

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 20, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

**20**

**SITE DEVELOPMENT FILE DA.16.093  
REMAX WEST REALTY INC., BROKERAGE  
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated June 20, 2017:**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.093 (Remax West Realty Inc., Brokerage) BE APPROVED, on the subject lands shown on Attachments #1 and #2 to permit a 153.1 m<sup>2</sup> second floor addition to the existing building as shown on Attachments #3 and #4, to be used for a business and professional office use (realty office), subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan;
    - iii) the Owner shall satisfy the waste management requirements of the Environmental Services Department - Solid Waste Management;
    - iv) the Owner shall satisfy all requirements of Heritage Vaughan; and
    - v) the Owner shall successfully obtain approval of Minor Variance Application File A141/17 from the Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

**Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage
- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### **Item 20, CW Report No. 26 – Page 2**

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- Bicycle racks to provide an alternative transportation option
- Cultural heritage conservation
- Water conserving fixtures
- Energy conserving light fixtures
- Landscaping improvements to increase green space and enhance pedestrian connections to site
- Low VOC (Volatile Organic Compound) paints, coatings, sealants

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

N/A

#### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.16.093 for the subject lands shown on Attachments #1 and #2, to permit a 153.1 m<sup>2</sup> second floor addition to the existing building as shown on Attachments #3 and #4, to be used for business and professional office use (real estate office) with 13 parking spaces.

#### **Background - Analysis and Options**

##### *Synopsis:*

*The Owner is proposing to construct a 153.1 m<sup>2</sup> second floor addition to the existing building to be used for a business and professional office use served by 13 parking spaces on the subject lands. The Development Planning Department supports the approval of the development as it is in keeping with the guidelines in the Kleinburg-Nashville Heritage Conservation District Plan, conforms to Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned land uses within the surrounding area.*

##### Location

The 0.09 ha subject lands shown on Attachments #1 and #2, are located on the east side of Islington Road, south of Nashville Road and are municipally known as 10473 Islington Avenue. The surrounding land uses are identified on Attachment #2.

##### Vaughan Official Plan 2010

The subject lands are designated “Mainstreet Commercial” by Vaughan Official Plan (VOP 2010), specifically Subsection 12.4 in Volume 2, which permits a professional and business office use. The Official Plan limits the maximum building height to 9.5 m. The proposed 153.1 m<sup>2</sup> second floor addition to be used for business and professional office use conforms to VOP 2010.

##### Kleinburg-Nashville Heritage Conservation District

The existing one and one-half storey building on the subject lands is identified as a contributing heritage property in the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, any

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

#### Item 20, CW Report No. 26 – Page 3

development on the subject lands must be in accordance with the guidelines of the Kleinburg-Nashville Heritage Conservation District Plan. The proposed second floor addition is designed to be in keeping with the existing building form and design, which is in accordance with the Kleinburg-Nashville Heritage Conservation District Guidelines. The proposed rear-addition will be built on top of the existing one-storey addition.

The existing one-storey addition is not being proposed for removal as it is sympathetic to the original building. The proposed rear-addition will have a hipped roof, with peaked-gables cut into the roof line along the north, south and east elevations to complement the gable dormers located on the original front façade of the building. The centrally placed windows along the upper floor create a symmetrical façade that is consistent with the original building's Vernacular "Loyalist" Cottage style. The second-storey addition improves on and harmonizes the existing one-storey addition by providing balance in the facades.

The proposed addition will be constructed with building materials consistent with the existing building, including asphalt shingles and aluminum-siding. The proposed addition will result in a building height of two-storeys at the rear of the building. This increase in height will not obstruct or overshadow the existing heritage building, as this addition will be located at the rear of the building, on top of the existing one-storey rear addition. The Development Planning Department is satisfied that the proposed alteration of the building on the subject lands conforms to the guidelines of the Kleinburg-Nashville Heritage Conservation District Plan.

#### Heritage Vaughan

Heritage Vaughan on April 26, 2017, approved the proposed alteration to the existing building, subject to conditions. The proposed alteration falls within the delegated approval authority for Heritage Vaughan and therefore, does not require Council approval.

#### Zoning By-law 1-88

The subject lands are zoned C11 Mainstreet Commercial Zone by Zoning By-law 1-88, subject to site-specific Zoning Exception 9(452), which permits relief to Zoning By-law 1-88 for: a minimum setback of 12 m from a Residential Zone; permits buildings and structures to be located within a prescribed building envelope; a minimum driveway width of 6 m; the parking area to remain gravelled instead of paved; and, for a landscape strip width of 3.25 m abutting Islington Avenue and a 3.25 m and 4.5 m at the rear of the subject lands.

The proposed addition does comply with Zoning By-law 1-88, as amended by Exception 9(452), however, the following site-specific zoning exceptions for the site are required to implement the proposal as shown on Attachment #3:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>C11 Mainstreet Commercial Zone Requirements, subject to Site-specific Exception 9(452)</b>	<b>Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements, subject to Site-specific Exception 9(452)</b>
a.	Minimum Parking Space	2.7 m x 6 m	2.7 m x 5.8 m

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### Item 20, CW Report No. 26 – Page 4

b.	Minimum Number of Parking Spaces	4.5 Parking Space/100 m <sup>2</sup> of Gross Floor Area (GFA) = 16 Spaces	3.6 Parking Space/100 m <sup>2</sup> of GFA = 13 Spaces
c.	Minimum Width of a Landscaping Strip	3 m and 4.5 m abutting the east lot line.	Minimum 1.5 m and 3 m width abutting the east lot line.

The Owner has requested an exception to the minimum parking space requirement of 16 parking spaces at 4.5 parking spaces per 100 m<sup>2</sup> of GFA which is required for a real estate office use. The Owner is proposing 13 parking spaces on the subject lands instead of 16 parking spaces which is a reduction of 8.12% in the amount of required parking. The Development Engineering and Infrastructure Planning Department has no objection to the reduction in the amount of parking proposed as the reduction is less than ten percent. Further, the depth of the parking spaces is being reduced to 5.8 m from 6 m with the reduction of the landscaping along the north property line to 0.2 m. The landscaping along the north lot line is not a zoning requirement and therefore there is no objection to the reduction to the landscaping to provide for parking. The landscaping along the east lot line is a zoning requirement and is being reduced to 1.5 m and 3 m from 3 m and 4.5 m respectively to accommodate the parking. The area adjacent to the 1.5 m lot depth contains the refuse container for a length of 4 m. As the subject lands abut lands zoned Residential, and a minimum landscape strip of 2.4 m is required under the C11 Mainstreet Commercial Zone, there is no objection to the reduction to the landscaping strip as 14.3 m out of 18 m of the east lot line will have a 3 m landscaping strip. The Development Planning Department is satisfied that the requested variances are appropriate for the development of the subject lands.

#### Committee of Adjustment – Minor Variance Application

The Owner has submitted Minor Variance Application File A141/17 to the Committee of Adjustment to seek relief to the zoning requirements identified in Table 1. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must successfully obtain approval of a Minor Variance Application at a future Committee of Adjustment, and their decision shall be final and binding, and the Owner shall satisfy any conditions of approval. A condition to this effect has been included in the recommendation of this report.

#### Site Plan Review

The proposed site plan, as red-line revised, is shown on Attachments #3 and includes a 153.1 m<sup>2</sup> addition onto the second floor of the existing one and one-half storey building to be used for business and professional office, for a total gross floor area of 353.10 m<sup>2</sup>. Parking for 13 spaces is proposed to the rear of the building along the north and south lot lines. A modified landscape strip, which will include a new raised planter wall is proposed along the east (rear) lot line abutting the Residential Zone.

The Vaughan Development Planning Department is generally satisfied with the proposed plans and must approve the final site plan (including a revised parking and landscape layout), landscape plan, landscape cost estimate, building elevations, and signage, for the proposal shown on Attachments #3 and #4. A condition to this effect is included in the recommendation of this report.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

#### **Item 20, CW Report No. 26 – Page 5**

- Continue to develop transit, cycling and pedestrian options to get around the City
- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City
- Support and promote arts, culture, heritage and sports in the community

#### **Regional Implications**

N/A

#### **Conclusion**

The Development Planning Department is satisfied that the proposed development as shown on Attachments #3 and #4, for a 153.1 m<sup>2</sup> addition onto the second floor of an existing building to be used for a business and professional office, conforms with the guidelines of the Kleinburg-Nashville Heritage Conservation District Plan and VOP 2010, is permitted by Zoning By-law 1-88, subject to the requested zoning exceptions, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.093, subject to the recommendations in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan - Red-Line Revised
4. Elevation Plan

#### **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.)