

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA**

This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca. For deputations, please register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca

Tuesday, June 23, 2020

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 23, 2020

WARD(S): 4

**TITLE: TDC MEDICAL PROPERTIES INC.
ZONING BY-LAW AMENDMENT FILE Z.20.012
400 BRADWICK DRIVE
VICINITY OF HIGHWAY 7 AND BRADWICK DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive input from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.012 for the subject lands shown on Attachment 1. The Owner proposes to permit regulated health professional and pharmacy uses in addition to the uses permitted in the “EM1 Prestige Employment Area Zone” within the existing two-storey multi-unit building, as shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding the Zoning By-law Amendment application to permit regulated health professional and pharmacy uses in addition to the uses permitted in the “EM1 Prestige Employment Area Zone” within the existing two-storey multi-unit building
- A Zoning By-law Amendment application is required to permit the proposed uses
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.012 (TDC Medical 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.

Background

The subject lands ('Subject Lands') are municipally known as 400 Bradwick Drive and are located on the southwest corner of Highway 7 and Bradwick Drive. The Subject Lands are currently developed with a two-storey multi-unit building currently being used as an office building. The surrounding land uses are shown on Attachment 1.

A Zoning By-law Amendment application has been submitted to permit the proposed uses

TDC Medical Properties Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.012 (the 'Application') to amend Zoning By-law 1-88 to permit regulated health professional and pharmacy uses in addition to the permitted uses in the "EM1 Prestige Employment Area Zone" on the Subject Lands, together with site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notice Signs Procedures and Protocol

- a) Date the Notice of Public Hearing was circulated: June 2, 2020

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed along the Bradwick Drive and Highway 7 frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within a 150 m radius from the Subject Lands, the Concord West Ratepayers Association and anyone on file with the Office of the City Clerk having requested notice.
- c) Comments Received to Date: None

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 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.

Previous Reports/Authority

The following links provide information regarding the Application:

[January 16, 2020, Committee of Adjustment Staff Report, Minor Variance File A19/179](#)

[May 21, 2002, Committee of the Whole, Site Development File DA.02.016](#)

Analysis and Options

The Application conforms to City of Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (‘VOP 2010’). The “Prestige Employment” designation permits low-rise buildings, office uses up to a maximum Gross Floor Area (‘GFA’) of 10,000 m², and ancillary retail uses. The Owner proposes to permit regulated health professional and pharmacy uses within the existing two-storey multi-unit building having a GFA of approximately 3,044 m². The proposed uses conform to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the proposed uses

The Subject Lands are zoned “EM1 Prestige Employment Area Zone”. The Committee of Adjustment on January 24, 2020, approved Minor Variance Application A179/19 to permit an Office of a Regulated Health Professional up to maximum of 35% of the GFA for a period of two years and 99 parking spaces on the Subject Lands. A Zoning By-law Amendment is required to permit an Office of a Regulated Health Professional and pharmacy uses in addition to the use permitted in the “EM1 Prestige Employment Area Zone”, together with the following site-specific exceptions to Zoning By-Law 1-88.

Table 1:

	Zoning By-law 1-88 Standard	Requirements of EM1 Prestige Employment Area Zone	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Permitted Uses	<ul style="list-style-type: none">• Business and Professional Offices, not including regulated health professional• Employment Use• Accessory Retail Sales to an Employment Use• Accessory Office Uses to an Employment Uses• Banquet Hall• Bowling Alley	<ul style="list-style-type: none">• Permit an Office of a Regulated Health Professional and a pharmacy not exceeding 140m² in the existing building, in addition to the uses permitted in an EM1 Zone

	Zoning By-law 1-88 Standard	Requirements of EM1 Prestige Employment Area Zone	Proposed Exceptions to EM1 Prestige Employment Area Zone
		<ul style="list-style-type: none"> • Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, except Highway 7 • Convention Centre, Hotel, Motel • Funeral Home • Car Brokerage • Office Building • Recreational Uses • Service and Repair Shop • Any Public Garage legally existing as of the date of enactment of By-law 80-95 	
b.	Definition of 'Office Building'	A pharmacy not exceeding 75m ² shall be permitted in an office building not exceeding 3-storeys in height	Permit a pharmacy not exceeding 140m ² in the existing two-storey office building
c.	Minimum Parking Requirements (More than 1 Use in a Building)	<p><u>Office Building</u> 3,044m² @ 3.5 spaces/100 m² = 107 spaces</p> <p><u>Pharmacy</u> 140m² @ 6 spaces/100 m² = 9 spaces</p> <p>Total Required = 116 spaces</p>	<p><u>Office Building</u> 3.0 spaces/100 m²</p> <p><u>Pharmacy</u> 140 m² @ 0 spaces/100 m² = 0 spaces</p> <p><u>Office of a Regulated Health Professional</u> 5.0 spaces per practitioner operating on the site at any one time</p> <p>Total Proposed = 99 spaces</p>

	Zoning By-law 1-88 Standard	Requirements of EM1 Prestige Employment Area Zone	Proposed Exceptions to EM1 Prestige Employment Area Zone
d.	Location of Required Parking	Parking spaces and areas shall be provided and maintained on the lot which the building is erected	Permit 37 parking spaces to be located and maintained off-site on an adjacent property (267 North Rivermede Road)

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

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 and Consistency with Provincial Policies and Official Plans	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the York Region Official Plan (the 'YROP 2010') and Vaughan Official Plan 2010 policies
b.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the site-specific zoning exceptions identified in Table 1, required to permit the regulated health professional and pharmacy uses will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to the appropriate development standards including parking, accessible parking and off-site parking provisions
c.	Studies and Reports	<ul style="list-style-type: none"> The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> – Functional Servicing Letter – Traffic Impact Brief – Phase 1 Environmental Site Assessment <ul style="list-style-type: none"> • These reports are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) • Additional studies and/or reports may be required as part of the Application review process
d.	Off-Site Parking	<ul style="list-style-type: none"> • The Owner has advised the Development Planning Department they have arranged to enter into a Parking Space Rental Agreement with an adjacent property owner (267 North Rivermede Road). The agreement would allow the Owner of the Subject Lands the use of 37 parking spaces. • A Parking Space Rental Agreement does not provide certainty to ensure the required parking for the proposed uses will be maintained in perpetuity. Off-site parking will only be considered through an easement / agreement being registered on the title of 267 North Rivermede Road with the City as a third party to ensure the long-term provision of these parking spaces. • The Owner must provide the necessary site information (i.e. site plan and site statistics) regarding the adjacent property to determine if the site would continue to comply with Zoning By-law 1-88. Should the proposal result in a parking deficiency for the adjacent property, the Owner must successfully obtain approval of a Minor Variance application from the Committee of Adjustment.
e.	Toronto and Region Conservation Authority (the 'TRCA')	<ul style="list-style-type: none"> • The Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Application has been circulated to the TRCA for review and comment. The Owner must satisfy the requirements of the TRCA.

Financial Impact

There are no funding requirements associated with this report.

Broader Regional Impacts/Considerations

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 this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Daniela DeGasperis, Planner, Development Planning, Extension 8382.

Attachments

1. Context and Location Map
2. Site Plan

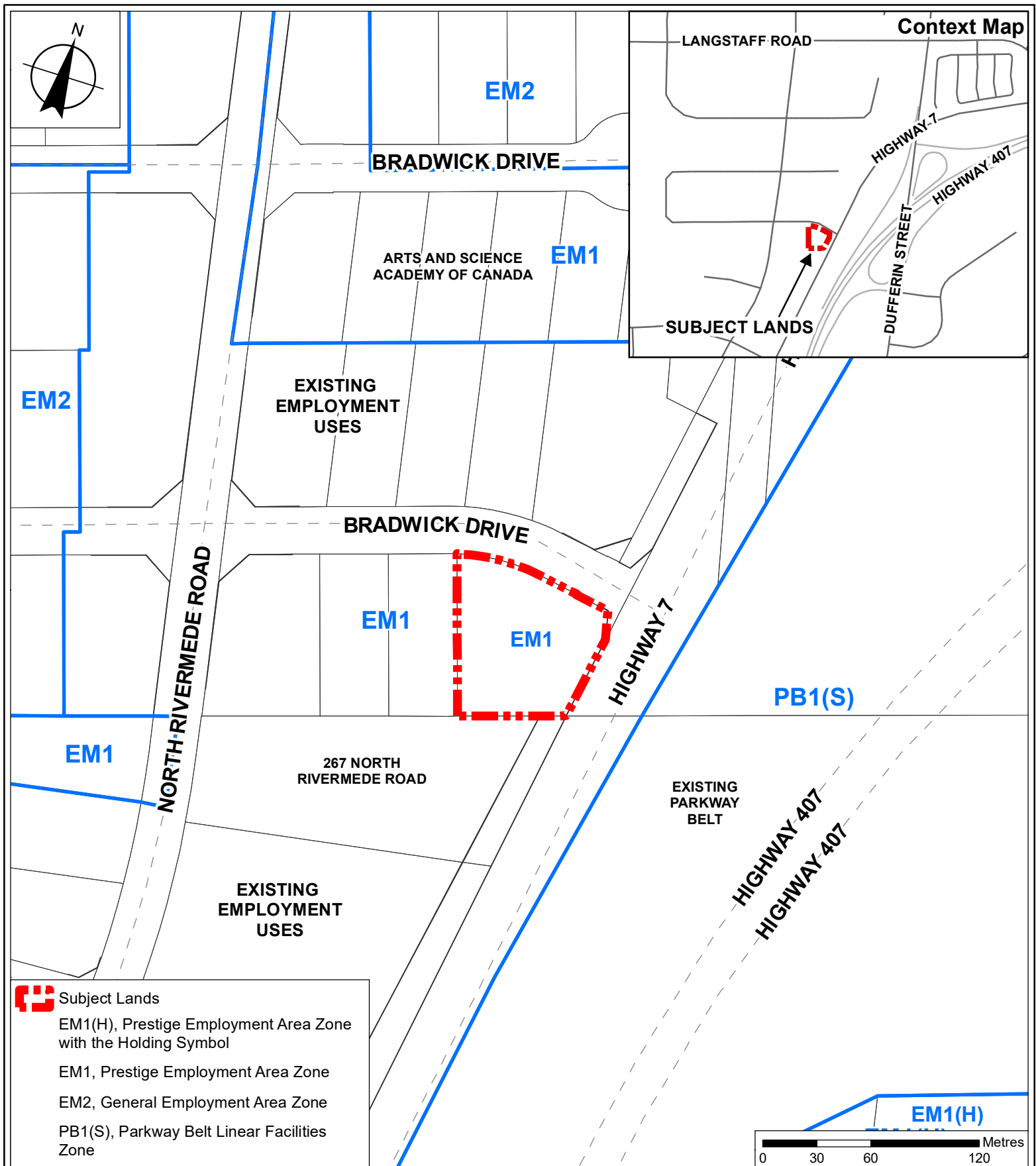
Prepared by

Daniela DeGasperis, Planner, ext. 8382

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Mauro Peverini, Director of Development Planning, ext. 8407



Context and Location Map

LOCATION:
Part of Lot 9, Concession 3; 400 Bradwick Drive

APPLICANT:
TDC Medical Properties Inc.

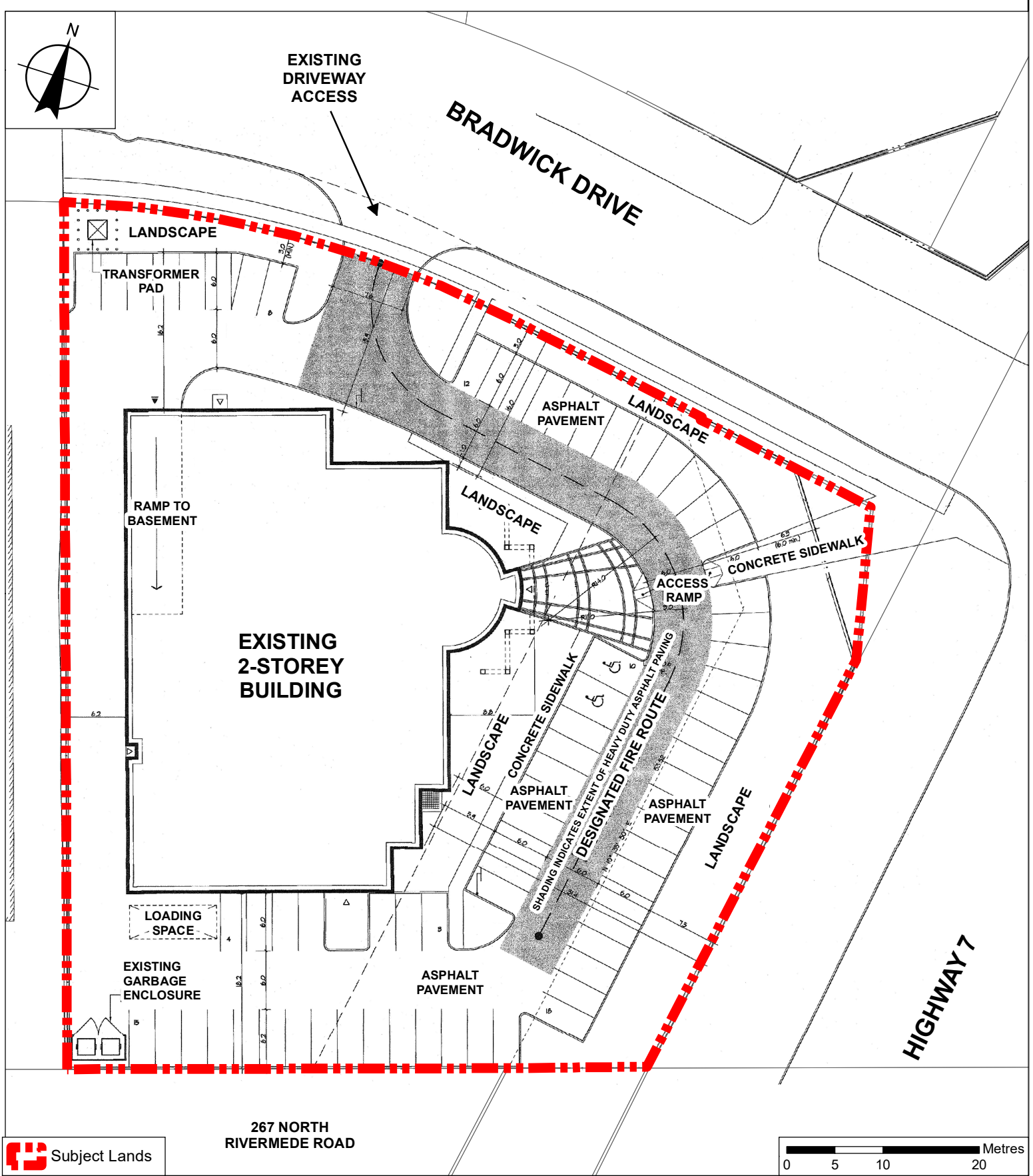


Attachment

FILE:
Z.20.012

DATE:
June 23, 2020

1



Subject Lands

Site Plan

LOCATION:
Part of Lot 9, Concession 3; 400 Bradwick Drive

APPLICANT:
TDC Medical Properties Inc.



Attachment

FILE:
Z.20.012

DATE:
June 23, 2020

2

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 23, 2020

WARD(S): 3

**TITLE: VECTOR (STEELES WEST) PROPERTIES LIMITED
ZONING BY-LAW AMENDMENT FILE Z.13.013
4190 AND 4220 STEELES AVENUE WEST AND
31 GAUDAUR ROAD
VICINITY OF STEELES AVENUE WEST AND PINE VALLEY
DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.13.013 for the Subject Lands shown on Attachment 1. The Owner proposes to amend the “EM1 Prestige Employment Area Zone” to permit additional commercial uses within two (2) existing multi-unit commercial buildings shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1.

Report Highlights

- To receive comments from the public and the Committee of the Whole to permit additional commercial uses in the two (2) existing multi-unit buildings located on the subject lands
- An amendment to Zoning By-law 1-88 is required to permit the proposed additional uses and site-specific exceptions
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.13.013 (Vector (Steeles West) Properties Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1 are municipally known as 4190 and 4220 Steeles Avenue West, and 31 Gaudaur Road, and are located on the north side of Steeles Avenue West, east of Pine Valley Drive as shown on Attachment 1. The Subject Lands are developed with two (2), one-storey multi-unit commercial buildings with a total gross floor area ('GFA') of 9,170 m² with existing retail, office, eating establishment and banquet hall uses.

A Zoning By-law Amendment Application has been submitted to permit additional uses and site-specific exceptions on the Subject Lands

Vector (Steeles West) Properties Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.13.013 (the 'Application') to amend the "EM1 Prestige Employment Area Zone" with a "CC Commercial Complex" in Zoning By-law 1-88. The Application would permit additional commercial uses on the Subject Lands together with the site-specific exceptions identified on Table 1. There are no changes proposed to the existing site plan shown on Attachment 2.

The Application was subject to a Public Hearing on June 18, 2013 and requires a new Public Hearing in accordance with Vaughan Official Plan 2010

The Committee of the Whole (Public Hearing), on June 18, 2013, considered the Application at a Public Hearing. No deputations or written comments were submitted for the Application. Council, on June 25, 2013, approved the recommendation from the Committee of the Whole (Public Hearing) of June 18, 2013, to receive the Application. The Owner submitted the Application prior to Vaughan Official Plan 2010 ('VOP 2010') being in full force and effect, and originally proposed the following additional uses and zoning exception on the Subject Lands:

- Retail Uses to a maximum of 70% of the total GFA for all existing buildings
- A Banquet Hall with a maximum GFA of 2,300 m²
- Personal Service Shop
- A total of 322 parking spaces; whereas Zoning By-law 1-88 required 608 parking spaces

The Owner, on December 20, 2019, revised the Application to permit the additional commercial uses and the site-specific zoning exceptions identified in Table 1 of this report. Further revisions to the Application were made on February 21, 2020, to refine the proposed uses on the Subject Lands. Section 10.1.4.1 of VOP 2010 requires a new Public Hearing be held if an application has not been considered by Council within two years after the date it was considered at a previous statutory Public Hearing. A new

Public Hearing is required for the Application as approximately seven (7) years have passed since the last Public Hearing.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Hearing was circulated: June 2, 2020.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed on the Steeles Avenue West and Gaudaur Road frontages in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: all property owners within 150 m of the Subject Lands

c) Comments received: None

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 received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

The following links provide information related to this report:

[Committee of the Whole \(Public Hearing\) June 18, 2013 \(Item 3, Report No. 34\)](#)

[Committee of the Whole October 15, 2013 \(Item 9, Report No. 42\)](#)

Analysis and Options

The uses being proposed conform to VOP 2010

The Subject Lands are designated "Employment Commercial Mixed-Use" by VOP 2010, Schedule 13 - Land Use, and located in an "Employment Area" and a "Regional Intensification Corridor within Employment Areas" on Schedule 1 - Urban Structure.

The "Employment Commercial Mixed-Use" designation recognizes existing areas of predominantly commercial uses within the Employment Area. These areas are planned to be developed with commercial buildings for a variety of business uses to occur in proximity to each other. They also contribute to the provision of ancillary uses to primarily serve the needs of businesses and employees in the Employment Area.

Section 9.2.2.7(d) of VOP 2010 permits retail uses in the "Employment Commercial Mixed-Use" designation, provided a minimum of 30% of the total GFA of all uses consist of uses other than retail uses. "Retail" is defined in VOP 2010 as "Retail, Restaurant and Service Commercial Uses." The Owner is requesting retail uses to a maximum of 70% of the total GFA for all buildings in accordance with VOP 2010. The remaining 30%

of GFA will consist of employment and office uses permitted in the existing “EM1 Prestige Employment Area Zone” on the Subject Lands.

Sections 5.2.3.2 and 5.2.3.4 of VOP 2010 require new retail to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design. Council, on October 29, 2013, approved Site Development File DA.13.076 to permit façade improvements to the existing multi-unit buildings located on the Subject Lands, together with site improvements including additional pedestrian connections, upgraded lighting and the addition of bicycle racks. However, only the building façade improvements were undertaken. The Development Planning Department encourages additional site improvements as described in the Matters to be Reviewed Section of this report and in accordance with Sections 5.2.3.2 and 5.2.3.4 of VOP 2010.

Section 5.2.3.10(b) of VOP 2010 requires any proposed Drive-through Facility within a Regional Intensification Corridor only be permitted based on a site-specific zoning by-law amendment. The Owner is proposing a drive-through facility be permitted through this Application. However, they must demonstrate how the drive-through meets the required criteria established in Section 5.2.3.10(c) of VOP 2010.

An actual drive-through facility is not being proposed at this time for any of the existing uses on the Subject Lands. A concept site plan will be required from the Owner to demonstrate how a drive-through facility can be designed to meet the requirements of VOP 2010 in support of the Application. A future Site Development Application will be required to implement the detailed design for any proposed drive-through on the Subject Lands.

Low-rise buildings of five storeys or less in height, in accordance with Section 9.2.3.4 of VOP 2010, are not permitted on lands designated “Employment Commercial Mixed Use” and located on a “Regional Intensification Corridor within Employment Areas”. However, the existing zoning on the Subject Lands permits the existing low-rise building form as-of-right. The Owner is seeking additional commercial uses for the existing one-storey multi-unit commercial buildings to bring the land use permissions on the Subject Lands into conformity with the permitted uses of the “Employment Commercial Mixed Use” designation.

Site-specific Amendments to Zoning By-law 1-88 are required to permit the proposed uses and exceptions

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” with a “CC Commercial Complex” by Zoning By-law 1-88. The Owner proposes to amend the “EM1 Prestige Employment Area Zone” by adding the following uses and site-specific exceptions to the Subject Lands:

Table 1:

	By-law 1-88 Standard	EM1 Prestige Employment Area Zone with a “CC” Commercial Complex Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone with a “CC” Commercial Complex Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> - Day Nursery - Technical School - Parks and Open Space - Recreational Uses - Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Uses to an Employment Use - Banquet Hall, in a Single Unit Building - Bowling Alley - Business and Professional Office, not including Regulated Health Professional - Club, Health Centre - Convention Centre, Hotel, Motel - Funeral Home in a Single Unit Building - Car Brokerage - Office Building - Any Public Garage legally existing as of the date of enactment of By-law 80-95 - Bank - Business Office - Eating Establishment - Place of Amusement 	<p>Permit the following additional uses on the Subject Lands”:</p> <ul style="list-style-type: none"> - Art Studio - Banquet Hall, as part of a multi-unit building, with a maximum GFA of 1,835 m² - Business and Professional Office, including a Regulated Health Professional, with a maximum GFA of 600 m² - Limited Outdoor Display of Merchandise, Goods or Materials accessory to a permitted use, and limited to 0.25 times the GFA of the buildings - Office and Stationary Supply, Sales, Service, Rental - Retail Store - Service or Repair Shop - Veterinary Clinic - One (1) Drive-through - Retail Warehouse
b.	Maximum Permitted GFA for Retail Uses	There is no requirement in Zoning By-law 1-88 for a maximum Permitted GFA for Retail Uses	A maximum of 70% of the total GFA for all buildings shall consist of Retail Uses

	By-law 1-88 Standard	EM1 Prestige Employment Area Zone with a “CC” Commercial Complex Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone with a “CC” Commercial Complex Requirements
c.	Minimum Parking Requirements	<p>Banquet Hall -1,835 m² - 11 spaces / 100 m² = 202 spaces</p> <p>+</p> <p>70% of GFA for Retail Uses 5,135 m² - 6 spaces/100 m² = 309 spaces</p> <p>+</p> <p>30% of GFA for Employment Uses - 2,200 m² - 2 spaces / 100 m² = 44 spaces</p> <p>Total Required Parking = 555 spaces</p>	226 spaces

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.

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.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of the Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> • The appropriateness of the proposed additional commercial uses on the Subject Lands will be reviewed in consideration of the “Employment Commercial Mixed-Use” policies of VOP 2010. Specifically, determination of “retail” and “non-retail” uses in accordance with Section 9.2.2.7(d) of VOP 2010 will be reviewed • The appropriateness of the proposed site-specific exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, and appropriate development standards • The proposed uses will be reviewed in consideration of the existing parking supply on the Subject Lands and the parking required to support the existing and proposed uses • The Owner is seeking permission for one (1) drive-through facility. The Owner must demonstrate how the proposed drive-through meets the criteria established in Section 5.2.3.10(c) of VOP 2010 in consideration of the existing buildings and site conditions prior to the Application proceeding to a future Technical Report
c.	Studies and Reports	<ul style="list-style-type: none"> • The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Sustainability Performance Metrics - Parking Justification Study • These reports and studies are available on the City’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer)

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> Additional studies/reports may be required as part of the application review process
d.	Proposed Parking Supply	<ul style="list-style-type: none"> The Vaughan Committee of Adjustment, on November 6, 2014, approved Minor Variance Application A260/14 to permit a total of 343 parking spaces for the existing uses on the Subject Lands. However, the Owner seeks to permit 70% of the total GFA for retail uses, and therefore a total of 555 parking spaces are required by Zoning By-law 1-88, as identified in Table 1 In lieu of a proposed static parking supply of 226 spaces as identified in Table 1, the Owner is required to investigate specific parking rates and/or a maximum GFA assigned to certain uses to determine an appropriate parking supply for the Subject Lands, to the satisfaction of the Development Engineering ('DE') Department. Utilizing parking rates and a maximum floor area assigned to certain uses will provide greater clarity for future uses/users on the Subject Lands, should the Application be approved The Parking Justification Report must be reviewed and approved by the DE Department The Owner will be required to submit a concept plan to demonstrate how a drive-through use on the Subject Lands will conform to the policies of VOP 2010. Should the Owner choose not to provide the concept plan, the drive-through use will not be supported as conformity with VOP 2010 cannot be determined
e.	Future Site Development Application and Site Improvements	<ul style="list-style-type: none"> The Owner is proposing to add one (1) future drive-through facility as a permitted use on the Subject Lands. However, the proposed drive-through facility is not proposed at this time for any of the existing uses on the Subject Lands. Should a drive-through facility be proposed on

	MATTERS TO BE REVIEWED	COMMENTS
		<p>the Subject Lands, a Site Development Application is required to consider, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> - Internal site and traffic circulation - Impact to existing parking and driveway aisles - Appropriate landscape screening - Changes to building elevations and signage - Location of a free-standing order board(s) <ul style="list-style-type: none"> • The Owner is encouraged to consider future site improvements to enhance the public realm and streetscape in accordance with Sections 5.2.3.2 and 5.2.3.4 of VOP 2010. This includes but is not limited to pedestrian connections to, and in-between the existing buildings, additional landscape, permeable pavers, upgraded lighting and the addition of bicycle racks
f.	Municipal Servicing	<ul style="list-style-type: none"> • The Owner shall provide a stamped and certified letter by a Professional Engineer licensed in Ontario to certify the existing municipal infrastructure (sanitary and water) can accommodate the proposed uses, to the satisfaction of the DE Department
g.	City of Toronto	<ul style="list-style-type: none"> • The Subject Lands front onto and have access from Steeles Avenue West, an arterial road under the jurisdiction of the City of Toronto • The Owner shall satisfy all requirements of the City of Toronto, including but not limited to the submission of a Traffic Impact Study and Construction Management Plans, and obtain road allowance, utility and servicing permits, if required

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Application.

Conclusion

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

For more information, please contact: Mark Antoine, Senior Planner, ext. 8212

Attachments

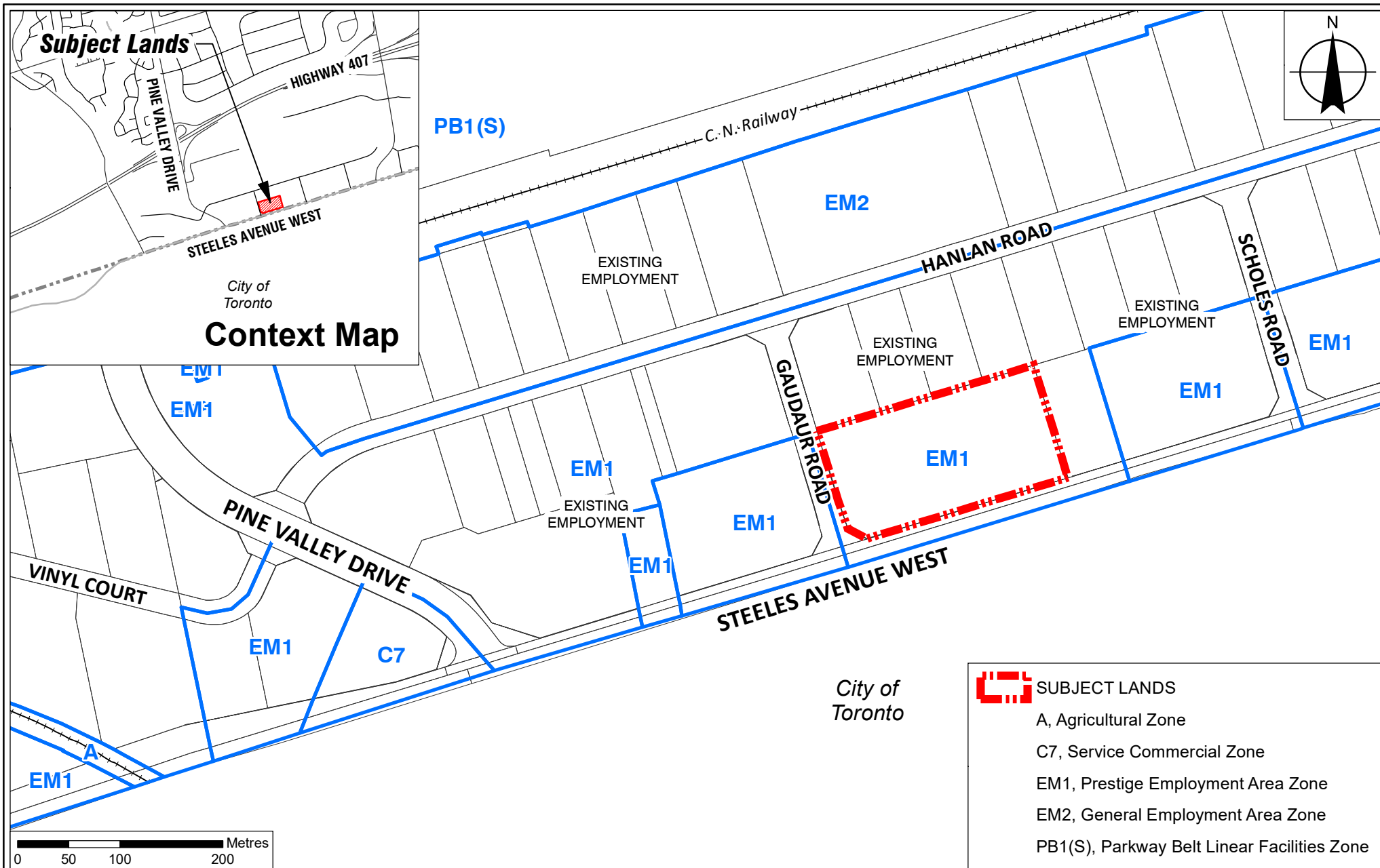
1. Context and Location Map
2. Existing Site Plan

Prepared by

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407



Context and Location Map

LOCATION:

4190 and 4220 Steeles Avenue West, 31 Gaudaur Road
(Part of Lot 1, Concession 6)

APPLICANT:

Vector (Steeles West) Properties Limited



Attachment

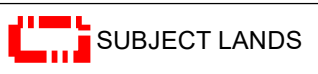
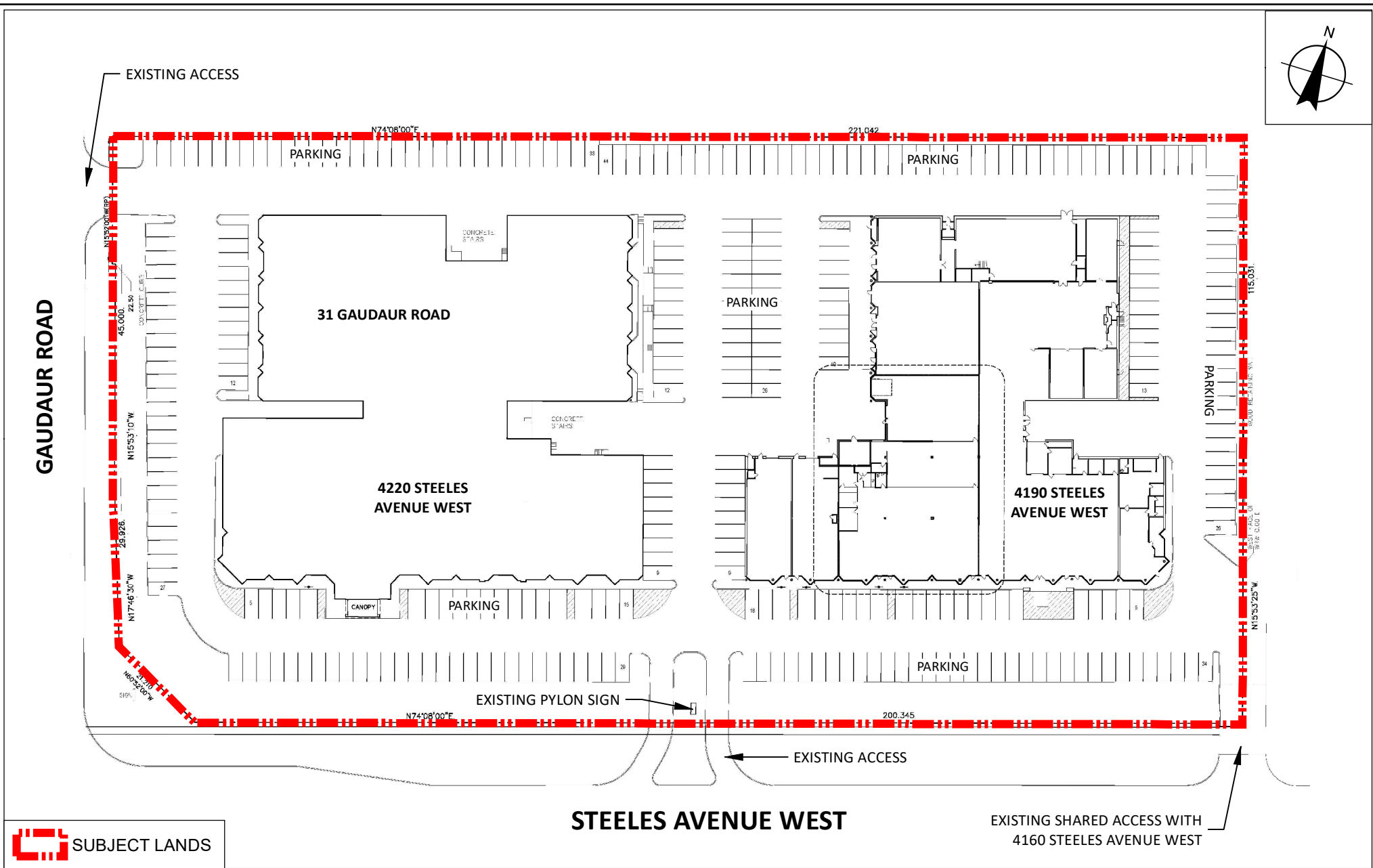
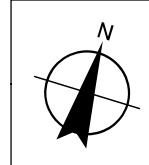
FILES:

Z.13.013

DATE:

June 23, 2020

1



Existing Site Plan

LOCATION:
4190 and 4220 Steeles Avenue West, 31 Gaudaur Road
(Part of Lot 1, Concession 6)

APPLICANT:
Vector (Steeles West) Properties Limited



Attachment

FILE:
Z.13.013

DATE:
June 23, 2020

2

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 23, 2020

WARD(S): 1

TITLE: 1954294 ONTARIO LTD.

ZONING BY-LAW AMENDMENT FILE Z.15.029

DRAFT PLAN OF SUBDIVISION FILE 19T-15V010

10316 KEELE STREET

VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.15.029 and 19T-15V010 for the subject lands shown on Attachment 1. The Owner proposes to create a single block through a plan of subdivision for 20, three-storey freehold townhouse units served by a privately owned and maintained common element road, as shown on Attachments 2 to 5.

Report Highlights

- To receive input from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications to create a single block through a plan of subdivision for 20, three-storey freehold townhouse units served by a privately owned and maintained common element road
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.15.029 and 19T-15V010 (1954294 Ontario Ltd.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the ‘Subject Lands’) are municipally known as 10316 Keele Street and are located on the west side of Keele Street, north of McNaughton Road. The surrounding land uses are shown on Attachment 1.

Gracegreen Real Estate Development Ltd. in November 2015, submitted the subject applications for 19 three-storey freehold townhouse units served by a common element road as shown on Attachment 6. Council considered the applications at a Public Hearing on May 31, 2016. Vaughan Council on June 7, 2016, approved the recommendation of the Committee of the Whole to receive the applications.

Since the 2016 Public Hearing, the Subject Lands were sold to the current Owner (1954294 Ontario Ltd.). In accordance Vaughan Official Plan 2010 (‘VOP 2010’), Policy 10.1.4.1, “A new public meeting for a planning application(s) shall automatically be required when... any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.” These applications were heard at a public hearing over 4 years ago and must be reconsidered at a statutory public hearing.

Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the development

The Owner has submitted the following applications (the ‘Applications’) to create a block for 20, three-storey freehold townhouse units served by a common element road (the ‘Development’), as shown on Attachments 2 to 5:

1. Zoning By-law Amendment File Z.15.029 to rezone the Subject Lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 2, together with site-specific zoning exceptions in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V010, as shown on Attachment 3, consisting of Block 1 (0.37 ha) for technical purposes under the *Planning Act* to facilitate a future Draft Plan of Condominium (Common Elements). The common elements consist of the private internal road, walkways, visitor parking spaces, and private landscaped amenity areas), as shown on Attachments 2 to 5. The Draft Plan of

Subdivision also includes reserves (Blocks 2 and 3) and a road widening (Block 4).

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notice Signs Procedures and Protocol

- a) Date the Notice of Public Hearing was circulated: June 2, 2020.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the following individuals requesting notification:

- Debra Walker, MHBC Planning, Urban Design & Landscape Architecture
- Steven Ferri, Loopstra Nixon, LLP
- John Zipay, John Zipay and Associates

- c) Comments received to Date: None

Any additional 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 the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

The following links provide information regarding the Applications:

[Heritage Vaughan Committee July 20, 2016](#)

[Committee of the Whole \(Public Hearing\) June 7, 2016](#)

Analysis and Options

The proposed Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Low-Rise Mixed-Use" by VOP 2010 and are located within a "Community Area" as identified in Schedule 1, the "Urban Structure". This designation permits townhouse dwelling units having a maximum height of 3-storeys and a Floor Space Index ('FSI') of 1.25 times the area of the lot. The Development consists of 3-storey townhouse units having an FSI of 0.95 times the area of the Subject Lands.

A “Community Area” as identified by VOP 2010 is generally an established area with older, residential neighbourhoods characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages, expansive amenity areas, and attractive landscape development and streetscapes.

VOP 2010 identifies compatibility criteria for new developments in a “Community Area”. The compatibility criteria direct new development to be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within an established development area shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

The Development is located on Keele Street, an arterial road, and is adjacent to an approved townhouse development which is under construction immediately to the south, an open space area and townhouse units to the north, as shown on Attachment 1. McNaughton Park is located west of the Subject Lands.

The Subject Lands are located within the “Village of Maple Heritage Conservation District Plan” and are subject to Section 12.2.1.1c “Heritage Conservation Districts” of VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88. This zoning does not permit townhouse dwelling units. The Owner is proposing to rezone the Subject Lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Permitted Uses	Street Townhouse Dwelling	Permit a townhouse unit (Blocks 1, 2 and 4, Attachment 2) on a freehold lot to front onto a private common element condominium road

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
b.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public street	Permit a townhouse unit (Blocks 1, 2 and 4) to be erected on a freehold lot fronting onto a privately owned and maintained common element condominium road
c.	Definition of a Street line	Means a dividing line between a road and a street	Means a dividing line between a lot and a street or a private road
d.	Minimum Parking Space Size	2.7 m x 6 m	3 m by 5.8 m (Blocks 1, 2 and 4)
e.	Driveway Width	6 m	7.5 m
f.	Minimum Lot Frontage	6 m / unit	5.5 m / unit (Blocks 1, 2 and 4)
g.	Minimum Lot Area	162 m ² /unit	- 118.4 m ² /lot (Lots 2-4, 7-10, 13, 16-19) - 151.6 m ² (Lots 5, 6, 14, 15)
h.	Minimum Front Yard Setback	- 4.5 m main dwelling - 6 m garage	- 4.4 m (Blocks 1, 2 and 4) - 5.8 m garage (Blocks 1, 2 and 4) - 3.9 m (Block 3)
i.	Minimum Rear Yard Setback	7.5 m (Blocks 1, 2 and 4)	- 0.2 m (Lot 12, Block 3) - 1.2 m (Lot 13, Block 3) - 1.6 m (Lot 14, Block 3) - 4.5 m (Blocks 1, 2 and 4)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
j.	Minimum Interior Side Yard Setback	1.2 m	1.15 m (Lot 14, Block 3)
k.	Minimum Exterior Side Yard Setback	4.5 m	- 3.8 m (Lot 11, Block 2) - 3.2 m (Lot 12, Block 3)
l.	Minimum Lot Depth	27 m	- 21.7 m (Blocks 1, 2 and 4) - 19.5 m (Block 3)
m.	Minimum Driveway Width	2.7 m	- Maximum 3 m wide driveway with a minimum of 33% of the front yard landscaped (Blocks 1, 2, and 4) - Maximum 6 m wide driveway width (Block 3)
n.	Maximum Permitted Yard Encroachments	0.5 m (chimney)	0.9 m (Lot 11, Block 2)

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.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the York Region Official Plan ('YROP 2020') ▪ The Development will be reviewed in consideration of the policies of VOP 2010 respecting design and compatibility criteria for new development in a "Community Area" and the requirements of the Village of Maple Heritage Conservation District Plan ('Maple HCD Plan')
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 and the site-specific zoning exceptions to permit the Development will be reviewed in consideration of, but not limited to, the Subject Lands being a gateway into the Village of Maple Heritage Conservation District, lot size and configuration, pedestrian, barrier-free and vehicular access, transition, built form, and with the existing and planned surrounding land uses
c.	Village of Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The Owner must prepare an addendum to the Cultural Heritage Impact Assessment ('CHIA') to assess conformity with the Maple HCD Plan. The addendum shall include a discussion on the reuse of the rubblestone foundation and the historical feature commemoration, to the satisfaction of the Development Planning Department and the Heritage Vaughan Committee
d.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Maple Streetscape and Urban Design Guidelines

	MATTERS TO BE REVIEWED	COMMENT(S)
		designated area. If the Applications are approved, the Development, through related Site Development File DA.15.071, must comply with the Guidelines, including the prescribed streetscape treatment and materials, street furniture and lighting within the public realm along Keele Street
e.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Land Use Planning Justification Report and Planning Justification Supplementary Brief - Truck Movement Plan - Arborist Report - Functional Servicing and Stormwater Management Report - Previous studies and reports submitted in support of the Applications, including the following, which may need to be updated: <ul style="list-style-type: none"> - Stage 1 Archaeological Assessment - Noise Feasibility Study - Phase One Environmental Site Assessment ▪ The studies and reports submitted with the Applications are available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) ▪ The Owner must provide a land use compatibility study in accordance with Ministry of the

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>Environment, Conservation and Parks ('MECP') Guideline D-6 to determine if Air Quality Impact Assessments are required to address potential adverse effects from the nearby concrete and asphalt batching plants</p> <ul style="list-style-type: none"> ▪ Additional studies/reports may be required as part of the application review process
g.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands may be zoned with a Holding Symbol "(H)", to be removed once servicing capacity is identified and allocated to the Subject Lands
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Services
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the Applications are approved
j.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned right-of-way width for Keele Street. Should additional land

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>for a road widening be required, the Development must be revised accordingly</p> <ul style="list-style-type: none"> ▪ York Region must review and approve the driveway access location and design on Keele Street
k.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium Application will be required to facilitate a condominium tenure of the common elements (i.e. private road, internal sidewalks, visitor parking, and common landscaped amenity area) to be owned and maintained by a Condominium Corporation on behalf of the 20 freehold townhouse unit owners, should the Applications be approved
l.	Existing Mature Trees	<ul style="list-style-type: none"> ▪ Most of the existing trees on the Subject Lands are proposed to be removed including some of the trees in McNaughton Park located to the west. These trees contribute to the landscape cultural value of the Maple HCD Plan. The Arborist Report will be reviewed to determine the preservation and protection of the existing mature trees along the west boundary
m.	Site Development Application	<ul style="list-style-type: none"> ▪ The related Site Development File DA.15.071 will be reviewed concurrently with the Applications, and in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - appropriate building design and materials - site design and building/unit orientation - upgraded flankage elevations - pedestrian and barrier free accessibility - building setbacks appropriate for a Heritage Conservation District - appropriate driveway and vehicular access - truck turnaround for larger vehicles (i.e. waste) - snow storage area(s) - landscaping - environmental sustainability

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - servicing and grading - stormwater management ▪ All issues identified through the review of Site Development File DA.15.071 will be addressed together with the Applications in a comprehensive technical report to a future Committee of the Whole meeting

Financial Impact

Not applicable

Broader Regional Impacts/Considerations

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. The comments will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216

Attachments

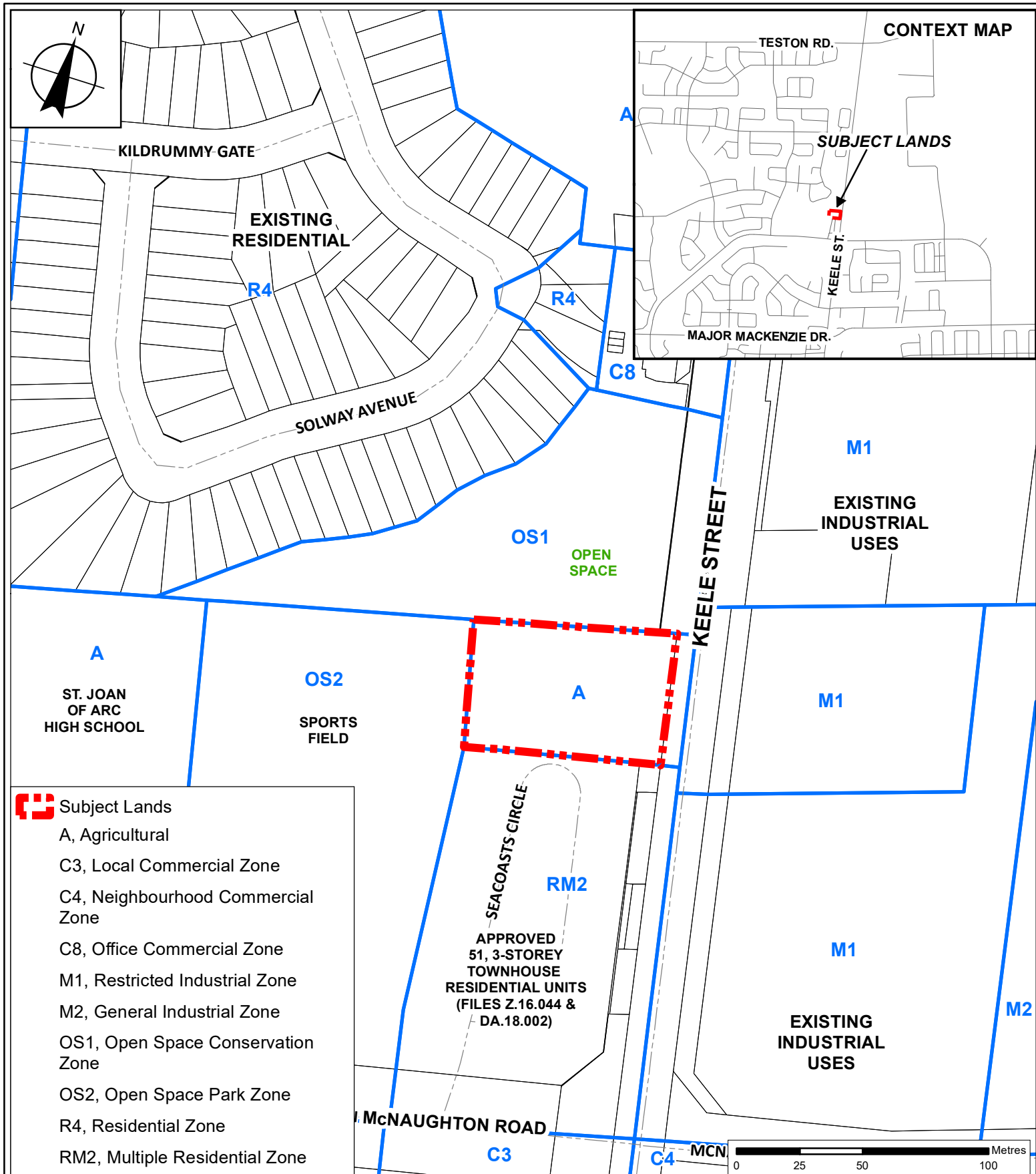
1. Context and Location
2. Site Plan and Proposed Zoning
3. Draft Plan of Subdivision File 19T-15V010
4. Elevations (Block 2) - Facing Interior Road
5. Elevations (Block 3) - Facing Keele Street
6. Previous Site Plan (May 31, 2016 Public Hearing)

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407



Context and Location Map

LOCATION: Part of Lot 23,
Concession 4; 10316 Keele Street

APPLICANT:
1954294 Ontario Limited



Attachment

FILES: Z.15.029 and
19T-15V010


RELATED FILE: DA.15.071

DATE: June 23, 2020

1



RT1, Residential Townhouse Zone

 Subject Lands

Site Plan and Proposed Zoning

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT: 1954294 Ontario Limited



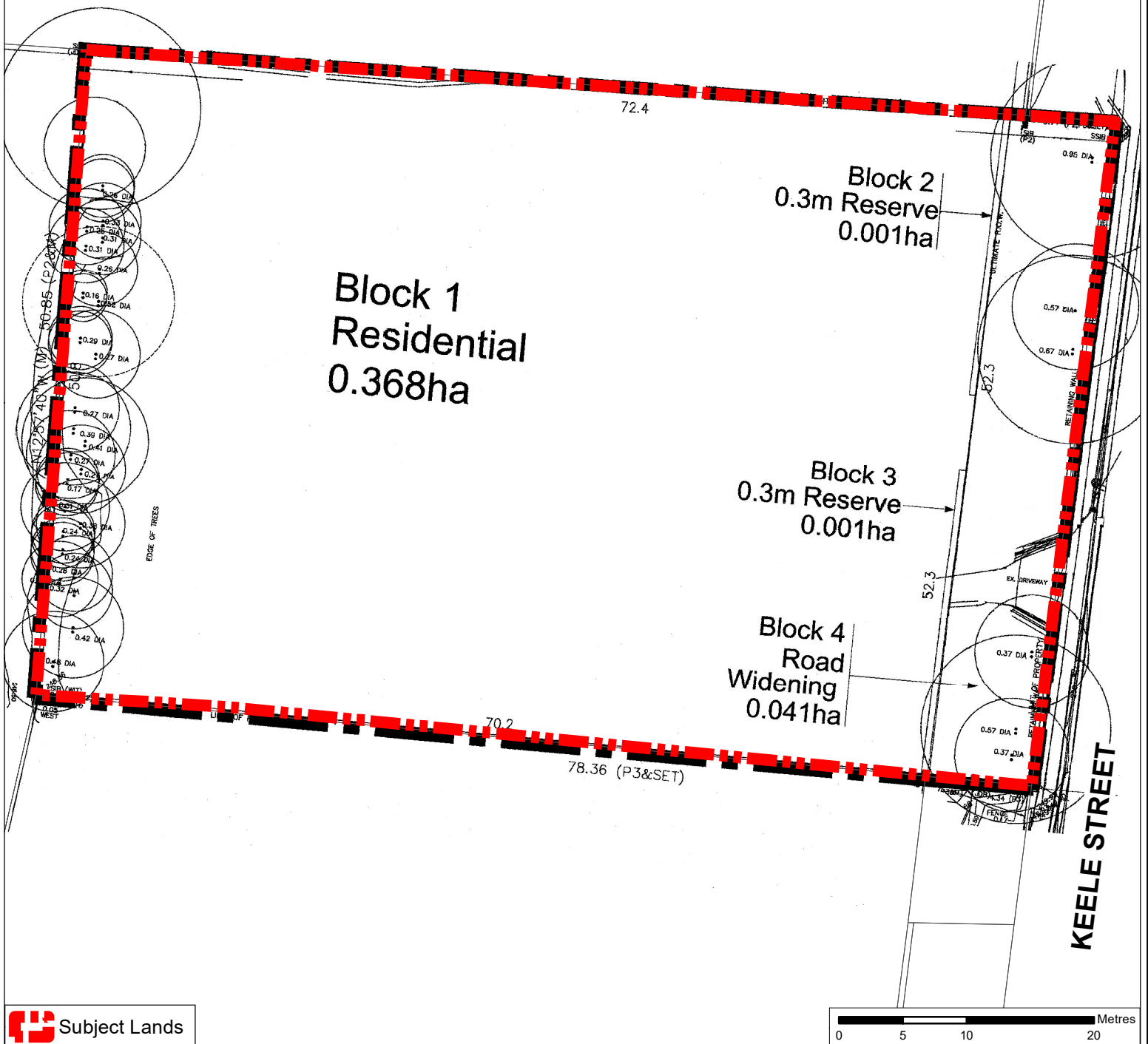
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FILES: Z.15.029 and
19T-15V010

RELATED FILE: DA.15.071

DATE: June 23, 2020

2



 Subject Lands

Draft Plan of Subdivision File 19T-15V010

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT: 1954294 Ontario Limited



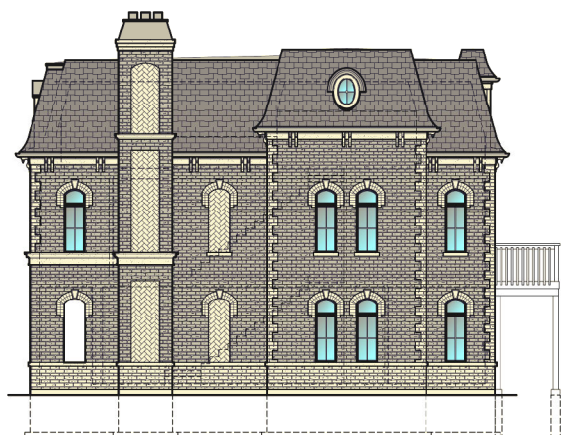
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FILES: Z.15.029 and
19T-15V010

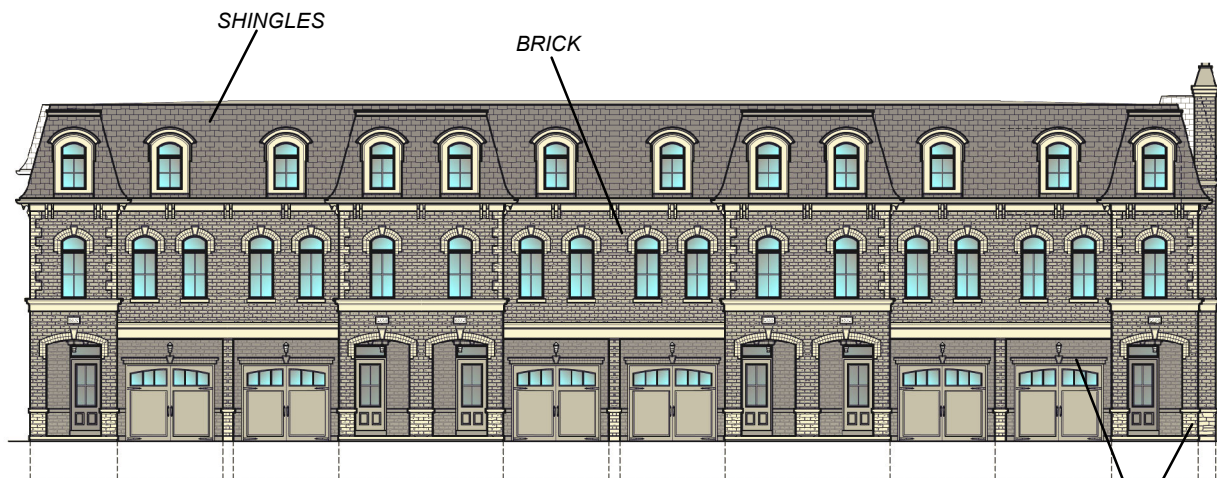
RELATED FILE: DA.15.071

DATE: June 23, 2020

3



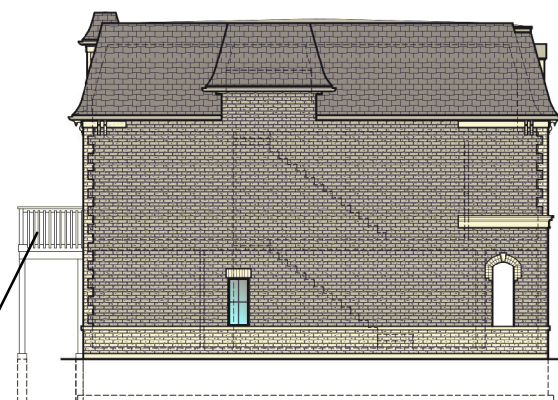
EAST ELEVATION - FACING KEELE STREET



SOUTH (FRONT) ELEVATION - FACING INTERIOR ROAD



NORTH (REAR) ELEVATION



WEST ELEVATION

Not to Scale

Elevations (Block 2) - Facing Interior Road

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT: 1954294 Ontario Limited

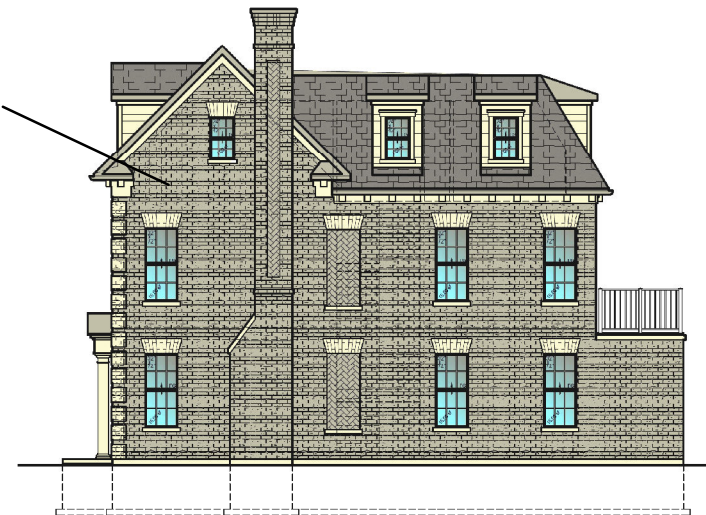


Attachment
FILES: Z.15.029 and
19T-15V010
RELATED FILE: DA.15.071
DATE: June 23, 2020

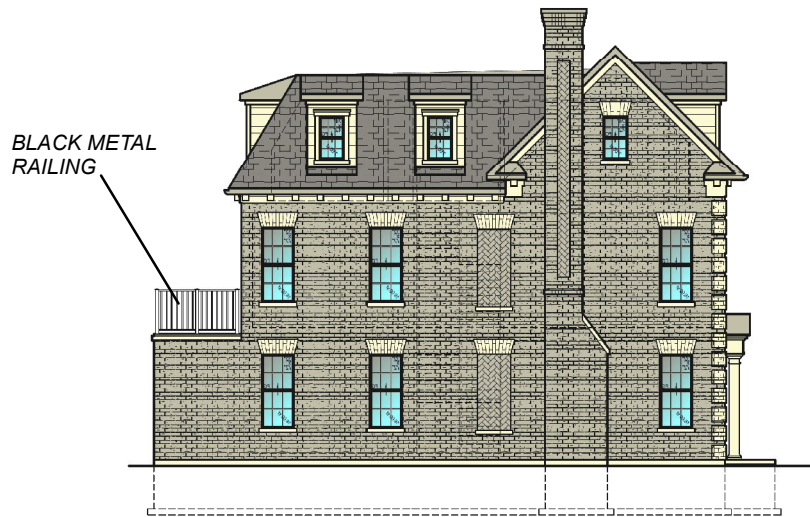
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EAST (FRONT) ELEVATION - FACING KEELE STREET



NORTH ELEVATION - FACING INTERIOR ROAD



SOUTH ELEVATION



WEST (REAR) ELEVATION

Not to Scale

Elevations (Block 3) - Facing Keele Street

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT: 1954294 Ontario Limited



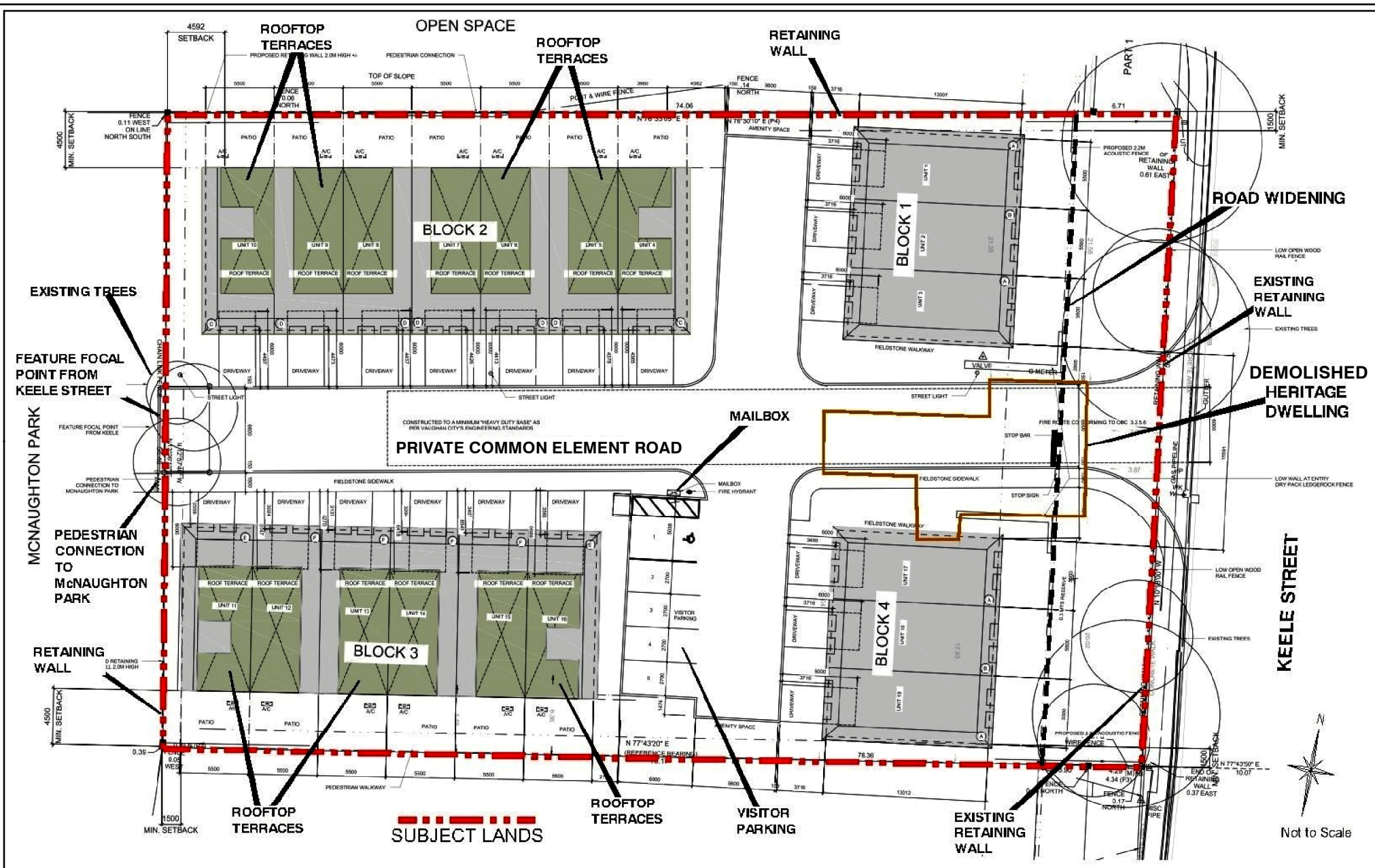
Attachment

FILES: Z.15.029 and
19T-15V010

RELATED FILE: DA.15.071

DATE: June 23, 2020

5



Previous Site Plan - (May 31, 2016 Public Hearing)

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street
APPLICANT: 1954294 Ontario Limited



Attachment

FILES: Z.15.029 and
19T-15V010

RELATED FILE: DA.15.071

DATE: June 23, 2020

6

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 23, 2020

WARD(S): 1

**TITLE: CARLO & MARY AMMENDOLIA
ZONING BY-LAW AMENDMENT FILE Z.20.006
2291 MAJOR MACKENZIE DRIVE WEST
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND
JACKSON STREET**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.006 (Carlo & Mary Ammendolia) for the subject lands shown on Attachment 1. The Owner proposes the development of three, 3-storey street townhouse dwelling units and the retention and restoration of the existing 1-1/2 storey detached heritage dwelling proposed to be used as a live/work unit and includes a 2-storey addition (garage with a 17.9 m² second floor above) to the existing heritage dwelling, as shown on Attachments 2 to 5.

Report Highlights

- To receive input from the public and the Committee of the Whole on a proposed development consisting of three, 3-storey street townhouse dwelling units and the retention and restoration of the existing 1-1/2-storey detached heritage dwelling and includes a 2-storey addition
- Zoning By-law Amendment is required to permit the development and to remove the Holding Symbol "(H)" from the subject lands
- The development is subject to review by Heritage Vaughan Committee
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.006 (Carlo & Mary Ammendolia.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1, are municipally known as 2291 Major Mackenzie Drive West and located on the southeast corner of Major Mackenzie Drive West and Jackson Street. The Subject Lands are currently developed with a vacant 1.5-storey detached heritage dwelling fronting on Major Mackenzie Drive West with surface parking at the rear of the dwelling.

A Zoning By-law Amendment Application has been submitted to permit the proposed development

The Owner has submitted the following application (the 'Application') for the Subject Lands shown on Attachment 1 to permit three, 3-storey street townhouse dwelling units and the retention and restoration of the existing 1-1/2-storey detached heritage dwelling proposed to be used as a live/work unit. The Application also includes a 2-storey addition (garage with a 17.9 m² second floor above) to the existing heritage dwelling (the 'Development') as shown on Attachments 2 to 5:

1. Zoning By-law Amendment File Z.20.006 to amend Zoning By-law 1-88 to rezone the Subject Lands from "RM2 Multiple Residential Zone" with the Holding Symbol "(H)" and subject to site-specific Exception 9(1118) to "RT1 Residential Townhouse Zone" without the Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: June 2, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca. Notice Signs were installed along Major Mackenzie Drive West and Jackson Street frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the Rosedale North Ratepayers Association.
- c) Comments Received to Date: None

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 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.

Previous Reports/Authority

Not applicable

Analysis and Options

The proposed rezoning and Development conform to Vaughan Official Plan ('VOP 2010')

The Subject Lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010'). The "Low-Rise Mixed-Use" designation permits a maximum building height of 3-storeys and a Floor Space Index ('FSI') of 1.25 times the area of the lot. The Subject Lands are within an Intensification Area, specifically a Local Centre. In areas designated "Low-Rise Mixed-Use" and located in an Intensification Area, such as a Local Centre, the ground floor frontage of buildings facing an arterial street is required to predominantly consist of retail uses or other active uses that animate the street. The "Low-Rise Mixed-Use" designation requires that a minimum of 30% of the total gross floor area ('GFA') of all uses on the lot to consist of uses other than retail uses.

The Development includes 3-storey townhouse dwellings and the retention of an existing heritage dwelling (with a 2-storey addition) and would yield an FSI of 1.09 times the area of the lot. The existing detached heritage dwelling fronting on Major Mackenzie Drive West is proposed to be converted to a live/work unit used for a business or professional office on the ground floor and a residential use on the second floor. The business or professional office uses combined with the residential space in the existing detached heritage dwelling exceeds the policy requiring a minimum 30% of non-retail uses. The Development conforms to the "Low-Rise Mixed-Use" policies of the VOP 2010.

The Subject Lands are located within the Maple Heritage Conservation District Plan - 2007

The Subject Lands are located within the Maple Heritage Conservation District Plan 2017 ('Maple HCD') and are subject to the requirements of the Maple HCD Plan. The Subject Lands are designated Part V under the *Ontario Heritage Act* ('OHA') and are developed with an existing 1.5-storey Victorian frame house with bay windows. The existing detached heritage dwelling was constructed in 1880 and will be retained and restored and would include a 2-storey addition (garage and second floor) to the existing heritage dwelling.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “RM2 Multiple Residential Zone” with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1118). This zoning does not permit the Development. The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, without the holding Symbol “(H)” and together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Permitted Uses	Street Townhouse Dwelling	Permit a Live/Work Unit as an additional use within the existing detached heritage dwelling
b.	Definition of Live/Work Unit	No Definition	<u>Live/Work Unit</u> - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian
c.	Minimum Lot Area	162 m ²	102 m ²
d.	Minimum Lot Depth	27 m	16.7 m
e.	Minimum Front Yard	4.5 m	4 m (for Units 1-3)
f.	Maximum Building Height	11 m	11.4 m
g.	Minimum Front or Exterior Side Yard to an Attached Garage Facing a Lot Line	6 m	5.8 m (Jackson Street)
h.	Minimum Exterior Side Yard	4.5 m	4 m (Jackson Street - existing heritage dwelling)
i.	Maximum Rear Yard	7.5 m	1.2 m (for units 1-3) 0 m

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			(heritage dwelling)
j.	Maximum Interior Garage Width for Lots Less Than 11 m in Width	3 m	3.1 m
k.	Minimum Interior Garage Width for Lots 12 m to 17.99 m Frontage	5.5 m	3.4 m (heritage dwelling)
l.	Minimum Parking Space length	6 m	5.6 m (Unit 2)
m.	Minimum Parking Requirements	<u>Residential</u> 2 spaces/unit = 8 spaces <u>Business or Professional Office</u> 84.9 m ² @ 3.5 spaces/100m ² of GFA = 4 spaces Total parking required = 12 spaces	<u>Residential</u> 1 space/unit = 4 spaces <u>Business or Professional Office</u> No parking requirement Total parking proposed = 4 spaces
n.	Minimum Landscape Area	For lots with a frontage between 6 m to 11.99 m - a minimum of 33% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping The lots with a frontage of 12 m and greater - a minimum 50% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum	These provisions shall not apply

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
		landscaped front or exterior side yard shall be soft landscaping	

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

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.	Consistency and Conformity with Provincial Plans and York Region and City Official Plans, <i>Ontario Heritage Act</i> , and Maple HCD Plan	<ul style="list-style-type: none"> ▪ The Development will be reviewed for consistency and conformity with the applicable policies of the <i>Provincial Policy Statement, 2020</i> ('PPS'), <i>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan'), the <i>Ontario Heritage Act</i>, the York Region Official Plan ('YROP') policies and VOP 2010, and the Maple HCD Plan policies
b.	Appropriateness of the Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zoning and exceptions to Zoning By-law 1-88 will be reviewed in consideration of the surrounding existing and planned land uses, with consideration given to land use compatibility, built form, building height and setbacks, adequate parking, pedestrian and vehicular accessibility, and the appropriate development standards
c.	Removal of the Holding Symbol "(H)"	<ul style="list-style-type: none"> ▪ Prior to the removal of the Holding Symbol "(H)" from the Subject Lands the following shall be satisfied: <ul style="list-style-type: none"> - A Site Plan Agreement(s) for the Development the Subject Land shall be executed and registered - Council shall allocate servicing capacity to the Subject Lands

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - The preservation of the heritage dwelling on the Subject Land is addressed to the satisfaction of the City of Vaughan
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> - Arborist Report - Functional Servicing and Stormwater Management Report - Phase1 Environmental Site Assessment ('ESA') - Environmental Noise Feasibility Study - Cultural Heritage Impact Assessment - Conformity Assessment - Urban Design Conformity Report - Community Services & Facility Brief - Sustainability Metric Scoring Tool & Summary Letter ▪ These reports are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) ▪ Additional studies and reports may be required as part of the application review process
e.	Heritage Vaughan Committee	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Maple HCD and the Development is subject to review and approval from the Heritage Vaughan Committee ▪ A Cultural Heritage Impact Assessment, Conformity Assessment and Urban Design Conformity Report has been submitted and will be subject to review and approval by the Development Planning Department. A review of the proposed restoration work to the heritage building will be undertaken by the Development Planning Department ▪ All alteration, demolition, and new construction must conform to the policies of the Maple HCD Plan, be reviewed by the Heritage Vaughan Committee, obtain approval from Vaughan Council and receive a Heritage Permit

	MATTERS TO BE REVIEWED	COMMENTS
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Council approved City-wide Urban Design Guidelines
g.	Maple Street Urban Design Guidelines and Streetscape Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Maple Street Urban Design Guidelines + Streetscape Plan (the 'Guidelines'). The Development shall conform to the Guidelines, should the Application be approved ▪ The Owner shall provide high-quality photos of the proposed materials to review the exterior façade of the Development
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Development approval process, should the Application be approved ▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
i.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing is unavailable, the Holding Symbol "(H)" will remain on the Subject Lands
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu Parkland Policy, should the Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the

	MATTERS TO BE REVIEWED	COMMENTS
		Office of the Infrastructure Development Department, Real Estate Services
k.	Related Site Development File DA.20.010	<ul style="list-style-type: none"> ▪ The Owner submitted Site Development File DA.20.010 concurrently with the Application to permit the proposed Development ▪ The Site Development Application will be reviewed to ensure, but not limited to, appropriate site design, architectural details, materials and colours, transition with the surrounding land uses, relationship of the ground floor with the public realm, pedestrian connectivity and barrier free accessibility, vehicular access and traffic movements, parking, landscaping, servicing and grading, and the provision of appropriate amenity area(s) ▪ The relationship of the massing between the existing street townhouses adjacent to the Subject Lands and the Development will be reviewed ▪ The Owner must address all issues identified through the review of a Site Development Application to the satisfaction of the City
l.	Future Consent Applications	<ul style="list-style-type: none"> ▪ The Owner will be required to submit Consent Applications to the Committee of Adjustment to create four freehold lots with required easements, if the Application is approved
m.	York Region	<ul style="list-style-type: none"> ▪ The Subject Lands are located on a Regional Rapid Transit Corridor as identified on Map 11 of the YROP 2010 and is within 50 m of a York Region Transit bus stop on the southwest corner of Major Mackenzie Drive West and Keele Street ▪ The Development will be reviewed to incorporate transit-oriented-design elements to encourage the use of the existing and planned transit infrastructure on Major Mackenzie Drive West ▪ The Subject Lands front onto Major Mackenzie Drive West, a road under the jurisdiction of York Region,

	MATTERS TO BE REVIEWED	COMMENTS
		<p>and where road widening is proposed. York Region must review the Development in consideration of the proposed road widening</p> <ul style="list-style-type: none"> York Region completed an Environmental Assessment ('EA') in 2018 that reviewed current and future transportation and infrastructure improvements to Major Mackenzie Drive West between McNaughton Road and Keele Street. The Subject Lands are located within the EA study area. The detail design is currently being completed to implement the requirements of the EA. The Owner is required to meet with York Region and City of Vaughan staff to ensure that final streetscape designs related to the Development comply with the EA design and requirements York Region must approve the location and design of the proposed driveways
n.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> The Subject Lands are located within the Recharge Protection Area of the Source Protection Plan (WHPA-Q2). The Owner is required to submit a Water Balance Assessment for review and approval by the TRCA

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any Regional 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 technical report at a future Committee of the Whole meeting.

For more information, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension 8210.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Rendered Perspective

Prepared by

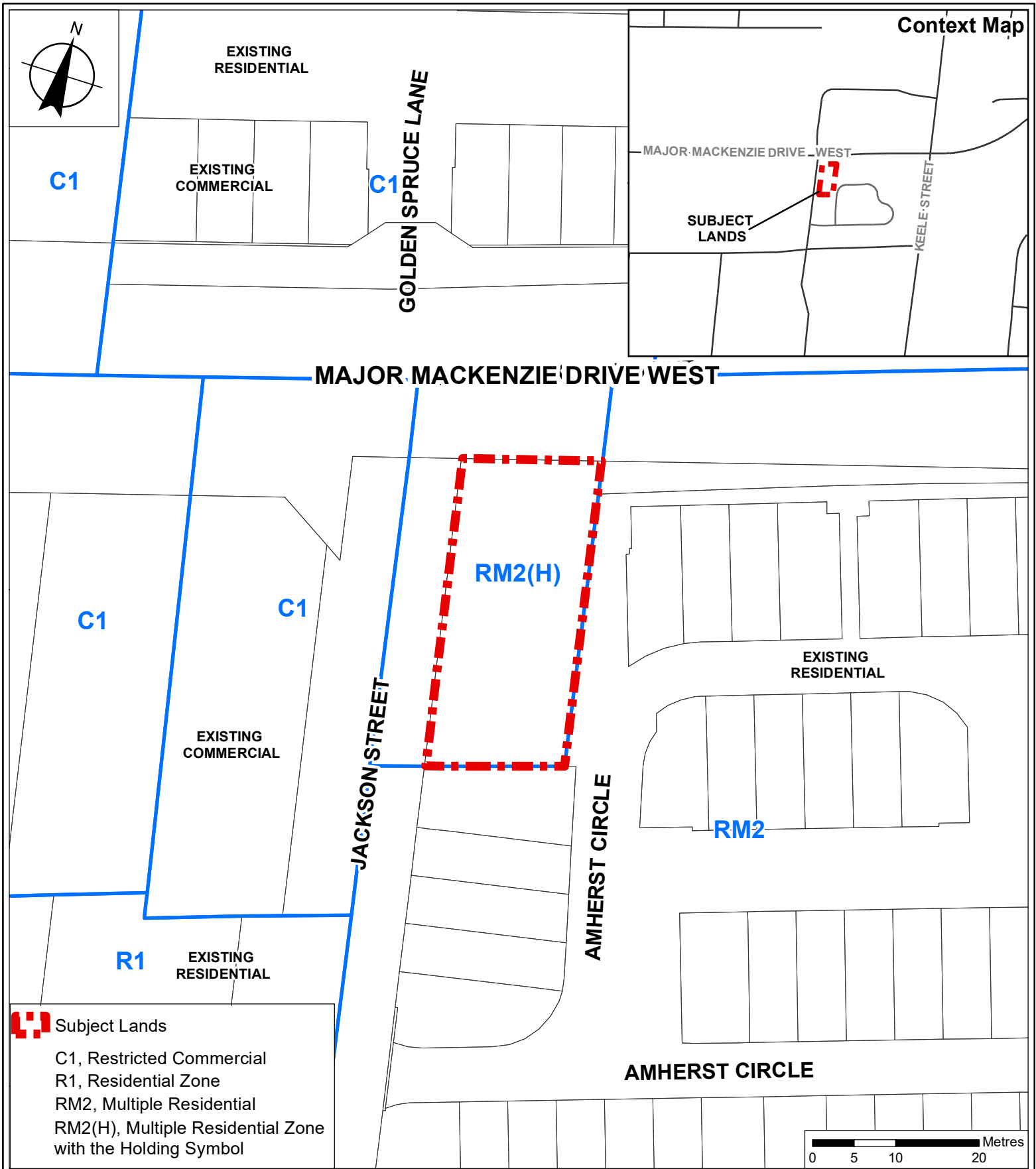
OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/FA



Context and Location Map

LOCATION:
Part of Lot 20, Concession 4

APPLICANT:
Carlo and Mary Ammendolia



FILE: Z.20.006
RELATED FILE: DA.20.010

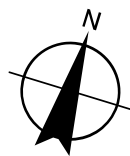
DATE:
June 23, 2020

Attachment
1

MAJOR MACKENZIE DRIVE WEST

EDGE OF ASPHALT

CONCRETE SIDEWALK



C1

JACKSON STREET

DRIVEWAYS

EXISTING
HERITAGE
DWELLING

ADDITION TO
EXISTING
HERITAGE
DWELLING

1 CAR GARAGE

RT1

UNIT-1

UNIT-2

UNIT-3

RM2

AMHERST CIRCLE

APPROXIMATE
LOCATION
OF MAILBOX



Subject Lands

C1, Restricted Commercial Zone

RM2, Multiple Residential Zone

RT1, Residential Townhouse

0 2.5 5 10 Metres

Site Plan & Proposed Zoning

LOCATION:
Part of Lot 20, Concession 4

APPLICANT:
Carlo and Mary Ammendolia



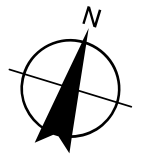
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FILE: Z.20.006
RELATED FILE: DA.20.010

DATE:
June 23, 2020

2

MAJOR MACKENZIE DRIVE WEST



 Subject Lands

Landscape Plan

LOCATION:
Part of Lot 20, Concession 4
APPLICANT:
Carlo and Mary Ammendolia



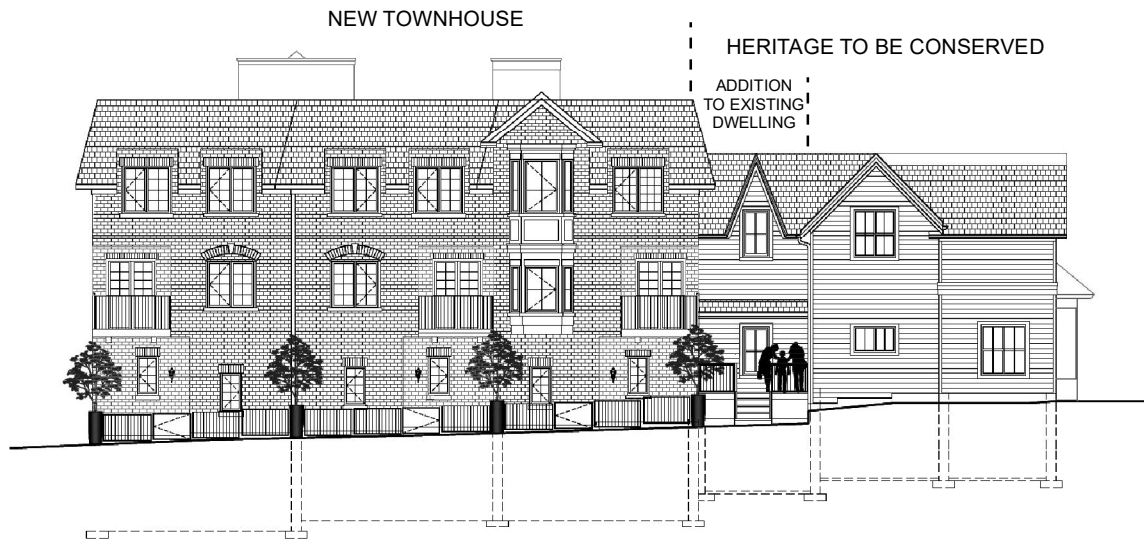
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3
FILE: Z.20.006
RELATED FILE: DA.20.010
DATE:
June 23, 2020



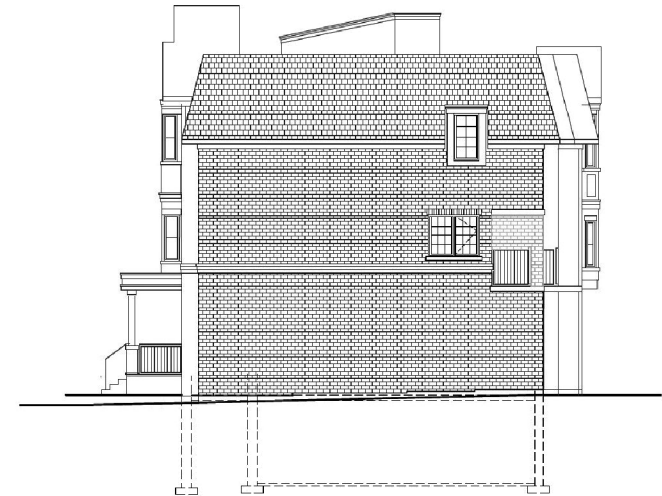
WEST ELEVATION (FACING JACKSON STREET)



**NORTH ELEVATION
(FACING MAJOR MACKENZIE DRIVE WEST)**



EAST ELEVATION (FACING AMHERST CIRCLE)



SOUTH ELEVATION

Not to Scale

Building Elevations

LOCATION:
Part of Lot 20, Concession 4

APPLICANT:
Carlo and Mary Ammendolia



Attachment
FILE: Z.20.006
RELATED FILE: DA.20.010
DATE: June 23, 2020
4



FRONT PERSPECTIVE FACING JACKSON STREET

Not to Scale

Rendered Perspective

LOCATION:
Part of Lot 20, Concession 4

APPLICANT:
Carlo and Mary Ammendolia



Attachment
FILE: Z.20.006
RELATED FILE: DA.20.010
DATE:
June 23, 2020

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