

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 27, 2011

Item 1, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 27, 2011.

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**ZONING BY-LAW AMENDMENT FILE Z.11.018
DRAFT PLAN OF SUBDIVISION FILE 19T-11V004
2130400 ONTARIO INC.
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 13, 2011, be approved; and**
- 2) That the deputation of Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Vaughan, L4K 3P3, representing the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.11.018 and 19T-11V004 (2130400 Ontario Inc.) 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 of the subject lands, and to the Kleinburg and Area Ratepayers' Association and the West Woodbridge Homeowners' Association.
- c) Comments Received as of August 31, 2011: None.

Purpose

The Owner has submitted the following applications to facilitate the development of an employment subdivision for the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.11.018 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, and C7 Service Commercial Zone, in the manner shown on Attachment #3, and with the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Maximum Height for an Office Building within the EM1 Prestige Employment Area Zone	<ul style="list-style-type: none"> ▪ 15 m ▪ A building may exceed 15 m provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m of additional building height in excess of 15 m. 	<ul style="list-style-type: none"> ▪ No maximum building height for an office building use.
b.	Uses permitted in the C7 Service Commercial Zone	<ul style="list-style-type: none"> ▪ C7 Service Commercial uses only (see Attachment #5). 	<ul style="list-style-type: none"> ▪ Permit EM1 Prestige Employment Area uses as additional permitted uses within the C7 Zone.

Additional site-specific zoning exceptions may be identified through a detailed review of the application, and will be discussed in the technical report.

2. Draft Plan of Subdivision File 19T-11V004 (Attachment #3) to facilitate an employment plan of subdivision consisting of five employment blocks, one service commercial block, two future employment blocks (to be developed in conjunction with the lands to the south), and a street network consistent with the approved Block 64 Land Use Plan (Attachment #4), as follows:

Block(s)	Land Use	Area
1	Prestige Employment Area	1.052 ha
2	Service Commercial	1.195 ha
3-6	General Employment Area	4.264 ha
7-8	Future Employment Blocks (Block 7 - Prestige Employment & Block 8 - General Employment)	0.087 ha
	Streets	1.471 ha
	TOTAL AREA	8.069 ha

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the east side of Regional Road 50, north of Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Prestige Area” (adjacent to Highway #50) and “Employment Area General” (interior lots) by OPA #450 (Employment Area Plan), as amended by OPA #631. The implementing zoning categories are EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone. ▪ OPA #450 permits Service Nodes within the “Prestige Area” designation, up to a maximum size of 1.2 ha, to be generally located at the intersections of arterial and/or collector roads. The implementing zoning category is C7 Service Commercial Zone. ▪ “Prestige Employment” and “General Employment” by the new City of Vaughan Official Plan 2010, which was approved by Vaughan Council on September 10, 2010, and is pending approval from the Region of York. ▪ The applications conform to the Official Plans.
Block Plan	<ul style="list-style-type: none"> ▪ “Prestige Employment” and “General Employment” by the approved Block 64 Plan as shown on Attachment #4. The proposed subdivision plan is consistent with the Block Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by Zoning By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, and C7 Service Commercial Zone, and to permit the proposed site-specific exceptions.
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:

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Block 64 Plan (Attachment #4)	<ul style="list-style-type: none"> ▪ The proposed land use, access, lotting, and street network will be reviewed to ensure comprehensive and coordinated development with the surrounding lands, in consideration of the approved Block 64 Plan.
c.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the lands for prestige employment, service commercial, and general employment uses, together with the site-specific exceptions, will be reviewed in consideration of the Official Plan, Zoning By-law 1-88, Block 64 Plan, and the surrounding land use context. ▪ The appropriateness of adding all or some of the EM1 uses to the proposed C7 Zone uses will be reviewed. The applicant should pare down the list of EM1 uses to those that are compatible and appropriate for the development of the C7 block at this location. ▪ Consideration will be given to placing an “(H)” Holding Symbol on Blocks 7 and 8 (future employment blocks) to ensure that the blocks are developed only in conjunction with the adjacent lands to the south.
d.	Urban Design Guidelines and Landscape Master Plan	<ul style="list-style-type: none"> ▪ The Urban Design Guidelines submitted in support of the applications must conform to the approved Huntington Glen (Block 64) Urban Design Guidelines and Landscape Master Plan.
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Sustainable development opportunities including, but not limited to: CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, TDM (Transportation Demand Management) measures to promote public and active modes of transportation, efficient energy and water consumption, reduction in pavement and roof-top treatment to address the "heat island" effect, reduction in construction waste and waste diversion, etc. will be determined through the application review process. ▪ Sustainability measures will be reviewed and implemented through the Urban Design Guidelines submitted in support of the applications, as well as, through future site development applications for the EM1 and C7 lands.
f.	Phase 1 Environmental Site Assessment	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
g.	Traffic Impact Study	<ul style="list-style-type: none"> ▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department. ▪ The Study must include TDM measures to reduce single-occupant vehicle travel.
h.	Servicing and Transportation	<ul style="list-style-type: none"> ▪ The required municipal services must conform to the approved MESP and Functional Transportation Management Plan for Block 64, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
i.	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, including, but not limited to: Toronto and Region Conservation Authority, the Region of York, and the Region of Peel. ▪ Additional studies may be required in support of the applications, to be determined through City and Public Agency review process.

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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 and the Region of Peel 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. Proposed Draft Plan of Subdivision 19T-11V004 and Zoning
4. Approved Block 64 Plan
5. Proposed Uses

Report prepared by:

Erika Ivanic, Planner, ext. 8485
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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	By-law Standard	By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone
a.	Minimum Lot Frontage	9.0m	7.5m
b.	Minimum Lot Area	243 m ²	225 m ²
c.	Minimum Front Yard Specific Zone Note	4.5m ⁽¹⁾ (1) The minimum front or exterior side yard setback to an attached garage that faces a lot line shall be 6.0m	4.5m ⁽¹⁾ (1) The minimum front yard setback to an attached garage that faces the lot line shall be 5.8m
d.	Minimum Rear Yard	7.5m	7.0m
e.	Minimum Interior Side Yard Specific Zone Notes	1.2m ⁽²⁾⁽³⁾ (2) The minimum interior side yard shall be: i) 3.5m on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond; ii) 2.0m where the detached garage is located in the rear yard accessed by a mutual driveway; and, iii) 3.5m to the dwelling on the driveway side of the lot where a detached garage is located to the rear of the dwelling and accessed by a driveway crossing the front lot line. (3) For lots with a frontage equal to or less than 9.5m, or in the case of a corner lot where the frontage is equal to or less than 14m, the minimum interior side yard on one side may be reduced to 0.6m, where it abuts a yard of 1.2m, except if it abuts a non-residential use including a walkway, greenway, buffer block or stormwater management pond, in which case the minimum side yard shall be 3.5m. A permitted encroachment feature (except an air conditioner) may establish the reduced minimum interior side yard provided it abuts a minimum side yard of 1.2m.	1.2m ⁽²⁾⁽³⁾ (2) N/A (3) The minimum interior side yard setback on one side may be reduced to 0.45m where it abuts a minimum yard of 1.2m

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e.	Minimum Exterior Side Yard	4.5m	4.0m
f.	Maximum Building Height	11m	10m (proposal to lower maximum height in light of proposed reduction to side yard)
g.	Maximum Interior Garage Width	3.048m	The maximum interior garage width may be increased on a lot with a frontage less than 11m provided the increase in width shall: i) Only occur on an interior wall; ii) Be a maximum of 1.8m in width; beyond the maximum permitted 3.048m; and, iii) Not occur with the first 1.2m immediately behind the garage face or door.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> North side of Major Mackenzie Drive, between Weston Road and Pine Valley Drive, within approved Plan of Subdivision File 19T-07V06, in Planning Block 40 South, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> “Medium Density Residential/Commercial” by OPA #600. “Low-Rise Residential” and “Low-Rise Mixed Use” 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 application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1334), as shown on Attachment #2. The proposed site-specific amendments to Zoning By-law 1-88 are identified in the “Purpose” section of this report.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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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 of Vaughan Official Plan Policies	<ul style="list-style-type: none">• The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Zoning Amendment and Related Exceptions	<ul style="list-style-type: none">• The application will be reviewed to ensure the appropriateness of the proposed change in use from townhouses to detached residential, zone categories, and zone standards and exceptions.
c.	Compatibility with Surrounding Land Uses	<ul style="list-style-type: none">• The application will be reviewed in the context of the surrounding land uses to assess compatibility with respect to the proposed building form, lotting pattern, and the approved Block 40 South Plan.
d.	Architectural Control Guidelines	<ul style="list-style-type: none">• The existing architectural control guidelines for Block 40 South must be amended to address the proposed development form to the satisfaction of the City.

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 above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed rezoning will be reviewed in the context of the applicable Official Plan policies, the requirements of Zoning By-law 1-88, and compatibility of the proposed residential development form in the context of the surrounding land uses.

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Attachments

1. Concept Location Map
2. Location Map
3. Proposed Zoning By-law Amendment

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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	By-law Standard	By-law 1-88 Requirements - C6 Highway Commercial Zone	Proposed Exceptions to C6 Highway Commercial Zone of By-law 1-88
a.	Definition of a Lot	Means a parcel of land fronting onto a street separate from any abutting land.	For the purpose of zoning conformity, the subject lands shown on Attachments #1 and #2 shall be deemed to be one lot.
b.	Minimum Parking Requirement	5.5 spaces/100 m ²	3.5 spaces/100 m ²
c.	Minimum Landscape Strip width Abutting Lands Zoned Open Space (north lot line)	2.4 m	1 m
d.	Minimum Landscape Strip Width along a Lot Line which abuts a Street Line (Major Mackenzie Drive)	6 m	2 m
e.	Maximum Driveway Width (Major Mackenzie Drive)	9 m	13 m
f.	Minimum Lot Frontage (Jane Street)	60 m	18 m (existing situation)
g.	Minimum Interior Side Yard Setback (north)	10 m	1.6 m
h.	Minimum Exterior Side Yard Setback (Major Mackenzie Drive)	15 m	2.4 m

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

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Northeast corner of Jane Street and Major Mackenzie Drive, shown as subject lands on Attachments #1 and #2. ▪ The subject lands consist of two properties as shown on Attachments #2 and #3. The westerly property is owned by Shell Canada Limited et al (Shell lands) and is municipally known as 3000 Major Mackenzie Drive. The easterly property is owned by 937533 Ontario Inc. ▪ The Owners have consented to a comprehensive development over the two properties (Attachment #4). The Shell lands are currently developed with an automobile gas bar and drive-through which are no longer in operation. The easterly property is vacant.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Community Commercial Centre” with a Service Centre overlay by OPA #350 (Maple Community Plan), which permits an automobile gas bar use. The proposal conforms to the Official Plan. ▪ “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. An automobile gas bar use is permitted under this designation, provided that the use is located on an arterial street, is limited to one gas station per intersection, and that no gas stations shall be permitted at the intersection of two arterial streets. The proposal does not conform to the locational criteria for gas stations identified in VOP 2010. However, the westerly parcel has an as-of-right C6 zoning on the property that permits an automobile gas bar use, and when combined with the easterly parcel, allows for a more larger parcel that is conducive to appropriate development opportunities, and therefore, conforms to the intent of the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The Shell lands are zoned C6 Highway Commercial Zone by Zoning By-law 1-88, which permits the automobile gas bar use. ▪ The 937533 Ontario Limited lands are zoned A Agricultural Zone by Zoning By-law 1-88. ▪ The proposed rezoning of the 937533 Ontario Limited lands from A Agricultural Zone to C6 Highway Commercial Zone, together with the proposed site-specific zoning exceptions (applicable over the entire subject lands) to permit the development of an automobile gas bar, require amendments to Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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Preliminary Review

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

a.	City Official Plan Policies	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of rezoning the 937533 Ontario Limited lands to C6 Highway Commercial Zone together with the proposed site-specific zoning exceptions for the entire subject lands, to facilitate the development of the site with an automobile gas bar will be reviewed in consideration of compatibility with the surrounding land uses.
c.	Consent Application	<ul style="list-style-type: none">▪ The Owners will be required to submit Consent Applications for the creation of reciprocal access easements over the two properties. The applications must be approved by the Vaughan Committee of Adjustment.
d.	Site Development Application	<ul style="list-style-type: none">▪ The Owners have submitted a related Site Development File DA.11.068. The zoning and site plan applications will be reviewed to ensure the following matters, but not limited to, are addressed: appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; signage; and landscaping. This will include if the proposed building can be moved further eastward to facilitate opportunities to increase the amendment of landscaping adjacent to the Jane and Major Mackenzie intersection area, if physically possible.▪ The development will be reviewed in consideration of the Maple Streetscape and Urban Design Guidelines.
e.	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), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process.

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.

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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. The road widening along Major Mackenzie Drive and the proposed driveway access locations and designs must be approved by the Region of York Transportation Services Department.

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. Proposed Zoning
4. Site Plan
5. Landscape Plan
6. Elevation Plan (Convenience Store)

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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- 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

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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:

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	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.
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.

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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:

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/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)