

**EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012**

***By receiving Communication C4 from Ms. Antonette Nardone, dated October 16, 2012.***

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

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#### Communications Plan

- a) Date the Notice of a Public Meeting was circulated: September 21, 2012.
- b) Circulation Area: 150 m
- c) Comments received as of October 2, 2012:

The Development Planning Department has received correspondence from Mr. Robert Hofland, of Welton Street, that identifies a number of concerns briefly summarized as follows:

- i) the proposal represents a drastic increase in the population and traffic in the area;
- ii) the proposal is not compatible with the height of buildings or density in the surrounding residential area;
- iii) the proposal is not consistent with the surrounding land uses to the west of the subject lands;
- iv) the proposal will affect the quality of life for residents living in the surrounding area;
- v) the building height should be no higher than 3-storeys along Major Mackenzie Drive and Keele Street and taper to 2 stories along Jackson Street and Church Street;
- vi) the proposal does not include enough green space;
- vii) there are no parkettes or significant recreational areas proposed within the development;
- viii) the proposal may cause overflow parking on the adjacent residential streets; and,
- ix) the development should remain as previously approved which included townhouse dwelling units along Church Street and ground floor commercial uses as it represents a more compatible development for the area.

Any additional written correspondence received will be identified in the future technical report.

#### Purpose

The Owner has submitted the following applications to facilitate the development of the subject lands shown on Attachments #1 and #2 with a 4-storey mixed-use apartment building (future condominium) consisting of 188 dwelling units; a floor space index (FSI) of 1.71; 668 m<sup>2</sup> of ground floor commercial area; and, a total of 275 parking spaces, as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.12.007 to amend the policies of OPA #350 (Maple Community Plan), as amended by OPA #533 (Maple Commercial Core Plan) and site-specific OPA #556 as follows:

	<b>Policies of OPA #350, as amended by OPA #533 and OPA #556</b>	<b>Proposed Amendments to policies of OPA #350 as amended by OPA #533 and #556</b>
a.	Portion "A" as shown on Attachment #2 shall only be used for street townhouse dwelling units	Permit apartment dwelling units on the entire subject lands
b.	Maximum building height of 3-storeys	Permit a maximum building height of 4-storeys

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c.	A minimum of 70% of the frontage (Major Mackenzie Drive and Keele Street) at grade level is used for street-related retail, office and services uses	Permit a minimum 70% of the Major Mackenzie Drive frontage only at grade level to be used for street-related retail, office and services
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2. Zoning By-law Amendment File Z.12.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RM2(H) Multiple Residential Dwelling Zone with the Holding Symbol “(H)”, subject to Exception 9(1341), to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and the following site-specific zoning exceptions to implement the proposal:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to RA3 Apartment Residential Zone</b>
a.	Permitted Uses	No Commercial and Retail uses are permitted	To permit the following Commercial and Retail Uses: Business or Professional Office; Dry Cleaning Establishment; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take-Out; Outdoor Patio provided it is accessory to an Eating Establishment, including Take-Out and Convenience; Health Centre; Personal Service Shop;  Pharmacy; Photography Studio; Retail Store; Service or Repair Shop (for the purpose repairing small household appliances and home computers); and, Video Store
b.	Minimum Lot Area per Unit	67 m <sup>2</sup> /unit	45.4 m <sup>2</sup> /unit
c.	Minimum Yard Setback to Major Mackenzie Drive	7.5 m	3.0 m
d.	Minimum Yard Setback to Keele Street	7.5 m	3.9 m

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e.	Minimum Yard Setback to Church Street	7.5 m	2.8 m
f.	Minimum West Interior Side Yard Setback (Abutting 1 Jackson Street)	7.5 m	2.4 m
g.	Minimum East Interior Side Yard Setback (Abutting 9986 and 9954 Keele Street)	7.5 m	3.3 m
h.	Minimum Yard Setback to Underground Parking Structure	1.8 m	<ul style="list-style-type: none"> <li>• 0.6 m to Major Mackenzie Drive</li> <li>• 1.4 m to Keele Street</li> </ul>
i.	Minimum Parking Spaces Required	<p>Residential Parking – 1.5 spaces x 188 units (282 spaces)</p> <p>Visitor Parking – 0.25 spaces x 188 units (47 spaces)</p> <p>Commercial Parking – 1032 m<sup>2</sup> @ 6/100 m<sup>2</sup> (62 spaces)</p> <p>Total Parking Required = 391 spaces</p>	<p>Residential Parking – 1.2 spaces x 188 units (226 spaces)</p> <p>Visitor Parking – 0.095 spaces x 188 units (18 spaces)</p> <p>Commercial Parking – 1032 m<sup>2</sup> @ 3 /100 m<sup>2</sup> (31 spaces)</p> <p>Total Parking Proposed = 275 spaces</p>
j.	Minimum Loading Space Width	3.5 m	3.0 m
k.	Minimum Landscape Strip	6.0 m	<ul style="list-style-type: none"> <li>• 3.0 m abutting Major Mackenzie Drive</li> <li>• 3.9 m abutting Keele Street</li> <li>• 2.8 m abutting Church Street</li> </ul>

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

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#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>▪ 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.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ 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; however, OPA #556 permits only street townhouse dwelling units on Portion “A” of the subject lands as identified on Attachment #2.</li><li>▪ 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.</li><li>▪ The proposal for a 4-storey apartment dwelling units on the entirety of the subject lands does not conform to the Official Plan.</li><li>▪ The subject lands are designated “Low-Rise Mixed-Use” by the 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), and is pending approval from the Ontario Municipal Board. The VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI on the subject lands. The development proposal does not conform to VOP 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ 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).</li><li>▪ The proposed 4-storey residential mixed-use development does not comply with Zoning By-law 1-88, as amended, and therefore, an amendment to the Zoning By-law is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

#### 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	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of the Development Proposal and Commercial/Retail Uses	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed 4-storey apartment building with commercial and retail uses at grade, 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 and the site-specific zoning exceptions required to implement the proposed development.</li> <li>The appropriateness of the proposed commercial and retail uses will be reviewed on consideration of, but not limited to: required parking; potential location for the outdoor patio(s); compatibility with uses on the subject lands and in the surrounding area; and, shared access and easements as may be required.</li> </ul>
c.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of July 26, 2012.</li> </ul>
d.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>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.</li> </ul>
e.	Archaeological Assessment	<ul style="list-style-type: none"> <li>The archaeological assessment shall be reviewed and approved by Vaughan Cultural Services Department.</li> </ul>
f.	Maple Heritage Conservation District	<ul style="list-style-type: none"> <li>The proposed development is located within the Maple Heritage Conservation District and shall conform to the Plan.</li> <li>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.</li> </ul>

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p><u>Item 6, CW(PH) Report No. 41 – Page 7</u></p> <ul style="list-style-type: none"> <li>▪ 1 Jackson Street and 9980 Keele Street are registered under the <u>Ontario Heritage Act</u> and are proposed to be retained for commercial uses. The preservation plans submitted for these heritage buildings must be approved to the satisfaction of Heritage Vaughan Committee and the Vaughan Cultural Services Department.</li> <li>▪ The Owner must address the comments of the Vaughan Cultural Services Department in particular the following issues respecting the Maple Heritage Conservation District Guidelines: <ul style="list-style-type: none"> <li>▪ retaining and conserving the heritage buildings identified in the District Plan;</li> <li>▪ the overall scale/style of the proposed 4-storey building;</li> <li>▪ the proposed building height;</li> <li>▪ the historic built form and use of authentic building materials;</li> <li>▪ the design of the commercial parking lot in the context of the District;</li> <li>▪ respect for the natural landforms and existing mature vegetation; new planting should be designed to reflect the traditional pattern of the District and should be of native species;</li> <li>▪ the use of on-street parking is encouraged;</li> <li>▪ providing building setbacks and frontages that are consistent with the District; and,</li> <li>▪ creating a pedestrian-friendly environment.</li> </ul> </li> </ul>
g.	Supporting Documents	<ul style="list-style-type: none"> <li>▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> <li>▪ Traffic Impact and Parking Study;</li> <li>▪ Noise and Vibration Report; and,</li> <li>▪ Functional Servicing and Stormwater Management Report.</li> </ul> </li> </ul>
h.	Planning Justification Report	<ul style="list-style-type: none"> <li>▪ The Planning Justification Report prepared by Humphries Planning Group in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department.</li> </ul>
i	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The subject lands are located within the Maple Streetscape designated area. The proposed development must comply with the policies of the Maple Streetscape and Urban Design Guidelines.</li> </ul>

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
j.	Servicing	<p><u>Item 6, CW(PH) Report No. 41 – Page 8</u></p> <ul style="list-style-type: none"> <li>Servicing Allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol “(H)” will be conditional upon servicing capacity being allocated to the subject lands.</li> </ul>
k.	Related Site Development Application	<ul style="list-style-type: none"> <li>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, landscaping, environmental sustainability, waste management and servicing and grading.</li> <li>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.</li> </ul>
l.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>A future Draft Plan of Condominium Application will be required, if the subject applications are approved, to create a condominium corporation for the proposed residential apartment building.</li> </ul>
m.	Proposed Parking	<ul style="list-style-type: none"> <li>The appropriateness of the proposed parking supply and the proposed amendment to the minimum parking standards in Zoning By-law 1-88 will be reviewed.</li> <li>The Owner is proposing to accommodate 275 parking spaces for the residential apartment building and commercial uses to be located on 2 levels of underground parking and surface parking as follows: <ul style="list-style-type: none"> <li>Surface Level – 17 parking spaces to be used for the commercial/retail uses;</li> <li>1<sup>st</sup> level – shared parking comprised of 18 visitor parking spaces; 14 parking spaces for the commercial/retail uses; and, 127 residential parking spaces; and,</li> <li>2nd level – 99 residential parking spaces.</li> </ul> </li> </ul>



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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<u>Item 6, CW(PH) Report No. 41 – Page 9</u> <ul style="list-style-type: none"><li>▪ The Owner has submitted a Traffic Impact and Parking Study prepared by Cole Engineering in support of the proposed parking supply. The study must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York Transportation and Community Planning Department</li></ul>
n.	Road Widening	<ul style="list-style-type: none"><li>▪ The Region of York shall 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.</li></ul>

**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of these 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 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. Site Plan
4. Landscape Plan
5. North and South Elevations
6. East and West Elevations
7. Rendered – View Looking South-East

**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.)