

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

ZONING BY-LAW AMENDMENT FILE Z.13.022
1038695 ONTARIO INC.
WARD 4 - VICINITY OF KEELE STREET AND ROCKVIEW GARDENS

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated October 15, 2013, be approved; and
- 2) That the deputation of Mr. Al Ruggero, InfoPlan Research, Marita Place, Vaughan, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.13.022 (1038695 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The Owner has submitted Zoning By-law Amendment File Z.13.022 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone and to permit the following site-specific exceptions to facilitate the continued use of the existing 2-storey building and proposed additions for Business or Professional Offices (permitted as-of-right in the C1 Restricted Commercial Zone) as shown on Attachments #3 and #4:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 1, CW(PH) Report No. 44 – Page 2

	By-law Standard	By-law 1-88 Requirements of the C1 Zone	Proposed Exceptions to the C1 Zone
a.	Driveway Width	A joint ingress and egress driveway shall be 7.5 m	4.58 m
b.	Minimum Aisle Width	6.0 m	4.58 m (north driveway)
c.	Minimum Number of Parking Spaces	726.64 m ² @ 3.5 parking spaces/100 m ² of GFA = 26 spaces	18 parking spaces (2.47 spaces/100 m ² of GFA)
d.	Parking Surface Requirements	The surface of all parking spaces and maneuvering areas shall be paved with hot-mix asphalt or concrete.	Interlock stone pavers to be used for the barrier free parking space.
e.	Loading Space Requirements	One (1) loading space	No loading space
f.	Minimum Landscape Strip Width (Keele Street)	6.0 m	1.36 m wide landscape strip adjacent to the proposed barrier free parking space.
g.	Minimum Front Yard Setback (Keele Street)	9.0 m	7.45 m
h.	Minimum Building Setback from a Residential Zone	9.0 m	1.32 m (southerly lot line)
i.	Minimum Lot Depth	60 m	47.4 m (existing lot)

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The 0.134 ha site is located on the east side of Keele Street, south of Rockview Gardens (7625 Keele Street), City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2. ▪ The site is currently developed with a two-storey building and a parking lot.
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CITY OF VAUGHAN

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Item 1, CW(PH) Report No. 44 – Page 3

Official Plan Designation	<ul style="list-style-type: none"> ▪ “Commercial Area” by in-effect OPA #4, as amended by site-specific OPA #467, which permits a range of commercial uses on the subject lands, including Business or Professional Offices. The proposed rezoning would implement the current in-effect Official Plan. ▪ The subject lands are designated “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board (OMB) on July 23, 2013. The “Low-Rise Mixed-Use” designation permits office uses in low-rise buildings. The proposal to rezone the subject lands to facilitate office uses conforms to VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ R1V Old Village Residential Zone by Zoning By-law 1-88, which permits residential detached dwelling uses, and does not permit the proposed Business or Professional Office use. ▪ A Zoning By-law Amendment application is required to rezone the subject lands to C1 Restricted Commercial Zone and to permit the site-specific zoning exceptions identified in this report, to implement the policies of the Official Plan and the proposed site plan shown on Attachment #3.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of amending Zoning By-law 1-88 to rezone the subject lands to C1 Restricted Commercial Zone and to permit the site-specific zoning exceptions to implement the proposal for a two-storey business or professional office will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.

CITY OF VAUGHAN

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Item 1, CW(PH) Report No. 44 – Page 4

c.	Planning Justification	<ul style="list-style-type: none">▪ The Owner has submitted a Planning Justification letter in support of the proposal, which must be reviewed by the Vaughan Development Planning Department.
d.	Studies and Reports	<ul style="list-style-type: none">▪ The Stormwater Management Brief, Environmental Noise Analysis, and Parking and Site Circulation Study submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
e.	Related Site Development File DA.13.049	<ul style="list-style-type: none">▪ The Owner has submitted related Site Development File DA.13.049, which will be reviewed in consideration of the following, but not limited to:<ul style="list-style-type: none">▪ the proposed additions to the existing building, as shown on Attachment #3;▪ the draft Concord West Urban Design Streetscape Plan;▪ on-site pedestrian circulation and connections to Keele Street;▪ universal accessibility respecting the site and building design;▪ on-site vehicular circulation, including potential connections to the properties north and south of the subject lands;▪ driveway access;▪ garbage storage areas;▪ compatibility with adjacent lands including transition and buffer/landscape areas;▪ snow storage and removal considerations;▪ signage details, and,▪ opportunities for sustainable design, including, drought tolerant landscaping, permeable paving systems, energy efficient lighting, the preservation of existing vegetation and the provision of new planting to address the “heat island” effect.

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

Zoning By-law Amendment File Z.13.022 and related Site Development File DA.13.049, have been circulated to the Region of York for review and comment respecting access onto Keele Street and potential Keele Street road widening. Any issues will be addressed when the technical report is considered. The Owner shall satisfy all requirements of the Region of York.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 1, CW(PH) Report No. 44 – Page 5

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

Carol Birch, Planner, ext. 8485
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.)

1. ZONING BY-LAW AMENDMENT FILE Z.13.022 P.2013.38
1038695 ONTARIO INC.
WARD 4 - VICINITY OF KEELE STREET AND ROCKVIEW GARDENS

Recommendation

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

1. THAT the Public Hearing report for File Z.13.022 (1038695 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability 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 a Public Meeting was circulated: September 20, 2013
- b) Circulation Area: 150 m and to the Concord West Ratepayers Association
- c) Comments Received as of October 1, 2013: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.13.022 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone and to permit the following site-specific exceptions to facilitate the continued use of the existing 2-storey building and proposed additions for Business or Professional Offices (permitted as-of-right in the C1 Restricted Commercial Zone) as shown on Attachments #3 and #4:

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Location	<ul style="list-style-type: none"> ▪ The 0.134 ha site is located on the east side of Keele Street, south of Rockview Gardens (7625 Keele Street), City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2. ▪ The site is currently developed with a two-storey building and a parking lot.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Commercial Area” by in-effect OPA #4, as amended by site-specific OPA #467, which permits a range of commercial uses on the subject lands, including Business or Professional Offices. The proposed rezoning would implement the current in-effect Official Plan. ▪ The subject lands are designated “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and endorsed by Region of York Council on June 28,

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Attachments

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2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

Carol Birch, Planner, ext. 8485

Christina Napoli, Senior Planner, ext. 8483

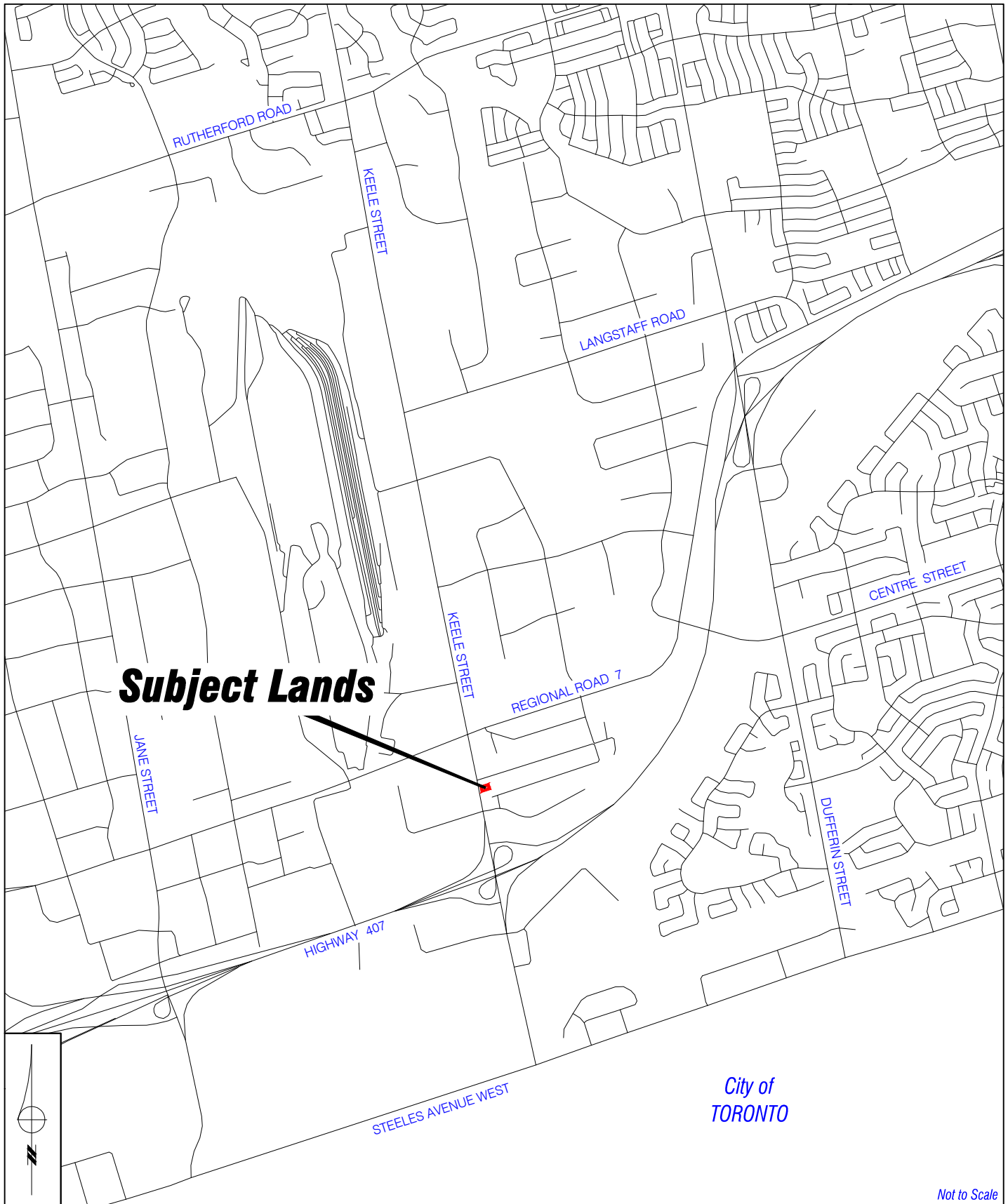
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot of 5, Concession 3

APPLICANT:
1038695 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.022da.13.049.dwg

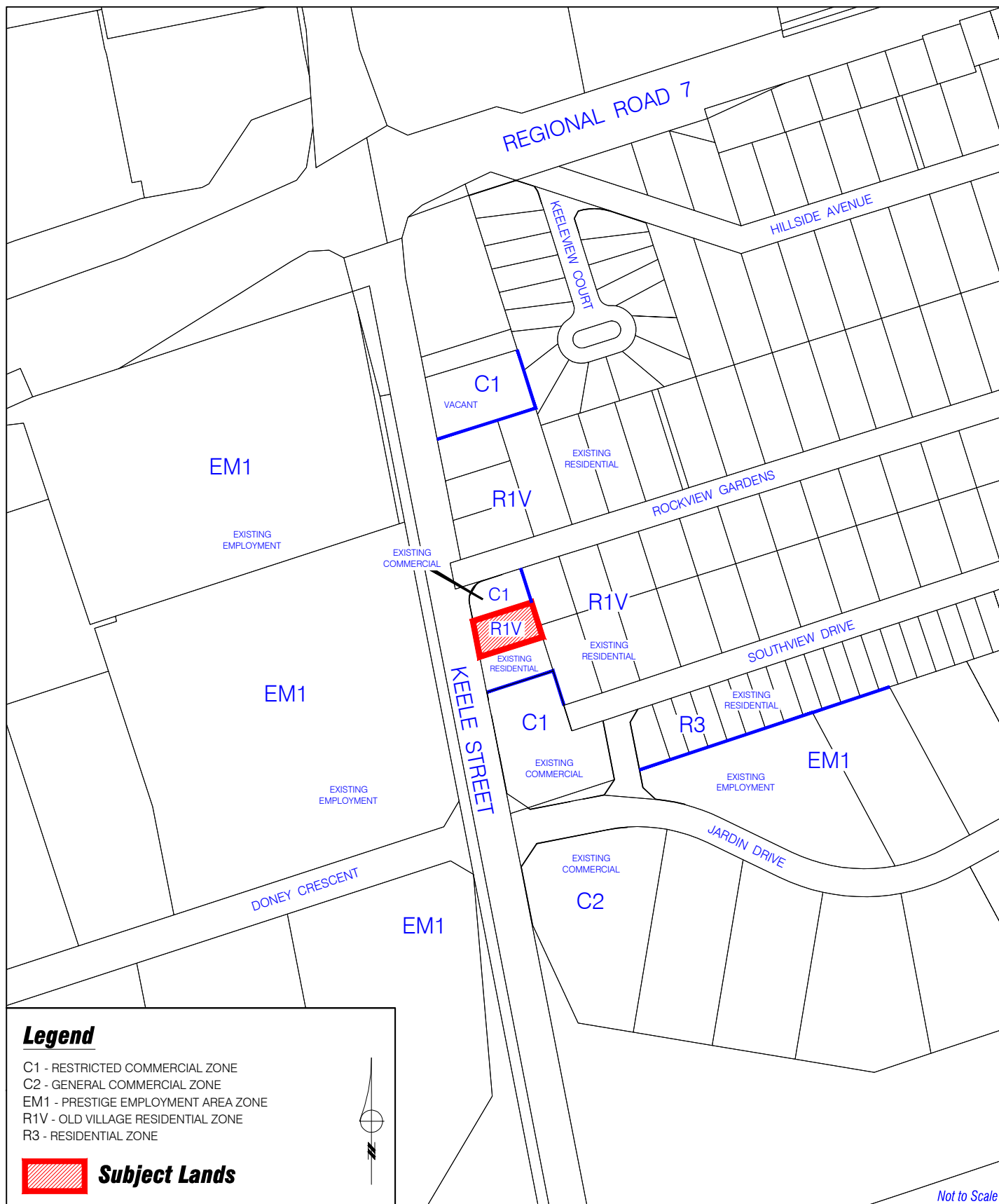


Attachment

FILES:
Z.13.022, DA.13.049

DATE:
July 12, 2013

1



Location Map

LOCATION:
Part Lot of 5, Concession 3

APPLICANT:
1038695 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.022da.13.049.dwg

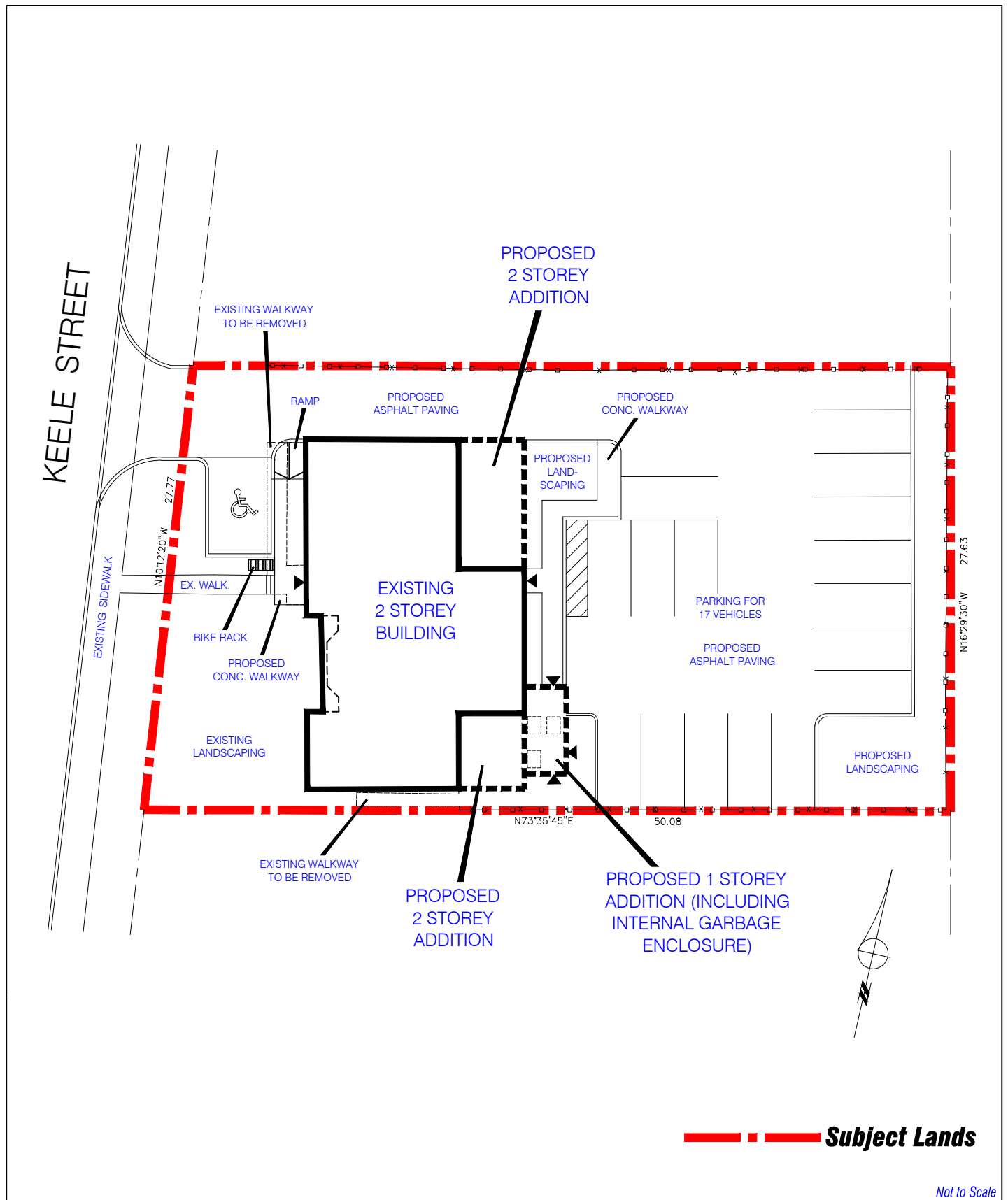


Attachment

FILES:
Z.13.022, DA.13.049

DATE:
July 12, 2013

2



Site Plan

LOCATION:
Part Lot of 5, Concession 3

APPLICANT:
1038695 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.022da.13.049.dwg

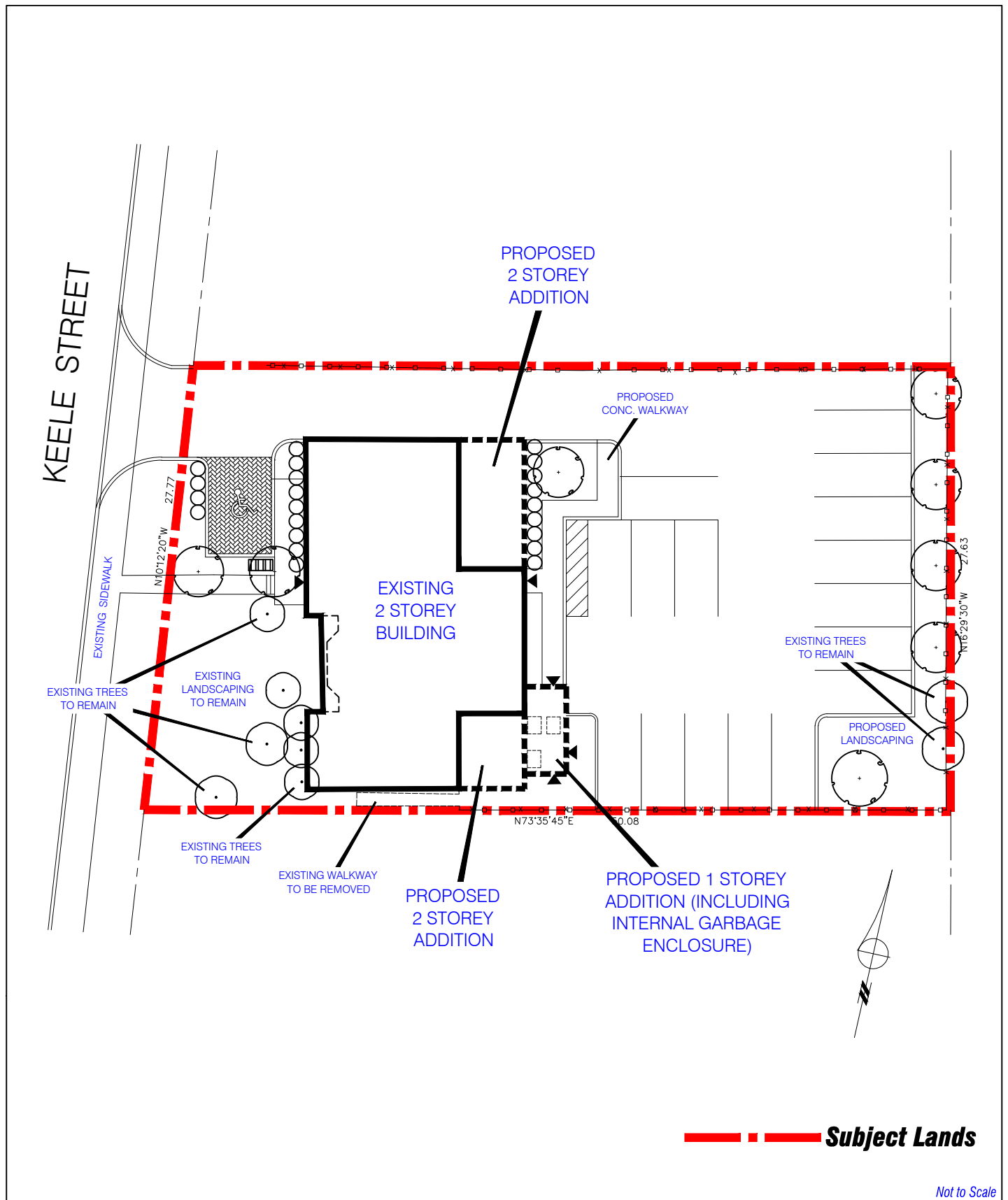


Attachment

FILES:
Z.13.022, DA.13.049

DATE:
July 12, 2013

3



Landscape Plan

LOCATION:
Part Lot of 5, Concession 3

APPLICANT:
1038695 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.022da.13.049.dwg



Attachment

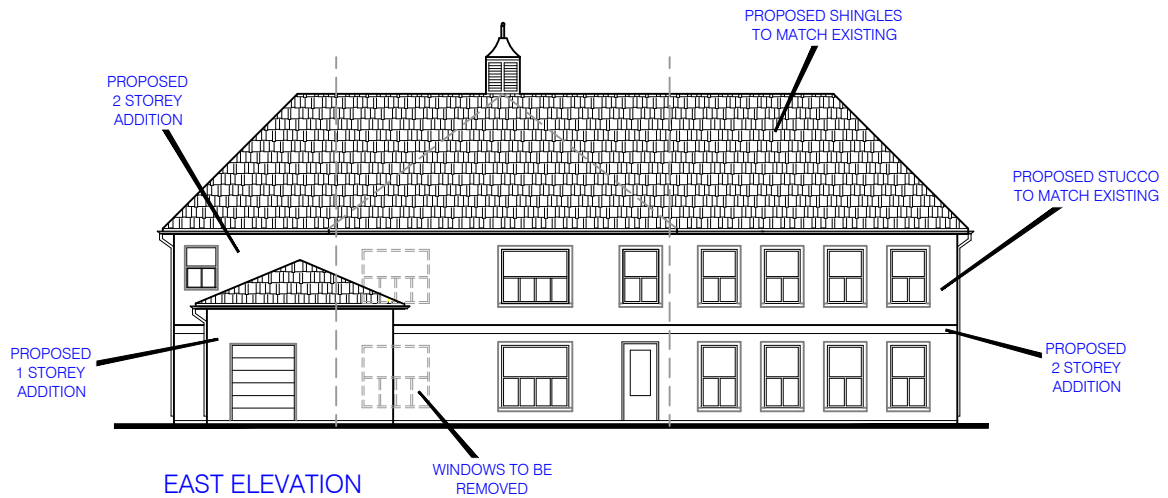
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Z.13.022, DA.13.049

DATE:
July 12, 2013

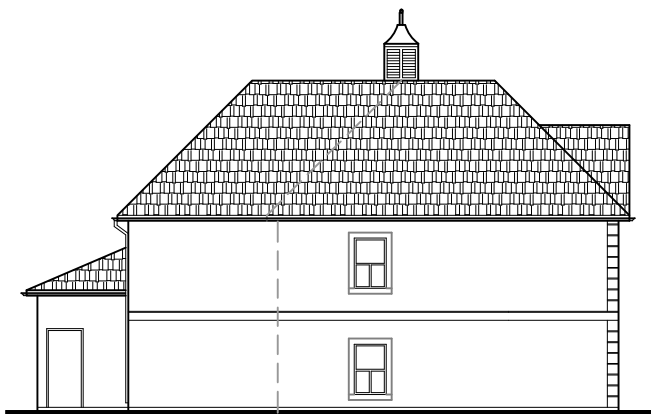
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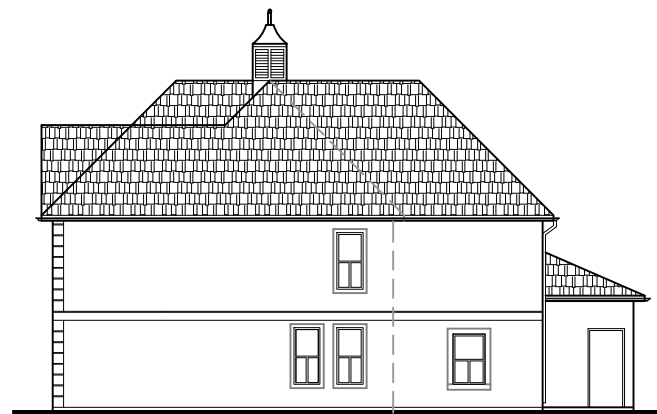
WEST ELEVATION (FACING KEELE STREET)



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Not to Scale

Elevations

LOCATION:
Part Lot of 5, Concession 3

APPLICANT:
1038695 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.022da.13.049.dwg



Attachment

FILES:
Z.13.022, DA.13.049

DATE:
July 12, 2013

5