

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

**6 ZONING BY-LAW AMENDMENT FILE Z.17.029
LINMAR PROPERTIES INC.
WARD 4 - VICINITY OF KEELE STREET AND REGIONAL ROAD 7**

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved;
- 2) That a community meeting be held with the Local Councillor, the applicant, staff, Regional Councillors, and residents to address outstanding issues;
- 3) That the following deputations, be received:
 1. Mr. Fausto Saponara, Linmar Properties Inc., Applewood Crescent, Vaughan, applicant;
 2. Mr. Diarmuid Horgan, Candevcon Ltd., Goreway Drive, Brampton, L6P 0M7, representing the applicant;
 3. Ms. Rosetta DePrisco, Southview Drive, Concord, representing Concord West Ratepayers Association;
 4. Mr. Peter Li Preti, Keele Street, Vaughan, L4K 1Y4; and
 5. Mr. Chand Kapoor, Keele Street, Concord, L4K 1Y4, and
- 4) That the following Communications, be received:
 - C7 Ms. C. Ferlisi, Concord West Ratepayers Association, Steeles Avenue West, Toronto, dated November 1, 2017; and
 - C10 Ms. N. Zuccaro, EMC Group, Keele Street, Vaughan, L4K 4X3, dated November 7, 2017.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.029 (Linmar Properties 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.

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 13, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands, and to the Concord West Ratepayers' Association.

- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole for the following application on the subject lands, shown on Attachments #1 and #2, regarding a proposal for the development of a 4-storey (4,213 m² GFA) office building as shown on Attachments #3 to #5.

1. Zoning By-law Amendment File Z.17.029 to amend Zoning By-Law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone, as shown on Attachment #2, to C1 Restricted Commercial Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions identified in Table 1:

Table 1:

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements
a.	Permitted Uses	Automotive Retail Store Banking or Financial Institution Boating Showroom Business or Professional Office Club or Health Centre Eating Establishment, Convenience and Take-Out Funeral Home Hotel Laboratory Motor Vehicle Sales Establishment Office Building Personal Service Shop Pharmacy Photographic Studio	To permit only an Office Building for Business and Professional Offices.

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		Place of Entertainment Radio Transmission Establishment Retail Store Service or Repair Shop Video Store	
b.	Minimum Lot Depth	60 m	50 m
c.	Parking and Access Requirements	Total Parking Required 4,213 m ² @ 3.5 spaces/100 m ² of Gross Floor Area (GFA) GFA = 148 spaces	Total Parking Proposed 4,213 m ² @ 2.39 spaces/100 m ² of GFA @ 4,213 m ² GFA = 101 spaces
d.	Maximum Building Height	11 m	17 m
e.	Minimum Landscaped Strip Width (Along Keele Street)	6 m	5 m
f.	Maximum Width of a Driveway	7.5 m	9 m

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The 0.29 ha subject lands are located on the east side of Keele Street, south of Regional Road 7, and are municipally known as 7615 and 7625 Keele Street, shown as "Subject Lands" on Attachment #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 which permits residential units, home occupations, small scale hotels, retail uses and office uses. The proposed 4-storey office building conforms to the Official Plan. Keele Street is identified as a Transit Priority Link on Schedule "10" of VOP 2010. Any transit requirements related to this designation will be reviewed.

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Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which does not permit the proposed office building use.▪ In order to permit the proposed development of the subject lands, as shown on Attachments #3 and #5, amendments to Zoning By-law 1-88 are required.
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.	Regional and City Official Plans	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the policies of the York Region Official Plan and Vaughan Official Plan 2010 (VOP 2010).
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of, but not limited to, the following:<ul style="list-style-type: none">- the compatibility with the existing and planned surrounding land uses;- the proposed land use;- appropriate site design;- building setbacks;- parking and landscaping adjacent to the residential uses; and- the appropriateness of the proposed site-specific development standards.
c.	Urban Design and Sustainability Brief	<ul style="list-style-type: none">▪ The proposed development must conform to the Concord West Urban Design Streetscape Plan, should the proposed development be approved.

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d.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Site Development File DA.17.063, which will be reviewed to ensure appropriate: <ul style="list-style-type: none"> - building and site design, including the opportunity for shared access with the lands to the north and south; - built form; - access; - internal traffic; - circulation; - parking; - lighting; - landscaping; - pedestrian connectivity; - barrier-free accessibility; - loading locations; and - site servicing and grading. ▪ All issues identified through the review of the related Site Development application will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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.
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate parkland or pay the cash-in-lieu of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject application is approved.
g.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following reports and studies in support of the development applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Geotechnical Investigation - Traffic Impact Study - Parking Study

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		<ul style="list-style-type: none">- Functional Servicing/Storm Water Management Study- ESA Phase 1 Report- Urban Design Brief <ul style="list-style-type: none">▪ Additional reports may be required as part of the development application review process.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the York Region Community Planning and Development Services Department 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 Vaughan 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. Concept Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Proposed Landscape Plan
5. Proposed Building Elevations

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.)