

- 2. OFFICIAL PLAN AMENDMENT FILE OP.12.005 P.2012.20**
ZONING BY-LAW AMENDMENT FILE Z.12.011
DR. SOMESH SHARMA
WARD 4 - VICINITY OF KEELE STREET AND ROCKVIEW GARDENS

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.005 and Z.12.011 (Dr. Somesh Sharma) 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: May 11, 2012
- b) Circulation Area: 150 m and to the Concord West Ratepayers Association
- c) Comments Received as of May 26, 2012:
 - i) EMC Group Limited has requested to be on file with the City of Vaughan Clerk's Department as having requested future notice of meetings regarding the applications.
 - ii) A letter has been received from the Concord West Ratepayers Association, dated May 25, 2012. The Concord West Ratepayers Association are opposed to the applications for a number of reasons, such as but not limited to, traffic impacts on Rockview Gardens, building height and design, access and parking lot location, and retail uses proposed. The letter identifying all issues has been sent to the City Clerk's Department to be forwarded to Council as a Communication.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of a proposed 3 storey, 1236 m² office building comprised of the following:

- Ground Floor: 206 m² of business and professional offices, 123.6 m² of retail uses, and 82.4 m² of service area;
 - Second Floor: 412 m² of regulated health professional offices; and,
 - Third Floor: 412 m² of business and professional offices.
1. Official Plan Amendment File OP.12.005, specifically to amend the "Commercial Area" policies of site-specific OPA #467, as follows:

- i) permit a 3 storey office building, whereas a maximum building height of two storeys is permitted; and,
- ii) permit the following retail uses to a maximum of 123.6 m² on the ground floor of the office building, whereas only compatible service commercial uses are permitted:
 - laboratory accessory to a medical office only;
 - retail store including a pharmacy;
 - service or repair shop;
 - photography studio;
 - personal service shop; and,
 - bank or financial institution.

2. Zoning By-law Amendment File Z.12.011, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone together with the site-specific exceptions identified in the table below:

	By-law Standard	Zoning By-law 1-88 C1 Zone Requirements	Proposed Concept Plan (Attachment #3)
a.	Minimum Landscaping Strip Width abutting a street line (Keele Street and Rockview Gardens)	6 m	2.4 m
b.	Maximum Retail Gross Floor Area	<ul style="list-style-type: none"> ▪ Maximum Retail Gross Floor area of 75 m² is permitted on the Ground Floor of an Office Building which does not exceed three (3) storeys in height 	<ul style="list-style-type: none"> ▪ Maximum Retail Gross Floor Area on the Ground Floor shall be 123.6 m²

Additional zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The 0.34 ha site is located at the northeast corner of Keele Street and Rockview Gardens being Lot 43 on Registered Plan 65M-2468, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2. ▪ The site is currently developed with two single detached dwellings, which are proposed to be demolished.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Commercial Area" by in-effect OPA #467, which permits business and professional offices and compatible service

	<p>commercial uses. OPA #467 prohibits retail uses within a building and restricts the maximum building height to 2 storeys. The proposal to permit retail uses on the ground floor and a building height of 3-storeys does not conform to OPA #467, and requires an Official Plan Amendment.</p> <ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board (OMB). VOP 2010 permits the proposed 3-storey office building including regulated health professional and business and professional offices with limited ground floor retail area.
Zoning	<ul style="list-style-type: none"> ▪ R1V Old Village Residential Zone by Zoning By-law 1-88, which permits residential detached dwellings. ▪ The 3-storey office building including regulated health professional and business and professional offices with limited retail area is not permitted in the R1V Zone. Zoning By-law Amendment is required to rezone the subject lands to C1 Restricted Commercial Zone with site-specific zoning exceptions to facilitate the proposed development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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	COMMENT(S)
a.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Site - Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of amending the Official Plan and Zoning By-law to permit a 3-storey office building including registered health professional and business and professional offices and limited retail area will be reviewed in consideration of compatibility with the surrounding existing and planned land uses. ▪ The applicant has submitted a planning justification report for the proposal, which must be reviewed by the Vaughan Development Planning Department. ▪ The applicant has submitted a conceptual site plan (Attachment #3) and has requested exceptions to the C1 Restricted

	MATTERS TO BE REVIEWED	COMMENT(S)
		Commercial Zone standards. The appropriateness of the proposed zoning and exceptions will be reviewed in consideration of the surrounding existing and planned land uses.
c.	Draft Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the Draft Concord West Urban Design Streetscape Plan, including the Gateway design for Rockview Gardens and Keele Street.
d.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the “heat island” effect, etc., will be reviewed through the future Site Development process, if approved.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following studies and reports submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> - Phase 1 Environmental Site Assessment; - Feasibility Servicing Report; - Environmental Noise Impact Study; and, - Traffic Impact Study.
f.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments.
g.	Region of York	<ul style="list-style-type: none"> ▪ The application must be reviewed by the Region of York Transportation and Community Planning Department. Specifically the location of the proposed driveways and any requirements for a road widening will be reviewed by the Region.
h.	Future Site Development Application	<ul style="list-style-type: none"> ▪ If the applications are approved, a Site Development Application is required to implement the proposed office development on the subject lands, which will be reviewed in consideration of the following, but not limited to: <ul style="list-style-type: none"> • on-site pedestrian circulation and connections to Keele Street and Rockview Gardens; • universal accessibility respecting the site and building design; • on-site vehicular circulation, driveway access location, and future driveway connections with the northerly adjacent property;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • loading and garbage storage areas; • sustainable site and building development features; • urban design and architecture including building materials and colours, relationship to the public realm, and creating an attractive streetscape; • compatibility with adjacent lands including transition and buffer/landscape areas; • signage details; • building siting and orientation towards Keele Street; and, • placement of service areas.

Relationship to Vaughan Vision 2020/Strategic Plan

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. 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. Conceptual Site Plan
4. Conceptual Building Elevations

Report prepared by:

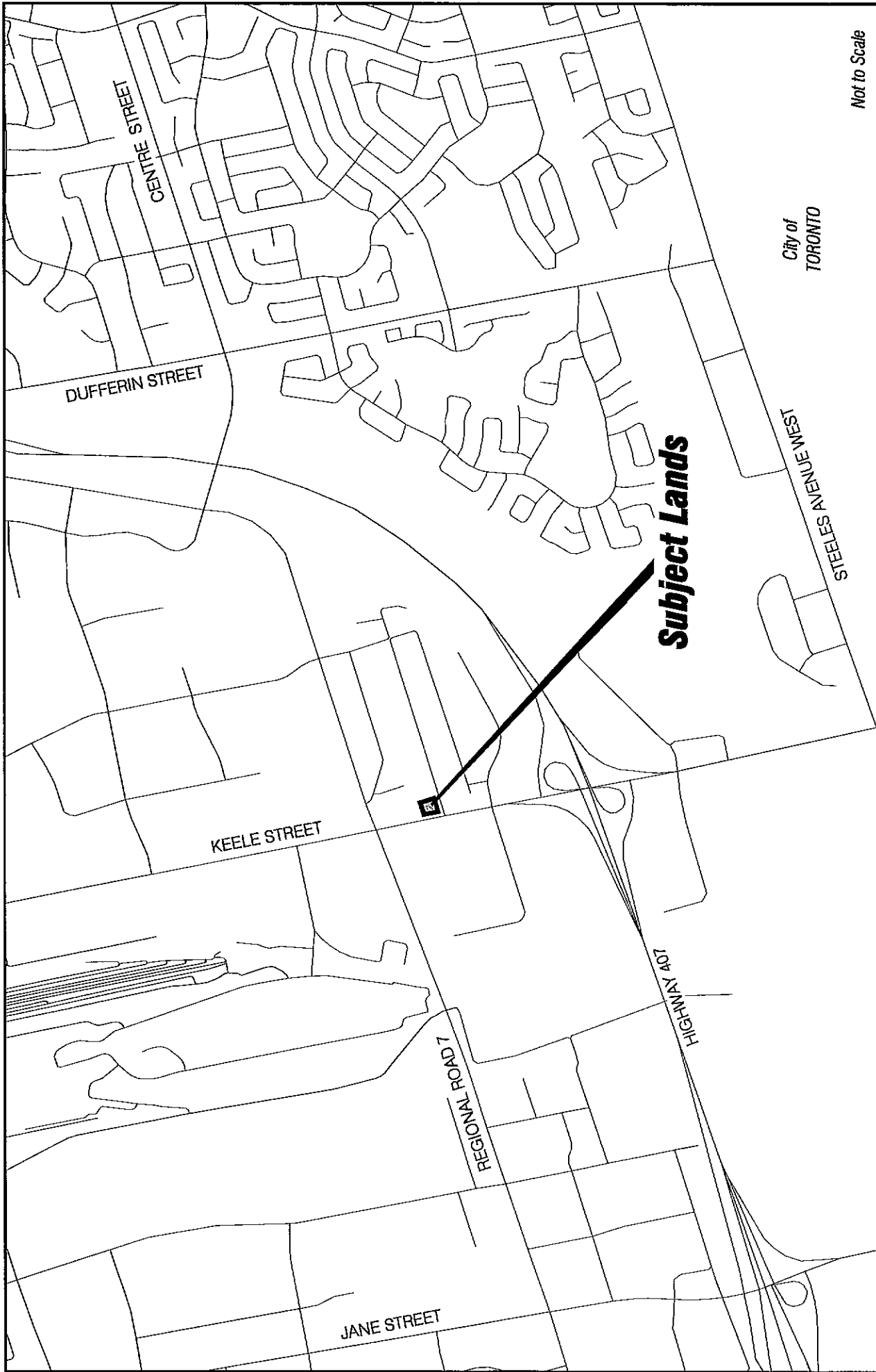
Carol Birch, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

Attachment 1

FILES: OP.12.005, Z.12.011
 DATE: April 17, 2012



Context Location Map

LOCATION:
 Part of Lot 5, Concession 3
 APPLICANT:
 Dr. Somesh Sharma
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Location Map

LOCATION:
Part of Lot 5, Concession 3

APPLICANT:
Dr. Somesh Sharma

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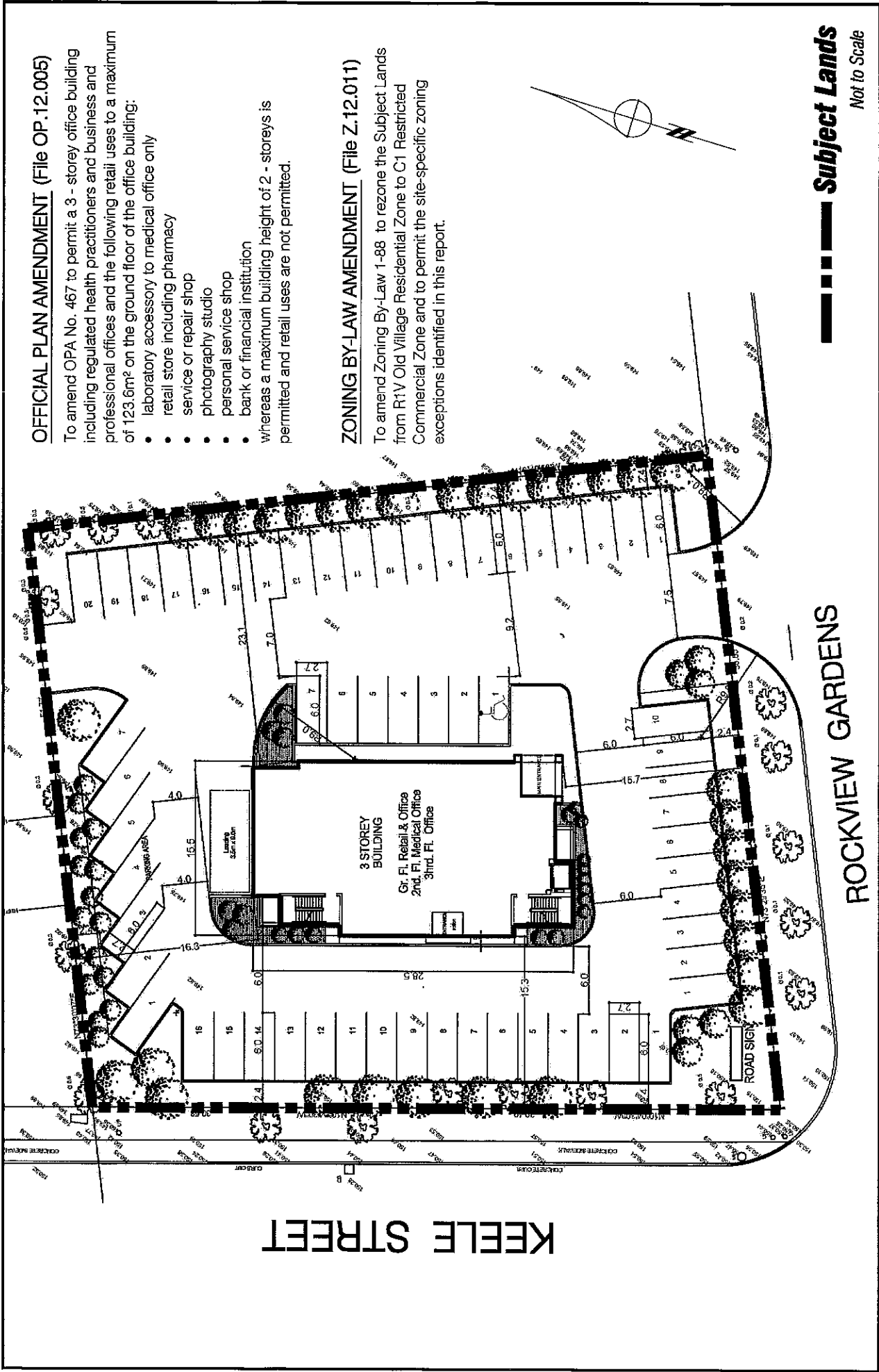


Attachment

FILES:
OP.12.005, Z.12.011

DATE:
April 17, 2012

2



OFFICIAL PLAN AMENDMENT (File OP.12.005)

To amend OPA No. 467 to permit a 3 - storey office building including regulated health practitioners and business and professional offices and the following retail uses to a maximum of 123.6m² on the ground floor of the office building:

- laboratory accessory to medical office only
 - retail store including pharmacy
 - service or repair shop
 - photography studio
 - personal service shop
 - bank or financial institution
- whereas a maximum building height of 2 - storeys is permitted and retail uses are not permitted.

ZONING BY-LAW AMENDMENT (File Z.12.011)

To amend Zoning By-Law 1-88 to rezone the Subject Lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone and to permit the site-specific zoning exceptions identified in this report.

Conceptual Site Plan

LOCATION: Part of Lot 5, Concession 3

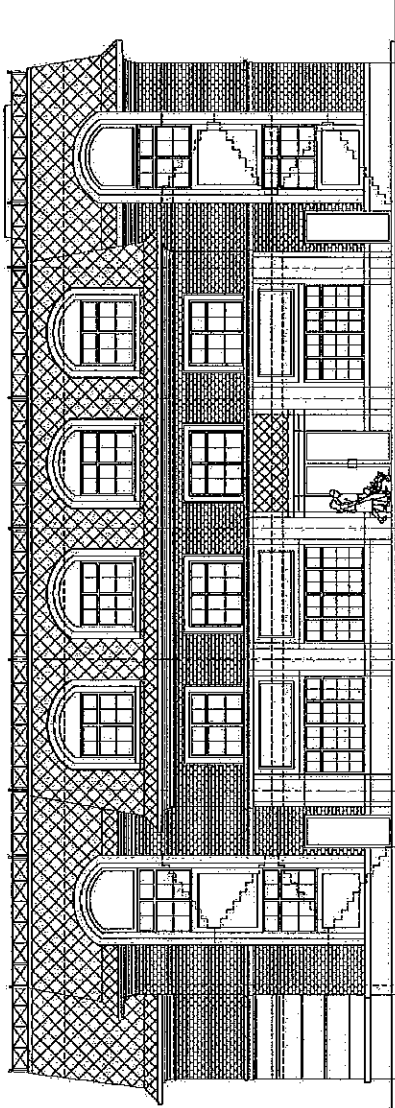
APPLICANT: Dr. Somesh Sharma

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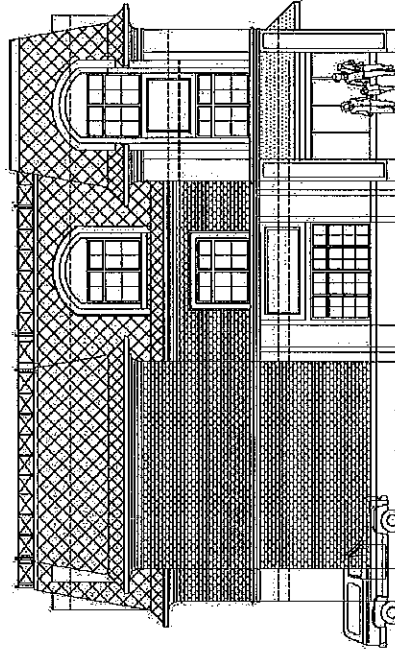


ROCKVIEW GARDENS

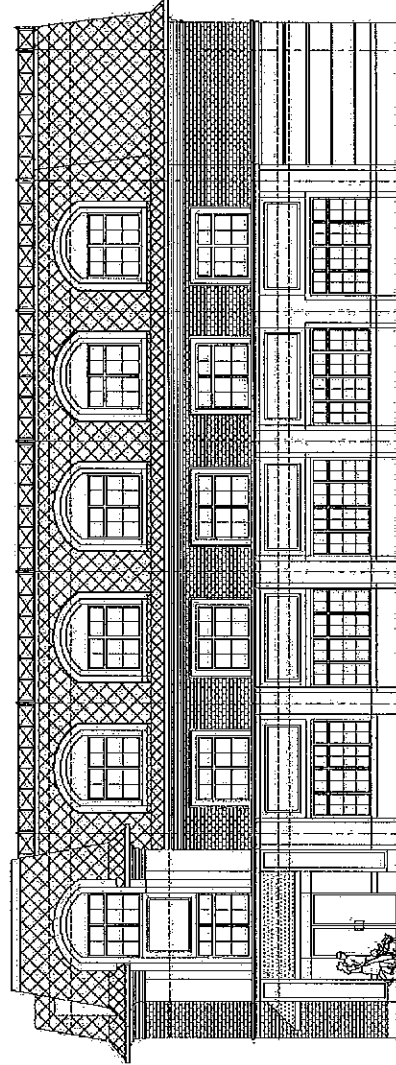
Subject Lands
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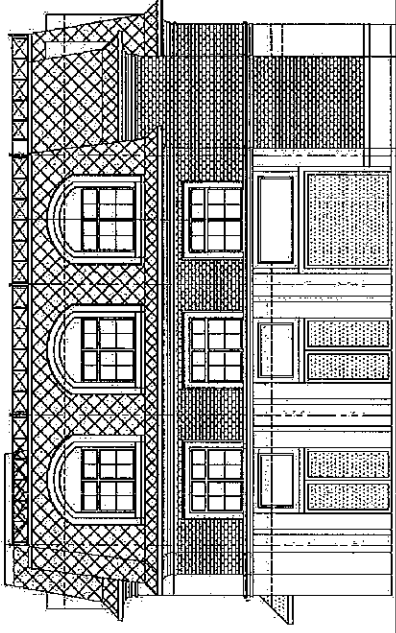
WEST ELEVATION (FACING KEELE STREET)



SOUTH ELEVATION (FACING ROCKVIEW GARDENS)



EAST ELEVATION



NORTH ELEVATION

Not to Scale

Conceptual Building Elevations

LOCATION:
Part of Lot 5, Concession 3

APPLICANT:
Dr. Somesh Sharma

N:\DFT\1 ATTACHMENTS\OP\op.12.005.dwg



Attachment

FILES:
OP.12.005, Z.12.011

DATE:
April 17, 2012

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