

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

6

The Committee of the Whole (Public Hearing) recommends:

- ### Recommendation

Contribution to Sustainability

Economic Impact

 $\dots/2$

CITY OF VAUGHAN

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 13, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands, and to the Concord West Ratepayers' Association.

- c) Comments Received:

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 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 for the following application on the subject lands, shown on Attachments #1 and #2, regarding a proposal for the development of a 4-storey (4,213 m² GFA) office building as shown on Attachments #3 to #5.

1. Zoning By-law Amendment File Z.17.029 to amend Zoning By-Law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone, as shown on Attachment #2, to C1 Restricted Commercial Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions identified in Table 1:

Table 1:

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements
a.	Permitted Uses	Automotive Retail Store Banking or Financial Institution Boating Showroom Business or Professional Office Club or Health Centre Eating Establishment, Convenience and Take-Out Funeral Home Hotel Laboratory Motor Vehicle Sales Establishment Office Building Personal Service Shop Pharmacy Photographic Studio	To permit only an Office Building for Business and Professional Offices.

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		Place of Entertainment Radio Transmission Establishment Retail Store Service or Repair Shop Video Store	
b.	Minimum Lot Depth	60 m	50 m
c.	Parking and Access Requirements	Total Parking Required 4,213 m ² @ 3.5 spaces/100 m ² of Gross Floor Area (GFA) GFA = 148 spaces	Total Parking Proposed 4,213 m ² @ 2.39 spaces/100 m ² of GFA @ 4,213 m ² GFA = 101 spaces
d.	Maximum Building Height	11 m	17 m
e.	Minimum Landscaped Strip Width (Along Keele Street)	6 m	5 m
f.	Maximum Width of a Driveway	7.5 m	9 m

Additional zoning exceptions may be identified through the detailed review of the application 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"> The 0.29 ha subject lands are located on the east side of Keele Street, south of Regional Road 7, and are municipally known as 7615 and 7625 Keele Street, shown as "Subject Lands" on Attachment #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 which permits residential units, home occupations, small scale hotels, retail uses and office uses. The proposed 4-storey office building conforms to the Official Plan. Keele Street is identified as a Transit Priority Link on Schedule "10" of VOP 2010. Any transit requirements related to this designation will be reviewed.

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Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which does not permit the proposed office building use.▪ In order to permit the proposed development of the subject lands, as shown on Attachments #3 and #5, amendments to Zoning By-law 1-88 are required.
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	COMMENTS
a.	Regional and City Official Plans	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the policies of the York Region Official Plan and Vaughan Official Plan 2010 (VOP 2010).
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of, but not limited to, the following:<ul style="list-style-type: none">- the compatibility with the existing and planned surrounding land uses;- the proposed land use;- appropriate site design;- building setbacks;- parking and landscaping adjacent to the residential uses; and- the appropriateness of the proposed site-specific development standards.
c.	Urban Design and Sustainability Brief	<ul style="list-style-type: none">▪ The proposed development must conform to the Concord West Urban Design Streetscape Plan, should the proposed development be approved.

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EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

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d.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Site Development File DA.17.063, which will be reviewed to ensure appropriate: <ul style="list-style-type: none"> - building and site design, including the opportunity for shared access with the lands to the north and south; - built form; - access; - internal traffic; - circulation; - parking; - lighting; - landscaping; - pedestrian connectivity; - barrier-free accessibility; - loading locations; and - site servicing and grading. ▪ All issues identified through the review of the related Site Development application will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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.
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate parkland or pay the cash-in-lieu of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject application is approved.
g.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following reports and studies in support of the development applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Geotechnical Investigation - Traffic Impact Study - Parking Study

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

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		<ul style="list-style-type: none">- Functional Servicing/Storm Water Management Study- ESA Phase 1 Report- Urban Design Brief <ul style="list-style-type: none">▪ Additional reports may be required as part of the development application review process.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

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

Regional Implications

The application has 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 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.

Attachments

1. Concept Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Proposed Landscape Plan
5. Proposed Building Elevations

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(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.)

Concord West Ratepayers Association

November 1, 2017

Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Maple, Ontario
L6A 1T1

PUBLIC HEARING
COMMUNICATION

Date: Nov 7/17 ITEM NO. 6

2215 Steeles Ave. W.

PO Box 431
Toronto, Ontario
L4K 2L3

Executive:

Cathy Ferlisi - President
Rosetta DePriscio - Vice President
Antonietta Giannotti - Treasurer
Loredana Galati - Secretary

Board Members:

Mario Bonfini
Sabino Catenacci
Antonio Franco
Teresa Panezutti
Vanessa Persichetti
Bruno Simioni

To Whom It May Concern:

The Concord West Ratepayers Association has had an opportunity to review the Notice of Public Hearing information regarding the above noted properties. With some reservations, we are in favour of and not opposed to the proposed rezoning from R1V Old Village Residential Zone to C1 Restricted Commercial Zone with site-specific exceptions to permit the development of a 4-storey office building with 101 parking spaces.

Our reservations to this rezoning are subject to:

- All building, parking and security lighting to not be cast toward neighbouring residential properties;
- That all trees planted along the burm be evergreen and/or deciduous so as to not cause excessive foilage to adjoining residential neighbours and to preserve privacy;
- That subject property setback be appropriate from the actual property building to the residential properties that boarder the subject property.

We trust that the City of Vaughan's staff involved with this file will ensure that the above 3 points are incorporated into the building and landscaping plans.

Respectfully submitted,



Cathy Ferlisi

File: 213150
November 7, 2017

**PUBLIC HEARING C 10
COMMUNICATION**

Date: Nov 7/17 ITEM NO. 6

City of Vaughan
City Clerk's Office
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Emailed: Barbara.McEwan@vaughan.ca

Attention: Ms. Barbara McEwan, City Clerk

Dear Madam,

Re: **Linmar Properties Inc.**
Public Hearing – November 7th 2017
Application Z.17.029, DA.17.063
7615 and 7625 Keele Street
Concord, City of Vaughan

In reference to the above noted rezoning application located at 7615 and 7625 Keele Street, we represent Keeleview Centre Holdings Ltd., the registered owner of 7575 and 7577 Keele Street, the property directly abutting the subject application's southern boundary.

The owners of 7575 & 7577 Keele Street have no objections to the proposal, however would like to request that a landscape strip be added along the common lot line to separate the proposed parking lot from the existing fence line. This will provide the proposed building with additional screening and a softer transition to the existing parking area for the building located at 7577 Keele Street.

Also, we would appreciate being included on all future circulations for this application.

Yours Truly,

EMC GROUP LIMITED



Nadia Zuccaro, MCIP, RPP
Planner

c: Laura Janotta, Planner, Development Planning Dept. (emailed)
c. Linmar Properties (emailed)

6. ZONING BY-LAW AMENDMENT FILE Z.17.029 P.2017.32
LINMAR PROPERTIES INC.
WARD 4 - VICINITY OF KEELE STREET AND REGIONAL ROAD 7

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.029 (Linmar Properties 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 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 a Public Meeting was circulated: October 13, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands, and to the Concord West Ratepayers' Association.

- c) Comments Received:

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 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 for the following application on the subject lands, shown on Attachments #1 and #2, regarding a proposal for the development of a 4-storey (4,213 m² GFA) office building as shown on Attachments #3 to #5.

1. Zoning By-law Amendment File Z.17.029 to amend Zoning By-Law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone, as shown on Attachment #2, to C1 Restricted Commercial Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions identified in Table 1:

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b.	Minimum Lot Depth	60 m	50 m
c.	Parking and Access Requirements	Total Parking Required 4,213 m ² @ 3.5 spaces/100 m ² of Gross Floor Area (GFA) GFA = 148 spaces	Total Parking Proposed 4,213 m ² @ 2.39 spaces/100 m ² of GFA @ 4,213 m ² GFA = 101 spaces
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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The 0.29 ha subject lands are located on the east side of Keele Street, south of Regional Road 7, and are municipally known as 7615 and 7625 Keele Street, shown as "Subject Lands" on Attachment #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 which permits residential units, home occupations, small scale hotels, retail uses and office uses. The proposed 4-storey office building conforms to the Official Plan.▪ Keele Street is identified as a Transit Priority Link on Schedule "10" of VOP 2010. Any transit requirements related to this designation will be reviewed.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which does not permit the proposed office building use.▪ In order to permit the proposed development of the subject lands, as shown on Attachments #3 and #5, amendments to Zoning By-law 1-88 are required.
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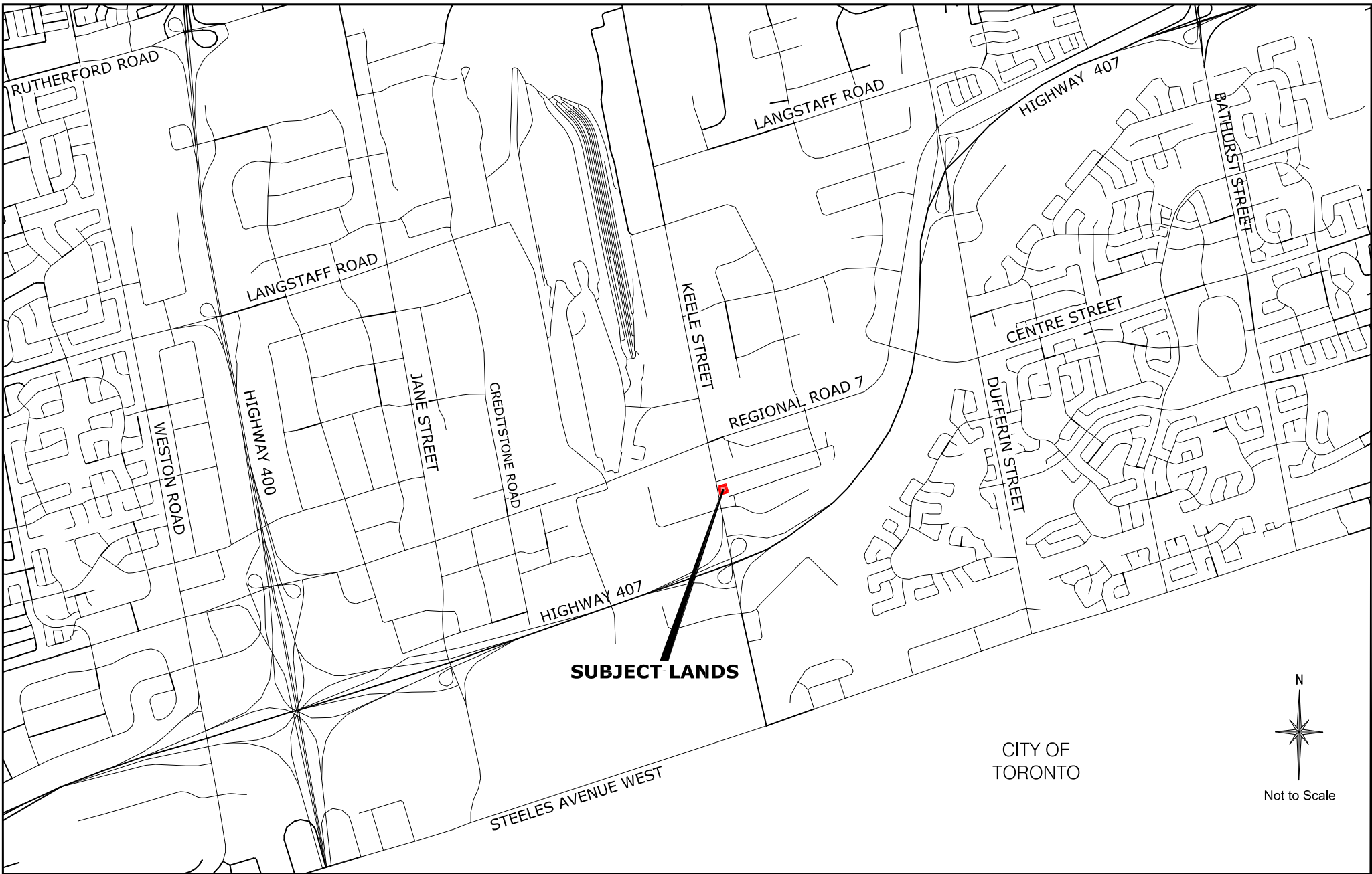
Respectfully submitted,

DANIEL KOSTOPOULOS
City Manager

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

Location: Part of Lot 5,
Concession 3

Applicant:
Linmar Properties Inc.

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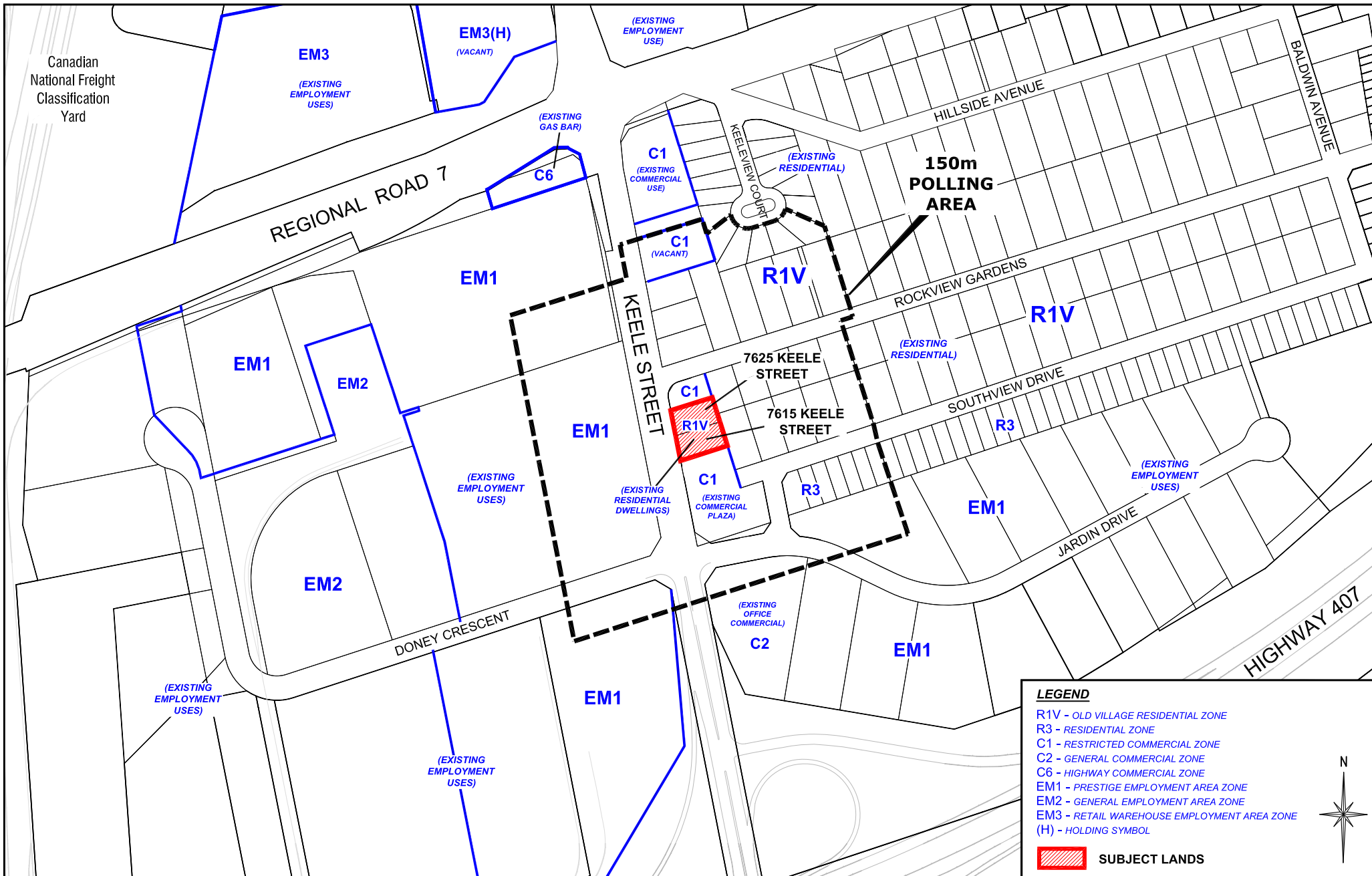


Attachment

File: Z.17.029
Related File: DA.17.063

Date:
November 7, 2017

1



Location Map

Location: Part of Lot 5,
Concession 3

Applicant:
Linmar Properties Inc.

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Attachment

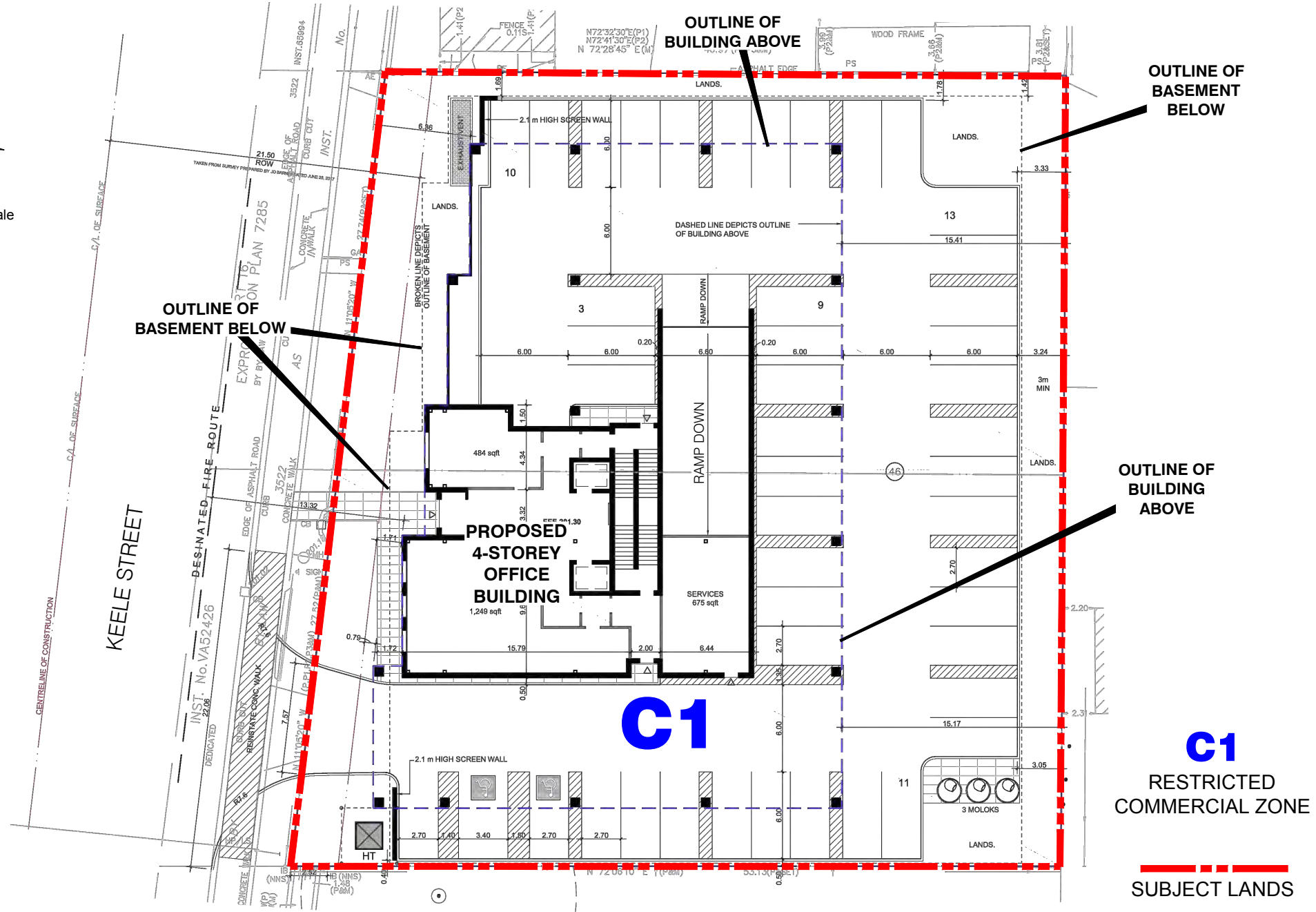
File: Z.17.029
Related File: DA.17.063

Date:
November 7, 2017

2



Not to Scale



Conceptual Site Plan and Proposed Zoning

Applicant: Linmar Properties Inc. Location: Part of Lot 5,
Concession 3

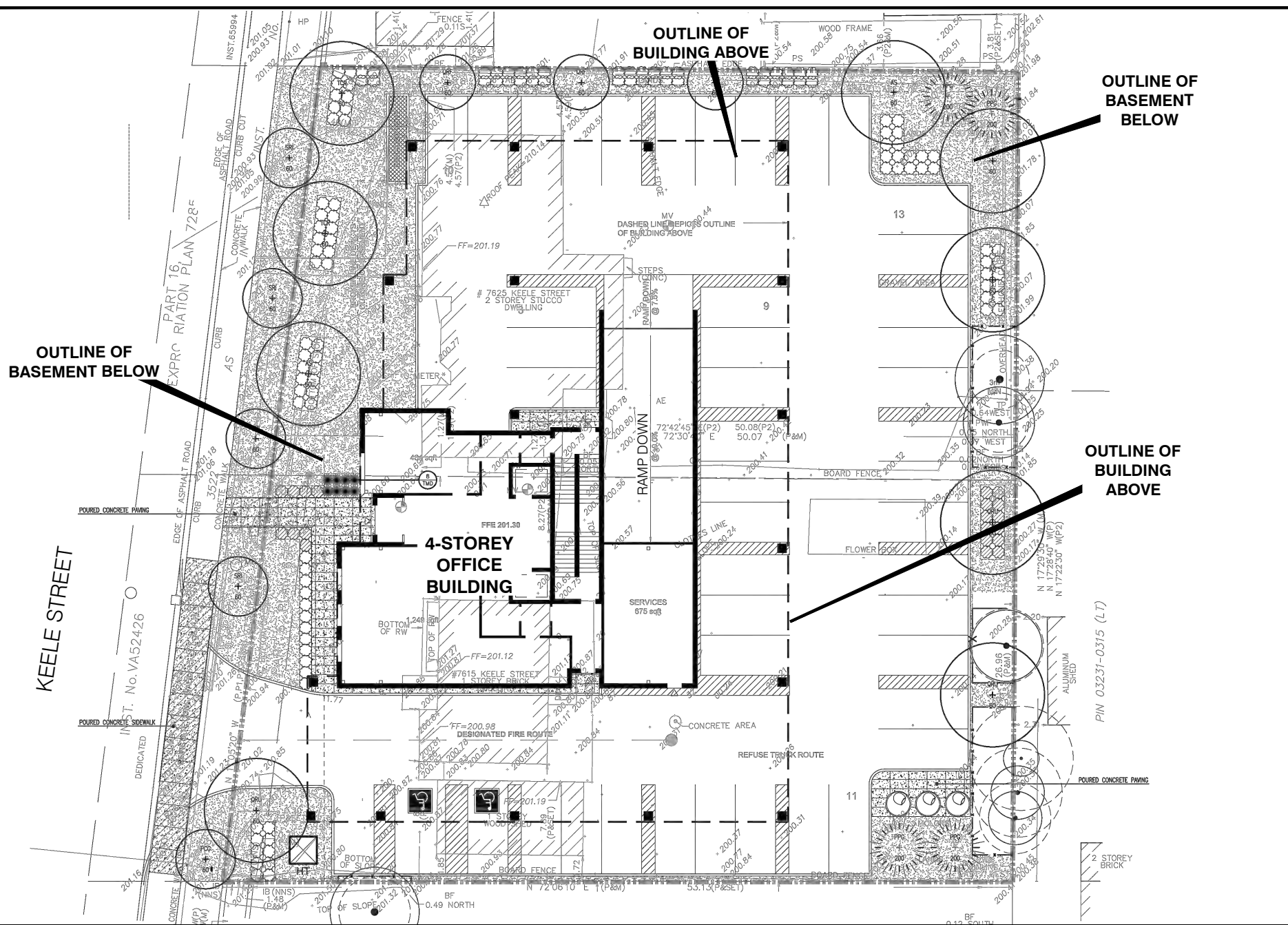


Attachment
File: Z.17.029
Related File: DA.17.063
Date:
November 7, 2017

3



Not to Scale



Proposed Landscape Plan

Attachment

4

File: Z.17.029
Related File: DA.17.063

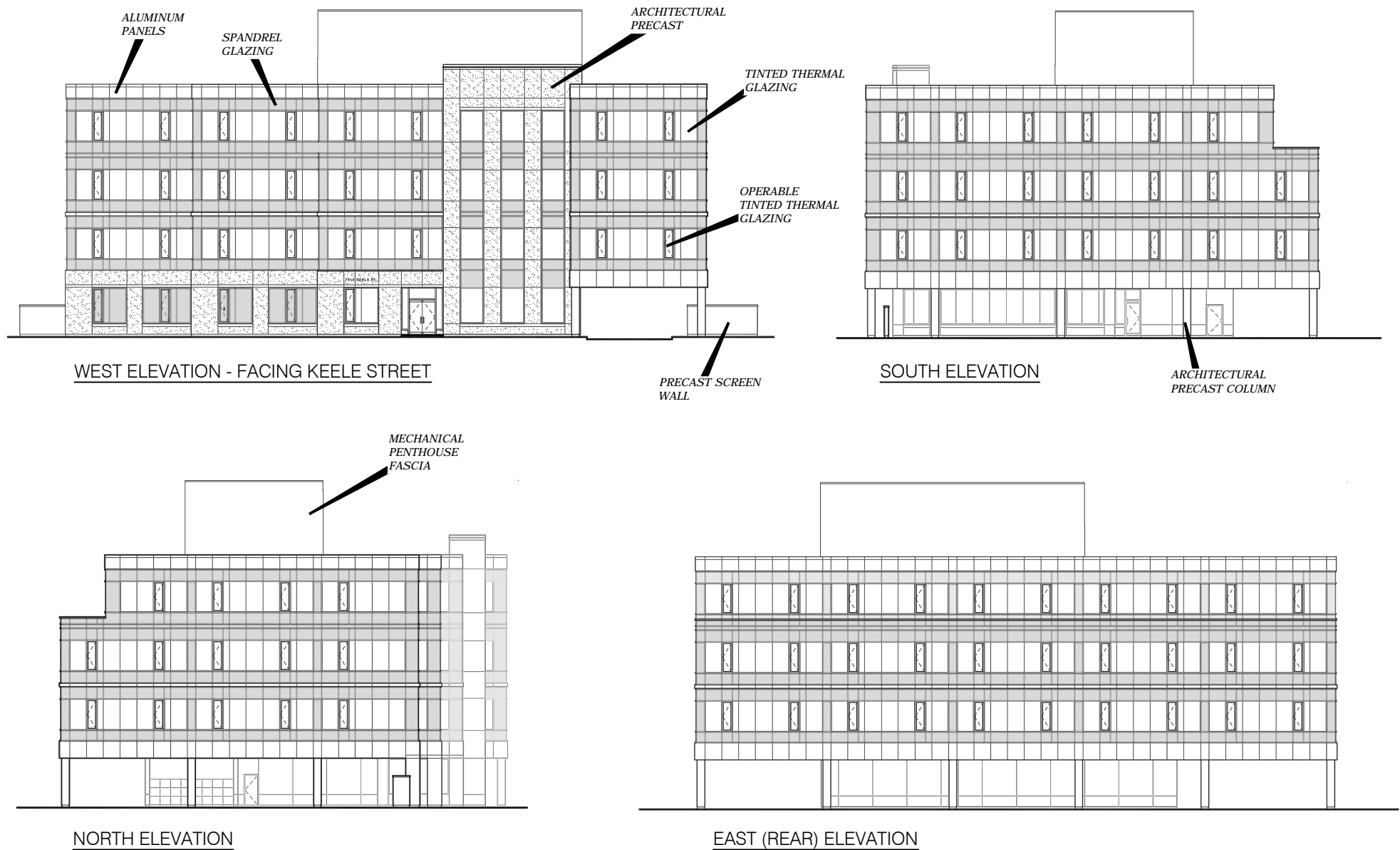
Date:
November 7, 2017



Development Planning Department

Applicant:
Linmar Properties Inc.

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Not to Scale

Proposed Building Elevations

Location: Part of Lot 5,
Concession 3

Applicant:
Linmar Properties Inc.



Attachment

File: Z.17.029
Related File: DA.17.063

Date:
November 7, 2017

5