

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014

3 ZONING BY-LAW AMENDMENT FILE Z.13.047
706147 ONTARIO INC.
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated March 25, 2014, be approved; and
- 2) That the deputation by Mr. Wes Surdyka, Wes Surdyka Architect Inc., Keele Street, Toronto, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.13.047 (706147 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Hearing was circulated: February 28, 2014.
- b) Circulation Area: 150 m. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca.
- c) Comments Received as of March 11, 2014:
 - i) J.Dai, Stonebriar Drive, correspondence dated March 6, 2014, respecting traffic, noise and security concerns related to the change in use from residential to commercial.

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.13.047 respecting the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the R1 Residential Zone, to:

- $\dots/2$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014

Item 3, CW(PH) Report No. 16 – Page 2

	By-law Standard	By-law 1-88 Requirement of the R1 Residential Zone	Proposed Exception to the R1 Residential Zone
a.	Minimum Rear Yard Setback (East, as shown on Attachment #3)	7.5 m	5.44 m

The Owner is also proposing to provide 9 parking spaces on the subject lands, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">East side of Keele Street, north of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation i) In-effect Official Plan ii) VOP 2010	<ul style="list-style-type: none">"Office Commercial" and subject to the policies of the Village of Maple Heritage Conservation District by in-effect OPA #350 (Maple Community Plan). Section 2.6 (b) of OPA #350 permits a business and professional office building in the "Office Commercial" designation, provided that the building incorporates a residential design and scale and is compatible and complimentary to the adjacent low density residential area. The owner is proposing to operate the real estate office from the existing dwelling, and therefore, the proposal conforms to the in-effect Official Plan."Low-Rise Mixed-Use" by the City of Vaughan Official Plan 2010 (Volume 1), which permits office uses. The proposal conforms to VOP 2010.
Zoning	<ul style="list-style-type: none">R1 Residential Zone by Zoning By-law 1-88, which permits a single-detached residential dwelling only.The proposed Business or Professional Office is not a permitted use in the R1 Residential Zone, and therefore, an amendment to Zoning By-law 1-88, is required.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014

Item 3, CW(PH) Report No. 16 – Page 3

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Use and Building Addition	<ul style="list-style-type: none"> The appropriateness of permitting the proposed Business or Professional Office use (real estate office), the garage addition, and the reduced rear yard setback will be reviewed in consideration of compatibility with the surrounding land use context.
c.	Site Development Application	<ul style="list-style-type: none"> The owner must submit a Site Development Application to permit the proposed 1-storey building addition. The application will be reviewed to ensure appropriate building and site design, pedestrian connectivity, barrier free access, vehicular access, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading. The lands are subject to the Maple Streetscape and Urban Design Guidelines, which prescribes a specific streetscape treatment along Keele Street. All requirements of the Guidelines will be implemented at the site plan approval stage.
d.	Traffic Impact Study	<ul style="list-style-type: none"> The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department. The owner will be required to satisfy all requirements of the Region of York, including the dedication of lands for the widening of Keele Street, if necessary, at the site plan approval stage.
e.	Village of Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> The subject lands are located within the Village of Maple Heritage Conservation District Plan. The existing building (10137 Keele Street) is designated under Part V of the <u>Ontario Heritage Act</u> and is listed in the City's Register of Property of Cultural Heritage Value. Review will be given to comments from the Cultural Heritage Division of the Vaughan Planning Department, respecting the existing structure and design and placement of the proposed building addition. The owner must satisfy all requirements of the Heritage Vaughan Committee.
f.	Tree Preservation	<ul style="list-style-type: none"> The subject lands contain existing mature trees. The owner will be required to submit a tree inventory and preservation plan for review, to the satisfaction of the Vaughan Planning Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014

Item 3, CW(PH) Report No. 16 – Page 4

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

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

Report prepared by:

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

P.2014.13

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.13.047 (706147 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the 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.

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 - i) J.Dai, Stonebriar Drive, correspondence dated March 6, 2014, respecting traffic, noise and security concerns related to the change in use from residential to commercial.

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.13.047 respecting the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the R1 Residential Zone, to:

- a) add a Business or Professional Office (office of a real estate agent), as an additional permitted use on the lands, whereas only a single detached residential dwelling is permitted; and,
- b) permit a one-storey, 59.4 m² garage addition to the existing two-storey building, with the following site-specific zoning exception:

	By-law Standard	By-law 1-88 Requirement of the R1 Residential Zone	Proposed Exception to the R1 Residential Zone
a.	Minimum Rear Yard Setback (East, as shown on Attachment #3)	7.5 m	5.44 m

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Background - Analysis and Options

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Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable City Official Plan policies.
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	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Site Development Application	<ul style="list-style-type: none"> ▪ The owner must submit a Site Development Application to permit the proposed 1-storey building addition. The application will be reviewed to ensure appropriate building and site design, pedestrian connectivity, barrier free access, vehicular access, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading. ▪ The lands are subject to the Maple Streetscape and Urban Design Guidelines, which prescribes a specific streetscape treatment along Keele Street. All requirements of the Guidelines will be implemented at the site plan approval stage.
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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan

Report prepared by:

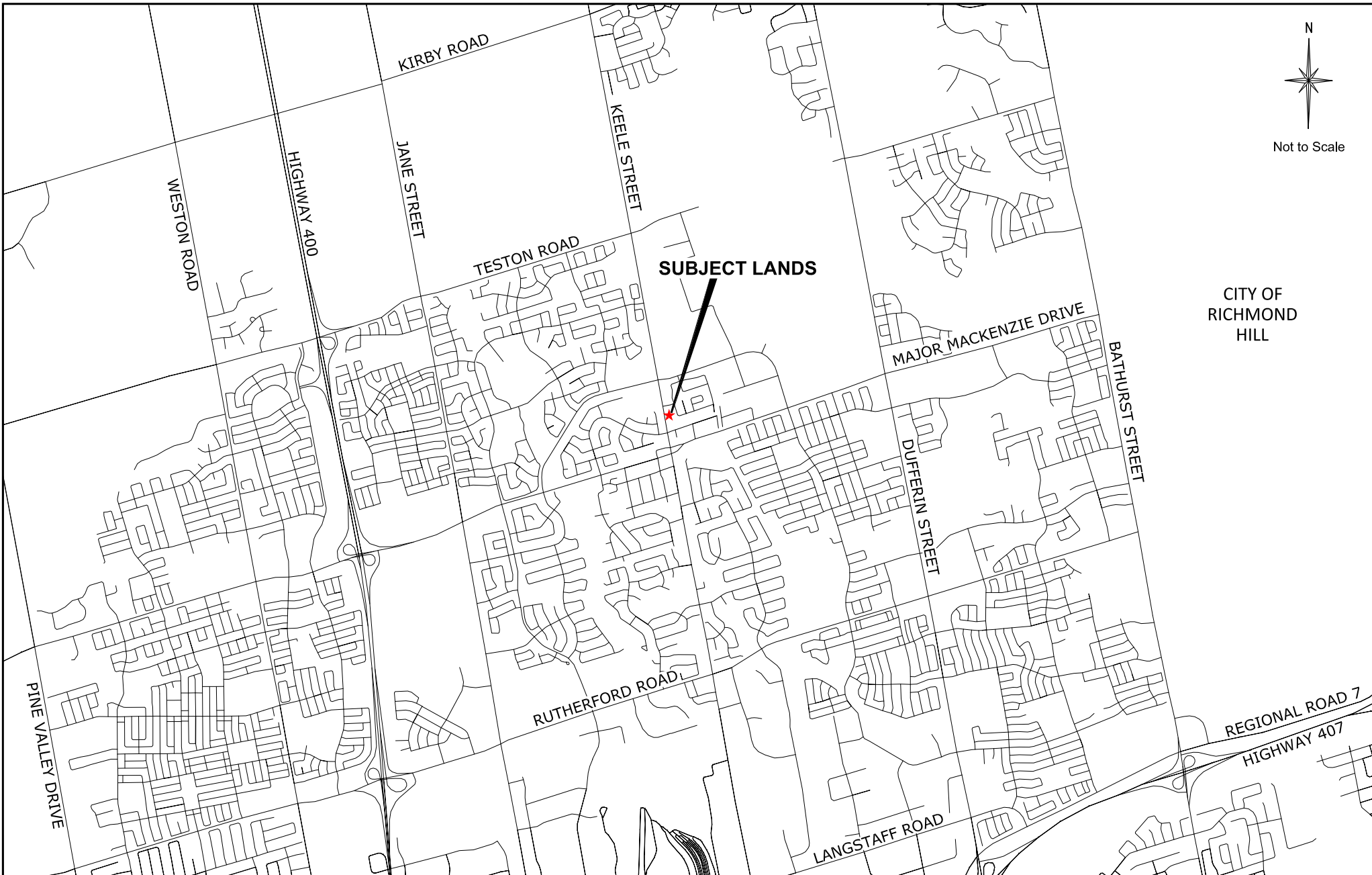
Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 22,
Concession 3

Applicant:
706147 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.047.dwg



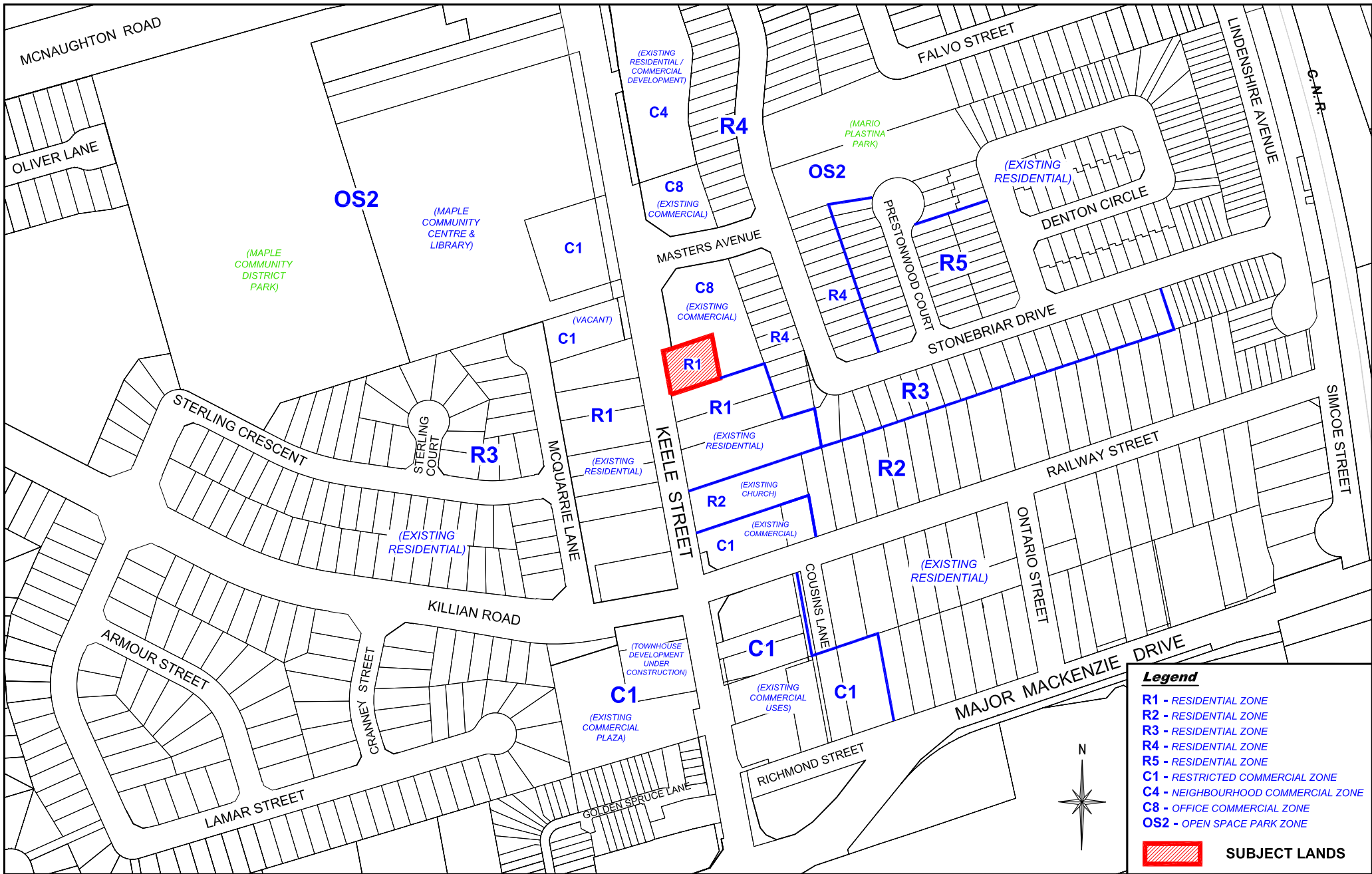
Attachment

File: Z.13.047

Not to Scale

Date: March 25, 2014

1



Location Map

Location: Part of Lot 22,
Concession 3

Applicant:
706147 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.047.dwg



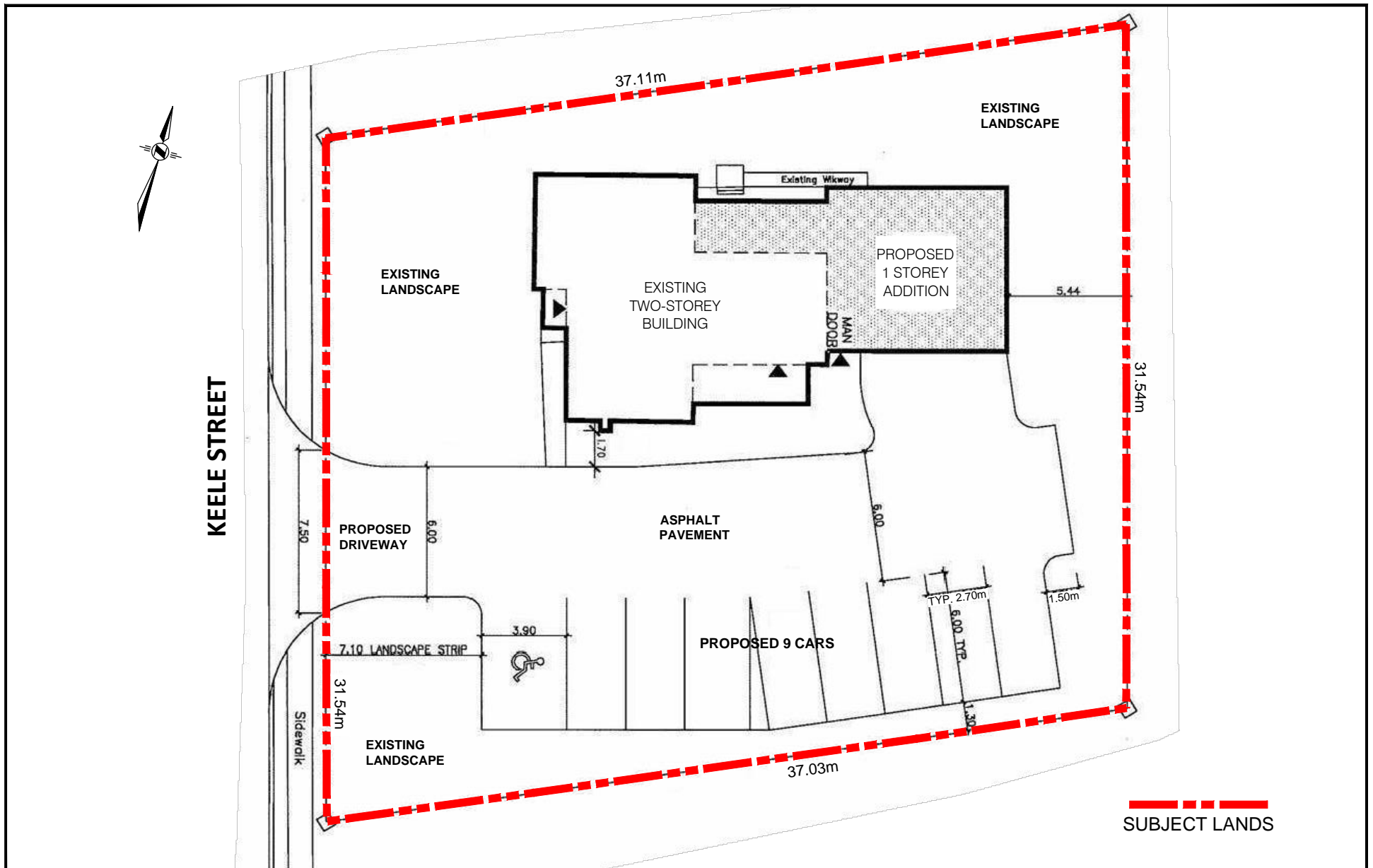
Attachment

File: Z.13.047

Not to Scale

Date: March 25, 2014

2



Site Plan

Location: Part of Lot 22,
Concession 2

Applicant:
706147 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.047.dwg



Attachment

File: Z.13.047

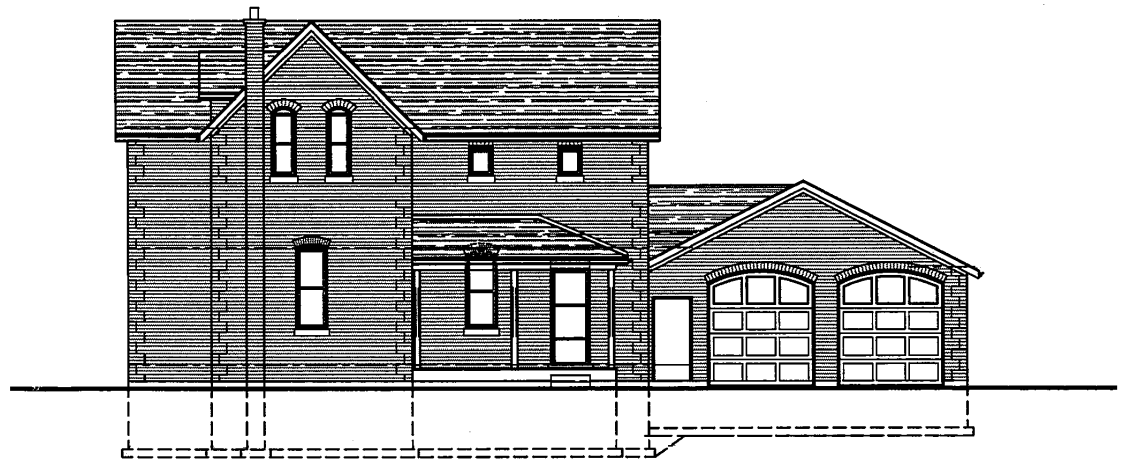
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Date: March 25, 2014

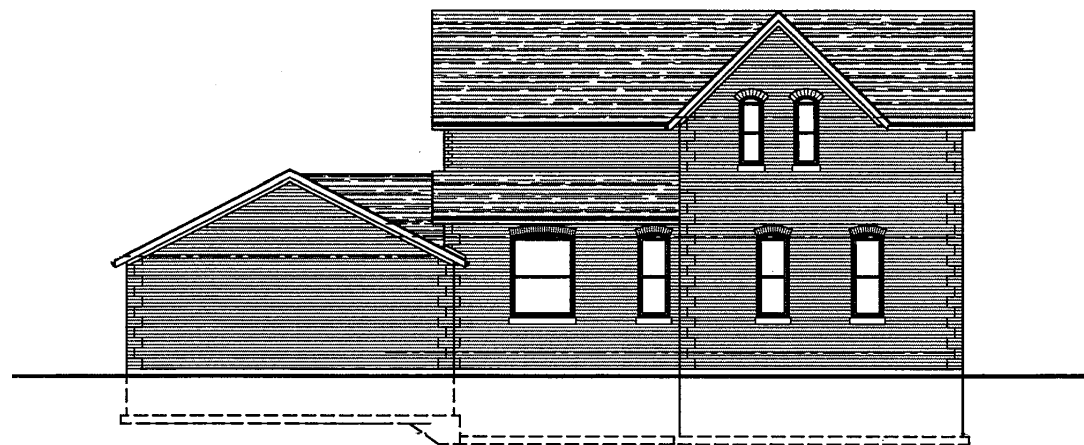
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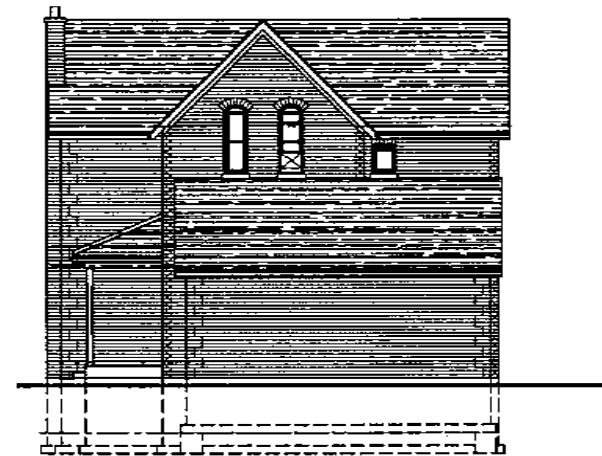
WEST ELEVATION (FACING KEELE STREET)



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

Elevation Plan

Location: Part of Lot 22,
Concession 2

Applicant:
706147 Ontario Inc.

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Attachment

File: Z.13.047

Not to Scale

Date: March 25, 2014

4