

**3.      OFFICIAL PLAN AMENDMENT FILE OP.10.004  
         ZONING BY-LAW AMENDMENT FILE Z.10.023  
         2177419 ONTARIO LIMITED (SANDRO PALAZZO)  
         WARD 1**

**P.2010.36**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.10.004 and Z.10.023 (2177419 Ontario Limited (Sandro Palazzo)) 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: November 12, 2010

The circulated Notice of Public Meeting indicated that the proposed ground floor commercial uses within the mixed residential/commercial building are:

- i.    Dry Cleaning Establishment;
- ii.   Day Nursery;
- iii.  Veterinary Clinic;
- iv.   Pet Grooming Establishment;
- v.    Private School; and,
- vi.   Tavern.

For further clarity, the Notice of Public Hearing should have indicated that these uses are in addition to the list of permitted C1 Restricted Commercial Zone uses, which are identified in this report.

- b)      Circulation Area: 150 m  
c)      Comments Received as of November 23, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 4 storey apartment building, comprised of 104 residential units and commercial uses at grade along Major Mackenzie Drive (Attachments #3 to #6):

1.      An Official Plan Amendment Application (File OP.10.004) to amend the "Maple Commercial Core Area" policy in OPA #350 (Maple Community Plan), as amended by OPA #533, to permit an increase in the maximum building height from 3 to 4 storeys, as follows:

	<b>Official Plan Policy OPA #533</b>	<b>Proposed Amendment to OPA #533</b>
a.	<p>Section 2.2a) of OPA #533 states (in part):</p> <p>"In the Maple Commercial Core Area, Council may pass a by-law to permit buildings containing commercial and/or institutional uses or a mix of commercial, institutional and residential uses, up to a maximum height of 3 storeys..."</p>	<p>a. Notwithstanding the provision of Section 2.2a) of OPA #533 (in part), the following site-specific amendment is proposed:</p> <p>"In the Maple Commercial Core Area, specifically known as 2396 Major Mackenzie Drive, a building containing a mix of commercial and residential uses may be permitted up to a maximum building height of 4 storeys."</p>

2. A Zoning By-law Amendment Application (File Z.10.023) to amend By-law 1-88, specifically to rezone the subject lands from C6 Highway Commercial Zone to C1 Restricted Commercial Zone, and to permit the following site-specific zoning exceptions to facilitate 104 residential apartment units and 931 m<sup>2</sup> of ground floor commercial uses along Major Mackenzie Drive:

	<b>By-law Standard</b>	<b>By-law 1-88, C1 Restricted Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C1 Restricted Commercial Zone</b>
a.	Uses Permitted	Residential uses are not permitted.	<p>i) Permit 104 residential apartment units; and,</p> <p>ii) In addition to the permitted C1 Zone uses (see Note 1 on next page), permit the following commercial uses along the Major Mackenzie Drive frontage, to a maximum of 931m<sup>2</sup> GFA:</p> <ul style="list-style-type: none"> <li>- Dry Cleaning Establishment;</li> <li>- Day Nursery;</li> <li>- Veterinary Clinic;</li> <li>- Pet Grooming Establishment;</li> <li>- Private School; and,</li> <li>- Tavern.</li> </ul>
b.	Required Minimum Parking	238 spaces (182 residential spaces @ 1.75 spaces / unit, including 26 visitor spaces and 56 spaces for commercial uses @ 6 spaces / 100 m <sup>2</sup> )	192 spaces (including 154 spaces for residential use, 35 spaces for commercial use, and 3 spaces for the physically challenged)

	<b>By-law Standard</b>	<b>By-law 1-88, C1 Restricted Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C1 Restricted Commercial Zone</b>
c.	Minimum Front Yard Setback	9 m	3.4 m
d.	Minimum Rear Yard Setback	15 m	12.5 m
e.	Maximum Building Height	11 m	15.7 m
f.	Minimum Landscape Buffer	6 m along Major Mackenzie Drive	3.4 m along Major Mackenzie Drive

**Note 1: Uses Permitted in C1 Zone under By-law 1-88**

- Automotive Retail Store
- Banking or Financial Institution
- Boating Showroom
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- Funeral Home
- Hotel
- Laboratory
- Motor Vehicle Sales Establishment
- Office Building
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Radio Transmission Establishment
- Retail Store
- Service or Repair Shop
- Video Store

The applications would facilitate the development of the subject lands with the concept shown on Attachment #3, with the following site statistics:

- a) a site area of 0.76 ha;
- b) a total of 104 residential apartment units;
- c) 931 m<sup>2</sup> of ground floor commercial space within 7 commercial units along Major Mackenzie Drive;
- d) a residential gross floor area of 9,609 m<sup>2</sup>;
- e) a total building gross floor area (GFA) of 10,540 m<sup>2</sup>;
- f) a floor space index (FSI) of 1.38;
- g) 1 level of underground parking;
- h) two (2) vehicle points of ingress and egress from Major Mackenzie Drive.

Additional zoning exceptions may be identified through the detailed review of the related Site Development Application (File DA.10.052).

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 2392 Major Mackenzie Drive (on the north side, west of Keele Street), City of Vaughan, and shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Maple Commercial Core Area" by OPA #350 (Maple Community Plan) as amended by OPA #533.</li> <li>▪ "Low-Rise Mixed-Use" by new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending Regional approval.</li> <li>▪ The development proposal does not conform to the Official Plans with respect to the maximum building height of 3 storeys, whereas 4 storeys is proposed.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ C6 Highway Commercial Zone by By-law 1-88.</li> <li>▪ The development proposal does not comply with the C1 Restricted Commercial Zone requirements of By-law 1-88, therefore an amendment is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**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"> <li>▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendment to the height policies of the Maple Commercial Core Area Plan, and the proposed rezoning of the subject lands and site-specific zoning exceptions to the C1 Restricted Commercial Zone that are required to implement the development will be reviewed in consideration of the conceptual site plan to facilitate a development that is compatible with the surrounding land uses.</li> <li>▪ The appropriateness of permitting all of the C1 Restricted Commercial Zone uses in By-law 1-88, as listed in Note 1 above, and the proposed additional uses of a dry cleaning establishment, day nursery, veterinary clinic, pet grooming establishment, private school, and tavern uses on the subject lands, will be reviewed in consideration of compatibility with the surrounding land uses.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
c.	Heritage Vaughan and Vaughan Cultural Services	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the Maple Heritage Conservation Plan respecting the design, building materials and landscaping for the subject lands, to the satisfaction of Heritage Vaughan and the Vaughan Cultural Services Division.</li> <li>▪ The Heritage Impact Assessment submitted in support of the development proposal must be reviewed to the satisfaction of the Vaughan Cultural Services Division and the Vaughan Development Planning Department.</li> </ul>
d.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The related Site Development Application (File DA.10.052) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li> <li>▪ The proposed development must conform to the Maple Streetscape Urban Design Guidelines, including the incorporation of Maple Acorn Lighting along the Major Mackenzie Drive frontage.</li> <li>▪ 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.</li> </ul>
e.	Traffic, Parking, Environmental, and Engineering	<ul style="list-style-type: none"> <li>▪ The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.</li> <li>▪ The Phase 1 Environmental Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Region of York and the Vaughan Engineering Department.</li> <li>▪ Review will be given to stormwater management, sanitary and water servicing, lot grading and to the Functional Servicing Report, to the satisfaction of the Vaughan Engineering Department. The availability of water and sanitary sewage servicing capacity for the residential units must be identified and allocated by Vaughan Council, if approved.</li> </ul>
f.	Region of York	<ul style="list-style-type: none"> <li>▪ The subject lands are located on Major Mackenzie Drive, which is a Regional Road. The Owner will be required to satisfy all requirements of the Region of York including the approval of the access driveway location and design, landscaping along Major Mackenzie Drive and any potential dedication of land for a road widening of Major Mackenzie Drive.</li> </ul>

### **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. Site Plan
4. Landscape Plan
5. Building Elevations
6. Perspective View

### **Report prepared by:**

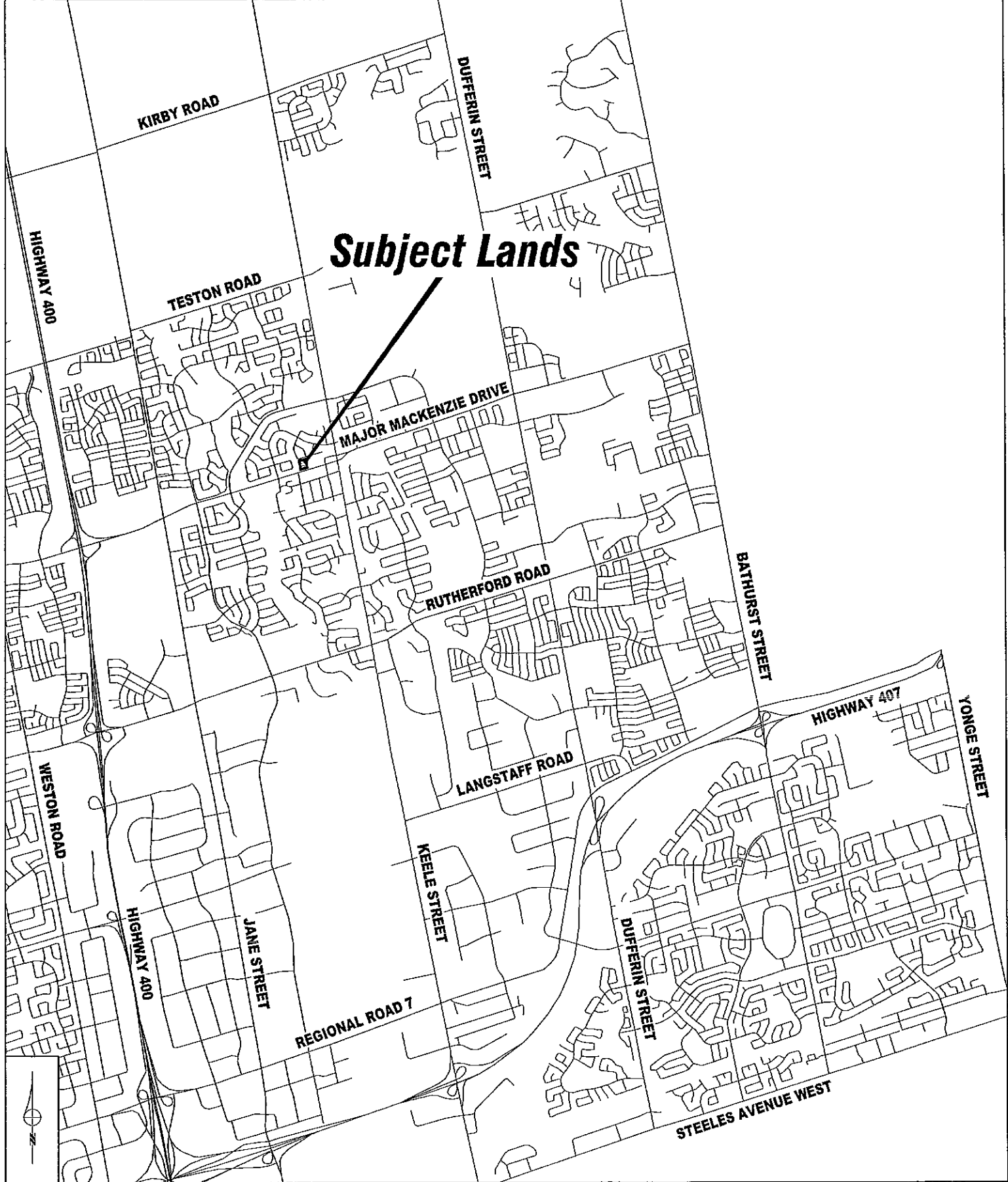
Stephen Lue, Planner, ext. 8210  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



**Context Location Map**

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Limited (Sandro Palazzo)

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Development Planning Department

**Attachment**

FILE:  
OP.10.004, Z.10.023

DATE:  
November 12, 2010





## Location Map

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Limited (Sandro Palazzo)

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Development Planning Department

## Attachment

FILE:  
OP.10.004, Z.10.023

DATE:  
November 12, 2010

# 2



**ZONING BY-LAW AMENDMENT**

TO REZONE THE PROPERTY FROM C6 HIGHWAY COMMERCIAL ZONE TO C1 RESTRICTED COMMERCIAL ZONE AND TO AMEND THE C1 RESTRICTED COMMERCIAL ZONE STANDARDS AS FOLLOWS:

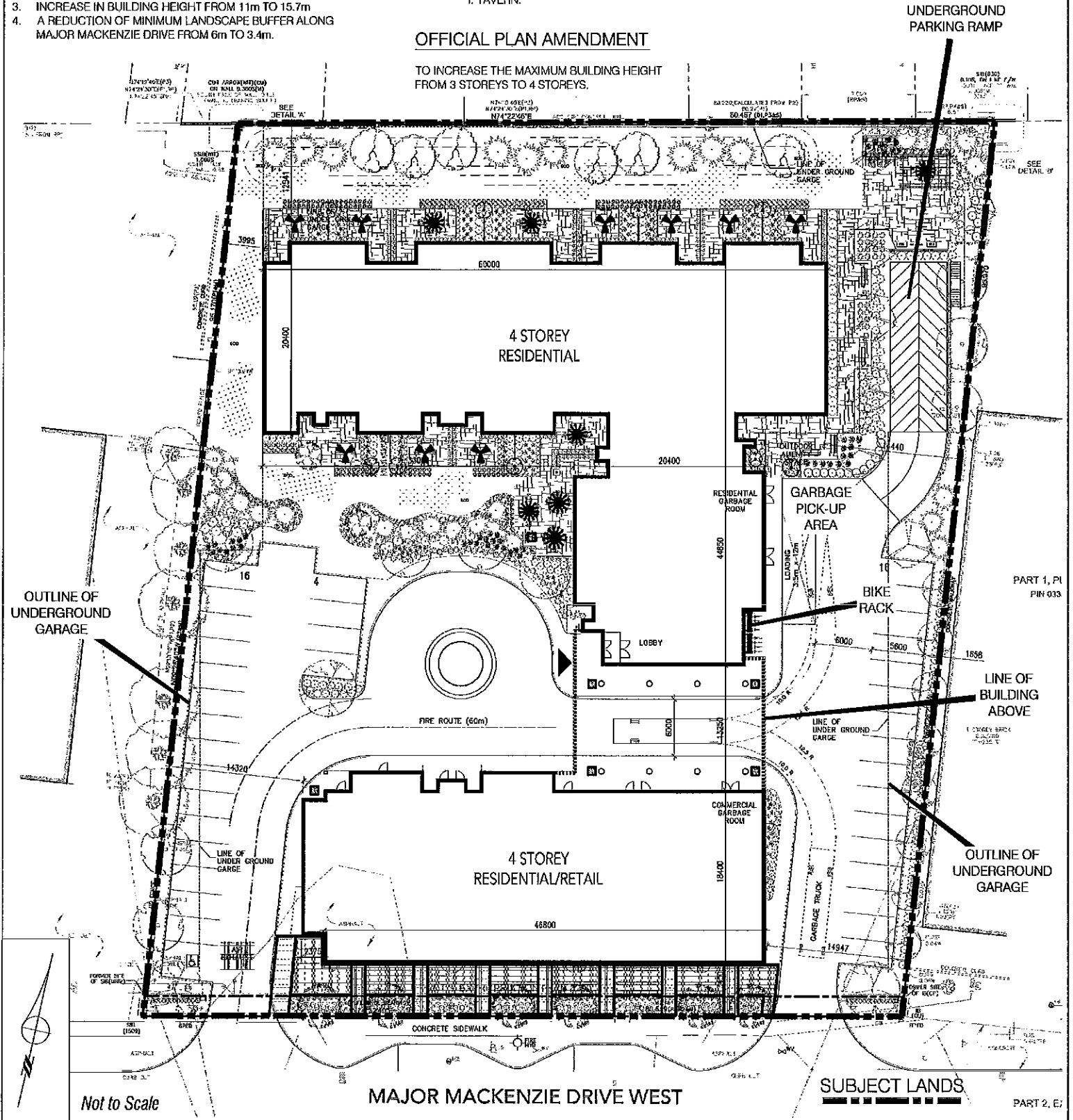
1. A REDUCTION OF PARKING SPACES FROM 238 TO 192 SPACES.
2. A REDUCTION IN MINIMUM FRONT YARD AND REAR YARD SETBACKS FROM 9m and 15m TO 3.4m AND 12.5m RESPECTIVELY.
3. INCREASE IN BUILDING HEIGHT FROM 11m TO 15.7m
4. A REDUCTION OF MINIMUM LANDSCAPE BUFFER ALONG MAJOR MACKENZIE DRIVE FROM 6m TO 3.4m.

5. IN ADDITION TO THE C1 ZONE USES IN BY-LAW 1-88, THE FOLLOWING ADDITIONAL GROUND FLOOR COMMERCIAL USES ALONG MAJOR MACKENZIE DRIVE ONLY, TOTALING 931m<sup>2</sup>, ARE PROPOSED:

- a. DRY CLEANING ESTABLISHMENT;
- b. DAY NURSERY;
- c. VETERINARY CLINIC;
- d. PET GROOMING ESTABLISHMENT;
- e. PRIVATE SCHOOL; AND,
- f. TAVERN.

**OFFICIAL PLAN AMENDMENT**

TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 3 STOREYS TO 4 STOREYS.



**Site Plan**

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Limited (Sandro Palazzo)

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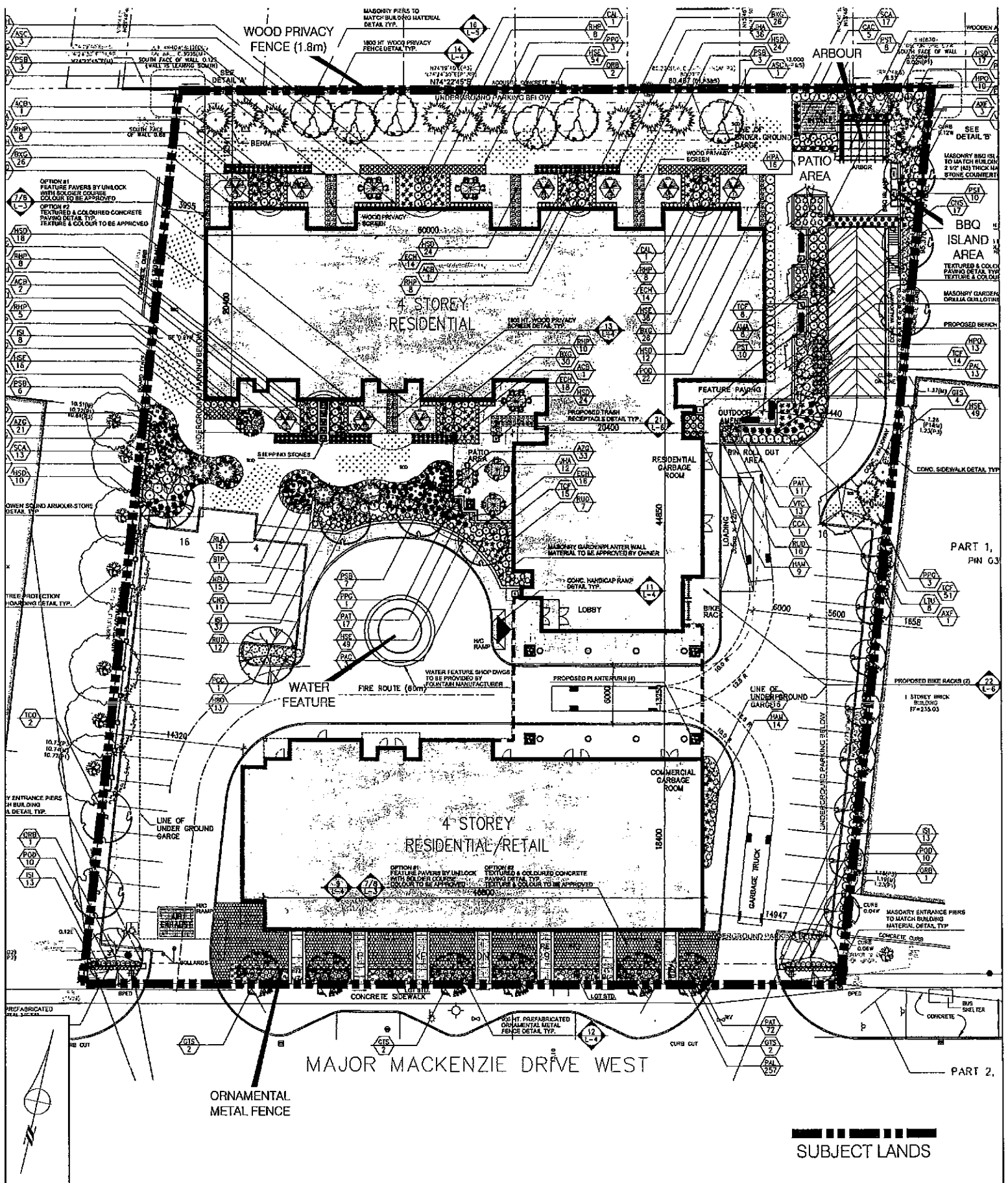
Development Planning Department

**Attachment**

FILE:  
OP.10.004, Z.10.023

DATE:  
November 12, 2010

**3**



# Landscape Plan

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Limited (Sandro Palazzo)

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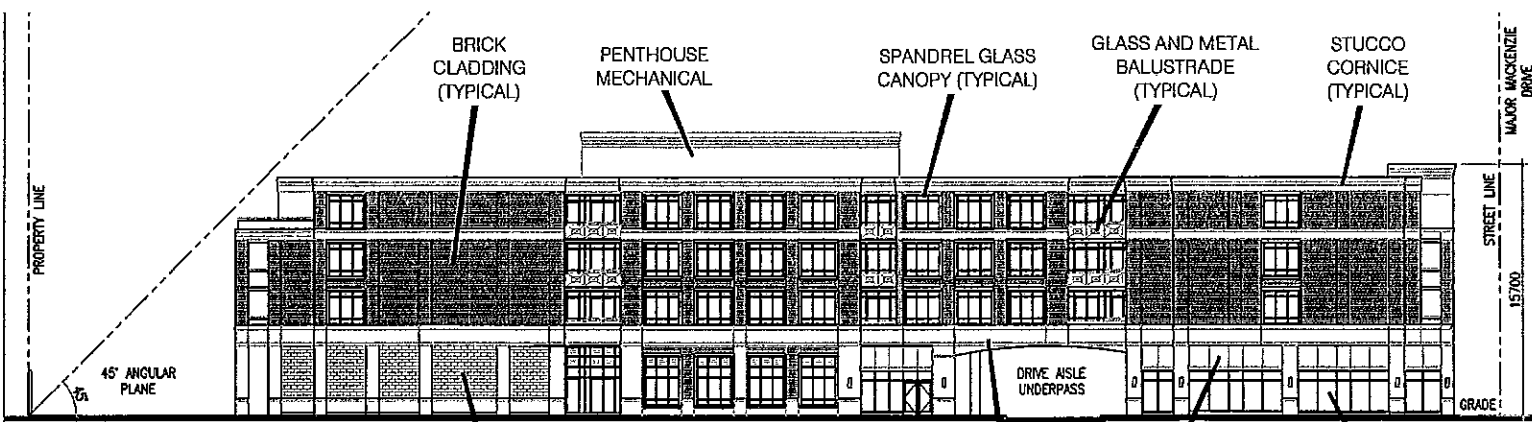
Development Planning Department

# Attachment

FILE:  
OP.10.004, Z.10.023

DATE:  
November 12, 2010

# 4



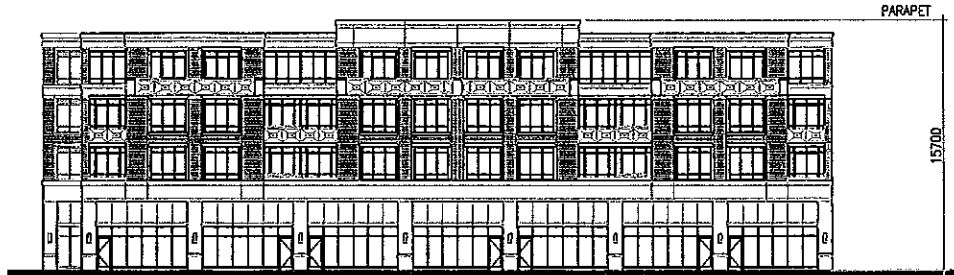
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)

# Building Elevations

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Limited (Sandro Palazzo)

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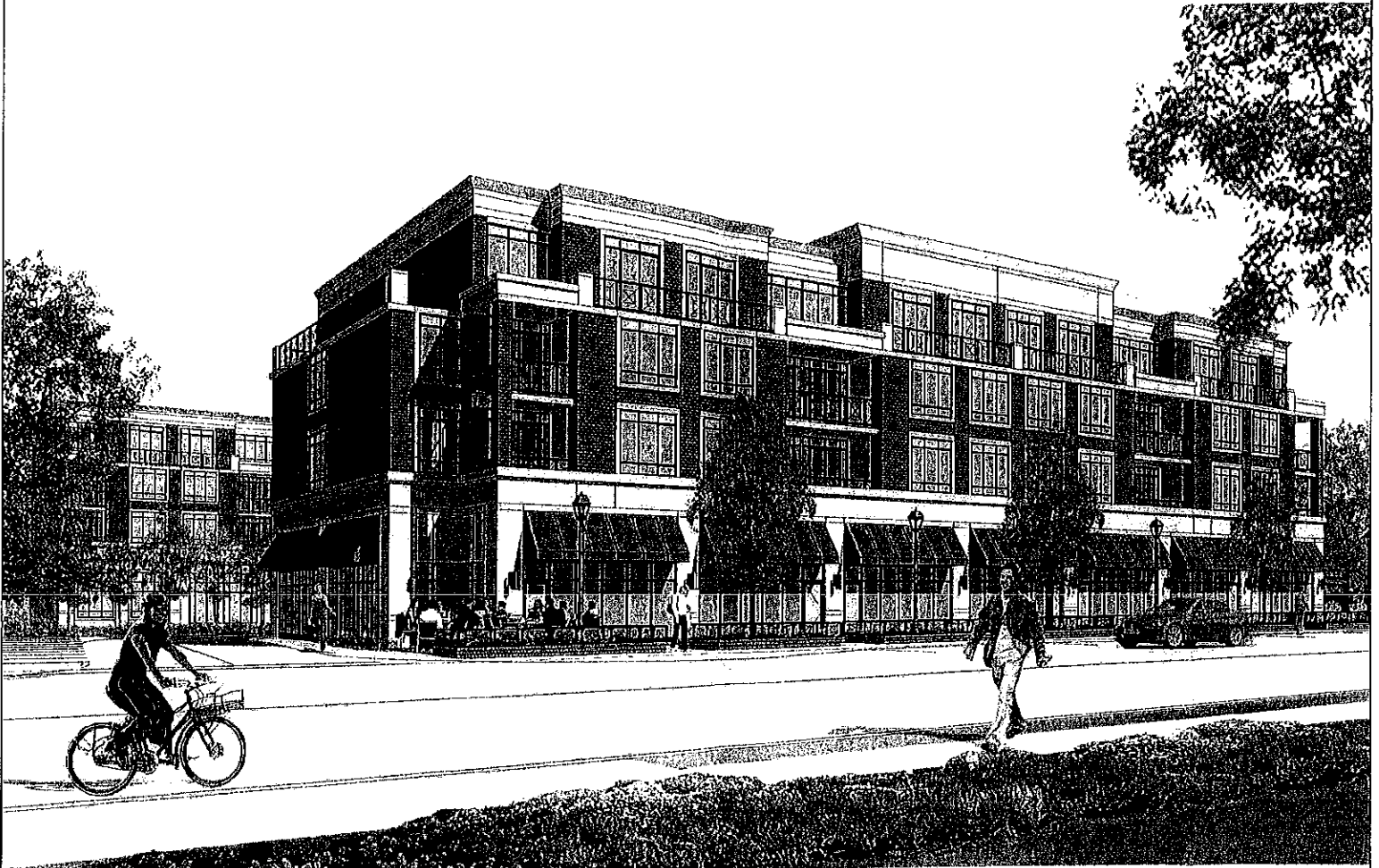


Development Planning Department

Attachment  
FILE:  
OP.10.004, Z.10.023

DATE:  
November 12, 2010

5



View Looking North  
from Major Mackenzie Drive

**Perspective View**

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Limited (Sandro Palazzo)

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**Attachment**

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DATE:  
November 25, 2010

**6**