
7. Resolve any issues resulting from the review of technical studies including, but not limited to, Transportation Impact Assessment, Phase 1 and 2 of Environmental Site Assessment, Functional Servicing Study and Stormwater Management Report, Noise Control Feasibility Study.

8. Confirm any outstanding financial obligation, including but not limited to, cash in lieu of parkland dedication, tree replacement/ compensation and Public Art contribution.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

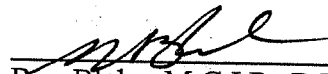
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Aerial Photo
- Figure 4- Subdivision Plan
- Figure 5- Conceptual Site Plan
- Figure 6 – Proposed ZBA Schedule

AGENT:

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Table 1 – Site Statistics of Draft Plan of Subdivision 19TM-18001

Land Use	Residential Units	Live/ Work	Total Units	Land Area
On-Street Townhouse	6	1	7	0.164 ha (0.4 ac)
Lane-Based Townhouse	18	2	20	0.3 ha (0.74 ac)
Road	--	--	--	0.095 ha (0.23 ac)
0.3 m Reserve	--	--	--	0.001 ha (0.0024 ac)
Total	24	3	27	0.56 ha (1.38 ac)

Table 2 – Site Statistics to Redline Revision to Draft Approved Plan of Subdivision 19TM-15002

Land Use	Residential Units	Land Area
Single Detached	24	0.695ha (1.71 ac)
Lane-Based Townhouse	3	0.073 ha (0.18 ac)
Park	--	0.059 ha (0.059 ac)
Road	--	0.318 ha (0.785 ac)
0.3m Reserve	--	0.003 ha (0.007 ac)
Total	27	1.148 ha (2.83 ac)

Table 3 - Zoning By-law Amendment for Draft Plan of Subdivision 19TM-18001

Development Standards	Current Standards	Proposed Exception A	Proposed Exception B	Proposed Exception C
Deemed Front Lot line	Vetmar Ave	Street A	Street A	Victoria Square Blvd
Min Lot Frontage	19.2 m (63 ft)	7 m (22.96 ft)	6 m (19.68 ft)	6 m (19.68 ft)
Min Front Yard	1.8 m (5.9 ft)	3.0 m (9.84 ft)	3.0 m (9.84 ft)	3.0 m (9.84 ft)
Min Exterior Side Yard	1.8 m (5.9 ft)	2 m (6.56 ft)	2 m (6.56 ft)	2 m (6.56 ft)
Min Interior Side Yard	0m (0 ft)	1.5 m (4.92 ft)	1.5 m (4.92 ft)	1.5 m (4.92 ft)
Min Rear Yard	3.0 m (9.84 ft)	7.5 m (24.6 ft)	3.0 m (9.84 ft)	3.0 m (9.84 ft)
Max Building Height	20 m (65.61 ft)	20 m (65.61 ft)	20 m (65.61 ft)	20 m (65.61 ft)
Min Distance between ground floor residential units and Vetmar Ave	10 m (32.8 ft)	9 m (29.52 ft)	9 m (29.52 ft)	9 m (29.52 ft)

Table 4 - Zoning By-law Amendment for Redline Revision to Draft Approved Plan of Subdivision 19TM-15002

Development Standards	Current Requirement R2-S*561	Current Requirement OS1	Proposed Exception B	Proposed Exception D
Deemed Front Lot line	Victoria Square Boulevard	n/a	Street A	Victoria Square Boulevard
Min Lot Frontage	8.0 m (26.24 ft)	n/a	6 m (19.68 ft)	6 m (19.68 ft)
Min Front Yard	3.0 m (9.84 ft)	n/a	3.0 m (9.84 ft)	3.0 m (9.84 ft)
Min Exterior Side Yard	2.4 m (7.87 ft)	n/a	2 m (6.56 ft)	2 m (6.56 ft)
Min Interior Side Yard	1.2 (3.93 ft)	n/a	1.5 m (4.92 ft)	1.5 m (4.92 ft)
Min Rear Yard	2.5 m (8.2 ft)	n/a	3.0 m (9.84 ft)	3.0 m (9.84 ft)
Max Building Height	11 m (36 ft)	n/a	20 m (65.61 ft)	20 m (65.61 ft)

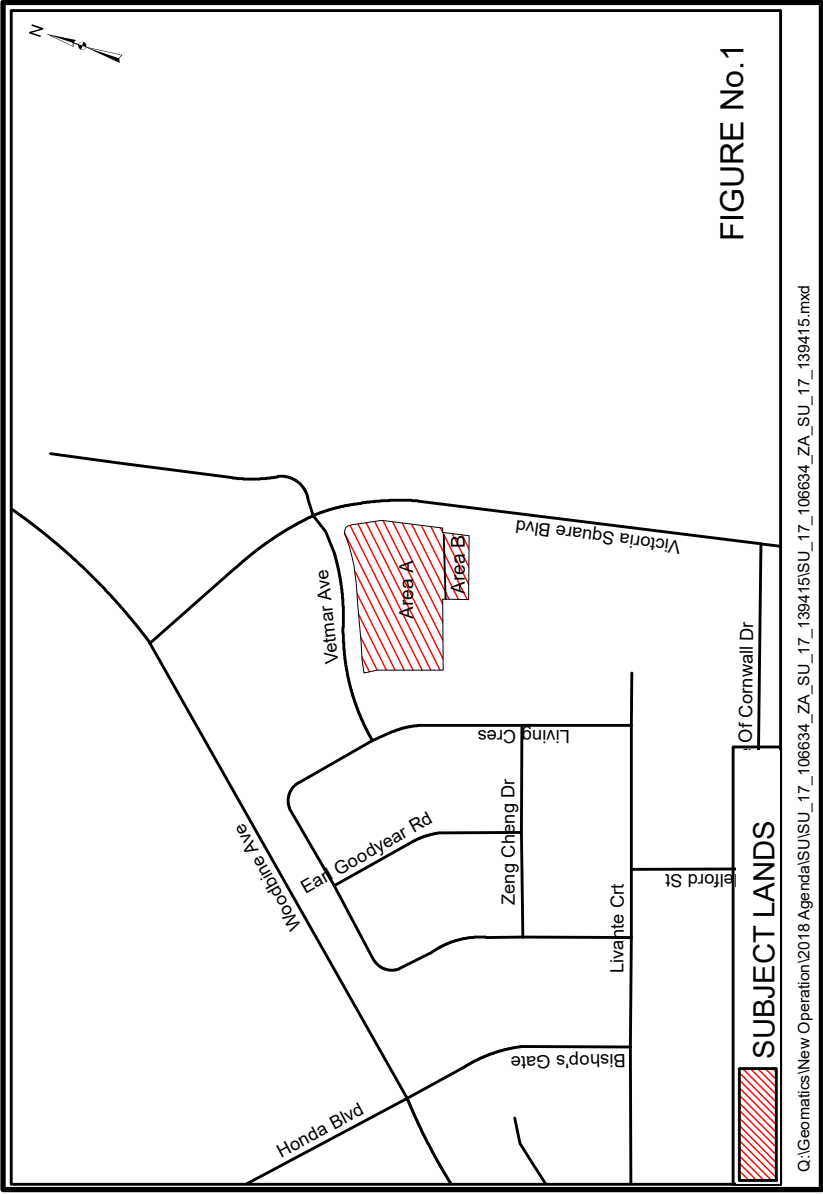
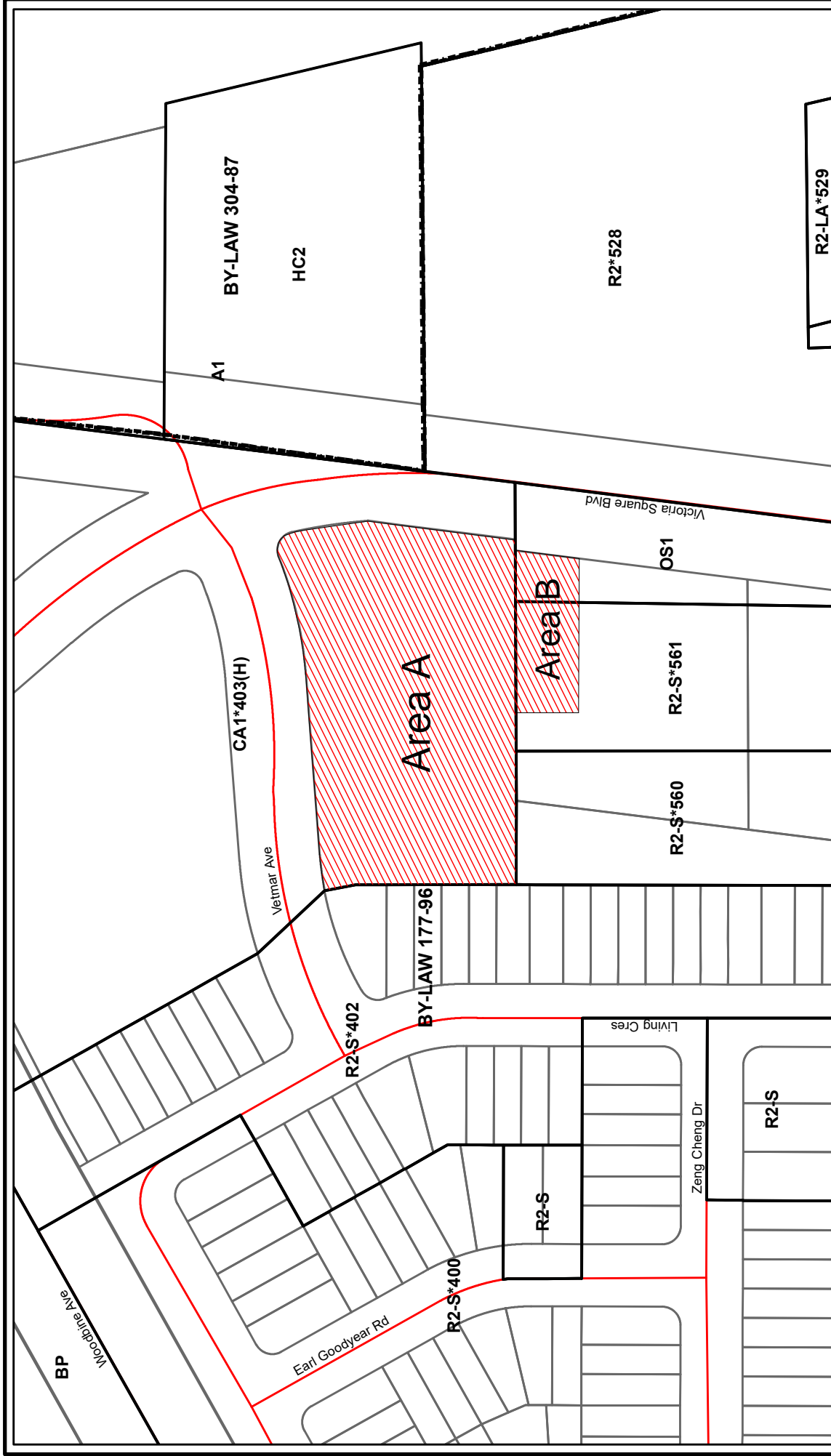



FIGURE No.1



AREA CONTEXT / ZONING

APPLICANT: LIVANTE HOLDING INC.
SOUTH WEST OF VETMAR AVE AND VICTORIA SQUARE BLVD

FILE No. SU_17_106634_ZA_SU_17_139415 (CT)

 SUBJECT LANDS

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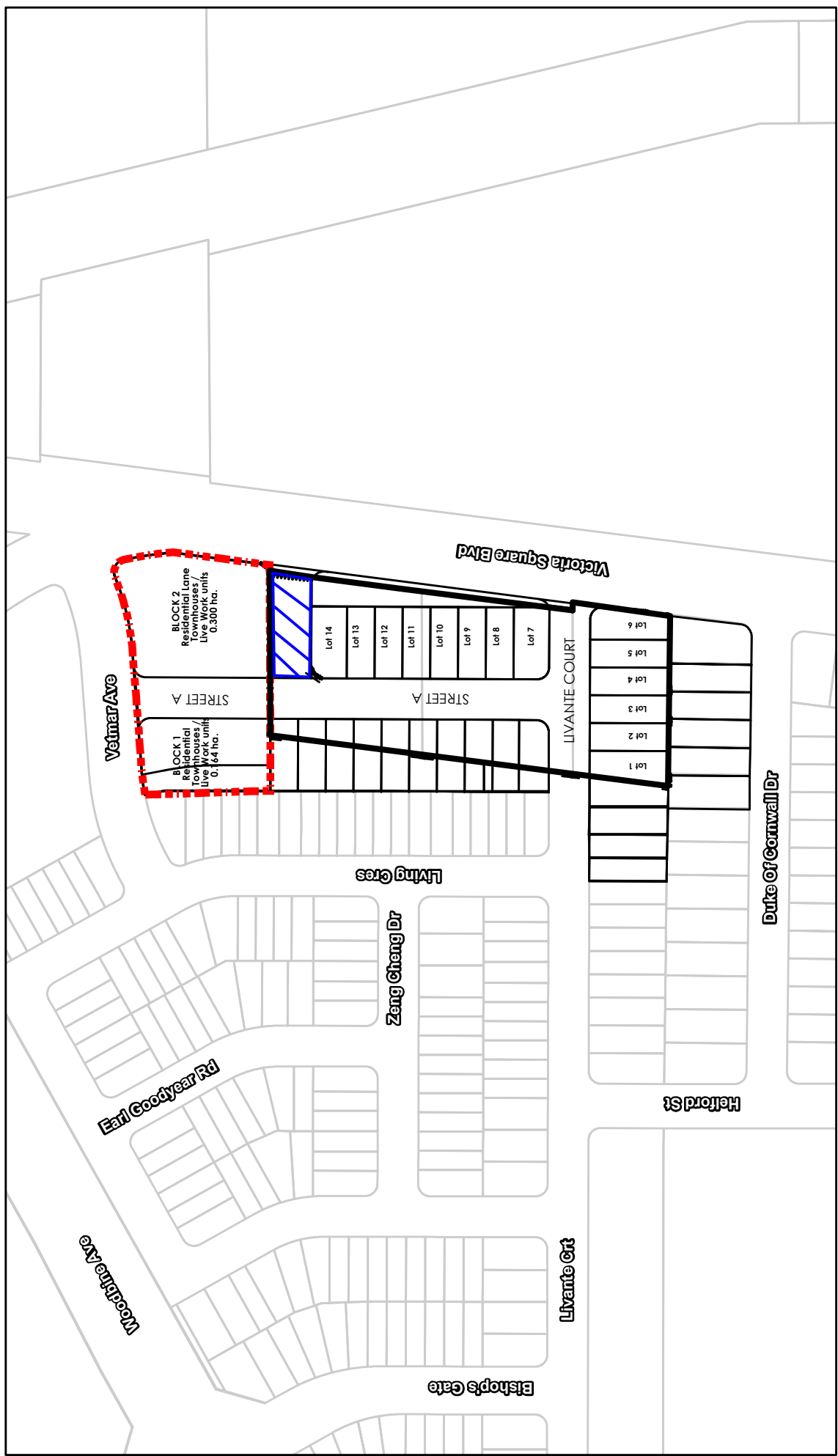
AIR PHOTO

APPLICANT: LIVANTE HOLDING INC.
SOUTH WEST OF VETMAR AVE AND VICTORIA SQUARE BLVD

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 SUBJECT LANDS

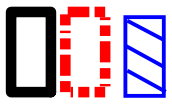


DRAFT PLAN OF SUBDIVISION

APPLICANT: LIVANTE HOLDING INC.
SOUTH WEST OF VETMAR AVE AND VICTORIA SQUARE BLVD

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19TM-15002 (Red-line Revision)

19TM-18001

Street 'A' to be removed

Figure 5
Conceptual Site Plan



N.T.S.

Figure 6
Proposed Zoning By-law
Amendment Schedule

Subject Lands

