

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016**

Item 5, Report No. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

**5**

**OFFICIAL PLAN AMENDMENT FILE OP.16.002  
ZONING BY-LAW AMENDMENT FILE Z.15.038  
2383717 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 May 3, 2016, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised;
- 3) That the following deputations be received:
  1. Mr. Michael Auduong, Armstrong Planning and Project Management, Villarboit Crescent, Vaughan, on behalf of the applicant;
  2. Mr. Ken Schwenger, Kleinburg Area Ratepayers' Association, Coldspring Road, Kleinburg and Communication C17 dated April 25, 2016;
  3. Mr. David Brand, Camlaren Crescent, Kleinburg;
  4. Mr. Mark Inglis, Main Street, Kleinburg;
  5. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg;
  6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  7. Mr. Eric Laichter, Nashville Road, Kleinburg;
  8. Mr. Ian Robertson, 1Riser, Rivermede Road, Concord, on behalf of the applicant; and
- 4) That the following Communications be received:
  - C26. Mr. Roger Dickinson, Donhill Crescent, Kleinburg, dated May 3, 2016;
  - C28. Ms. Ruth Robbins, dated May 3, 2016;
  - C30. B. Parkes, dated May 2, 2016;
  - C34. Mr. Frank Greco, Islington Avenue, Kleinburg, dated May 3, 2016; and
  - C35. Alexandra and Mark Tatone, Nashville Road, Kleinburg, dated May 3, 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.16.002 and Z.15.038 (2383717 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.

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#### Economic Impact

This will be addressed when the technical report is completed.

#### Communications Plan

- a) Date the Notice of Public Hearing was circulated: April 8, 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
- c) 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 (11.7 m high) mixed-use development comprised of a commercial use (dance studio) containing 1,175.57 m<sup>2</sup> of gross floor area and thirteen residential units (1,418.11 m<sup>2</sup> of gross floor area) on the ground, second and third floors of a 0.259 ha site as shown on Attachments #3 to #6 inclusive:

1. Official Plan Amendment File OP.16.002 to amend the policies in Volume 2 of Vaughan Official Plan 2010 (VOP 2010), Area Specific Exception 12.4 - The Kleinburg Core, specifically the policies of the "Mainstreet Commercial" designation as follows:

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 do not include residential uses on the ground floor.	To permit a mixed-use development with residential uses at-grade.
b.	Generally not to exceed a maximum building height of 9.5 m.	To permit a maximum building height of 11.7 m.

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2. Zoning By-law Amendment File Z.15.038 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" does not permit residential on the ground floor.	Amend the definition of "Mixed Use Development Mainstreet" to permit commercial uses and residential uses on the ground floor.
b.	Permitted Use	Permitted uses on the subject lands do not include a dance studio, and a residential use on the ground floor only.	Permit a mixed-use development with both commercial and residential uses at-grade and on the upper floors, and permit a dance studio with its associated office, change rooms, and common areas.
c.	Minimum Interior Side Yard	1.8 m	1.45 m (north)
d.	Minimum Rear Yard	15 m	0.8 m (west)
e.	Maximum Lot Coverage	30%	39.13%
f.	Maximum Building Height	9.5 m	11.7 m
g.	Maximum Gross Floor Area (Lot Area is 2,593.69m <sup>2</sup> )	1,556.2 m <sup>2</sup> (0.6 Times the area of the Lot)	2,593.69 m <sup>2</sup> (1.0 Times the area of the Lot)

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h.	Minimum Landscape Strip Width Abutting a Residential Zone	2.4 m	i) 0 m (South Lot Line) ii) 0 m (West Lot Line)
i.	Minimum Landscape Strip Width Abutting an Open Space Zone	2.4 m	0 m (North Lot Line)
j.	Minimum Number of Parking Spaces Required	Residential: 13 units @ 1.5 spaces per unit and 0.25 visitor spaces per unit = 23 parking spaces + Dance Studio (Health Centre): 1,175.57 m <sup>2</sup> @ 11 spaces per 100 m <sup>2</sup> of gross floor area (GFA) = 130 spaces  Total Parking Required = 153 spaces	Residential: 13 units @ 1.25 spaces per unit and 0.25 visitor spaces per unit = 20 parking spaces + Dance Studio: 1,175.57 m <sup>2</sup> @ 1.45 spaces per 100 m <sup>2</sup> of GFA = 17 spaces  Total Parking Proposed = 37 spaces
k.	Minimum Parking Aisle Width	6 m	5.8 m
l.	Minimum Open Space Buffer	The By-law does not include a minimum open space buffer width.	i) Minimum 5.5 m wide open space buffer between the west property line and the southerly parking area (instead of to the top-of-bank located further east)  ii) Minimum 10 m wide open space buffer between the west property line and the west side of the main building (instead of to the top-of-bank located further east)

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m.	Minimum Amenity Area	<p>The By-law does not include the zoning requirement for a minimum amenity area in the C11 Mainstreet Commercial zone. However, the following minimum amenity area requirement is applied in other zones for apartment dwelling units:</p> <p>One Bedroom Unit = 20 m<sup>2</sup> minimum</p> <p>Two Bedroom Unit = 55 m<sup>2</sup> minimum</p>	<p>i) One Bedroom Unit = 3.5 m<sup>2</sup> to 9.7 m<sup>2</sup> (balconies)</p> <p>ii) Two Bedroom Unit = 7.5 m<sup>2</sup> to 9.8 m<sup>2</sup> (balconies)</p>
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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.

#### Background - Analysis and Options

Location	<ul style="list-style-type: none"> <li>10432 and 10422 Islington Avenue, located on the west side of Islington Avenue, south of Nashville Road, 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) and are located within the Local Centre Intensification Area. 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 9.5m; 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 located within an Intensification Area, specifically a Local Centre, of which the greatest growth, mix of land uses, heights and densities can be accommodated in accordance with the Vaughan Official Plan, the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.</li> </ul>

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	<ul style="list-style-type: none"> <li>▪ The subject lands would remain designated “Mainstreet Commercial” with the proposed site-specific exceptions requested to the policies in the Official Plan, as identified in Table 1. Staff notes that the development limits need to be confirmed by the City and TRCA, and should there be a reduction in the developable land area, the FSI could increase above 1.0, resulting in an additional exception.</li> <li>▪ The proposed development exceeds the building height identified by VOP 2010 (Volume 2). The application of bonusing pursuant to Section 37 of the <i>Planning Act</i> 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> <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> </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 and R1 Residential Zone by Zoning By-law 1-88.</li> <li>▪ The subject lands would need to be rezoned entirely to the C11 Mainstreet Commercial Zone, subject to the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2.</li> <li>▪ The proposed mixed-use development with commercial and residential uses on the ground floor, as well as 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 Attachments #1 and #2.</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:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable VOP 2010 (Volume 2) 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, as well as in the upper floors with the dance studio use 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 Kleinburg-Nashville 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>
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 Islington Avenue.</li> <li>▪ The proposal requires 153 parking spaces for the proposed uses and a total of 37 parking spaces have been provided, of which the southerly 8 parking spaces may be within the area of the open space buffer and may need to be eliminated, depending on the confirmation of the development limits and appropriate grading along the westerly portion of the site by the City and TRCA, and this must be taken into consideration into the overall feasibility of the development.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ The Official Plan for the “Mainstreet Commercial” area and the By-law to implement Cash-in-lieu of Parking stipulate that cash-in-lieu of parking is required where the proposal does not provide the required amount of parking and the supporting Parking Study determines that the proposed parking cannot accommodate the expected demand. The required parking and the requirement for cash-in-lieu of parking will be determined for the proposed development.</li> </ul>
f.	Phase II Environmental Report	<ul style="list-style-type: none"> <li>▪ The Phase II 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.	Development Limits	<ul style="list-style-type: none"> <li>▪ The development limits and appropriate site grading must be established to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA), as the subject lands are located within the TRCA Regulation Area. Meetings have commenced between the applicant, TRCA and City staff to review the development limits and engineering along the west property line, which has a bearing on the siting of the building and parking.</li> </ul>
i.	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 Policy and the <i>Planning Act</i> is required, if approved.</li> </ul>
j.	Studies and 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 public agencies: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Cultural Heritage Resource Impact Assessment</li> <li>- Arborist Report and Tree Preservation Plan</li> <li>- Functional Servicing Report and Stormwater Management Report</li> <li>- Noise Feasibility Study</li> </ul> </li> </ul>



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		<ul style="list-style-type: none"><li>▪ The requirement for additional studies/information may be identified through the development application review process.</li></ul>
k.	Future Development Applications	<ul style="list-style-type: none"><li>▪ The related Site Development File DA.15.091 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, 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 a 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>

#### **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 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 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**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Parking Plan
5. Elevations
6. Building Section

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**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.)

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

April 25, 2016

Mayor & Members of Council, Clerks, City Planners  
City of Vaughan  
2141 Major Mackenzie Boulevard  
Vaughan, ON  
L6A 1T1

C 17  
Communication  
CW (PH)  
May 3, 2016

Item - 5

**Subject: OP.16.002 & Z.15.038 & DA.15.091 – 10432 & 10422 Islington Ave. - 2383717  
Ontario Ltd. - Art & Soul Dance Studio (old Kleinburg Gas Station)**

The City of Vaughan Official Plan (OP) 2010 Volume 2, includes the area specific policies for Kleinburg as approved by the OMB in December 2013. A great deal of time and money was spent developing the plan and gathering input from the public and developers, and the evolution of the plan has involved many compromises from all stakeholders over the years.

Previous members of council, the community, and Heritage Vaughan had the foresight to recognize the importance of preserving the only destination village in the city of Vaughan and to designate Kleinburg/Nashville as a heritage conservation district. Protection of the rural character of the village and the heritage district was built into the new official plan. As part of the planning process, the City undertook a study entitled "Where and How to Grow" to aid in planning growth out to 2031. Intensification for Kleinburg was deemed minimal "in keeping with its heritage nature", and the targets set for the village were 80 units, 163 people. In the summary, the intensification capacity for Kleinburg was set at 100 people. Those targets have already been exceeded. What is the City's new target or plan to manage growth in the heritage conservation district?

If every application for new development in the village met the limits allowed for in the new plan (height, lot coverage, floor space index, set-backs, parking, etc.) the village would see significant growth and change from its current rural character. That was the growth which was planned for in the new OP. Now, however, it appears that most, if not all, applications for development in the village are not following the plan and require official plan and zoning by-law amendments to go even bigger. The village cannot sustain such growth while at the same time maintaining the heritage rural character. As such, KARA opposes development that is not in compliance with the new official plan and by-laws.

With respect to the subject application, KARA has recently met with the owner and developers and walked the site. We greatly appreciate their openness and the opportunity to work with the owner on the plans for the site. In response to the City's request for comments, KARA offers the following preliminary comments based on our current understanding of the project:

1. The proposed development calls for redefinition of mixed used to include some residential at the back of the main floor. We appreciate that this will be offset by additional commercial space on the upper floors.
2. The west side of Islington, from Major Mackenzie, all the way into the village, consists of buildings/developments which have generous setbacks from the street. We would like to see the front set back increased somewhat to incorporate more green landscaping that

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0

Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

further complements the streetscape on that side of the street. We believe in line with the church would be more appropriate.

3. KARA has opposed all developments that exceed the 9.5m height allowed by the OP and by-laws. We are aware of different methods used to calculate height and want proper assurance that the height of the proposed development is in keeping with the intent of the OP and does not exceed the height of adjacent buildings.
4. We appreciate that the FSI has been kept to the max allowed in the OP. However, we are concerned that the lot coverage proposed at over 39% is almost 1/3 more than the 30% allowed.
5. KARA has concerns with the amount and the content of fill on the property. We would like assurance that the site and bank be properly remediated and restored with natural materials. The slope of the bank should not be too steep to allow pedestrian access to the valley. We would like to see some public access to the valley, and linkage with a broader trail system.
6. Traffic in the villages of Kleinburg, Nashville, and surrounding areas is a huge and growing concern with significant development occurring all around the area. Traffic studies for individual applications invariably conclude that the new development will have negligible impact. However, in summation, traffic from all the developments is having a severe impact on the village. Islington Ave, Nashville Road, and Stegman's Mill/Teston Rd. are severely congested during rush hour. We would like to see a traffic study which evaluates the effects of all the currently known proposals which will add over 1000 additional residents in the village core.
7. Parking in the village is also of significant and growing concern. With each new development, parking gets ever harder to find. Parking deficiencies for new developments exacerbates the issue. KARA would like assurance that the parking provided for this new development is sufficient to handle all of the commercial and residential requirements, including visitors. We are also concerned that Islington Avenue will become the drop-off and pick-up site for the dance studio and would like to see measures taken that ensure drop-off and pick-up traffic is fully accommodated on the site, not on the street. The parking prohibition on the west side of Islington should remain and be enforced.
8. KARA would like to receive comments from the design review panel (DRP) regarding this development for consideration in providing further comments on the application.

KARA is not opposed to development in the village. However, we believe that new development should be done in accordance with the plans and should respect the intent of the plans. We ask that such growth be used to improve the elements that make Kleinburg/Nashville unique.

Sincerely,



Ken Schwenger,

President – Kleinburg & Area Ratepayers' Association, on behalf of the KARA Board

---

**Subject:**

FW: Public Meeting - 10422 & 10432 Islington Ave., Kleinburg

-----Original Message-----

From: Nina S & Roger Dickinson [mailto:ninaroger@rogers.com]

Sent: Tuesday, May 03, 2016 9:45 AM

To: Clerks@vaughan.ca

Subject: Public Meeting - 10422 & 10432 Islington Ave., Kleinburg

c 26  
Communication  
CW (PH)  
May 3, 2016

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I am not opposed to development on this site but I am opposed to the proposal.

Excerpts from the Heritage Conservation District Plan:

6.3 Policies for New Development

"New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture and general design to the heritage buildings around them.

New development within the District should be consistent with the Guidelines in Section 9.5."

9.5.1 New Development Overview

"Massing, materials, scale, proportions, rhythm, composition, texture and siting all contribute to the perception of whether or not a building fits its context."

9.5.3 Residential Villages, 9.5.3.1 Site Planning

"The streetscapes are unified by a canopy of trees, planted in front of, behind and beside most houses."

"In the village setting, setbacks are generally consistent, but not identical."

6.4.1 Roads

"The rural qualities of the roads is an important feature of the heritage character of the District. Rural profiles and the rural character of roads and roadways should be preserved and enhanced."

The proposed building does not fit because it is

- too massive
- too high
- the front and side setbacks are too small

It is much too close to the sidewalk compared to the other buildings on Islington Avenue.

Its scale and massing do not fit.

I am opposed to the proposal.

Yours sincerely,

Roger Dickinson  
133 Donhill Crescent  
PO Box 354  
Kleinburg ON L0J 1C0

**Subject:** FW: Tonight's council meeting

Item - 5

**From:** [rwrobbins@rogers.com](mailto:rwrobbins@rogers.com) [mailto:[rwrobbins@rogers.com](mailto:rwrobbins@rogers.com)]

**Sent:** Tuesday, May 03, 2016 10:37 AM

**To:** Beauchamp, Alexandra

**Subject:** Re: Tonight's council meeting

I'm so sorry, it's Ruth Robbins.

Sent from my BlackBerry 10 smartphone on the Bell network.

**From:** Beauchamp, Alexandra

**Sent:** Tuesday, May 3, 2016 10:17 AM

**To:** 'rwrobbins@rogers.com'

**Subject:** RE: Tonight's council meeting

Hello,

Thank you for contacting the City of Vaughan. Your email will be processed as a communication and become public record. Please submit your name.

Regards,

**Alexandra Beauchamp**

**Council / Committee Services Coordinator – Part Time**

905-832-8585, ext. 8194 | [alexandra.beauchamp@vaughan.ca](mailto:alexandra.beauchamp@vaughan.ca)

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



**From:** [rwrobbins@rogers.com](mailto:rwrobbins@rogers.com) [mailto:[rwrobbins@rogers.com](mailto:rwrobbins@rogers.com)]

**Sent:** Tuesday, May 03, 2016 10:00 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Tonight's council meeting

I am unable to attend tonight's meeting but I want to inform the council that I support KARA in regards to the redevelopment of the property on Islington Ave in Kleinburg. I support the current plan and street scape that has been developed. I would hope that the city respects the current plan as well.

Sent from my BlackBerry 10 smartphone on the Bell network.

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**Subject:** FW: Word from the Ward - April 29, 2016

c 30  
Communication  
CW (PH)  
May 3, 2016

**From:** Ciampa, Gina  
**Sent:** May-02-16 4:51 PM  
**To:** 'b parkes'  
**Cc:** Abrams, Jeffrey; Iafrate, Marilyn  
**Subject:** RE: Word from the Ward - April 29, 2016

Item - 5

Thank you.

I have copied the City Clerk on this email so that your comments are noted for the CW Public Hearing.

Respectfully,

*Gina Ciampa*

Executive Assistant to Councillor Marilyn Iafrate  
905-832-8585, ext. 8723 | [gina.ciampa@vaughan.ca](mailto:gina.ciampa@vaughan.ca)

City of Vaughan | Office of Councillor, Ward 1, Maple/Kleinburg  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



To subscribe to Councillor Marilyn Iafrate's E-Newsletter, please click [here](#)

---

**From:** b parkes [<mailto:bellethebea@yahoo.ca>]  
**Sent:** Monday, May 02, 2016 4:45 PM  
**To:** Ciampa, Gina  
**Subject:** Re: Word from the Ward - April 29, 2016

I am not able to attend public meeting evening of Tues May 3, but I would like to register my opposition to the application to amend official plan for Kleinburg in order to accommodate the increases.

B. Parkes

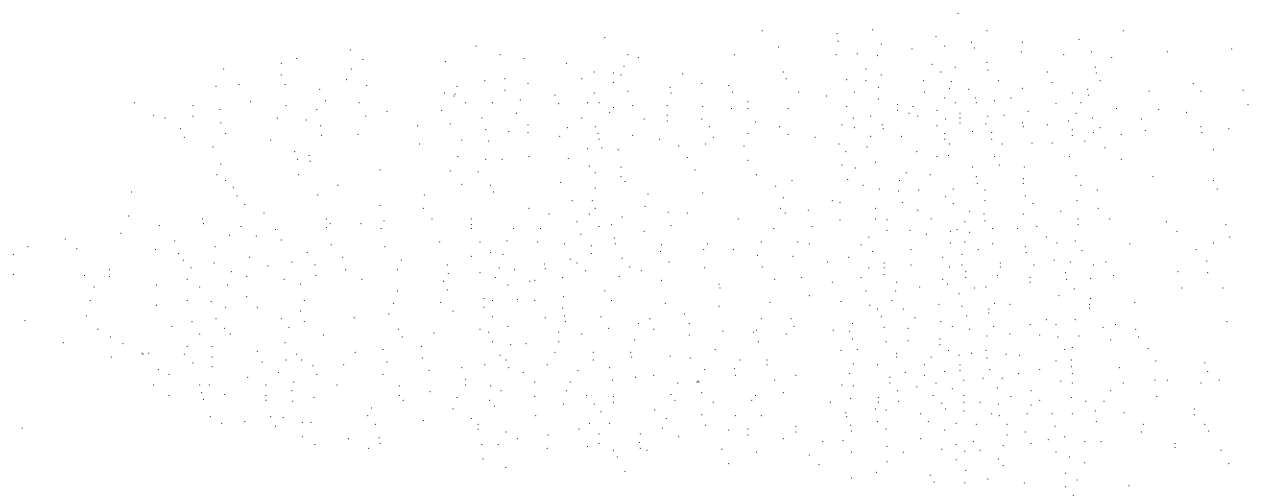
227 Camlaren Cresc., Kleinburg.

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**From:** Councillor Marilyn Iafrate <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>  
**To:** [bellethebea@yahoo.ca](mailto:bellethebea@yahoo.ca)  
**Sent:** Friday, April 29, 2016 4:55 PM  
**Subject:** Word from the Ward - April 29, 2016

Having trouble viewing this email? [Click here](#)





eld on **Tuesday, May 3, 2016 at 7pm at Vaughan City Hall**. It is very important that you attend this n

and Draft Plan of Subdivision has been received for the development of 19 three-storey freehold townhou

ent has been received for the development of a 3-storey mixed-use development comprised of a commerc

ion has been received for the development of a residential plan of subdivision consisting of 7 lots for deta



[REDACTED]

singly dominated by the powers of the Ontario Municipal Board (OMB) rather than the comprehensive local  
on is to call upon the Province of Ontario to provide significant and meaningful amendments and process  
**decisions where these are in compliance with the municipalities' own Official Plans.**  
council approved a resolution to request the Government of Ontario, in its review of the OMB, to consider the  
petition.

Registry for the City of Vaughan.

ry is being proposed.

more information or contact [LobbyistRegistry@vaughan.ca](mailto:LobbyistRegistry@vaughan.ca)

ams to submit bids to design, build, finance and maintain the new Mackenzie Vaughan Hospital.  
ter this year. Over the next several months, IO and Mackenzie Health will evaluate the proposals. The p

the public on May 14 at 9 am! Vaughan Public Libraries (VPL) invites you to come check out this new state  
y!

emonstrate your commitment to protecting the environment in our community.

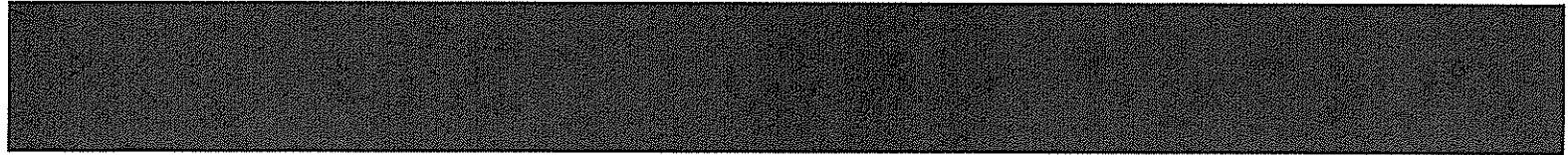
urchase NEW blue boxes, kitchen containers, green bins and composters. Also, don't miss the chance to wir

**In the Community**

vid CES, and Father John Kelly CES!

t infill development in our neighbourhoods.

ark plans respects the nature around it. This will be amazing!



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, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 Canada

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Sent by [marilyn.iafrate@vaughan.ca](#)

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**Subject:** FW: PH- May 3, 2016 Item #2 10432 Islington Ave., Kleinburg

C 34  
Communication  
CW (PH)  
May 3, 2016

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**From:** Iafrate, Marilyn  
**Sent:** Tuesday, May 03, 2016 5:53 PM  
**To:** McEwan, Barbara  
**Subject:** FW: PH- May 3, 2016 Item #2 10432 Islington Ave., Kleinburg

Item - 5

FYI

**From:** [heritagehill@gmail.com](mailto:heritagehill@gmail.com) [mailto:[heritagehill@gmail.com](mailto:heritagehill@gmail.com)] **On Behalf Of** Frank Greco  
**Sent:** Tuesday, May 03, 2016 5:51 PM  
**To:** Abrams, Jeffrey  
**Cc:** Frank Greco  
**Subject:** PH- May 3, 2016 Item #2 10432 Islington Ave., Kleinburg

Dear Mr. Abrams;

From: 802282 Ontario Ltd., o/a Canadiana Square  
10462-10472 Islington Ave., Kleinburg, ON L0J 1C0

RE: Public Hearing: May 3, 2016  
Item #2, 10432 Islington Ave., Kleinburg, ON

We have reviewed the above application from the limited amount of information that we have received. Although we support the redevelopment of the subject site in general, we cannot support the development application in its current form.

We have met with the applicant and the architect last week where we expressed our concerns regarding:

1. Building Height above 9.5m;
2. Front yard and side yard building setbacks;
3. On site parking shortage.

We are hopeful that positive amendments can be made to the application to address our concerns.

Regards,  
Frank Greco, Property Manager  
10425 Islington Ave., Unit 1, Kleinburg, ON L0J 1C0

Frank Greco  
Email: [frank@heritagehill.ca](mailto:frank@heritagehill.ca)  
Tel: [905-893-2427](tel:905-893-2427)  
Mail: 10425 Islington Ave., Unit 1, Kleinburg, ON L0J 1C0

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**Subject:** FW: OFFICIAL PLAN AMENDMENT FILE OP.16.002 Z  
Z.15.038

Item - 5

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**From:** Alexandra Battiston [<mailto:abattiston@hotmail.com>]  
**Sent:** Tuesday, May 03, 2016 2:15 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: OFFICIAL PLAN AMENDMENT FILE OP.16.002 ZONING BY-LAW AMENDMENT FILE Z.15.038

Dear Mayor of the City of Vaughan and Members of Council,

RE: OFFICIAL PLAN AMENDMENT FILE OP.16.002

ZONING BY-LAW AMENDMENT FILE Z.15.038

2383717 ONTARIO INC.

WARD 1 - VICINITY OF NASHVILLE ROAD AND ISLINGTON AVENUE

We are writing in response to the proposal described as 'Official Plan amendment File OP.16.002'.

Please find our concerns as outlined and submitted by KARA on this matter. In particular, pedestrian safety and parking.

The streets of the Village of Kleinburg have become a continual 'conga line' of cars which is a major concern as Islington is an emergency route, and the main street of the Village.

On most days of the week, the lack of parking has contributed to people parking on the shoulders and in areas designated as 'No Parking' zones which creates a hazard for pedestrians and drivers alike.

Please use your discretion accordingly.

Thank you,

Alexandra and Mark Tatone

40 Nashville Road

Kleinburg ON

LOJ 1C0

**MAY 3, 2016**

- P.2016.17**

## 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.16.002 and Z.15.038 (2383717 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: April 8, 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
- c) 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 (11.7 m high) mixed-use development comprised of a commercial use (dance studio) containing 1,175.57 m<sup>2</sup> of gross floor area and thirteen residential units (1,418.11 m<sup>2</sup> of gross floor area) on the ground, second and third floors of a 0.259 ha site as shown on Attachments #3 to #6 inclusive:

1. Official Plan Amendment File OP.16.002 to amend the policies in Volume 2 of Vaughan Official Plan 2010 (VOP 2010), Area Specific Exception 12.4 - The Kleinburg Core, specifically the policies of the “Mainstreet Commercial” designation as follows:



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 do not include residential uses on the ground floor.	To permit a mixed-use development with residential uses at-grade.
b.	Generally not to exceed a maximum building height of 9.5 m.	To permit a maximum building height of 11.7 m.

2. Zoning By-law Amendment File Z.15.038 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" does not permit residential on the ground floor.	Amend the definition of "Mixed Use Development Mainstreet" to permit commercial uses and residential uses on the ground floor.
b.	Permitted Use	Permitted uses on the subject lands do not include a dance studio, and a residential use on the ground floor only.	Permit a mixed-use development with both commercial and residential uses at-grade and on the upper floors, and permit a dance studio with its associated office, change rooms, and common areas.
c.	Minimum Interior Side Yard	1.8 m	1.45 m (north)
d.	Minimum Rear Yard	15 m	0.8 m (west)
e.	Maximum Lot Coverage	30%	39.13%

	By-law Standard	Zoning By-law 1-88, C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
f.	Maximum Building Height	9.5 m	11.7 m
g.	Maximum Gross Floor Area (Lot Area is 2,593.69m <sup>2</sup> )	1,556.2 m <sup>2</sup> (0.6 Times the area of the Lot)	2,593.69 m <sup>2</sup> (1.0 Times the area of the Lot)
h.	Minimum Landscape Strip Width Abutting a Residential Zone	2.4 m	i) 0 m (South Lot Line) ii) 0 m (West Lot Line)
i.	Minimum Landscape Strip Width Abutting an Open Space Zone	2.4 m	0 m (North Lot Line)
j.	Minimum Number of Parking Spaces Required	Residential: 13 units @ 1.5 spaces per unit and 0.25 visitor spaces per unit = 23 parking spaces + Dance Studio (Health Centre): 1,175.57 m <sup>2</sup> @ 11 spaces per 100 m <sup>2</sup> of gross floor area (GFA) = 130 spaces Total Parking Required = 153 spaces	Residential: 13 units @ 1.25 spaces per unit and 0.25 visitor spaces per unit = 20 parking spaces + Dance Studio: 1,175.57 m <sup>2</sup> @ 1.45 spaces per 100 m <sup>2</sup> of GFA = 17 spaces Total Parking Proposed = 37 spaces
k.	Minimum Parking Aisle Width	6 m	5.8 m
l.	Minimum Open Space Buffer	The By-law does not include a minimum open space buffer width.	i) Minimum 5.5 m wide open space buffer between the west property line and the southerly parking area (instead of to the top-of-bank located further east)

	By-law Standard	Zoning By-law 1-88, C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
			ii) Minimum 10 m wide open space buffer between the west property line and the west side of the main building (instead of to the top-of-bank located further east)
m.	Minimum Amenity Area	<p>The By-law does not include the zoning requirement for a minimum amenity area in the C11 Mainstreet Commercial zone. However, the following minimum amenity area requirement is applied in other zones for apartment dwelling units:</p> <p>i) One Bedroom Unit = 20 m<sup>2</sup> minimum</p> <p>ii) Two Bedroom Unit = 55 m<sup>2</sup> minimum</p>	<p>i) One Bedroom Unit = 3.5 m<sup>2</sup> to 9.7 m<sup>2</sup> (balconies)</p> <p>ii) Two Bedroom Unit = 7.5 m<sup>2</sup> to 9.8 m<sup>2</sup> (balconies)</p>

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.

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

Location	<ul style="list-style-type: none"> <li>10432 and 10422 Islington Avenue, located on the west side of Islington Avenue, south of Nashville Road, 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) and are located within the Local Centre Intensification Area. 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 9.5m; and, development shall have consideration for the scale, massing and use of the existing development on abutting or adjacent properties.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ The subject lands are located within an Intensification Area, specifically a Local Centre, of which the greatest growth, mix of land uses, heights and densities can be accommodated in accordance with the Vaughan Official Plan, the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.</li> <li>▪ The subject lands would remain designated “Mainstreet Commercial” with the proposed site-specific exceptions requested to the policies in the Official Plan, as identified in Table 1. Staff notes that the development limits need to be confirmed by the City and TRCA, and should there be a reduction in the developable land area, the FSI could increase above 1.0, resulting in an additional exception.</li> <li>▪ The proposed development exceeds the building height identified by VOP 2010 (Volume 2). The application of bonusing pursuant to Section 37 of the <i>Planning Act</i> 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> <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> </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 and R1 Residential Zone by Zoning By-law 1-88.</li> <li>▪ The subject lands would need to be rezoned entirely to the C11 Mainstreet Commercial Zone, subject to the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2.</li> <li>▪ The proposed mixed-use development with commercial and residential uses on the ground floor, as well as 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 Attachments #1 and #2.</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.	City Official Plan	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable VOP 2010 (Volume 2) 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, as well as in the upper floors with the dance studio use 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 Kleinburg-Nashville 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>
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 Islington Avenue.</li><li>▪ The proposal requires 153 parking spaces for the proposed uses and a total of 37 parking spaces have been provided, of which the southerly 8 parking spaces may be within the area of the open space buffer and may need to be eliminated, depending on the confirmation of the development limits and appropriate grading along the westerly portion of the site by the</li></ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>City and TRCA, and this must be taken into consideration into the overall feasibility of the development.</p> <ul style="list-style-type: none"> <li>The Official Plan for the “Mainstreet Commercial” area and the By-law to implement Cash-in-lieu of Parking stipulate that cash-in-lieu of parking is required where the proposal does not provide the required amount of parking and the supporting Parking Study determines that the proposed parking cannot accommodate the expected demand. The required parking and the requirement for cash-in-lieu of parking will be determined for the proposed development.</li> </ul>
f.	Phase II Environmental Report	<ul style="list-style-type: none"> <li>The Phase II 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.	Development Limits	<ul style="list-style-type: none"> <li>The development limits and appropriate site grading must be established to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA), as the subject lands are located within the TRCA Regulation Area. Meetings have commenced between the applicant, TRCA and City staff to review the development limits and engineering along the west property line, which has a bearing on the siting of the building and parking.</li> </ul>
i.	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 Policy and the <i>Planning Act</i> is required, if approved.</li> </ul>
j.	Studies and 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 public agencies: <ul style="list-style-type: none"> <li>Planning Justification Report</li> <li>Cultural Heritage Resource Impact Assessment</li> <li>Arborist Report and Tree Preservation Plan</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Functional Servicing Report and Stormwater Management Report</li> <li>- Noise Feasibility Study</li> </ul> <ul style="list-style-type: none"> <li>▪ The requirement for additional studies/information may be identified through the development application review process.</li> </ul>
k.	Future Development Applications	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.15.091 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, 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 a 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>

#### **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 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 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**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Parking Plan
5. Elevations
6. Building Section

**Report prepared by:**

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

Respectfully submitted,

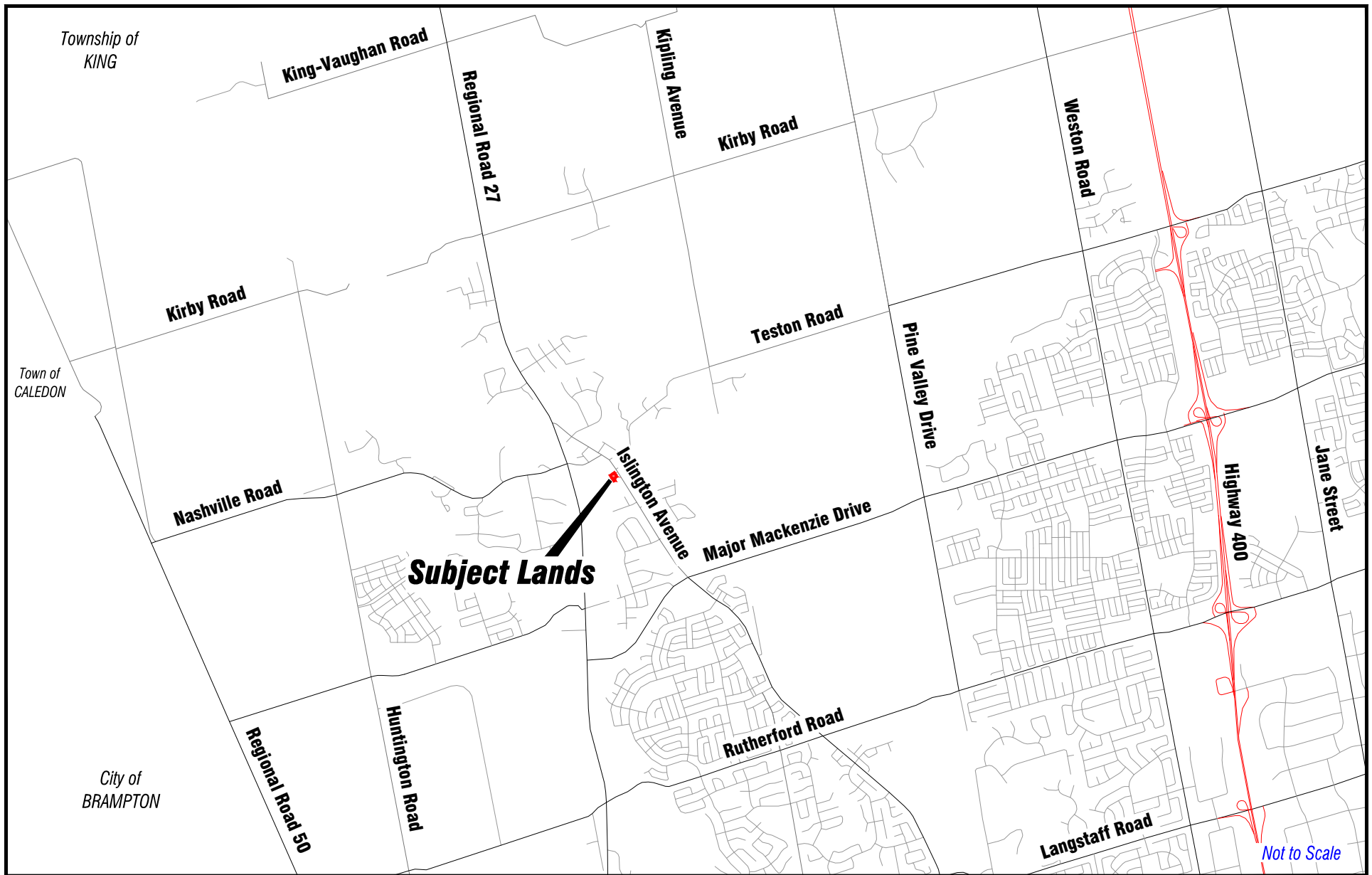
JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM





## Context Location Map

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2383717 Ontario Inc.

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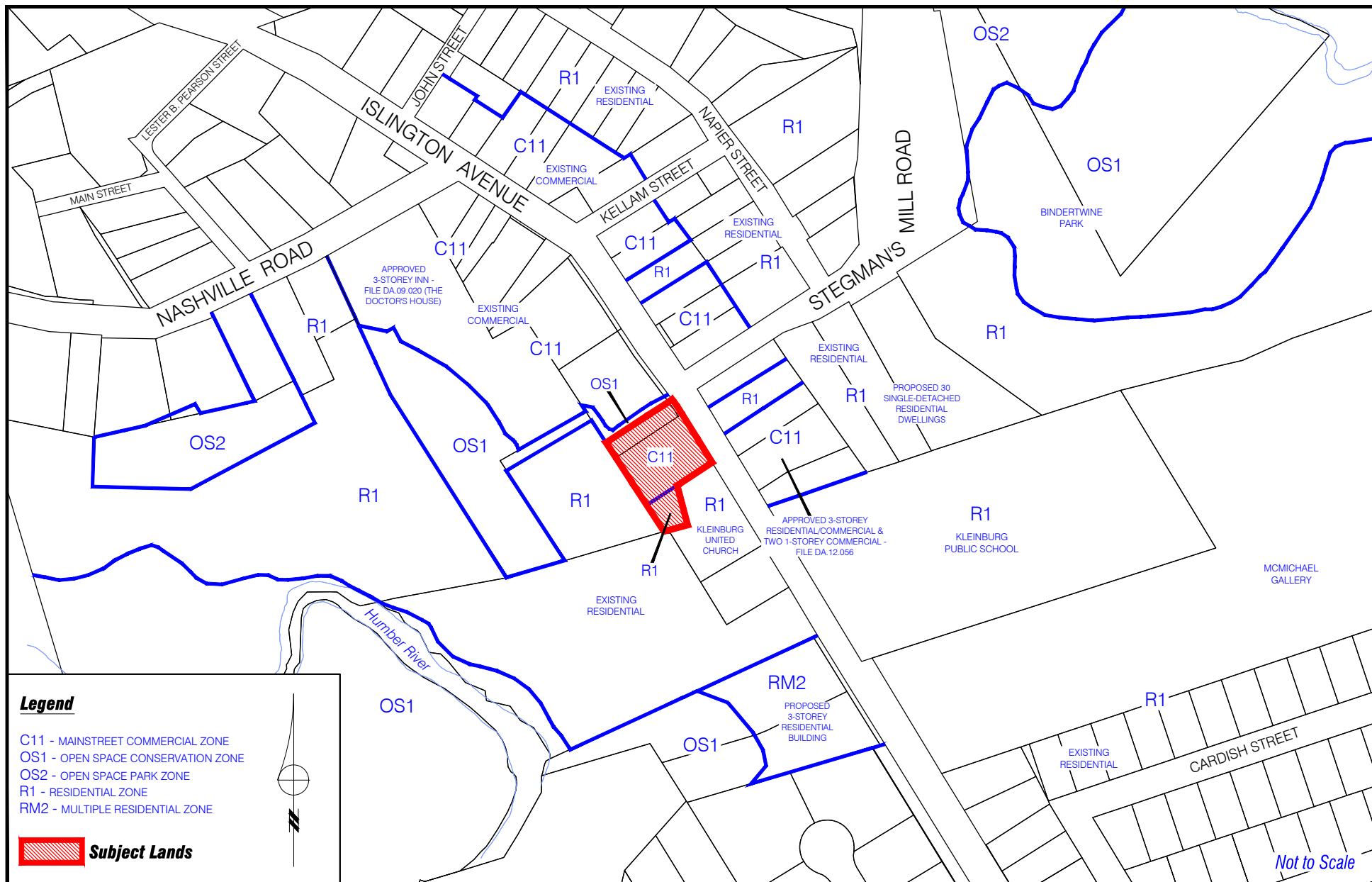


## Attachment

FILE(S): OP.16.002 & Z.15.038  
RELATED FILE: DA.15.091

DATE:  
March 10, 2016

1



## Location Map

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2383717 Ontario Inc.

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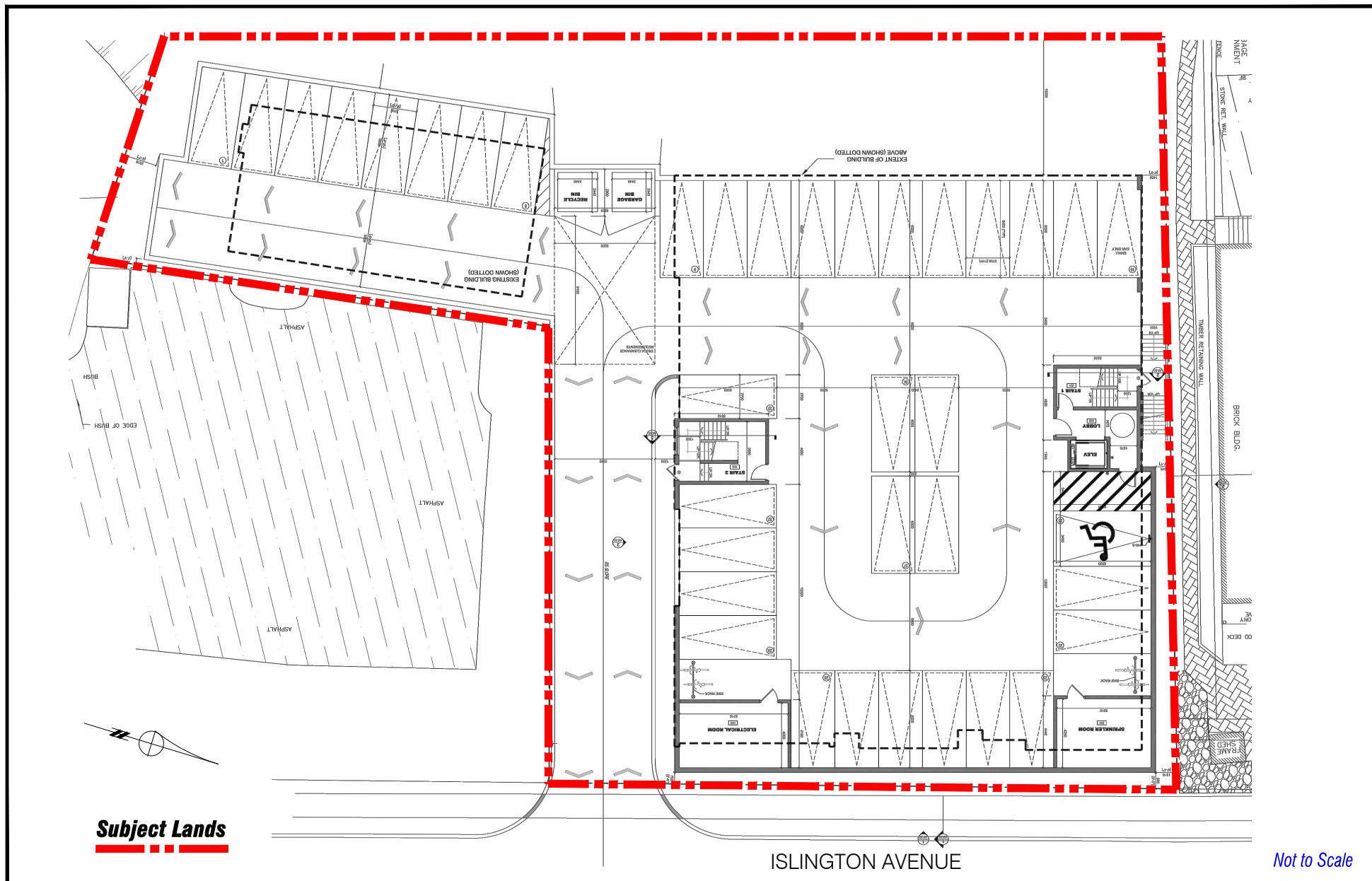
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FILE(S): OP.16.002 & Z.15.038  
RELATED FILE: DA.15.091

DATE:  
March 10, 2016

2





## Parking Plan

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2383717 Ontario Inc.

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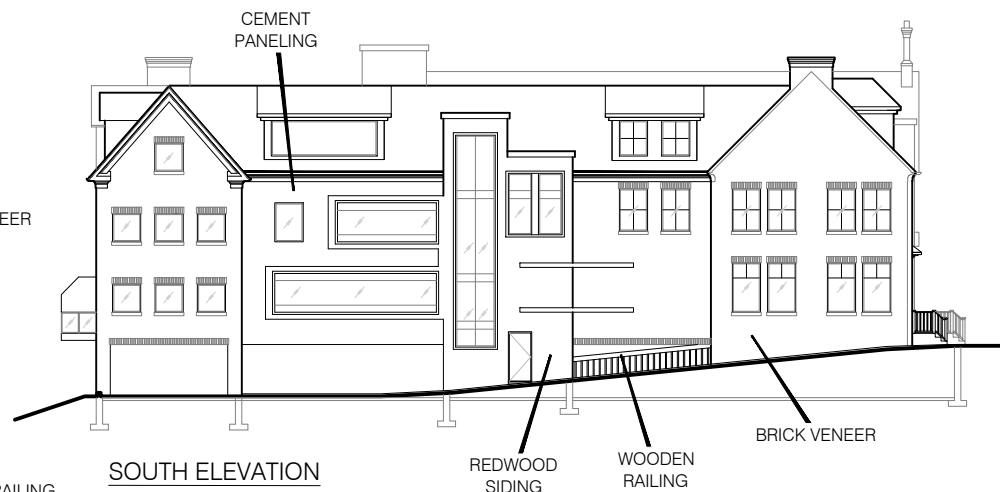
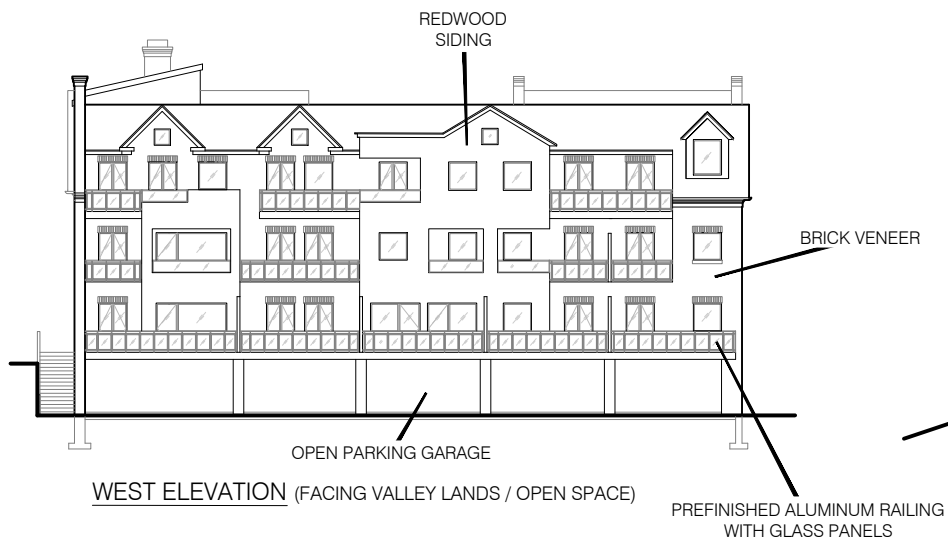
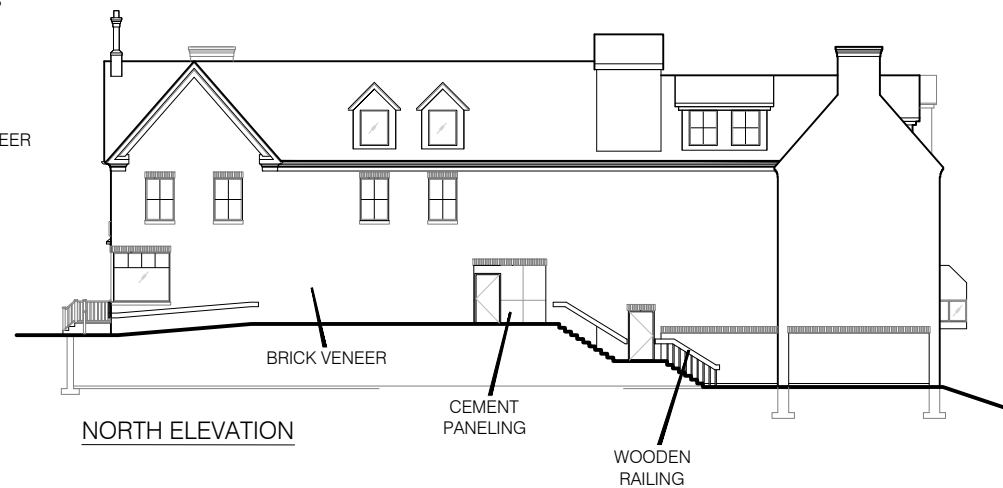
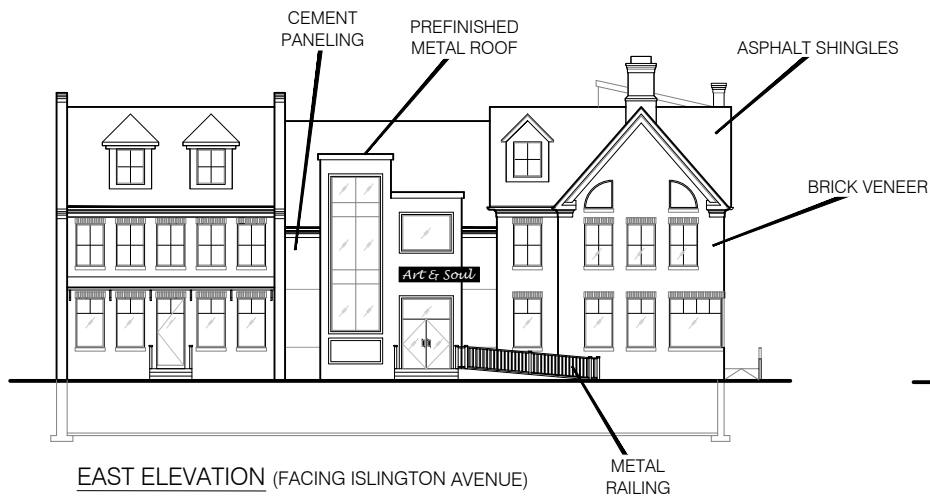


## Attachment

FILE(S): OP.16.002 & Z.15.038  
RELATED FILE: DA.15.091

DATE:  
March 10, 2016

4



*Not to Scale*

## Elevations

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2383717 Ontario Inc.

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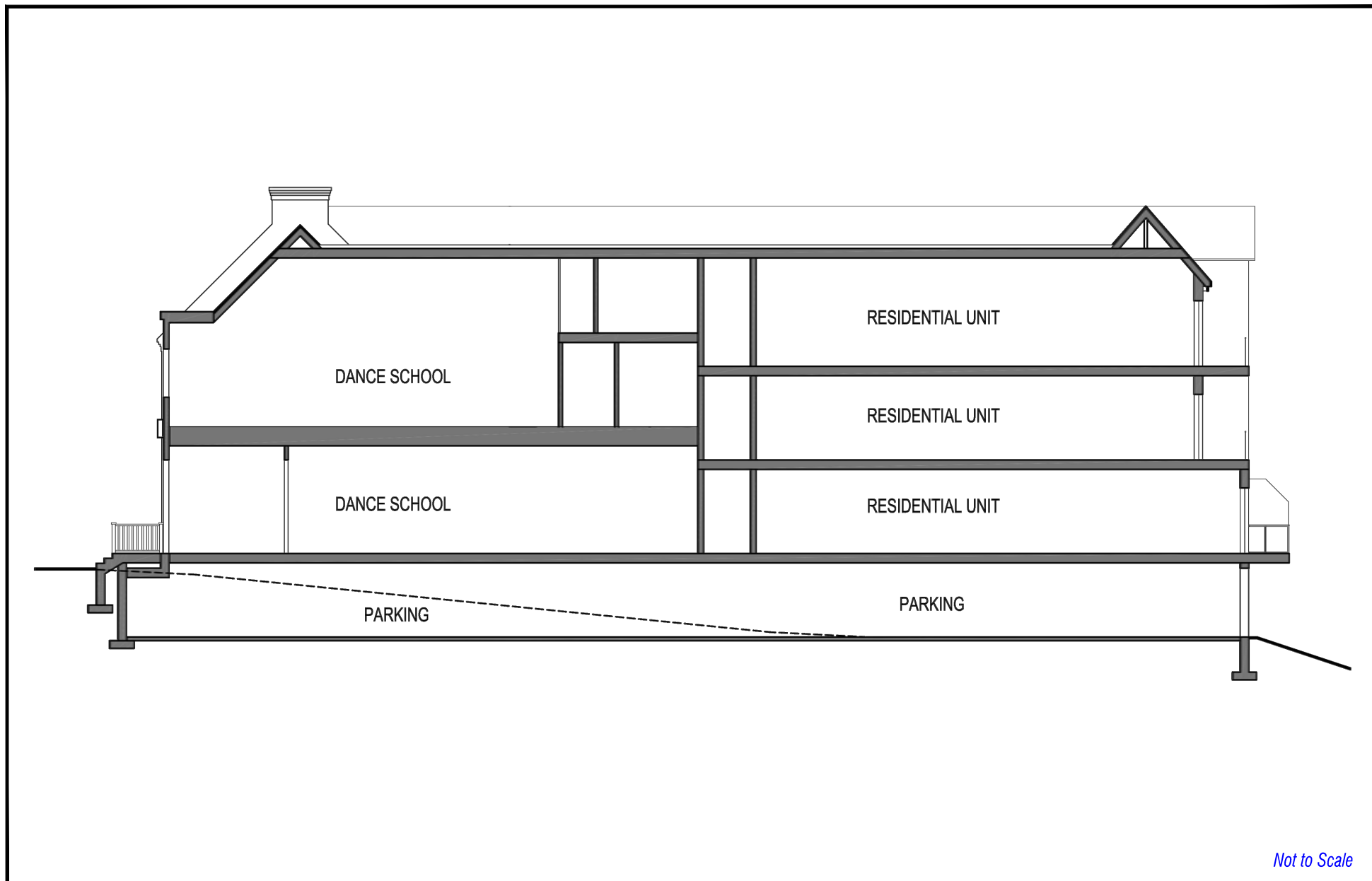


## Attachment

FILE(S): OP.16.002 & Z.15.038  
RELATED FILE: DA.15.091

DATE:  
March 10, 2016

5



*Not to Scale*

## Building Section

LOCATION:  
Part of Lot 24, Concession 8

APPLICANT:  
2383717 Ontario Inc.

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## Attachment

FILE(S): OP.16.002 & Z.15.038  
RELATED FILE: DA.15.091

DATE:  
March 10, 2016

6