

DATE: APRIL 25, 2019

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT

RE: COMMUNICATION – ITEM 3, REPORT NO. 14
OFFICIAL PLAN AMENDMENT FILE OP.18.014 AND ZONING BY-LAW
AMENDMENT FILE Z.18.021
2748355 CANADA INC. (QUADREAL BLOCK 2)
WARD 4 - VICINITY OF INTERCHANGE WAY AND JANE STREET

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director, Vaughan Metropolitan Centre (VMC), recommend:

1. THAT the Recommendation No.1 identified in the Technical Report dated April 2, 2019 (Item 3 of Report 14) from the Deputy City Manager, Planning & Growth Management, Director of Vaughan Metropolitan Centre (VMC), be amended as follows:
 - a) deleting the number "891 m²" in Item 1 a) and replacing it with "930 m²"; and,
 - b) deleting the number and text "12-storeys" in Item 1 a) and replacing it with "13-storeys".
2. THAT the Recommendation No. 2 identified in the Technical Report dated April 2, 2019 (Item 3 of Report 14) from the Deputy City manager, Planning & Growth Management, Director of Vaughan Metropolitan Centre (VMC), be amended as follows:
 - a) deleting the text in Item 2 a) "RM2 Multiple Residential Zone", and replacing it with "'RM2(H) Multiple Residential Zone" with the Holding "(H)" Symbol";
3. THAT the Recommendation No. 3 identified in the Technical Report dated April 2, 2019 (Item 3 of Report 14) from the Deputy City Manager, Planning & Growth Management, Director of Vaughan Metropolitan Centre (VMC), be deleted in its entirety and be amended as follows:
 - "3. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion thereof, until the following condition is fulfilled:
 - a) final approval of Site Development File DA.18.056 has been obtained, in accordance with Section 41 of the *Planning Act*."
4. THAT the proposed Exceptions to the RM2 Multiple Residential Zone Requirements identified in Table 1 of the Technical Report dated April 2, 2019 (Item 3 of Report 14) from the Deputy City Manager, Planning & Growth Management, Director of Vaughan Metropolitan Centre (VMC), be amended as follows:
 - a) deleting the number "1.5 m" in Item b) and replacing it with "1.0 m";

- b) deleting the number "3.1 m" in Item c) and replacing it with "2.5 m";
 - c) deleting the numbers "1.4 m" in Item d) and replacing it with "1.0 m" and adding "0.1 m (for 10% of frontage for Building 3), 1.0 m (for 90% of frontage for Building 3), "2.0 m (Townhouses)", and "1.0 m (Daylighting Triangles)";
 - d) deleting the numbers "1.5 m", and "1.4 m" in Item f) and replacing it with "0.1 m" (for 10% of Building 3), and 1.0 m (for 90% of Building 3), and adding "2.0 m (Townhouses)", "2.5 m (Street A)", and "1.0 m (Daylighting Triangles)";
 - h) deleting the text "Commercial Use" in Item h) and adding the following text below:
 - "Banking or Financial Institution
 - Business or Professional Office;
 - Club or Health Centre;
 - Convenience Retail Store;
 - Day Nursery;
 - Eating Establishment, Convenience with or without Outdoor Patio
 - Eating Establishment, Take-Out
 - LCBO Outlet;
 - Personal Service Shop;
 - Pharmacy;
 - Retail Store;
 - Tavern;
 - Video Store."
- adding the following to the section "For Building 3 only":
- "Supportive Living Facility".
- i) Adding the following numbers and text to Item k) after the text "2.7 m by 5.7 m" to "2.5 m by 6.7 m (parallel parking spaces)";
 - k) Adding the new exceptions to Table 1 of the Technical Report dated April 2, 2019 (Item 3 of Report 14) attached hereto as Attachment 1.

Background

The Committee of the Whole on April 2, 2019, considered a Technical Report (Item 3 of Report 14) regarding Official Plan and Zoning By-law Amendment Files OP.18.014 and Z.18.021 (2748355 Canada Inc. (Quadreal Block 2)) to permit a two-phased residential development consisting of 1,082 units within 3 apartment buildings (13, 15 and 18-storeys with 109.5 m² of grade-related retail), and 22 townhouse blocks, consisting of stacked, back-to-back and traditional townhouse units.

Proposal

The amendment to Recommendation No. 1 proposes an increase to the maximum building floor plate from 891 m² to 930 m², and a maximum building height increase from 12-storeys to 13-storeys; representing an approximate 4.3% (39 m²) increase in GFA within Building 3 only. The increase is considered nominal and will not impact the streetscape or the skyline.

The amendment to Recommendation No. 2 identifies the Holding Symbol “(H)” provision, which was inadvertently excluded. The Subject Lands are intended to be zoned “RM2(H) Multiple Residential Zone” with the Holding Symbol “(H)”.

The amendment to Recommendation No. 3 is necessary as Minutes of Settlement to address noise mitigation works between the adjacent landowner to the west (IKEA) and the Owner have now been executed and have been resolved. The Minutes of Settlement are conditional upon final approval of the related final Site Development Application File DA.18.056 being obtained, to the satisfaction of the City.

Table 1 within the report identified the proposed relief from Zoning By-law 1-88 that is required to implement the proposal. Through various submissions and review of the related Site Development File DA.18.056, the exceptions required to implement the proposal have been refined and differ in some instances to the exceptions initially identified in Table 1 of the Technical Report. The following refinements to the exceptions to the RM2 Multiple Residential Zone Requirements to Table 1 are proposed:

- a) Amending the Minimum Front Yard Setback (Item b) from “1.5 m” to “1.0 m”;
- b) Amending the Minimum Rear Yard Setback (Item c) from “3.1 m” to “2.5 m”;
- c) Amending the Minimum Exterior Side Yard Setback (Item d) from “1.4 m” to “0.1 m and 1.0 m (Building 3) and 1.0 m (Streets B and C)”, and adding a minimum exterior side yard setback of “2.0 m for Townhouses” and “1.0 m from Daylighting Triangles”;
- d) Amending the Minimum Landscape Strip Width Requirements (Item f) “1.5 m”, and “1.4 m” to “0.1 m” and “1.0 m”, and adding a minimum landscape strip width requirement “2.0 m for Townhouses”, “2.5 m from Street A” and “1.0 m from Daylighting Triangles”;
- e) Amending the Permitted Uses (Item h) from Commercial Use to uses including “banking or financial institution; business or professional office; club or health centre; convenience retail store; day nursery; eating establishment; LCBO outlet; personal service shop; pharmacy; retail store; tavern; and video store,” and adding a “Supportive Living Facility” as an additional use to Building 3 only;
- f) Amending the Parking Space Definition (Item k) to clarify a parallel parking space dimension of “2.5 m x 6.7 m”;
- h) Adding additional exceptions to amend the permitted encroachments for building projections and canopies requirements from “0.5 m” to “1.0 m”, as identified in Attachment 1; and,
- i) Adding additional exceptions to amend the maximum height of architectural design elements and features, and maximum width of a driveway, to not apply, as identified in Attachment 1.

The amendments to the front yard, exterior side yard, landscape strip widths, and inclusion of the maximum encroachments for building projections and canopies are considered minor and would not impact the site. Specific commercial uses have been identified for clarity, as Zoning By-law 1-88 does not define a “Commercial Use”. The additional “Supportive Living Facility” use is a community facility use, which will provide marketing flexibility for the development.

The exemptions from the maximum driveway width requirements and maximum height of architectural design elements and features, are also minor and required to implement the proposal. The amendments to clarify the definitions of a parallel parking space are necessary to implement the proposal.

Conclusion

The Development Planning Department supports the amendments to Recommendations No. 1, 2 and 3, and the amendments to the proposed exceptions listed in Table 1 of the Technical Report (Item 3 of Report 14), and as identified in Attachment 1 attached hereto, as the amendments are minor in nature and are required to implement the latest development proposal. It is recommended that Table 1 of Technical Report respecting Zoning By-law Amendment File Z.18.021 considered by Committee of the Whole on April 2, 2019, be amended as identified in this Communication and specifically including Attachment 1 to modify the information presented in the original Technical Report.

Respectfully submitted,



JASON SCHMIDT-SHOUKRI,
Deputy City Manager,
Planning & Growth Management

Copy to: Tim Simmonds, Interim City Manager
Christina Bruce, Director, VMC Program
Todd Coles, City Clerk

NW/cm

ATTACHMENT 1

Table 1: New Exceptions

	Zoning By-law 1-88 Standards	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
o.	Maximum Encroachments for Building Projections and canopies	0.5 m	1.0 m
p.	Maximum Height of Architectural or Design Elements	Any architectural or design element which is greater than 1.8 m in height shall be set back from the property line a distance equal to the height of said architectural or design element.	Section 4.1.1 k) shall not apply
q.	Dimensions of Driveways	9 m for lot frontages in excess of 12 m	Section 4.1.4 f) shall not apply