

**4. ZONING BY-LAW AMENDMENT FILE Z.11.022
1559586 ONTARIO INC. (OSKAR GROUP)
WARD 1****P.2011.31****Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.022 (1559586 Ontario Inc./Oskar Group) 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: August 19, 2011
- b) Circulation Area: 150 m
- c) Comments Received as of August 31, 2011: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.022 to amend Zoning By-law 1-88, specifically the C1 Restricted Commercial Zone subject to Exception 9(740), to permit the additional uses of a block townhouse dwelling and live-work units, together with site-specific zoning exceptions, on the subject lands shown on Attachments #1 and #2 (10,056 and 10,068 Keele Street), to facilitate the development of a residential and commercial mixed-use condominium development, shown on Attachments #3 to #6, consisting of the following:

- a) one (1) building along Keele Street with 8 live/work units totaling 1,538.3 m², including 187.9 m² of the following ground floor commercial uses:
 - i) Bank or Financial Institution;
 - ii) Business or Professional Office;
 - iii) Personal Service Shop;
 - iv) Pharmacy;
 - v) Photography Studio;
 - vi) Retail Store;
 - vii) Service or Repair Shop; and,
 - viii) Video Store
- b) two (2) townhouse buildings, totaling 1,792.4 m² with 8 residential units, accessed by a private road from Killian Road;
- c) a maximum building height of 3 storeys or 11.7 m;
- d) a proposed floor space index (FSI) of 1.38; and,
- e) 26 parking spaces, 8 of which are tandem spaces for a total of 34 spaces.

The following exceptions to the C1 Restricted Commercial Zone standards of Zoning By-law 1-88 are required to implement the proposed development:

	By-law Standard	By-law 1-88 Requirements of C1 Restricted Commercial Zone	Proposed Exceptions to C1 Restricted Commercial Zone
a.	Permitted Uses	A Residential use is not permitted in the C1 Zone	To add a Block Townhouse Dwelling and a Live-Work unit as permitted uses in the C1 Zone
b.	Minimum Front Yard Setback (Killian Road)	9.0 m	3.1 m
c.	Minimum Rear Yard Setback (south property line)	15.0 m	1.5 m
d.	Minimum Exterior Side Yard Setback (Keele Street)	9.0 m	3.1 m
e.	Minimum Setback to a Sight Triangle	9.0 m	0.0 m
f.	Minimum Lot Depth	60.0 m	54.0 m (existing situation)
g.	Maximum Building Height	11.0 m	11.7 m
h.	Maximum Driveway Width (Killian Road)	6.0 m	7.5 m
i.	Minimum Landscape Strip Width along a Street Line (Killian Road and Keele Street)	6.0 m	3.1 m
j.	Minimum Required Number of Parking Spaces	40 spaces (16 units @ 1.75 spaces/unit (includes 0.25 spaces / unit for visitors (28 spaces) plus the total of 6 spaces /100m ² of 187.m ² of commercial area (12 spaces))	26 (plus a total of 8 tandem spaces located within Blocks "B" and "C")
k.	Required Number of Barrier-Free Spaces	1	0

Exception 9(740) applies to the northerly approximately one-third of the property and was intended to implement a site-specific development. The above noted zoning exceptions are referenced to the C1 Restricted Commercial Zone only. Additional exceptions may be identified through the detailed review of the application and addressed in the technical report.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Southwest corner of Keele Street and Killian Road (10,056 and 10,068 Keele Street), shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533. The proposed mixed-use development conforms to the Official Plan. ▪ OPA #350 as amended by OPA #533, does not have a density requirement as the "Maple Commercial Core Area" designation focusses mostly on scale, massing built form, setback and design of a development. In addition, the "Maple Commercial Core Area" primarily focusses on commercial development with some integrated residential development. ▪ "Low-Rise Mixed-Use" with a maximum FSI of 1.25 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 proposal yields an FSI of 1.38, and is not consistent with certain design policies in VOP 2010, such as a townhouse development that is not separated by a public street should have a minimum 18 m separation whereas the proposal is only providing 11.7 m separation.
Zoning	<ul style="list-style-type: none"> ▪ C1 Restricted Commercial Zone by Zoning By-law 1-88, subject to Exception 9(740). ▪ The proposed amendment to Zoning By-law 1-88 is identified in the "Purpose" section of this report.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the City Official Plan policies. ▪ The appropriateness of the proposed density will be reviewed in consideration of the development proposal and the surrounding land uses.
b.	Confirmation and Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting block townhouse dwelling units and live-work units with grade-related commercial uses will be reviewed in consideration of the surrounding area.
c.	Zoning Application to be reviewed together with the Related Site Development File DA.11.070	<ul style="list-style-type: none"> ▪ The related Site Development File DA.11.070 will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading. ▪ The application will be reviewed to determine the appropriate amenity area required to serve the proposed development. ▪ The proposed development will be reviewed in consideration of the Maple Streetscape Urban Design Guidelines. ▪ The development proposal must be considered by Heritage Vaughan and shall conform to the Maple Heritage Conservation District Plan. ▪ 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, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved. ▪ The allocation of parking between the residential and commercial uses on the site must be reviewed. ▪ The allocation of water and sanitary servicing capacity will be reviewed.
d.	Traffic Impact Study	<ul style="list-style-type: none"> ▪ The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Region of York	<ul style="list-style-type: none"> ▪ The Region of York must approve the road widening and lay-by parking spaces along Keele Street.
f.	Studies / Reports	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment), Access and Parking Study, Environmental Noise Feasibility Study, Functional Servicing Report, and Stormwater Management Report submitted in support of the application, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has 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 application 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. Site Plan
4. Landscape Plan
5. Block A Building Elevations
6. Blocks B and C Building Elevations

Report prepared by:

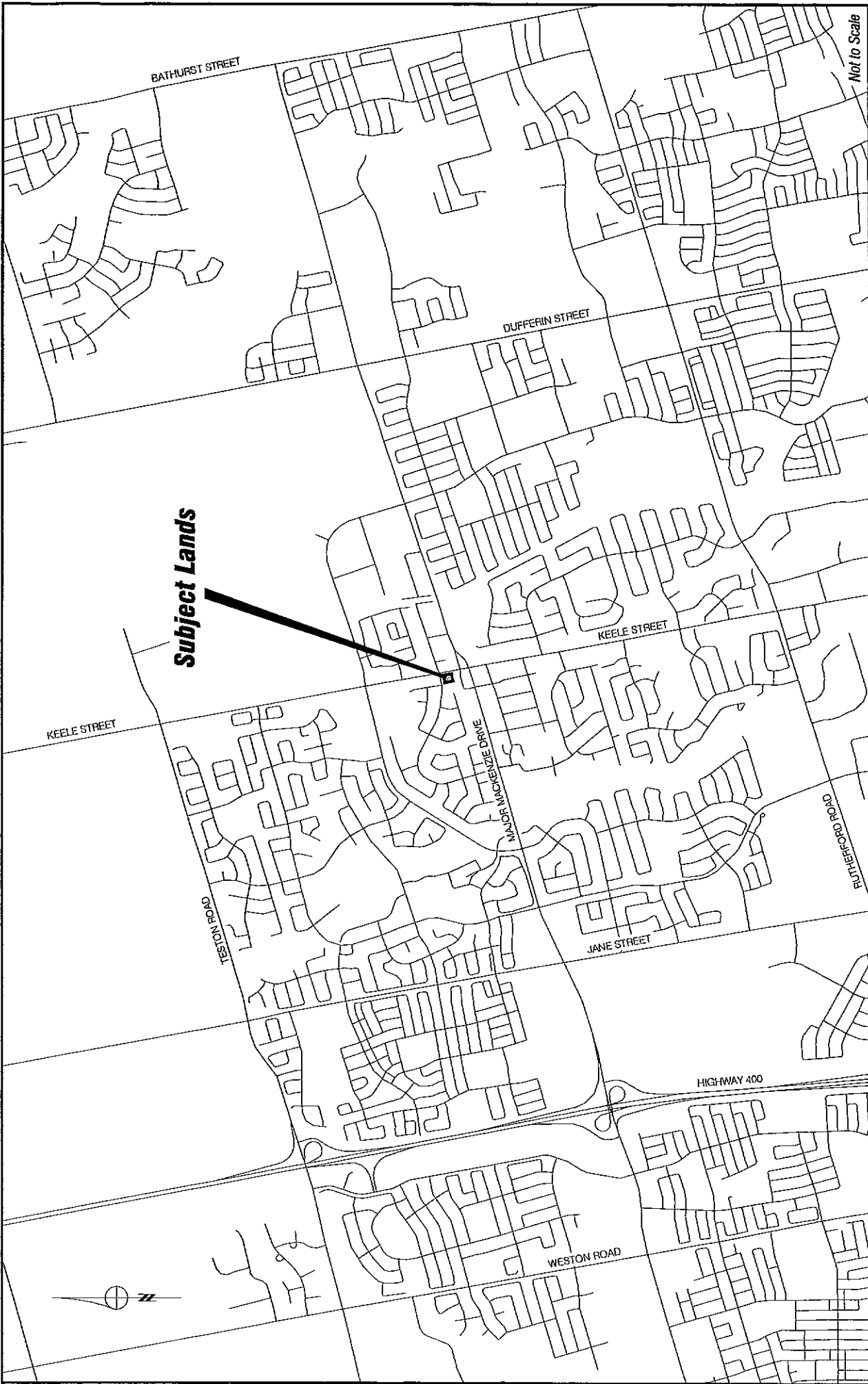
Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. (Oskar Group)

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Attachment 1

FILE:
Z:11:022

DATE:
August 03, 2011

Not to Scale



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE

Subject Lands Not to Scale

Location Map

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. (Oskar Group)

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Attachment

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Z.11.022

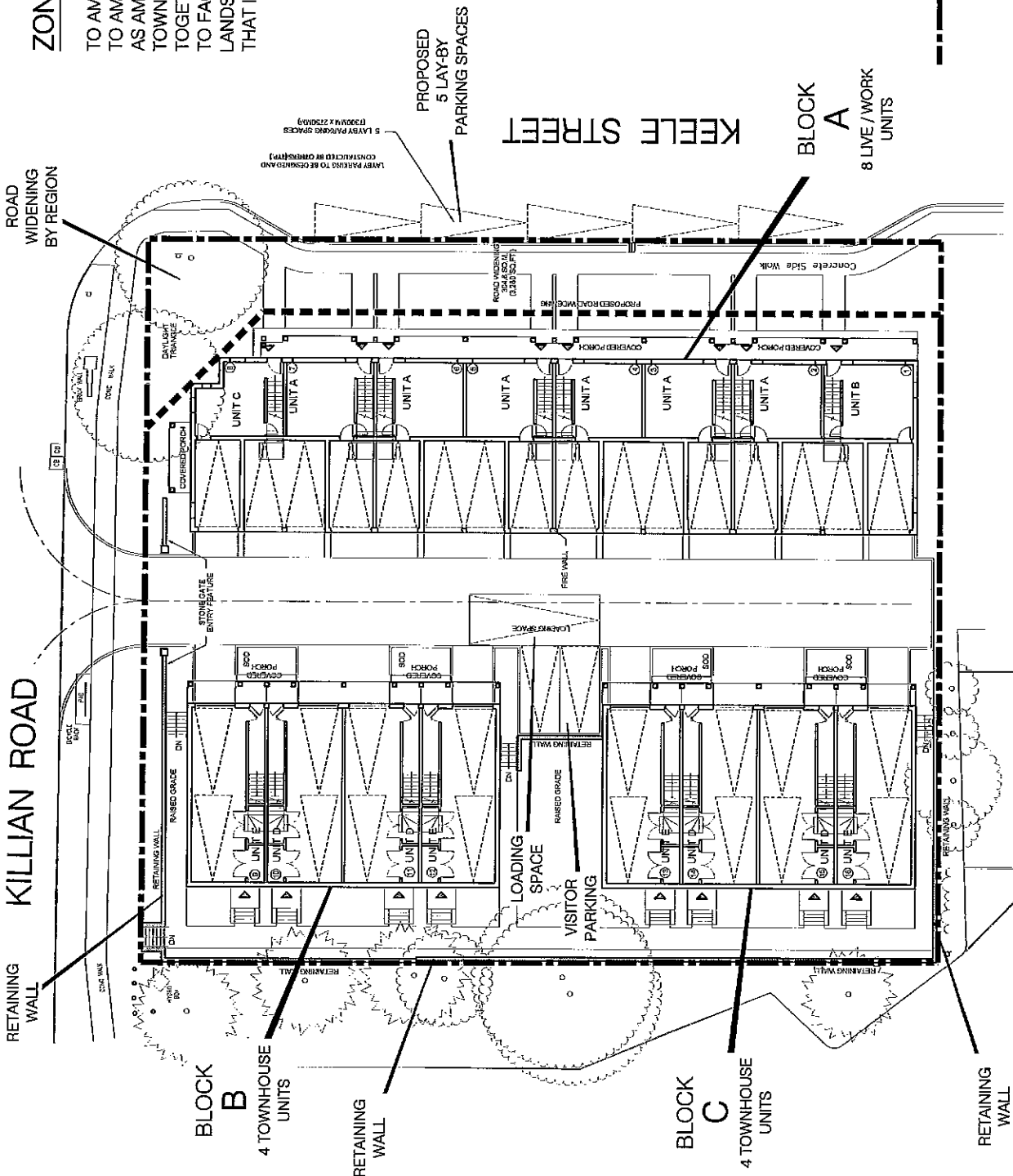
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ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO AMEND THE C1 RESTRICTED COMMERCIAL ZONE AS AMENDED BY EXCEPTION 9(740) TO PERMIT A TOWNHOUSE DWELLING AS A PERMITTED USE TOGETHER WITH SITE SPECIFIC ZONING EXCEPTIONS TO FACILITATE THE DEVELOPMENT OF THE SUBJECT LANDS WITH A 3 STOREY MIXED USE DEVELOPMENT THAT INCLUDES THE FOLLOWING USES:

- i) BANKING OR FINANCIAL INSTITUTION
- ii) PERSONAL SERVICE SHOP
- iii) PHARMACY
- iv) PHOTOGRAPHY STUDIO
- v) RETAIL STORE
- vi) SERVICE OR REPAIR SHOP
- vii) VIDEO STORE
- viii) BUSINESS OR PROFESSIONAL OFFICE



----- Subject Lands

Not to Scale

Site Plan

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. (Oskar Group)

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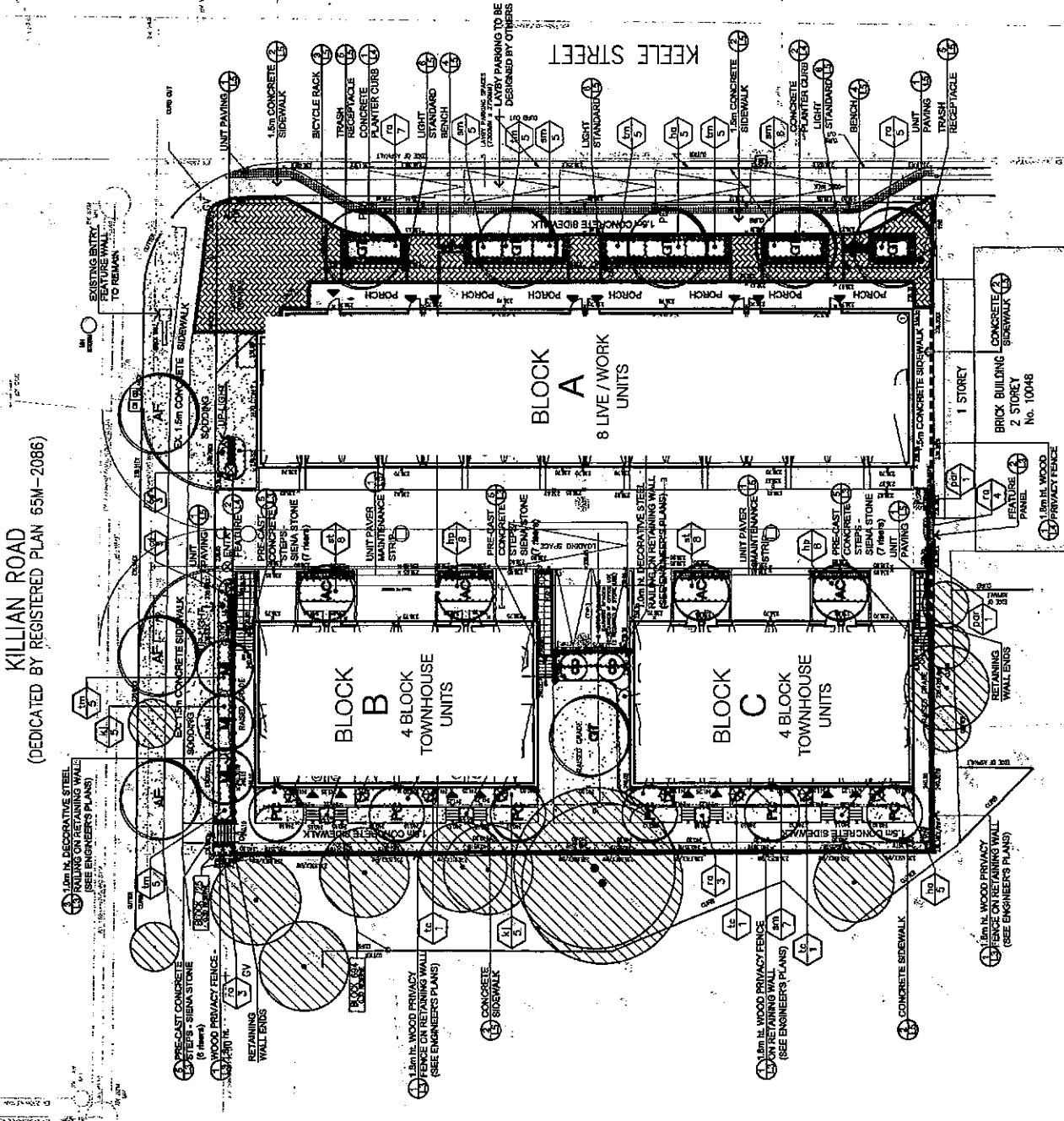
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FILE:
Z.11.022

DATE:
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KILLIAN ROAD
(DEDICATED BY REGISTERED PLAN 65M-2086)



Not to Scale

Landscape Plan

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. (Oskar Group)

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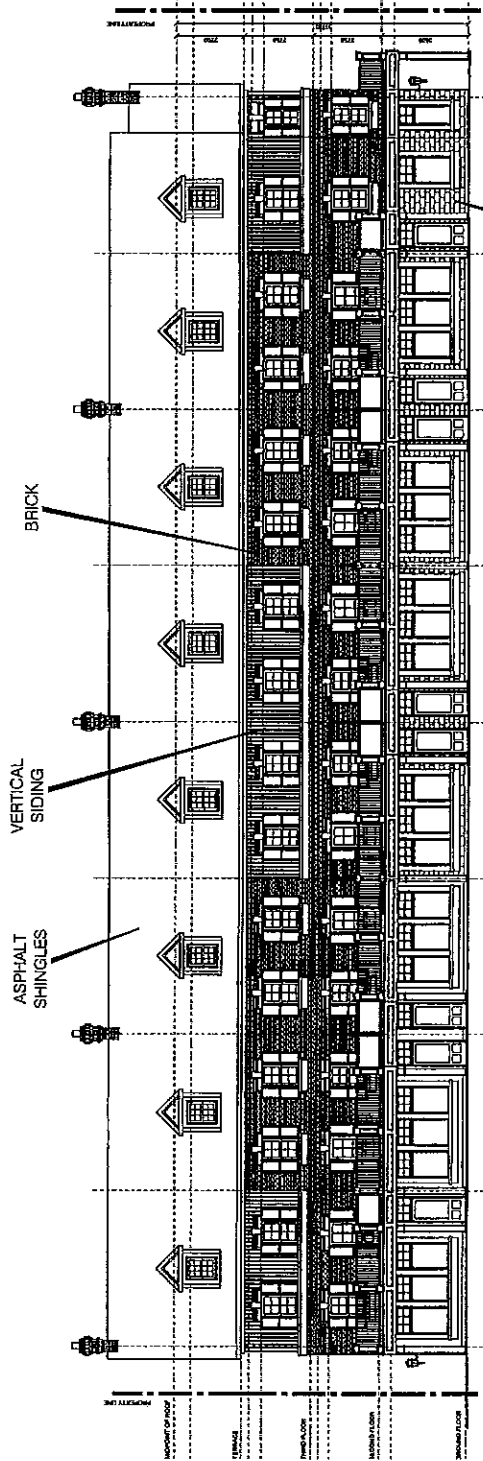


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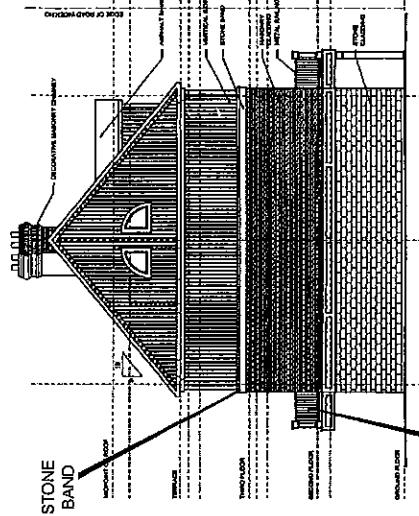
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Z.11.022

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August 03, 2011

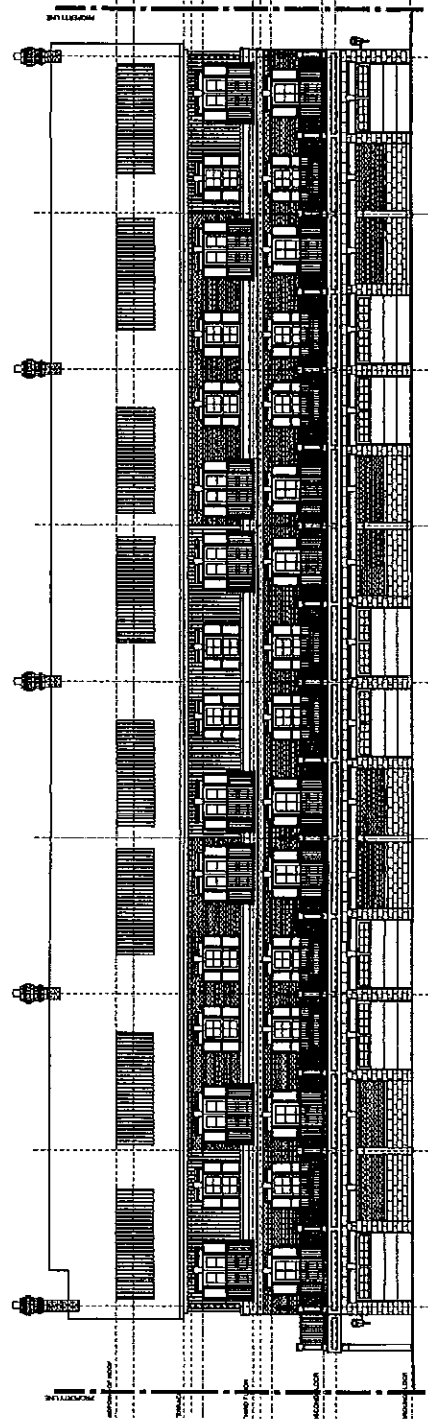
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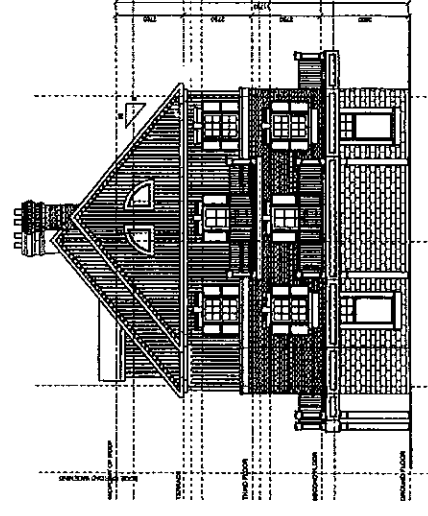
EAST ELEVATION
(FACING KEELE STREET)



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION
(FACING KILLIAN ROAD)

Not to Scale

Block A
Building Elevations



Attachment

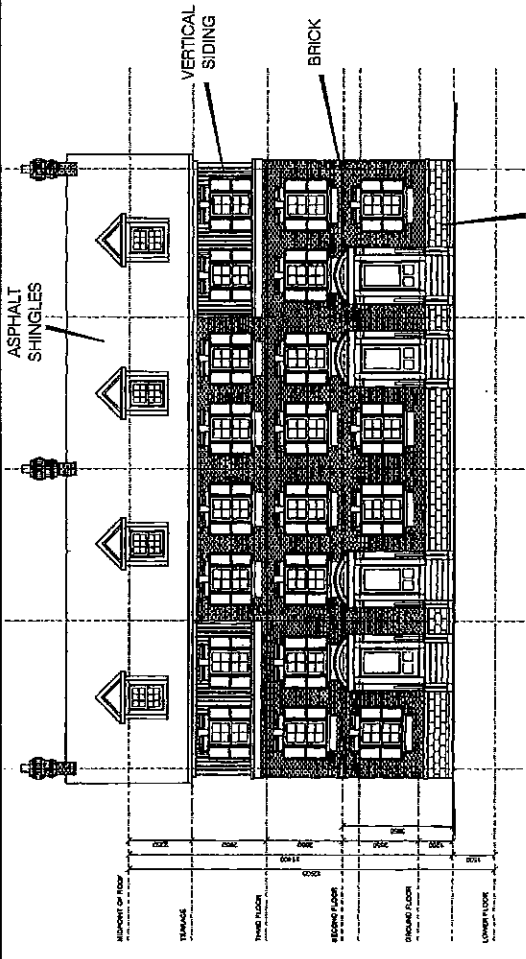
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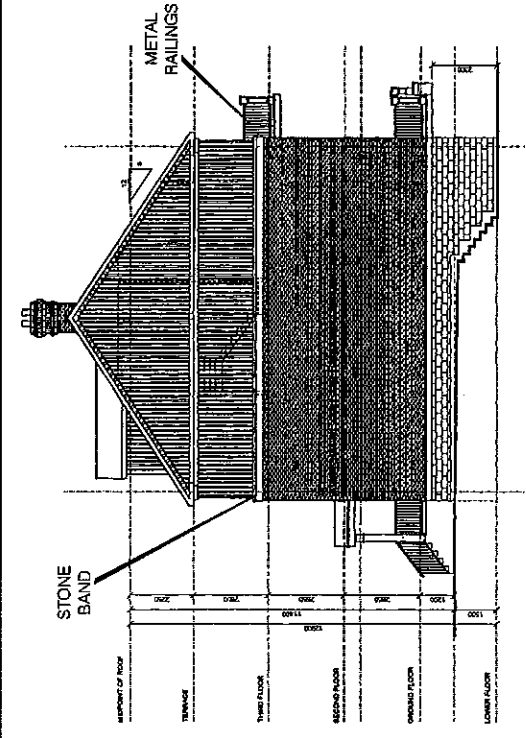
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LOCATION: Part of Lot 21, Concession 4

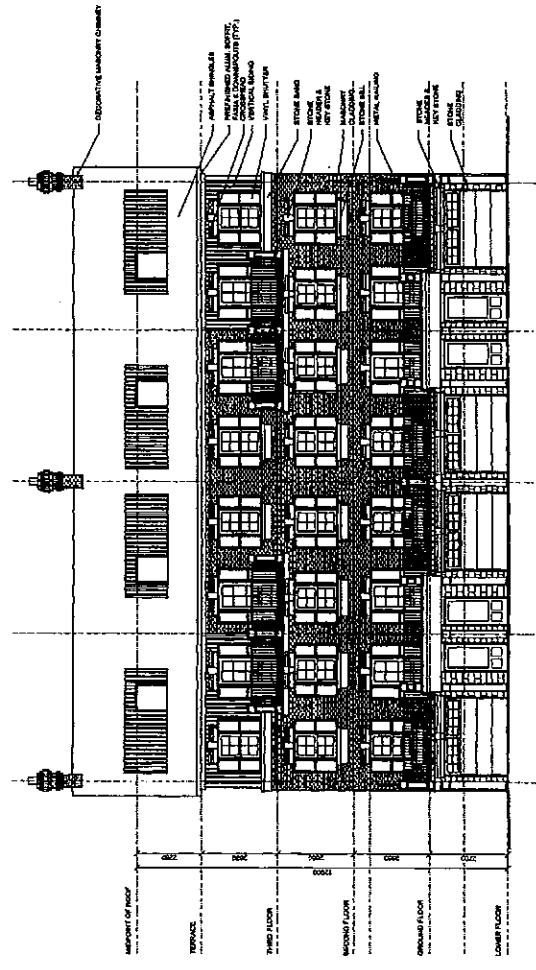
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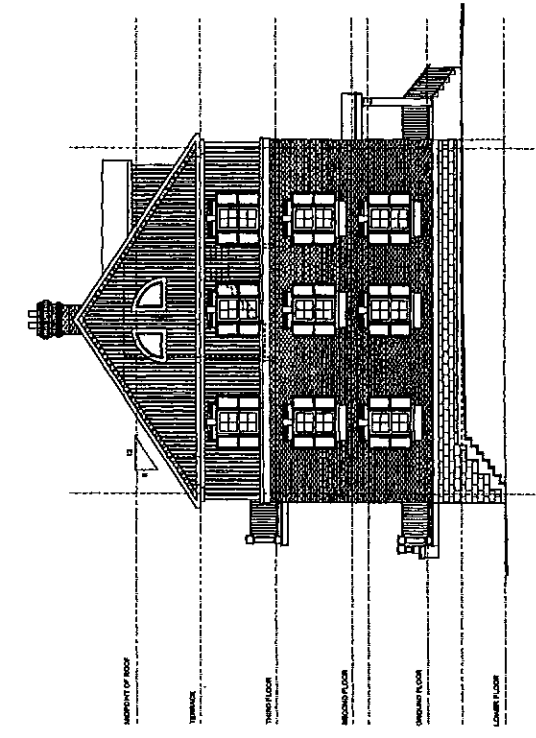
WEST ELEVATION (BLOCKS B & C)



SOUTH ELEVATION (BLOCK B)



EAST ELEVATION (BLOCKS B & C)



NORTH ELEVATION (BLOCK B)

Not to Scale

Blocks B and C Building Elevations

APPLICANT:
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LOCATION:
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