

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014

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2282292 ONTARIO LTD.

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for File Z.14.001 (2282292 Ontario Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Hearing was circulated: February 28, 2014. A Notice of the Public Hearing was also posted on the City's website at www.vaughan.ca.
- b) Circulation Area: 150 m
- c) Comments Received as of March 11, 2014: None

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.001 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from R1V Old Village Residential Zone to C1 Restricted Commercial Zone to permit only a Business or Professional Office (the office of a Regulated Health Professional) and a 44 m² Pharmacy within the existing building shown on Attachments #3 to #5, together with the following site-specific zoning exceptions:

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Table 1:

	Zoning By-law Standard	By-law 1-88, C1 Restricted Commercial Zone Requirements	Proposed Exceptions to C1 Restricted Commercial Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> • 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 • Pharmacy • Photography Studio • Place of Entertainment • Radio Transmission Establishment • Retail Store • Service or Repair Shop • Video Store 	<p>Permit only the following uses on the subject lands:</p> <ul style="list-style-type: none"> • Business or Professional Office (the office of a Regulated Health Professional) • Pharmacy (maximum 44 m² of gross floor area)
b.	Minimum Front Yard Setback (Major Mackenzie Drive)	9 m	4 m (existing building)
c.	Minimum Lot Depth	60 m	49 m (existing)
d.	Minimum Setback from an "R" Residential Zone	9 m	1.5 m (east interior side yard)
e.	Minimum Size of a Barrier Free Parking Space	3.9 m by 6.0 m	3.7 m by 6.0 m

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f.	Minimum Landscape Strip Width	6 m (abutting Major Mackenzie Drive) 2.4 m (abutting a Residential Zone)	i. 2 m ii. 0.9 m (west interior lot line) 1.5 m (east lot line) 1.67 m (rear lot line)
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Additional zoning exceptions may be identified through the detailed review of the application and identified in the technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the south side of Major Mackenzie Drive, west of Keele Street, municipally known as 2389 Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2. ▪ The subject lands are developed with a 2-storey brick building that was used for a day nursery as permitted by site-specific zoning Exception 9(952). The building will not be altered, however the parking area is proposed to be enlarged and reconfigured as shown on Attachments #3 and #4.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Mixed-Use” with a maximum building height of 3-storeys and a maximum density of 1.25 FSI by Vaughan Official Plan 2010 (VOP 2010). The subject lands are also located in a Local Centre and on a Primary Intensification Corridor by VOP 2010. ▪ The “Low-Rise Mixed-Use” designation permits residential units, home occupations, small scale hotels, retail uses and office uses. In areas designated “Low-Rise Mixed-Use” and located in an Intensification Area, such as a Primary Intensification Corridor, the ground floor frontage of buildings facing arterial streets shall predominantly consist of retail uses or other active uses that animate the street. The Official Plan policies require that the zoning by-law include a minimum of 30% of the total gross floor area of all uses on the lot to consist of uses other than retail uses. The pharmacy is proposed on the ground floor area and will consist of a retail portion, with the majority of the building used for Regulated Health Professional offices. ▪ The proposed Regulated Health Professional Office and Pharmacy uses conform to the Official Plan.

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Zoning	<ul style="list-style-type: none"> The subject lands area zoned R1V Old Village Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(952), which only permits a day nursery. A Business or Professional Office and Pharmacy are not permitted uses within the R1V Old Village Residential Zone. The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required to implement the vision established in VOP 2010.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable city official plan policies.
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of permitting the proposed business and professional office and pharmacy uses on the subject lands will be reviewed in the context of their compatibility with other uses in the surrounding area.
c.	Village of Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> The subject lands are located within the Village of Maple Heritage Conservation District Plan area. The proposal must conform with the requirements of the Plan and must be to the satisfaction of the Vaughan Planning Department and the Heritage Vaughan Committee.
d.	Related Site Development File DA.14.011	<ul style="list-style-type: none"> The owner has submitted related Site Development File DA.14.011, which will be reviewed in consideration of, but not limited to, the proposed parking, pedestrian connectivity, barrier free accessibility, access, internal traffic circulation, landscaping, stormwater management, and servicing and grading. The owner is proposing to enlarge the existing parking area in the rear yard of the property as shown on Attachments #3 and #4 to create additional parking on the site, which will be reviewed in consideration of mitigating potential impacts on the adjacent properties.

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		<ul style="list-style-type: none">▪ The subject lands are located within the area subject to the Maple Streetscape and Urban Design Guidelines. The owner will be required to satisfy all requirements of the Vaughan Planning Department with respect to the implementation of the Guidelines for the subject lands at the site plan approval stage.
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, bicycle racks to promote alternative modes of transportation, and energy efficient lighting, will be reviewed and implemented through the site plan approval process, if approved.

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.

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. The owner will be required to dedicate any lands, as may be required, for the widening of Major Mackenzie Drive at the site plan stage, to the satisfaction of the Region of York.

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. Existing Building Elevations

Report prepared by:

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

(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.)