

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 14, 2013

By receiving Communication C1 from Mrs. Maria Sammut, Welton Street, Maple, dated April 30, 2013, be received.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 30, 2013, be approved; and
- 2) That the following deputations and communication be received:
 1. Mr. Michael DeAngelis, Mike DeAngelis Planning Inc., Creditstone Road, Concord, on behalf of the applicant;
 2. Mr. Vincent Santamaura, SRN Architects Inc., Jane Street, Vaughan, on behalf of the applicant;
 3. Mr. Henry Corazza, Gram Street, Maple;
 4. Mr. Brock Hansler, Naylon Street, Maple;
 5. Mr. Walter Zanutel, Welton Street, Vaughan;
 6. Ms. Rita Bisogno, Angel View Court, Maple;
 7. Mrs. Maria Sammut, Welton Street, Maple;
 8. Mr. Robert Hofland, Welton Street, Maple, and Communication C1, dated April 13, 2013; and
 9. Ms. Isabella Cristante, Church Street, Maple; and
- 3) That the coloured renderings submitted by the applicant, be received.

The Commissioner of Planning recommends:

1. THAT the Public Hearing report for File Z.12.016 (Gold Park (Woodbridge) 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.

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 Meeting was circulated: April 5, 2013
- b) Circulation Area: 150 m and all individuals that requested notification at the previous Public Hearing (October 16, 2012)
- c) Comments received as of April 16, 2013: Letter received from a resident on Welton Street with the following concerns:

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- Buildings should be more prestigious looking;
- Too many units with a “cookie cutter” appearance;
- Not enough green space;
- Should decrease height to 2-storeys on Jackson and Church Streets;
- Traffic, noise, congestion, parking and safety problems; and,
- Not enough parking for live/work units that will result in overflow parking on nearby streets.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.016 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the RM2(H) Multiple Residential Zone with the Holding Symbol “(H)” subject to Exception 9(1341), to permit the development of the subject lands with the following as shown on Attachments #3 and #4:

- i) a total of 30 block townhouse units in Blocks “D”, “E”, “F”, “G”, and “G1” as shown on Attachment #3;
- ii) a total of 15 live-work units with ground floor commercial uses in Blocks “A”, “B”, and “C” as shown on Attachment #3;
- iii) the use of the existing heritage building located at 9980 Keele Street (Block “H”) as shown on Attachment #3 as a Business or Professional Office or a Convenience Eating Establishment with an accessory outdoor patio; and,
- iv) the use of the exiting heritage building located at 1 Jackson Street (Block “I”) as shown on Attachment #3 for one (1) residential dwelling unit with a Business or Professional Office use on the ground floor.

In order to facilitate the proposed development, the following site-specific zoning exceptions to Exception ((1341) to Zoning By-law 1-88, are required:

	By-law Standard	By-law 1-88, RM2(H) Zone, Exception 9(1341) Requirements	Proposed Exceptions to the RM2(H) Zone, Exception 9(1341)
a.	Minimum Yard Requirements	Minimum yard requirements for Building Envelopes “A”, “B”, “C”, “D”, “E”, “F”, and “G” shall be as shown on Schedule “E-1469A”, Attachment #5	Minimum yard requirements for corresponding Blocks “A”, “B”, “C”, “D”, “E”, “F”, “G”, and “G1”, shall be as shown Attachment #3
b.	Maximum Combined Total Number of Units	21 block townhouse units for Building Envelopes “D”, “E”, “F” and “G”	30 block townhouse units within Blocks “D”, “E”, “F”, “G” and “G1”, as shown on Attachment #3
c.	Maximum Building Height	<ul style="list-style-type: none"> - 11.8 m for the buildings abutting Major Mackenzie Drive and Keele Street - 10.5 m for all other buildings 	12.0 m (Building height measured to the highest point on the roof surface of a mansard roof)

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Additional zoning exceptions maybe identified through the detailed review of the application.

Background - Analysis and Options

Previous Applications

The original earlier proposal, shown on Attachment #6, was considered by Vaughan Council at a Public Hearing on October 16, 2012, and included Official Plan Amendment File OP.12.007 and the subject Zoning Amendment File Z.12.016 to permit a 4-storey mixed-use apartment building with a Floor Space Index of 1.71, 188 residential units, and 668 m² of ground floor commercial uses. The current revised proposal, as shown on Attachment #3, conforms to the in-effect the Official Plan, and therefore, Official Plan Amendment File OP.12.007 has been closed by the Owner.

Location	<ul style="list-style-type: none">▪ The subject lands are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street) shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The properties fronting onto Major Mackenzie Drive and Keele Street are designated "Maple Commercial Core Area" by in-effect OPA #350 (Maple Community Plan), as amended by OPA #533 and site-specific OPA #556, which permits townhouse dwelling units.▪ The "Maple Commercial Core Area" designation permits commercial uses that are appropriately integrated with residential uses and that preserve buildings and streetscapes of historic and architectural merit; and, restricts development to a maximum building height of 3-storeys.▪ The proposal for 30 block townhouse units and 15 live/work units and the proposed uses for the existing heritage dwellings at 9980 Keele Street and 1 Jackson Street conform to the Official Plan.▪ 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, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI on the subject lands. The proposed development consists of 3-storey townhouse and live/work units and the existing heritage buildings which yield an FSI of 1.0. The development proposal conforms to VOP 2010.

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Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1341).▪ The proposal for 30 block townhouse units and 15 live/work units does not fully comply with site-specific Exception 9(1341) and Schedule “E-1469A”, and therefore, an amendment to the Zoning By-law 1-88 is required to address the zoning exceptions identified earlier in the proposal 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:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with City Official Plan	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Development	<ul style="list-style-type: none">▪ The appropriateness of the proposed development will be reviewed in consideration of, but not limited to, compatibility with the existing heritage structures on the subject lands and the surrounding area including the existing medium density residential and commercial development to the north and east, and the existing low density (RIV and R1 Zones) residential development to the south; built form, urban design, environmental sustainability, parking, traffic, the potential location for outdoor patio(s); compatibility with the proposed uses on the subject lands and in the surrounding area; shared access and easements as may be required; and, the site-specific zoning exceptions required to implement the proposed development.
c.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
d.	Archaeological Assessment	<ul style="list-style-type: none">▪ The archaeological assessment must be reviewed and approved by the Vaughan Cultural Services Division.

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e.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none">▪ The proposed development is located within the Maple Heritage Conservation District Plan area and shall conform to the Plan.▪ The following properties are identified in the Maple Heritage Conservation District Plan as being Heritage Properties: 9964 and 9980 Keele Street, 2273, 2279 and 2285 Major Mackenzie Drive, 8, 10 and 12 Church Street and 1 Jackson Street. The subject properties are designated under Part V of the <u>Ontario Heritage Act</u> as they are located within the Maple Heritage Conservation District.▪ 1 Jackson Street and 9980 Keele Street are registered under the <u>Ontario Heritage Act</u> and are proposed to be retained. The preservation plans submitted for these heritage buildings must be approved to the satisfaction of the Heritage Vaughan Committee and the Vaughan Cultural Services Division.▪ The Owner has submitted a Structural Assessment and Heritage Impact Report, which must be reviewed and approved by the Vaughan Cultural Services Division.
f.	Supporting Documents	<ul style="list-style-type: none">▪ The following documents submitted in support of the application must be reviewed and approved by the Region of York Transportation and Community Planning Department and/or the City of Vaughan Development/Transportation Engineering Department:<ul style="list-style-type: none">▪ Traffic Impact and Parking Study;▪ Noise and Vibration Report; and,▪ Functional Servicing and Stormwater Management Report.
g.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none">▪ The subject lands are located within the Maple Streetscape designated area. If approved, the proposed development must comply with the requirements of the Maple Streetscape and Urban Design Guidelines, which includes prescribed streetscape materials, street furniture and lighting.
h.	Servicing	<ul style="list-style-type: none">▪ Servicing Allocation for water and sanitary must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” will be maintained on the subject lands. Removal of the Holding Symbol “(H)” will be conditional upon servicing capacity being allocated to the subject lands.

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i.	Related Site Development File DA.12.038	<ul style="list-style-type: none">▪ The related Site Development File DA.12.038 will be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, appropriate front yard setbacks, landscaping, environmental sustainability, waste management, and servicing and grading.▪ All issues identified through the review of Site Development File DA.12.038 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive report to a future Committee of the Whole meeting.▪ 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, and a reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved.
j.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A future Draft Plan of Condominium Application will be required, if the subject applications are approved, to create a condominium corporation for the interior road, parking and other common elements.
k.	Proposed Parking	<ul style="list-style-type: none">▪ The appropriateness of the proposed parking supply will be reviewed. Site-specific Exception 9(1341) requires that a minimum of 76 parking spaces be provided for 37 units and the permitted site-specific commercial uses on the site. The Owner is proposing to provide a total of 104 parking spaces, including 2 per residential unit and 14 spaces to be shared by visitors and the proposed commercial uses. The appropriateness of the proposed parking supply will be reviewed.
l.	Road Widening	<ul style="list-style-type: none">▪ The Region of York must confirm the final planned road right-of-way widths for Major Mackenzie Drive and Keele Street. Should a road widening(s) be required, the proposed site plan must be revised accordingly. In addition, lay-by parking spaces are proposed on Major Mackenzie Drive and Keele Street, which must be reviewed and approved by the Region of York.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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.

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. Elevation Plan
5. Zoning By-law Exception 9(1341) - Schedule "E-1469A"
6. Previous Proposal - Files OP.12.007 & Z.12.016

Report prepared by:

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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.)