

**COMMITTEE OF THE WHOLE (PUBLIC HEARING)    FEBRUARY 2, 2010**

**2.     ZONING BY-LAW AMENDMENT FILE Z.09.031  
      P. GABRIELE AND SONS LIMITED  
      WARD 3**

**P.2010.6**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.031 (P. Gabriele and Sons Limited) 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: January 8, 2010
- b)     Circulation Area: 150 m and to the Millwood Woodend and Vellore Woods Ratepayers' Associations
- c)     Comments Received as of January 21, 2010: None

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.031) to amend the City's Zoning By-law 1-88, specifically Exception 9(1267) to:

- a)     rezone the rear portion of the subject lands (shown as Townhouse Blocks 1, 2, 3, 4, 5 and Block "A" on Attachment #3) from RVM2 Residential Urban Village Multiple Zone Two (ie. apartments, multiple dwellings, and block townhouses) to RVM1(A) Residential Urban Village Multiple Zone One to facilitate the development of 30 street townhouse units; and,
- b)     to permit the following site-specific exceptions to the front portion of the subject lands (shown as Buildings "A" and "B" on Attachment #3) zoned RVM2 Residential Urban Village Multiple Zone Two, which would facilitate 2 permitted mixed use residential/commercial buildings (Buildings "A" and "B" as shown on Attachment #3) comprised of 60 apartment units (second and third floors) and 30 business and professional offices (ground floor) with a combined total gross floor area of 3,499.5 m<sup>2</sup>:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of Exception 9(1267)</b>	<b>Proposed Exceptions to the RVM1(A) &amp; RVM2 Zones</b>
a.	Maximum Number of Dwelling Units Permitted for Blocks 16 and 17 combined	78	93 (includes 3 future street townhouse units to develop with the adjacent lands to the east, which are not part of the related Site Development Applications (Files DA.09.070 and DA.09.071))
b.	Maximum Number of Dwelling Units Permitted in Block 16	24 Apartment Dwelling and/or Multiple Dwelling Units, and 18 Block Townhouse Dwelling Units, totaling 42 Units (RVM2 Zone)	34 Apartment Dwelling Units (RVM2 Zone only)
c.	Maximum Number of Dwelling Units Permitted in Block 17	22 Apartment Dwellings and/or Multiple Dwellings, and 14 Block Townhouse Dwelling Units, totaling 36 Units (RVM2 Zone)	26 Apartment Dwelling Units (RVM2 Zone only)
d.	Maximum Gross Floor Area (GFA) for Business or Professional Office(s)	Block 16: 1444.5 m <sup>2</sup> of GFA  Block 17: 1250 m <sup>2</sup> of GFA	Block 16: 2038.5 m <sup>2</sup> of GFA for 17 Business or Professional Office Units  Block 17: 1461 m <sup>2</sup> of GFA for 13 Business or Professional Office Units

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of Exception 9(1267)</b>	<b>Proposed Exceptions to the RVM1(A) &amp; RVM2 Zones</b>
e.	Minimum Number of Parking Spaces devoted to a Business or Professional Office Use on the ground floor only of a Building containing an Apartment Dwelling, Multiple Dwelling and/or a Block Townhouse Dwelling(s)	3 Parking Spaces per 100 m <sup>2</sup> of GFA	<p>Building "A": 2.45 Parking Spaces per 100 m<sup>2</sup> of GFA</p> <p>Building "B": 2.3 Parking Spaces per 100 m<sup>2</sup> of GFA</p>

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>South side of Major Mackenzie Drive, west of Weston Road, being Part of Lot 20, Concession 6, City of Vaughan (municipally known as 3901 Major Mackenzie Drive), shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation:	<ul style="list-style-type: none"> <li>"Vellore Village Centre - Low-Rise Residential" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), which permits: mixed use residential/commercial uses, specifically business or professional offices on the ground floor only of a building containing apartment dwellings, and multiple dwellings; block townhouse dwellings; and street townhouse dwellings, at a maximum residential density of 40 units per hectare calculated on a subdivision-wide basis (Plan of Subdivision 19T-03V10).</li> <li>The application conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>RVM2 Residential Urban Village Multiple Zone Two by By-law 1-88, subject to Exception 9(1267), which permits the mixed use residential/commercial buildings ("A" and "B" on Attachment #3) subject to obtaining approval for the site-specific exceptions identified earlier; but does not permit the street townhouse units on the south portion of the property, which is proposed to be rezoned to RVM1(A) Zone.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

The property is also subject to current Site Development Applications submitted by P. Gabriele and Sons Limited (Files DA.09.070 and DA.09.071), as shown on Attachment #3, in order to facilitate the proposed development.

### Preliminary Review

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Provincial policies, and Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of permitting the proposed exceptions to the RVM2 Zone to facilitate the permitted mixed-use residential/commercial development, and the proposed rezoning from RVM2 Zone to RVM1(A) Zone to facilitate the proposed street townhouse units will be reviewed with regard to compatibility with the surrounding land uses.</li></ul>
c.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ To date, servicing for 78 units has been allocated for the subject lands. The Vaughan Engineering Department must confirm allocation of sewage and water supply capacity for the additional 12 residential units (not counting the 3 future townhouse units), if approved.</li></ul>
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>▪ The proposed development must conform to the applicable Urban Design Guidelines for Planning Block 39 and the Architectural Design Guidelines for the subdivision that are applicable to the subject lands.</li></ul>
e.	Traffic Impact Study and Parking Study	<ul style="list-style-type: none"><li>▪ A Traffic Impact Study and Parking Study must be submitted in support of the application, and be reviewed and approved by the Region of York and the Vaughan Engineering Department.</li></ul>
f.	Sustainable Development	<ul style="list-style-type: none"><li>▪ 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, 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.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment) was submitted for the related Plan of Subdivision 19T-03V10 (P. Gabriele and Sons Limited) and approved to the satisfaction of the Vaughan Engineering Department.</li> </ul>
h.	Related Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ The subject Phase 2 portion of the related Plan of Subdivision 19T-03V10 (P. Gabriele and Sons Limited) must be registered prior to final approval of the Site Development Applications (Files DA.09.070 and DA.09.071) for the subject lands.</li> <li>▪ Blocks for the proposed street townhouse units and the mixed-use residential/commercial buildings must be created either through an amendment to the current approved Plan of Subdivision File 19T-03V10 or through the Consent process.</li> </ul>
i.	Related Site Plan Application	<ul style="list-style-type: none"> <li>▪ The related Site Development Applications (Files DA.09.070 and DA.09.071) will be reviewed to ensure appropriate building and site design, elevations, access, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading. All garage must be stored internal to the mixed-use buildings, and not outside in bins as proposed.</li> </ul>
j.	Part Lot Control Application	<ul style="list-style-type: none"> <li>▪ A Part Lot Control Application must be submitted prior to occupancy of any street townhouse in order to create the lots for each street townhouse dwelling unit and/or to register any maintenance easements that may be required.</li> </ul>

**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. Context Site Plan
4. Block 16 Mixed Use Residential/Commercial Building Site Plan
5. Block 17 Mixed Use Residential/Commercial Building Site Plan
6. Block 16 Residential Street Townhouse Site Plan
7. Block 17 Residential Street Townhouse Site Plan
8. Block 16 Mixed Use Residential/Commercial Building Elevations
9. Block 17 Mixed Use Residential/Commercial Building Elevations
10. Block 16 Residential Elevations (Townhouse Block 3)
11. Block 16 Residential Elevations (Townhouse Block 4)
12. Block 16 Residential Elevations (Townhouse Block 5)
13. Block 17 Residential Elevations (Townhouse Block 1)
14. Block 17 Residential Elevations (Townhouse Block 2)

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

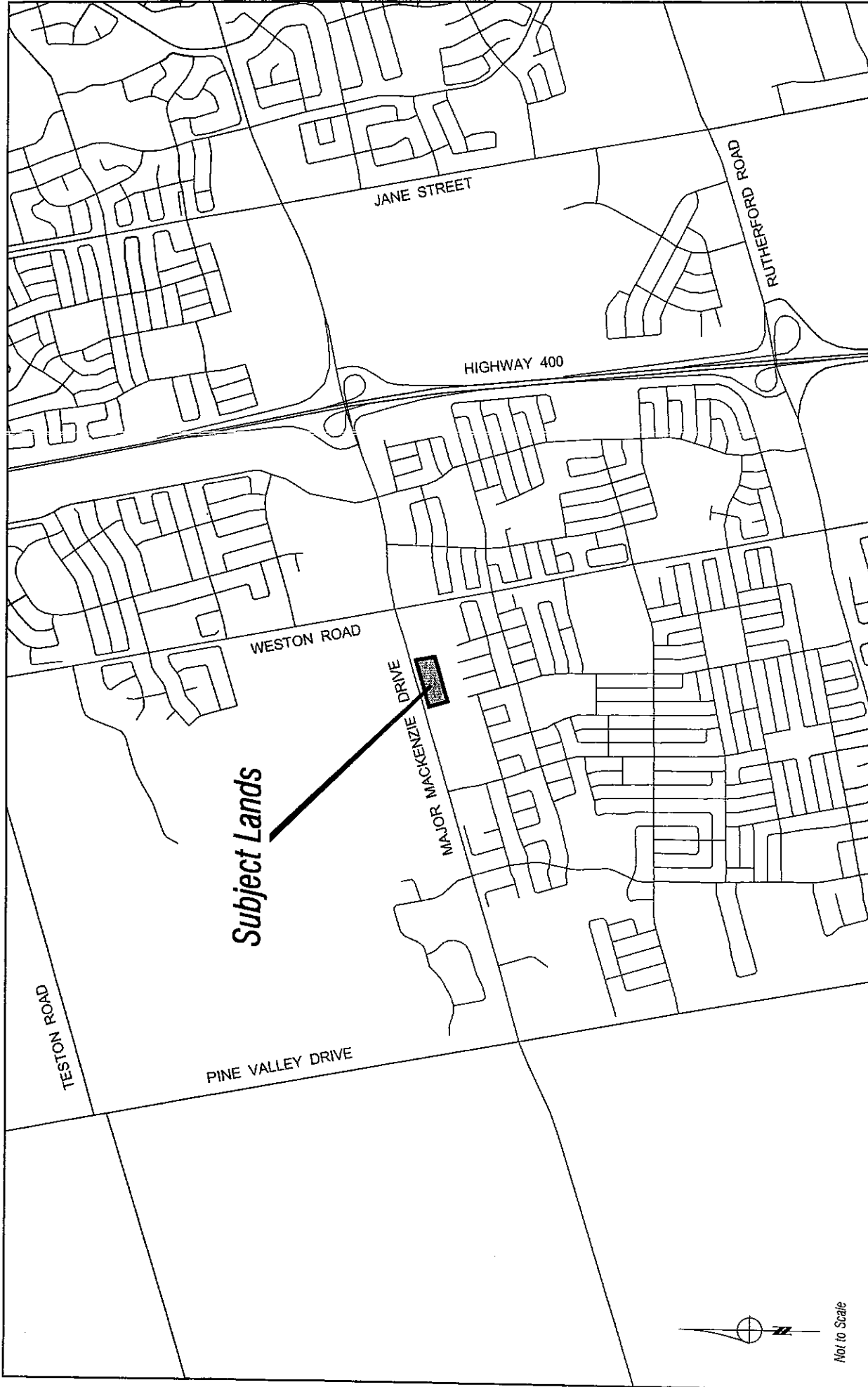
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



# Context Location Map

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

M:\DPT\1 ATTACHMENTS\Z\Z.09.031.dwg



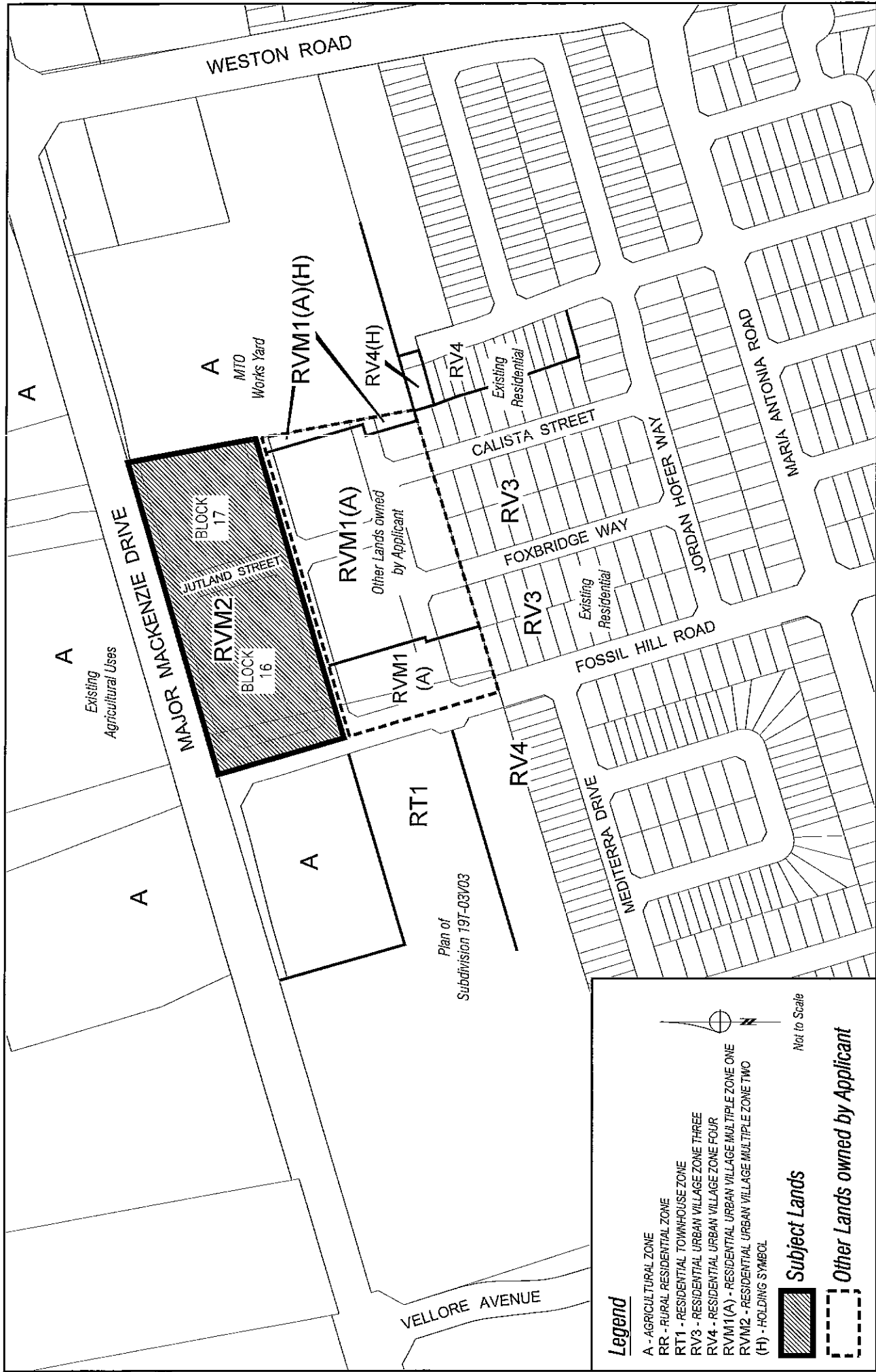
The City Above Toronto

Development Planning Department

# Attachment



FILE: Z.09.031  
RELATED FILES: DA.09.070(Block 17), DA.09.071(Block 16)

DATE:  
November 12, 2009



**Legend**

- A - AGRICULTURAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE TWO
- (H) - HOLDING SYMBOL

**Subject Lands**  **Other Lands owned by Applicant** 

Not to Scale

**Location Map**

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

**Attachment**

FILE: Z.09.031  
RELATED FILES: DA.09.070(Block 17), DA.09.071(Block 16)  
DATE:  
November 12, 2009



*The City Above Toronto*  
Development Planning Department

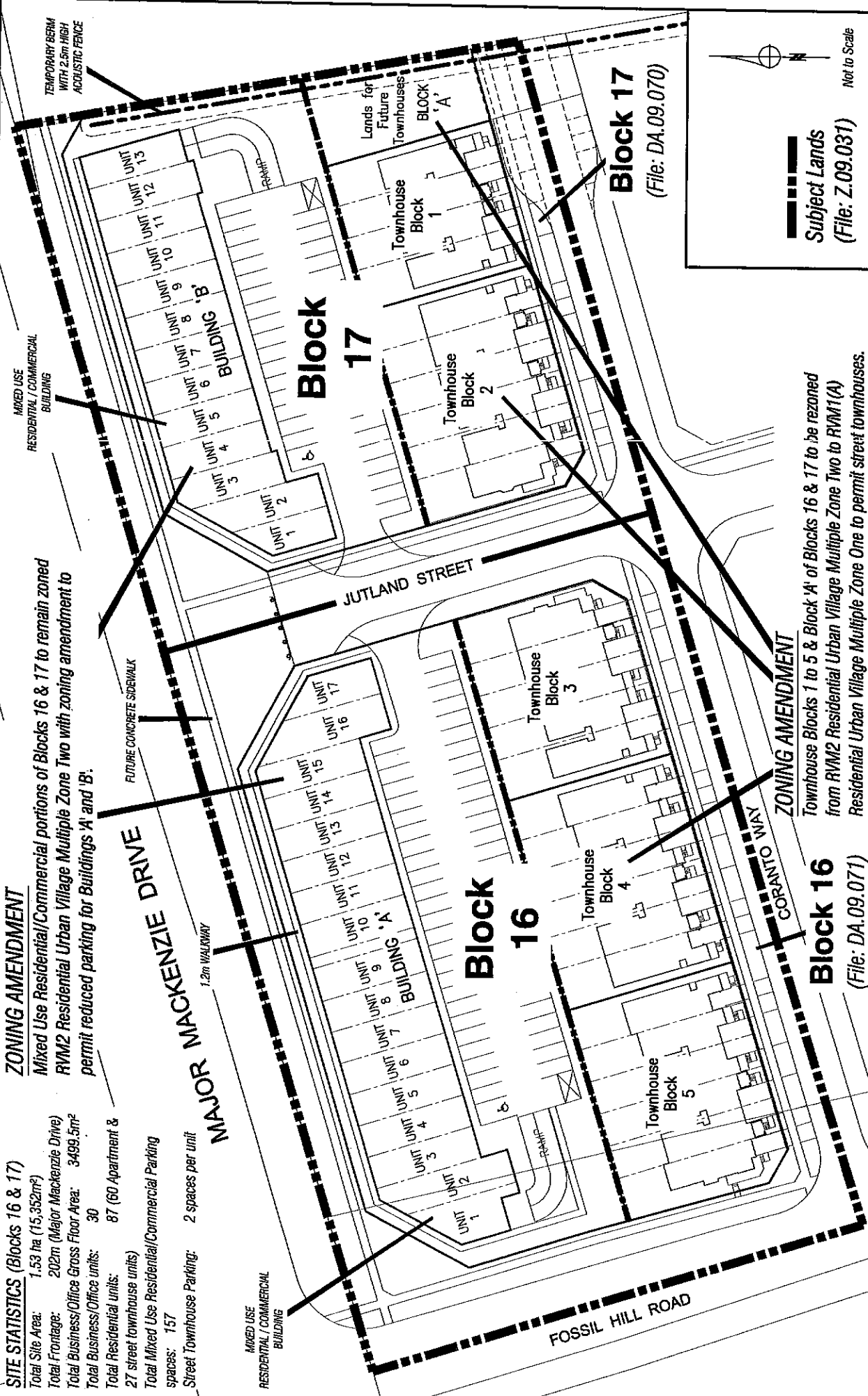


**SITE STATISTICS (Blocks 16 & 17)**

Total Site Area: 1.53 ha (15,352m<sup>2</sup>)  
Total Frontage: 202m (Major Mackenzie Drive)  
Total Business/Office Gross Floor Area: 3499.5m<sup>2</sup>  
Total Business/Office units: 30  
Total Residential units: 87 (60 Apartment & 27 street townhouse units)  
Total Mixed Use Residential/Commercial Parking spaces: 157  
Street Townhouse Parking: 2 spaces per unit

**ZONING AMENDMENT**

Mixed Use Residential/Commercial portions of Blocks 16 & 17 to remain zoned RVM2 Residential Urban Village Multiple Zone Two with zoning amendment to permit reduced parking for Buildings 'A' and 'B'.



North arrow pointing up. Text: "Not to Scale". Legend: "Subject Lands (File: Z.09.031)" with a thick dashed line symbol.

**Context Site Plan**

LOCATION: Part of Lot 20, Concession 6  
APPLICANT: P. Gabriele & Sons Ltd.



Development Planning Department

**Attachment**

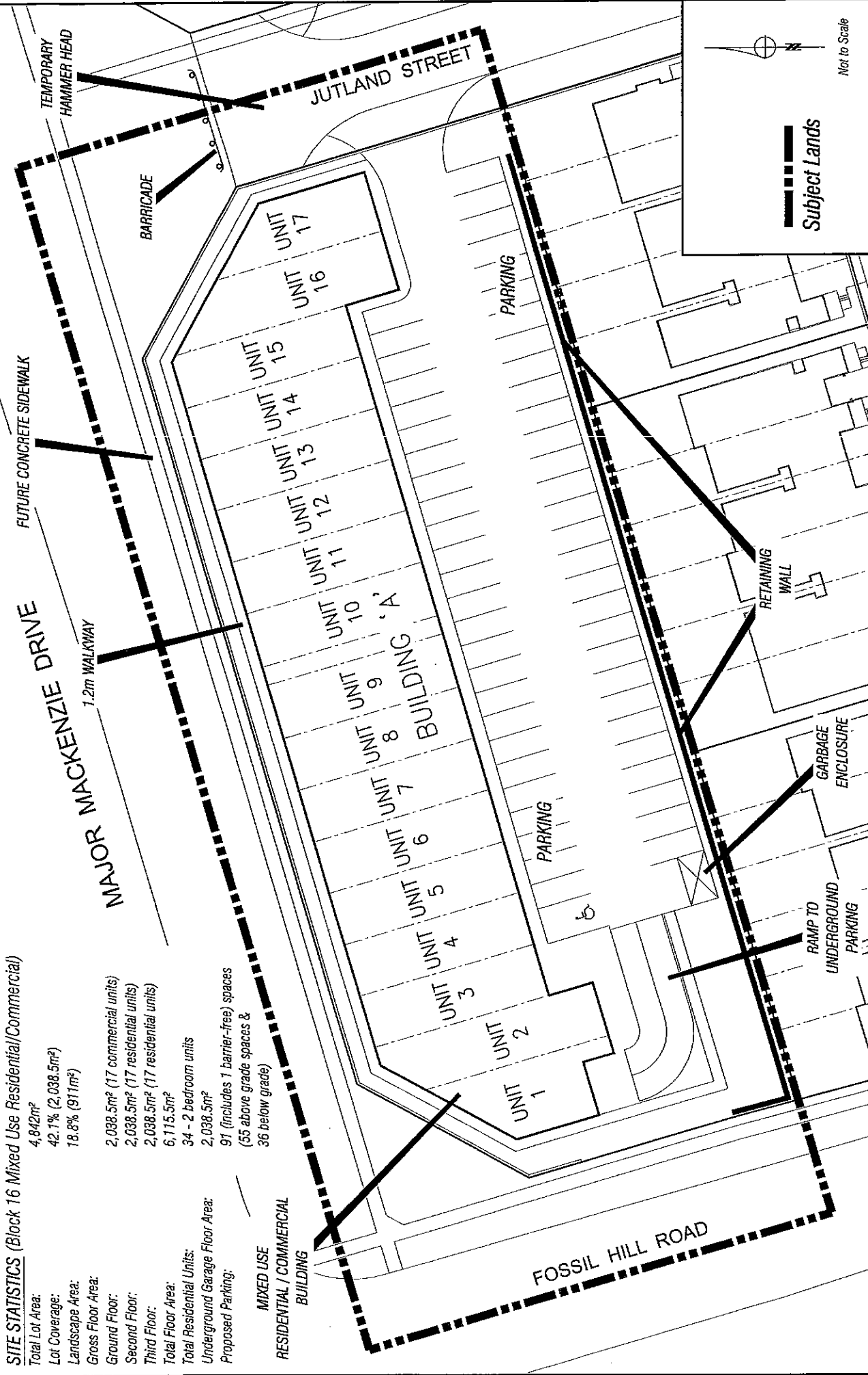
FILE: Z.09.031  
RELATED FILES: DA.09.070(Block 17), DA.09.071(Block 16)  
DATE: November 12, 2009

NA/DPA/1 ATTACHMENTS/Z.09.031.cmp9

**SITE STATISTICS (Block 16 Mixed Use Residential/Commercial)**

- Total Lot Area: 4,842m<sup>2</sup>
- Lot Coverage: 42.1% (2,038.5m<sup>2</sup>)
- Landscape Area: 18.8% (911m<sup>2</sup>)
- Gross Floor Area:
  - Ground Floor: 2,038.5m<sup>2</sup> (17 commercial units)
  - Second Floor: 2,038.5m<sup>2</sup> (17 residential units)
  - Third Floor: 2,038.5m<sup>2</sup> (17 residential units)
- Total Floor Area: 6,115.5m<sup>2</sup>
- Total Residential Units: 34 - 2 bedroom units
- Total Residential Units: 2,038.5m<sup>2</sup>
- Underground Garage Floor Area: 91 (includes 1 barrier-free) spaces
- Proposed Parking: (55 above grade spaces & 36 below grade)

**MIXED USE  
RESIDENTIAL / COMMERCIAL  
BUILDING**



**Block 16 Mixed Use Residential/  
Commercial Building Site Plan**



Development Planning Department

FILE: Z.09.031  
RELATED FILES: DA-09.070(Block 17), DA-09.071(Block 16)  
DATE: November 12, 2009

APPLICANT: P. Gabriele & Sons Ltd.  
LOCATION: Part of Lot 20, Concession 6

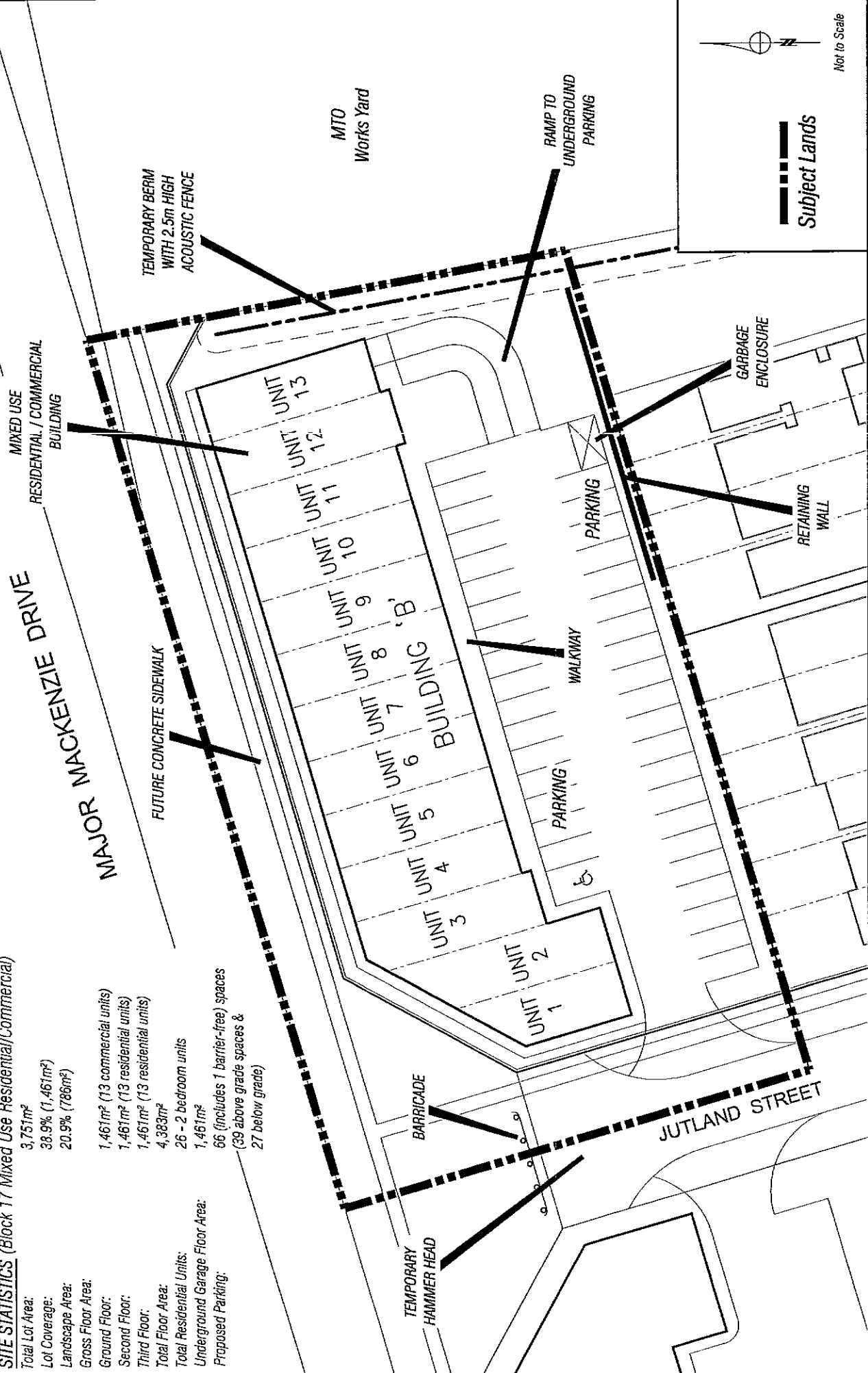
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**SITE STATISTICS (Block 17 Mixed Use Residential/Commercial)**

Total Lot Area: 3,751m<sup>2</sup>  
 Lot Coverage: 38.9% (1,461m<sup>2</sup>)  
 Landscape Area: 20.9% (786m<sup>2</sup>)

Gross Floor Area:  
 Ground Floor: 1,461m<sup>2</sup> (13 commercial units)  
 Second Floor: 1,461m<sup>2</sup> (13 residential units)  
 Third Floor: 1,461m<sup>2</sup> (13 residential units)  
 Total Floor Area: 4,383m<sup>2</sup>

Total Residential Units: 26 - 2 bedroom units  
 Underground Garage Floor Area: 1,461m<sup>2</sup>  
 Proposed Parking: 66 (includes 1 barrier-free) spaces  
 (39 above grade spaces & 27 below grade)



**Block 17 Mixed Use Residential/  
 Commercial Building Site Plan**



Development Planning Department

FILE: Z.09.031  
 RELATED FILES: DA.09.070(Block 17), DA.09.071(Block 16)  
 DATE: November 12, 2009

APPLICANT: P. Gabriele & Sons Ltd.  
 LOCATION: Part of Lot 20, Concession 6



# Block 16 Residential Street Townhouse Site Plan



Development Planning Department

APPLICANT:  
P. Gabriele & Sons Ltd.

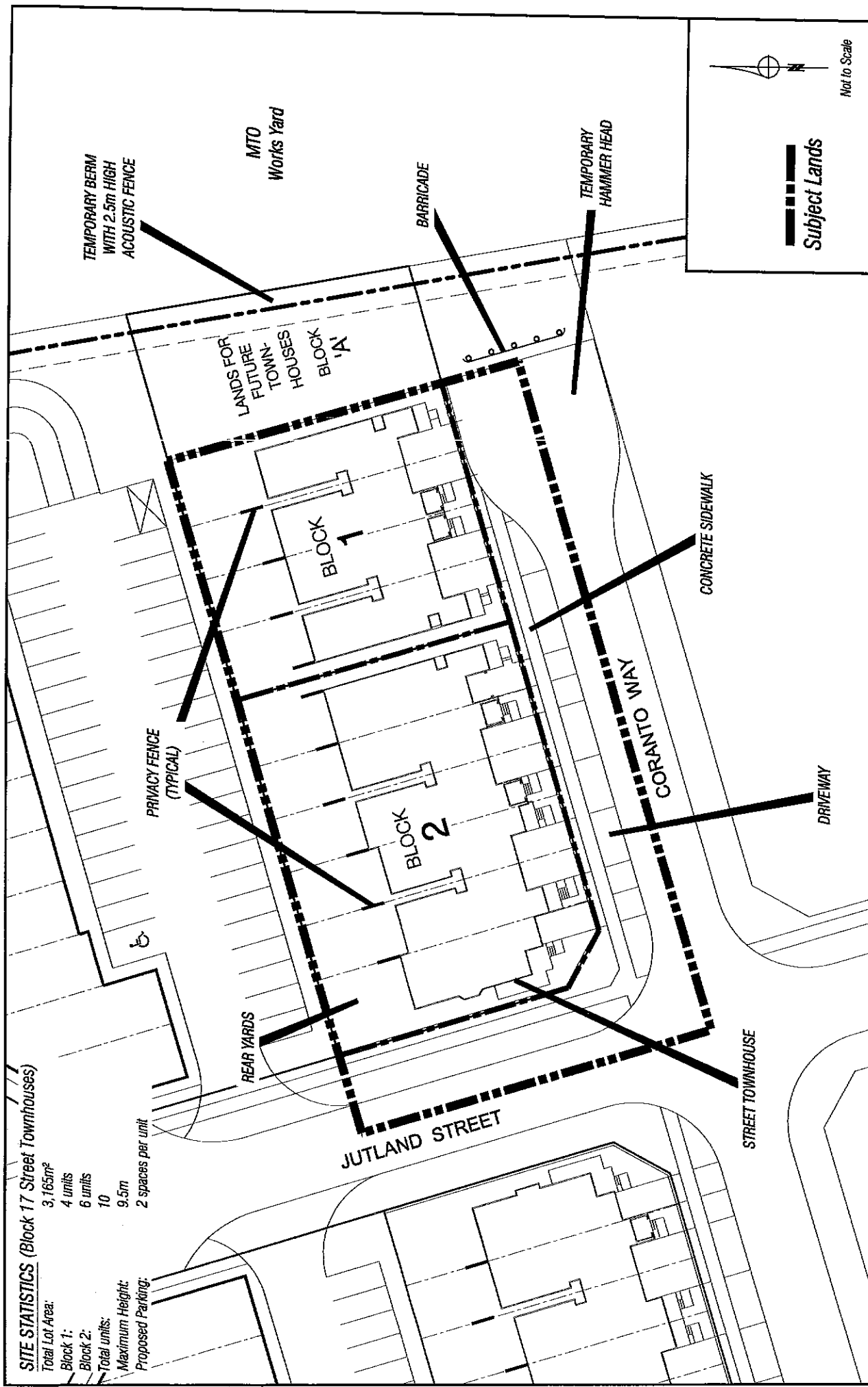
LOCATION:  
Part of Lot 20, Concession 6

# Attachment

# 6

FILE: Z.09.031  
RELATED FILES: DA.09.070(Block 17), DA.09.071(Block 16)

DATE:  
November 12, 2009



**SITE STATISTICS (Block 17 Street Townhouses)**  
 Total Lot Area: 3,165m<sup>2</sup>  
 Block 1: 4 units  
 Block 2: 6 units  
 Total units: 10  
 Maximum Height: 9.5m  
 Proposed Parking: 2 spaces per unit

**Attachment 7**  
 FILE: Z.09.031  
 RELATED FILES: DA.09.070(Block 17), DA.09.071(Block 16)  
 DATE: November 12, 2009

**City of Vaughan**  
*The City Above Toronto*  
 Development Planning Department

**Block 17 Residential Street  
 Townhouse Site Plan**

APPLICANT: P. Gabrièle & Sons Ltd.  
 LOCATION: Part of Lot 20, Concession 6

NA.DPT\1 ATTACHMENTS\Z\09.031.dwg

FACE BRICK - DARK RED

STUCCO - CHAMOIS FINISH

SOUTH ELEVATION (FACING PARKING AREA)

SIGNAGE AREA

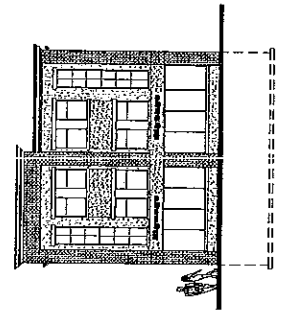
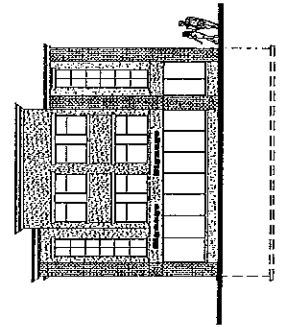
STUCCO - BOSTON CREAM FINISH

NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)

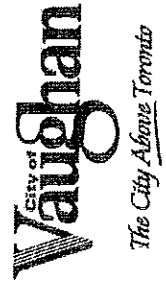
WEST ELEVATION (FACING FOSSIL HILL ROAD)

EAST ELEVATION (FACING JUTLAND STREET)

Not to Scale



# Block 16 Mixed Use Residential/ Commercial Building Elevations



APPLICANT:  
P. Gabriele & Sons Ltd.

LOCATION:  
Part of Lot 20, Concession 6

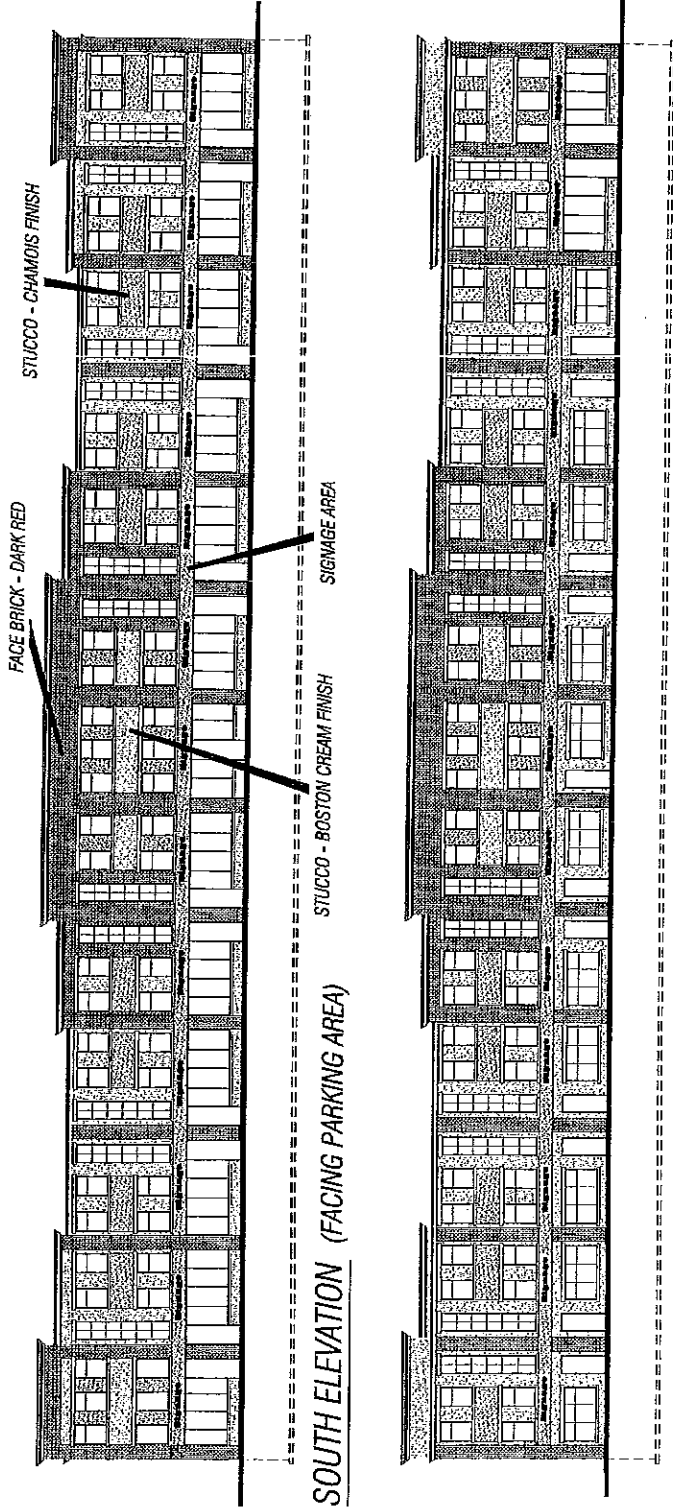
Development Planning Department

# Attachment

FILE: Z.09.031  
RELATED FILES: DA.09.071 (Block 16)

# 8

DATE:  
November 12, 2009



**SOUTH ELEVATION (FACING PARKING AREA)**

**NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)**

**EAST ELEVATION (FACING LANDS TO THE EAST)**

**WEST ELEVATION (FACING JUTLAND STREET)**

Not to Scale

**Block 17 Mixed Use Residential/  
Commercial Building Elevations**



Development Planning Department

**Attachment**

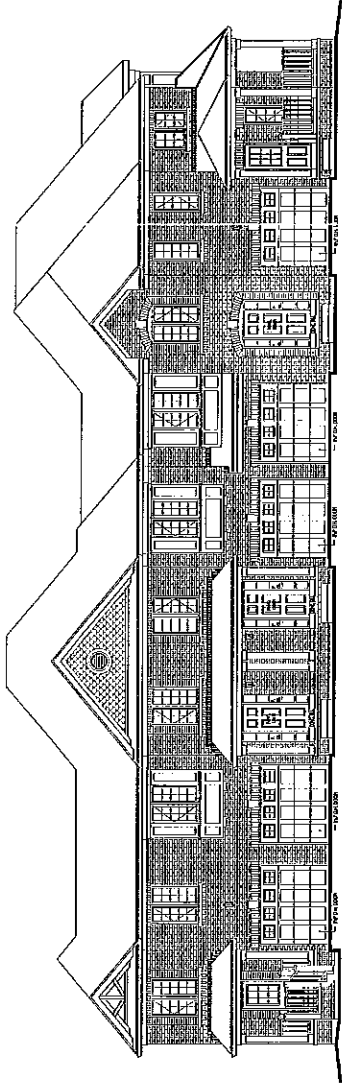
FILE: Z.09.031  
RELATED FILE: DA.09.070(Block 17)

**9**

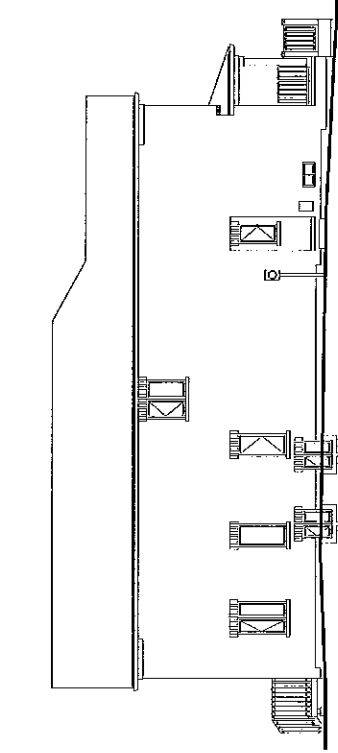
DATE:  
November 12, 2009

APPLICANT:  
P. Gabriele & Sons Ltd.

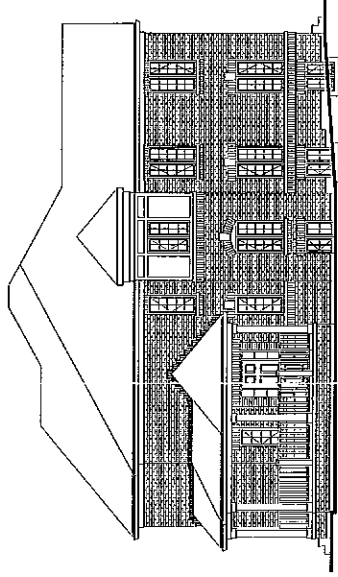
LOCATION:  
Part of Lot 20, Concession 6



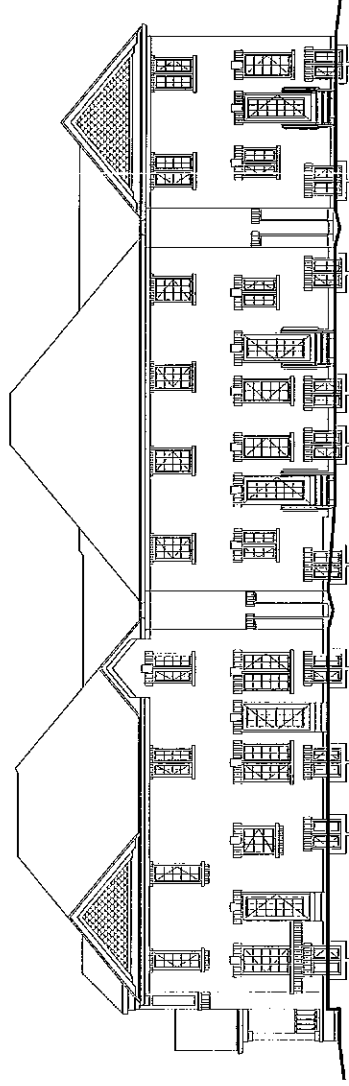
FRONT (SOUTH) ELEVATION (FACING CORANTO WAY)



SIDE (WEST) ELEVATION



SIDE (EAST) ELEVATION (FACING JUTLAND STREET)



REAR (NORTH) ELEVATION

**TOWNHOUSE  
BLOCK 3**

Not to Scale

**Block 16 Residential Townhouse  
Elevations (Townhouse Block 3)**

APPLICANT:  
P. Gabriele & Sons Ltd.  
LOCATION:  
Part of Lot 20, Concession 6



Development Planning Department

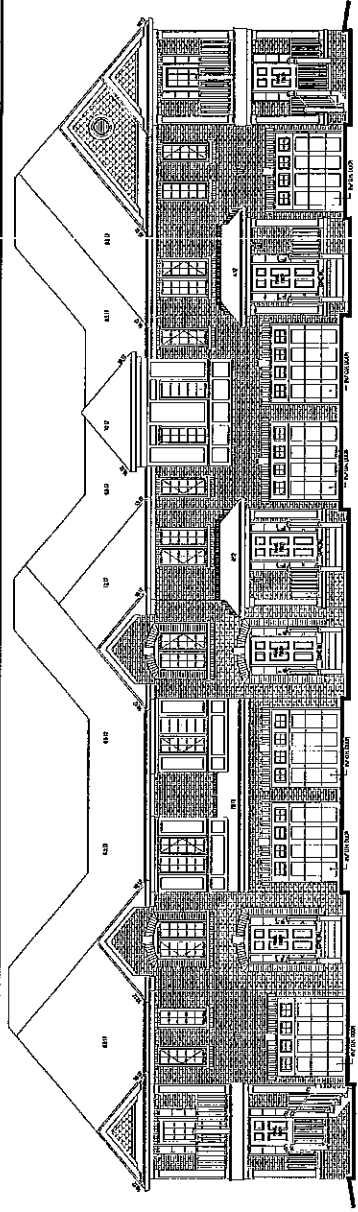
**Attachment**

FILE: Z.09.037  
RELATED FILE: DA.09.071 (Block 16)

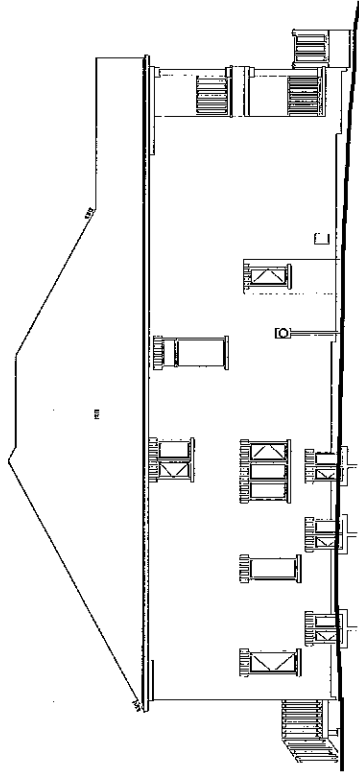
DATE:  
November 12, 2009

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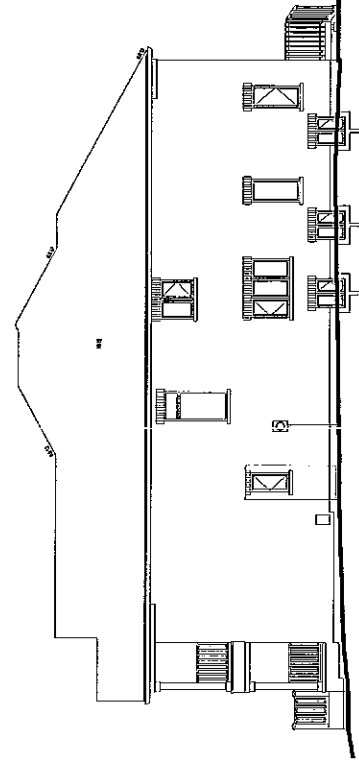




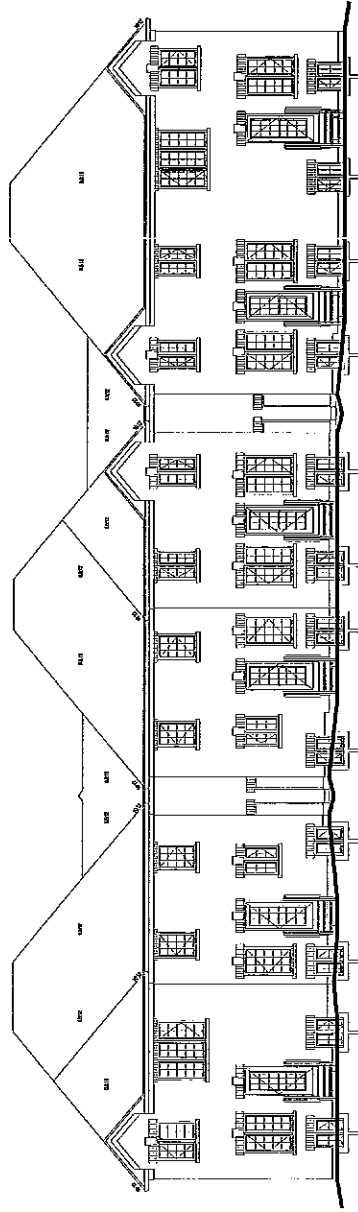
FRONT (SOUTH) ELEVATION (FACING CORANTO WAY)



SIDE (WEST) ELEVATION



SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION

Not to Scale

**TOWNHOUSE  
BLOCK 4**

**Block 16 Residential Townhouse  
Elevations (Townhouse Block 4)**

APPLICANT:  
P. Gabriele & Sons Ltd.

LOCATION:  
Part of Lot 20, Concession 6



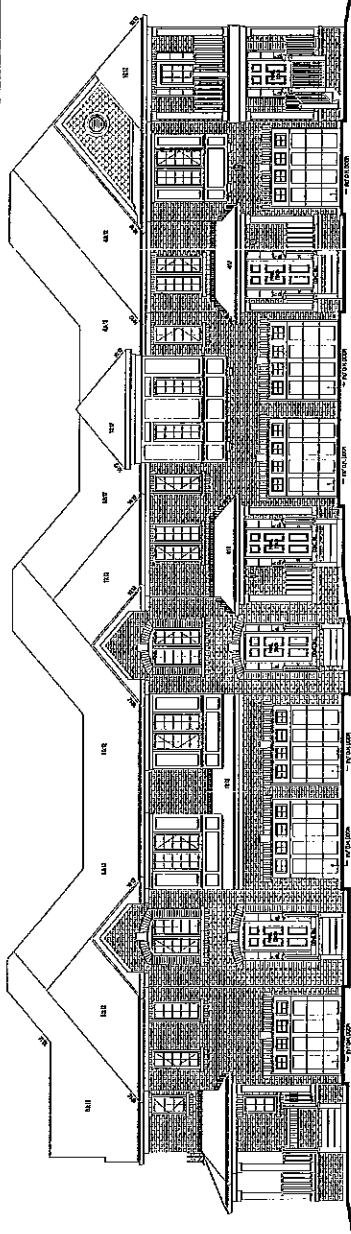
Development Planning Department

**Attachment**

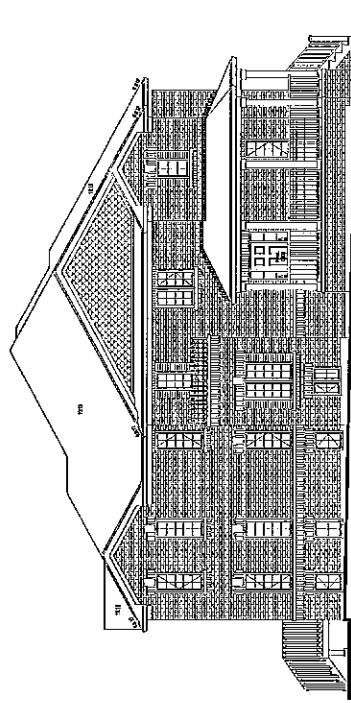
FILE: Z.09.031  
RELATED FILE: DA.09.071 (Block 16)

DATE:  
November 12, 2009

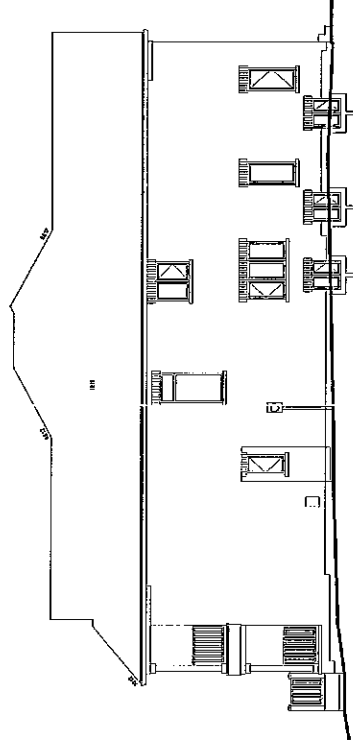
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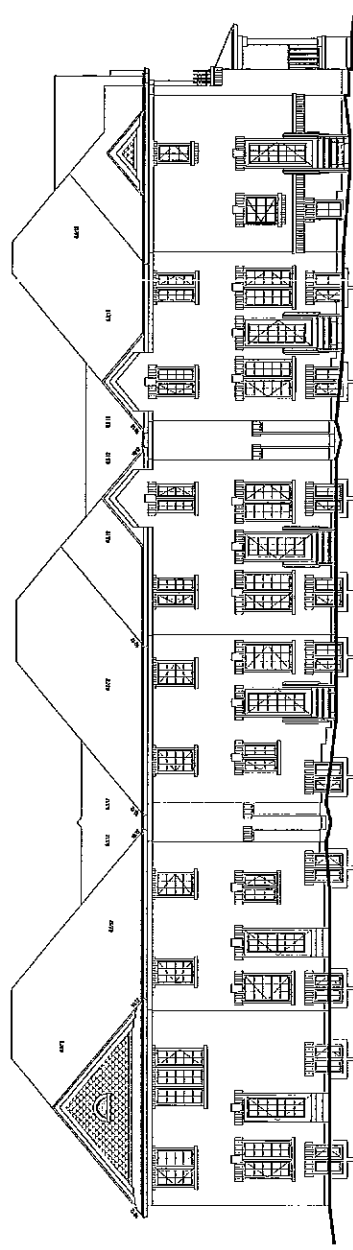
FRONT (SOUTH) ELEVATION (FACING CORANTO WAY)



SIDE (WEST) ELEVATION (FACING FOSSIL HILL ROAD)



SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION

**TOWNHOUSE  
BLOCK 5**

Not to Scale

**Block 16 Residential Townhouse  
Elevations (Townhouse Block 5)**



Development Planning Department

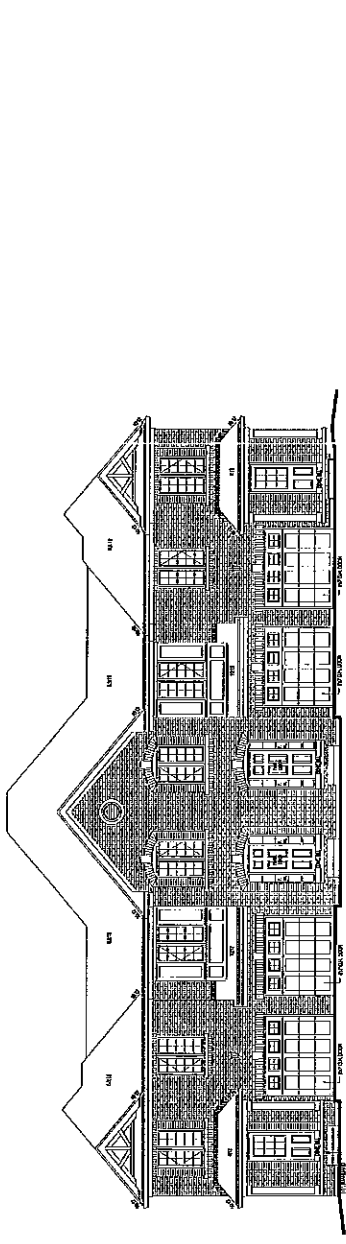
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FILE: Z.09.031  
RELATED FILE: DA.09.071 (Block 16)

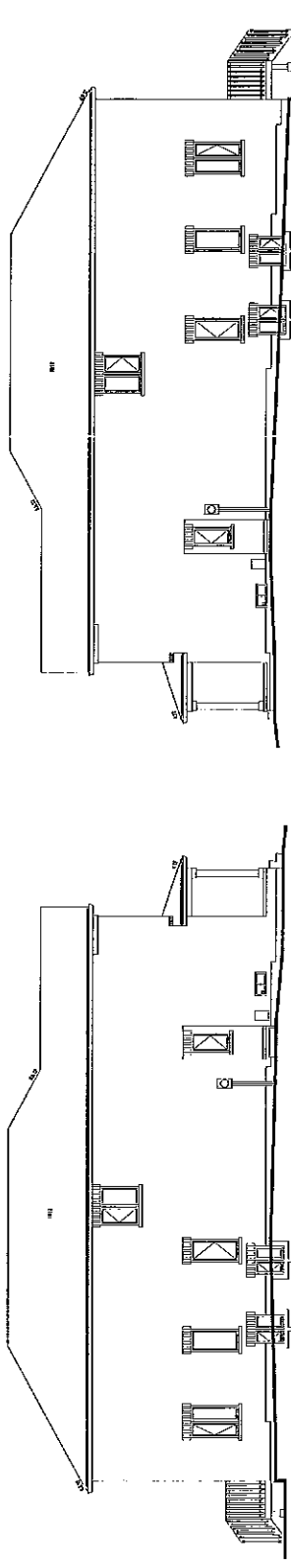
DATE:  
November 12, 2009

**12**

APPLICANT:  
P. Gabriele & Sons Ltd.  
LOCATION:  
Part of Lot 20, Concession 6

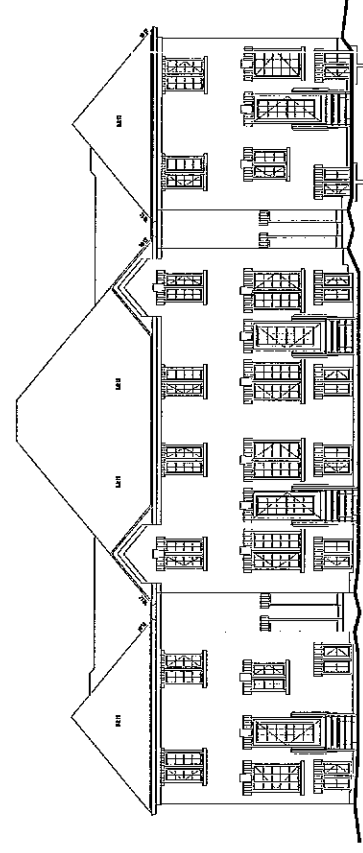


FRONT (SOUTH) ELEVATION (FACING CORANTO WAY)



SIDE (WEST) ELEVATION

SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION

**TOWNHOUSE  
BLOCK 1**

Not to Scale

**Block 17 Residential Townhouse  
Elevations (Townhouse Block 1)**



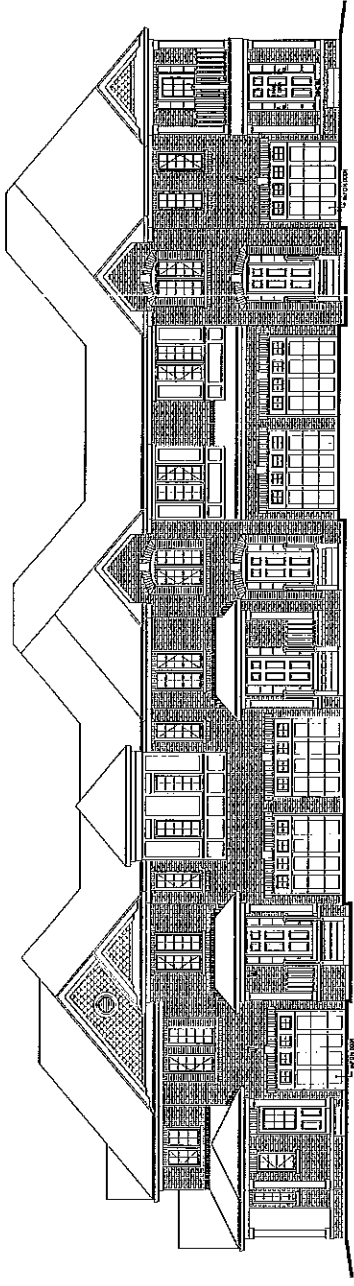
Development Planning Department

FILE: Z.09.031  
RELATED FILE: DA.09.070(Block 17)

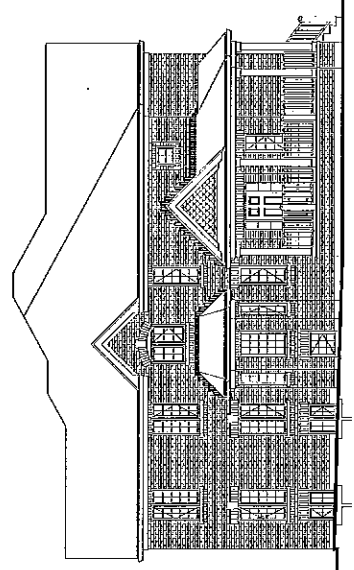
DATE:  
November 12, 2009

APPLICANT:  
P. Gabriele & Sons Ltd.

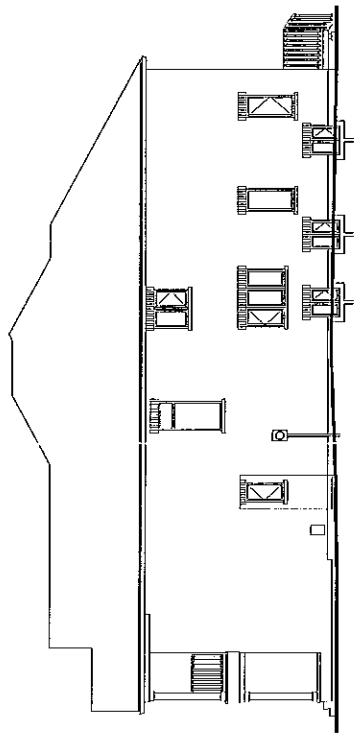
LOCATION:  
Part of Lot 20, Concession 6



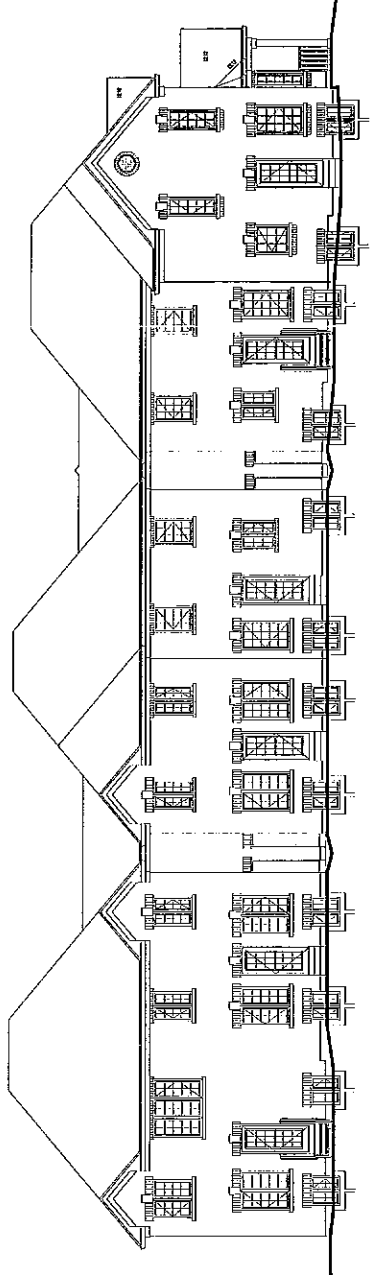
FRONT (SOUTH) ELEVATION (FACING CORANTO WAY)



SIDE (WEST) ELEVATION (FACING JUTLAND STREET)



SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION

**TOWNHOUSE  
BLOCK 2**

Not to Scale

**Block 17 Residential Townhouse  
Elevations (Townhouse Block 2)**



Development Planning Department

**Attachment**

FILE: Z.09.031  
RELATED FILE: DA.09.070(Block 17)

**14**

DATE:  
November 12, 2009

APPLICANT:  
P. Gabriele & Sons Ltd.  
LOCATION:  
Part of Lot 20, Concession 6