

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 16, 2016, as follows:

***By receiving the following Communications:***

- C1. John & Paulette Cutler, Westridge Drive, Vaughan, dated February 2, 2016;***
- C2. Ms. Ann-Marie Hawryshkewich, Rushworth Crescent, Kleinburg, dated February 2, 2016;***
- C3. Ms. Joan DiMichino, Treelawn Boulevard, Kleinburg, dated February 3, 2016; and***
- C5. Malak Sidky and Felix Widmer, Silverado Trail, Woodbridge, dated February 3, 2016.***

**2**

**OFFICIAL PLAN AMENDMENT FILE OP.15.005  
ZONING BY-LAW AMENDMENT FILE Z.15.024  
2385388 ONTARIO INC.  
WARD 1 - VICINITY OF NASHVILLE ROAD AND ISLINGTON AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That 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 February 2, 2016 be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, representatives of the Kleinburg and Area Ratepayers' Association, residents, appropriate City staff and Regional Councillors to address issues raised;**
- 3) That the following deputations and Communications be received:**
  - 1. Mr. Clare Riepma, President, Riepma Consultants Inc., Kempenfelt Drive, Barrie, on behalf of the applicant;**
  - 2. Mr. Peter Gould, Islington Avenue, Kleinburg, and Communication C52, dated January 31, 2016;**
  - 3. Ms. Lorraine Inglis, Main Street, Kleinburg, and Communication C1, dated January 12, 2016;**
  - 4. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
  - 5. Mr. Roger Dickinson, Donhill Crescent, Kleinburg;**
  - 6. Ms. Nadia Dolan, Lester B. Pearson Street, Kleinburg;**
  - 7. Mr. Mark Tatone, Nashville Road, Kleinburg, and Communications C19 dated January 26, 2016 and C80, presentation material titled "30 Nashville Proposal";**
  - 8. Ms. Marilu Abreu, Lester B. Pearson Street, Kleinburg, and Communications C17 dated January 24, 2016, and C42 dated January 29, 2016;**
  - 9. Ms. Alexandra Battiston Tatone, Nashville Road, Kleinburg, and Communications C5 dated January 14, 2016, and C30 dated January 29, 2016;**
  - 10. Mr. Michael Mravyan, Lester B. Pearson Street, Kleinburg, and Communication C29 dated January 28, 2016;**
  - 11. Mr. Frank Abreu, Lester B. Pearson Street, Kleinburg, and Communication C37 dated January 29, 2016;**
  - 12. Ms. Gina Hartly, Camlaren Crescent, Kleinburg, and Communication C62 dated February 2, 2016;**
  - 13. Mr. Frank Fallico, Kellam Street, Kleinburg; and**
  - 14. Mr. Mark Inglis, Main Street, Kleinburg, and Communication C15 dated January 13, 2016; and**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 2

**4) That the following Communications be received:**

- C2 Mr. David Brand, Camlaren Crescent, Vaughan, dated January 13, 2016;**
- C3 Ms. Mary Anne Arthur, Capner Court, Vaughan, dated January 13, 2016;**
- C4 Mr. Domenic Colucci, Arista Gate, Vaughan, dated January 13, 2016;**
- C6 Anita and Lou Panza, Lester B. Pearson Street, Kleinburg, dated January 14, 2016;**
- C7 Valeria, Michael and David Mravyan, Lester B. Pearson Street, Old Village of Kleinburg, dated January 15, 2016;**
- C8 Bob and Helen Wilson, Art Drive, Kleinburg, dated January 12, 2016;**
- C9 Kathryn and Harry Angus, Teston Road, Kleinburg, dated January 12, 2016;**
- C11 Mr. Andrew Iacobelli, Sevilla Boulevard, Vaughan, dated January 18, 2016;**
- C12 Ms. Heather Ireland, Lester B. Pearson Street, Kleinburg, dated January 20, 2016;**
- C13 Mr. Alofje Hodgson, Lester B. Pearson Street, Kleinburg, dated January 22, 2016;**
- C14 Mr. Allen Murphy, Coldspring Road, Kleinburg, dated January 13, 2016;**
- C16 Mr. Joe Latobesi, dated January 25, 2016;**
- C18 Ms. Gloria Masucci, Prestonwood Court, Maple, dated January 26, 2016;**
- C20 Ms. Carrie Nickerson, dated January 26, 2016;**
- C21 Gisela and Oscar Bauer, Pennon Road, Kleinburg, dated January 26, 2016;**
- C22 Mr. Joe Latobesi, dated January 25, 2016;**
- C23 Mr. Tony Lancione, Moccasin Trail, Woodbridge, dated January 27, 2016;**
- C24 Mr. Russ Jones, dated January 27, 2016;**
- C25 Heather and Mlinaric Ireland, Lester B. Pearson Street, Kleinburg, dated January 28, 2016;**
- C26 Ms. Donata Sforza, Bindertwine Boulevard, Kleinburg, dated January 28, 2016;**
- C27 Mr. Winson Liu, Deepsprings Crescent, Vaughan, dated January 28, 2016;**
- C28 Ms. Marion Ford, Treelawn Boulevard, Kleinburg, dated January 28, 2016;**
- C31 Mr. Eddy J. Battiston, Charles Cooper Court, Kleinburg, dated January 28, 2016;**
- C32 Mr. Flavio J. Battiston, Kilmuir Gate, Woodbridge, dated January 28, 2016;**
- C33 Ms. Stefanie Di Biase, Woodbridge Avenue, Woodbridge, dated January 28, 2016;**
- C34 Ms. Natalia Lema, Forest Drive, Woodbridge, dated January 28, 2016;**
- C35 Ms. Cristina Rocca, Andrew Hill Drive, Woodbridge, dated January 28, 2016;**
- C36 Ms. Sandra Bellissimo, Findhorn Crescent, Maple, dated January 28, 2016;**
- C38 Ms. Martina Ruggiero, Firglen Ridge, Woodbridge, dated January 25, 2016;**
- C39 Mr. Leon Szyfer, Promenade Circle, Thornhill, dated January 28, 2016;**
- C43 Mr. Cristobal Haces, Sugarbush Court, Woodbridge, dated January 29, 2016;**
- C46 Mr. Lev Ioussoufovitch, Plaisance Road, Richmond Hill, dated January 31, 2016;**
- C47 Ella and Henry Kos, Betty Ann Drive, North York, dated January 31, 2016;**
- C48 Mr. Stan Malkiewicz, Wishing Well Court, Kleinburg, dated January 31, 2016;**
- C49 Mr. Brian Pittman, dated January 31, 2016;**
- C50 Mr. Dave Blakemore, dated January 31, 2016;**
- C53 Adriano and Maria Della Penna, Capner Court, Kleinburg, dated January 31, 2016;**
- C54 Laura and Ron Pearson, Donhill Crescent, Kleinburg, dated February 1, 2016;**
- C55 Ms. Jillian Stambolich, Cardish Street, Kleinburg, dated February 1, 2016;**
- C56 Ms. Jennifer Gabaudan, dated February 1, 2016;**
- C57 B. Parkes, Camlaren Crescent, Kleinburg, dated February 1, 2016;**
- C58 Ms. Natalia Smolskaia, Fairlane Crescent, Woodbridge, dated February 1, 2016;**
- C60 Bob and Helen Wilson, Art Drive, Kleinburg, dated February 1, 2016;**
- C61 Mr. Swaroop Chari, dated February 1, 2016;**
- C63 Mr. Zaeem Masood, Via Borghese, Woodbridge, dated February 2, 2016;**
- C64 Ms. Sandra Baglione, dated January 25, 2016;**
- C65 Ms. Grazina Matukas, Camlaren Crescent, Kleinburg, dated February 2, 2016;**
- C66 Mr. Nel vanGeest, Woodbridge, dated February 2, 2016;**
- C68 Jeff and Amy Reeves, Napier Street, Kleinburg, dated January 12, 2016;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 3

- C70 Roy and Muriel Chittick, Treelawn Boulevard, Kleinburg, dated February 1, 2016;**
- C71 Ms. Anta Nicholls, Woodbridge, dated February 1, 2016;**
- C72 Ms. Marsha Lomis, Nashville Road, Kleinburg, dated February 1, 2016;**
- C73 Ms. Radana Mickovsky, Colton Crescent South, Woodbridge, dated February 2, 2016;**
- C74 Ms. Tertia Ferdinandusz, Beechnut Road, Vaughan, dated February 2, 2016;**
- C75 Mr. Dane Mugford, dated February 2, 2016;**
- C77 Ms. Helen Peacock, John Kline Lane, Kleinburg, dated February 2, 2016;**
- C78 Ms. Sofia Roginsky, Yonge Street, Thornhill, dated January 28, 2016; and**
- C79 Ms. Gianna Ugolini-Taormina, Huntington Road, Kleinburg, dated January 26, 2016.**

#### **Recommendation**

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

1. THAT the Public Hearing report for Files OP.15.005 and Z.15.024 (2385388 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of Public Hearing was circulated: January 18, 2016. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association

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 Vaughan 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 on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 3-storey mixed-use development comprised of one commercial unit (155.11 m<sup>2</sup> of gross floor area) on the ground floor and 32 residential units on all three floors as shown on Attachments #3 to #6 inclusive:

1. Official Plan Amendment File OP.15.005 to amend VOP 2010 (Volume 2, Area Specific Exception 12.4), specifically the policies of the "Mainstreet Commercial" designation as follows:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 4

Table 1

	<b>Official Plan Policy (Mainstreet Commercial VOP 2010, Volume 2 Area Specific Amendment 12.4)</b>	<b>Proposed Amendments to the Mainstreet Commercial Designation (VOP 2010, Volume 2 Area Specific Amendment 12.4)</b>
a.	Permitted uses include a small scale mixed-use development with at-grade commercial uses and an upper floor residential component.	Permit a mixed-use development with both at-grade commercial and residential uses and residential uses on the upper floors.
b.	Generally not exceed a maximum building height of 9.5 m.	Permit a maximum building height of 10.05 m.
c.	Permits a maximum Floor Space Index (FSI) ranging between 0.2 and 1.0.	Permit a maximum FSI of 1.35.

2. Zoning By-law Amendment File Z.15.024 to amend Zoning By-law 1-88, specifically the C11 Mainstreet Commercial Zone as follows:

Table 2

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, C11 Mainstreet Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements</b>
a.	Definition - Mixed Use Development Mainstreet	“Mixed Use Development Mainstreet” means a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in a storey above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.	Amend the definition of “Mixed Use Development Mainstreet” to mean a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, where the permitted commercial uses and residential uses may be located on the ground floor along with residential uses located in the storeys above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 5

			limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.
b.	Minimum Rear Yard	15 m	7.35 m
c.	Maximum Lot Coverage	30%	44%
d.	Maximum Building Height	9.5 m	10.05 m
e.	Maximum Floor Space Index (FSI)	0.6 FSI	1.35 FSI
f.	Minimum Landscape Strip Width Abutting a Residential Zone	1.8 m	i) 0.5 m (West Lot Line) ii) 0 m (North Lot Line)
g.	Minimum Number of Parking Spaces Required	Residential: 32 units @ 1.5 spaces per unit and 0.25 visitor spaces per unit = 56 parking spaces + Retail Store: 115.11 m <sup>2</sup> @ 6 spaces/100 m <sup>2</sup> of gross floor area (GFA) = 10 spaces  Total Parking Required = 66 spaces	Residential: 32 units @ 1 space/unit = 32 spaces + Visitor: 0.21 spaces/unit (visitor) = 7 spaces + Commercial: 4 spaces  Total Parking Proposed = 43 spaces
h.	Permitted Yard Encroachments and Restrictions (Exterior Stairways)	i) Maximum 1.8 m Encroachment into the Rear Yard  ii) Minimum 1.2 m Setback to an Interior Side Yard	i) Maximum 6 m Encroachment into the Rear Yard  ii) Minimum 1 m Setback to an Interior Side Yard

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 6

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ 30 Nashville Road, located on the north side of Nashville Road, west of Islington Avenue, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated “Mainstreet Commercial” by Section 12.4 (Kleinburg Core) in Volume 2 of the City of Vaughan Official Plan 2010 (VOP 2010). The designation permits: small scale mixed-use developments with at-grade commercial uses and an upper floor residential component; an FSI between 0.2 to 1; generally, a maximum building height of 9.5 m; and, development shall have consideration for the scale, massing and use of the existing development on abutting or adjacent properties.</li><li>▪ The subject lands are to remain designated “Mainstreet Commercial” with the proposed site-specific exceptions requested to the policies in the Official Plan, as identified in Table 1.</li><li>▪ The proposed development application does not conform to the area specific policies of the Official Plan, and accordingly an application to amend the Official Plan has been submitted.</li><li>▪ The proposed development exceeds the maximum density and building height identified by VOP 2010. The application of bonusing for the increase in height and/or density in exchange for the provision of community benefits will be reviewed through the processing of the applications.</li></ul>
Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"><li>▪ The subject lands are located within the Kleinburg-Nashville Heritage Conservation District.</li><li>▪ The subject lands are designated under Part V of the <i>Ontario Heritage Act</i>, as part of the Kleinburg-Nashville Heritage Conservation District Guidelines.</li><li>▪ The proposal will need to be considered by the Heritage Vaughan Committee.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned C11 Mainstreet Commercial Zone by Zoning By-law 1-88.</li><li>▪ The subject lands are to remain zoned C11 Mainstreet Commercial Zone, as shown on Attachment #2, with the proposal to apply the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 7

	<ul style="list-style-type: none"> <li>▪ The proposed mixed-use development with commercial and residential uses on the ground floor and residential uses on the upper floors does not comply with the C11 Mainstreet Commercial Zone requirements, and therefore, an application to amend Zoning By-law 1-88, has been submitted.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #1.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable VOP 2010 Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting residential units on the ground floor and the site-specific official plan and zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> <li>i) the scale and massing of the proposed building in relation to the surrounding lands;</li> <li>ii) the building height and lot coverage;</li> <li>iii) the proposed landscaping within the Heritage Conservation District; and,</li> <li>iv) the urban design policies for the Mainstreet Commercial designation.</li> </ul> </li> </ul>
c.	Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposal will be reviewed with respect to maintaining the heritage character of the Kleinburg - Nashville Heritage Conservation District, and must be in conformity with the Heritage District Plan and Design Guidelines.</li> <li>▪ The applications must be reviewed by the Heritage Vaughan Committee.</li> </ul>
d.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The proposed development must be reviewed by the Vaughan Design Review Panel.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 8

e.	Traffic Impact Study/Parking	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study submitted in support of the applications must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department (DEIP), including any road widenings on Nashville Road.</li> <li>▪ The requirement for cash-in-lieu of parking in accordance with the Kleinburg Core Cash-in-lieu of Parking By-law will be determined for the proposed development.</li> </ul>
f.	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 DEIP Department.</li> </ul>
g.	Servicing	<ul style="list-style-type: none"> <li>▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City.</li> <li>▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland and Policy and the Planning Act is required, if approved.</li> </ul>
i.	Supporting Reports	<ul style="list-style-type: none"> <li>▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City and commenting agencies: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Cultural Heritage Resource Impact Assessment and Urban Design Brief</li> <li>- Arborist Report and Tree Preservation Plan</li> <li>- Functional Servicing Report</li> <li>- Noise Feasibility Study</li> </ul> </li> <li>▪ The requirement for additional studies/information may be identified through the development application review process.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 2, CW(PH) Report No. 8 – Page 9

j.	Future Development Applications	<ul style="list-style-type: none"><li>▪ A Site Development Application will be required and 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, storm water management, and servicing and grading, if the subject applications are approved.</li><li>▪ A Draft Plan of Condominium (Standard) Application will be required to permit condominium tenure for the proposed development, if the subject applications are approved.</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>
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**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

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

**Regional Implications**

The applications have been circulated to the York Region Transportation and Community Planning 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 applications will be considered in the technical review of the applications, 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**

- a. Context Location Map
- b. Location Map
- c. Conceptual Site Plan
- d. Ground Floor Plan
- e. Conceptual Building Elevations
- f. Landscape Plan

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791

(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.)