CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2019

Item 2, Report No. 5, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2019, as follows:

By receiving communication C7, from Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated January 21, 2019.

2. OFFICIAL PLAN AMENDMENT FILE OP.18.012 ZONING BY-LAW AMENDMENT FILE Z.18.019 REENA C/O BRYAN KESHEN VICINITY OF CLARK AVENUE WEST AND BATHURST STREET

The Committee of the Whole (Public Hearing) recommends:

1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 22, be approved;

2) That staff bring this application forward as soon as possible;

3) That the following deputations be received:

1. Mr. Bryan Keshen, Highcliffe Drive, Thornhill, representing the applicant;
2. Ms. Gail Blackman, Eddy Green Court, Thornhill, and communication C17, dated January 22, 2019;
3. Mr. Kevin Hanit, Queensbridge Drive, Concord;
4. Mr. Yahya Hashmi, Lebovic Campus Drive, Maple;
5. Mr. Daniel Duschinski, Lebovic Campus Drive, Maple; and
6. Mr. Michael Isenberg, Peter Andrew Crescent, Thornhill; and

4) That communication C8, from Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated January 21, 2019, be received.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.012 and Z.18.019 (Reena c/o Bryan Keshen) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Item: 2

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019 **WARD:** 5

TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.012
ZONING BY-LAW AMENDMENT FILE Z.18.019
REENA C/O BRYAN KESHEN
VICINITY OF CLARK AVENUE WEST AND BATHURST STREET

FROM:
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.012 and Z.18.019, to permit the development of a six-storey apartment building (rental) containing 79 units, and social, educational, and job skills training space, as shown on Attachments 3, on the subject lands shown on Attachments 1 and 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Development consisting of a six-storey apartment building (rental) containing 79 units, and social, educational and job skills training space.
- Official Plan and Zoning By-law Amendments are required to permit the development.
- Should the Official Plan and Zoning By-law Amendment Applications be approved, a future Site Development Application will be required.
- A technical report to be 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 Official Plan and Zoning By-law Amendment Files OP.18.012 and Z.18.019 (Reena c/o Bryan Keshen) 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 located on the south side of Clark Avenue West and west of Bathurst Street, as shown on Attachments 1 and 2. The Subject Lands are currently vacant. The surrounding land uses are shown on Attachment 2.

The Toby and Henry Battle Developmental Centre (the 'Battle Centre'), a Reena Facility, exists immediately west of the Subject Lands. The Battle Centre provides day and evening programs for children and adults with developmental disabilities. The proposed development is intended to provide affordable rental apartment units for persons with special needs and includes an area devoted to Reena-operated social, educational and job skills training programs.

Applications to amend the Official Plan and Zoning By-law have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a six-storey apartment building (rental) containing 79 units, and social, educational and job skills training space (the 'Development') shown on Attachments 3 and 4:

1. Official Plan Amendment File OP.18.012 to amend the Vaughan Official Plan 2010 ("VOP 2010"), to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential", in the manner shown on Attachment 3.

2. Zoning By-law Amendment File Z.18.019 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" to "RA3 Residential Apartment Zone", in the manner shown on Attachment 3, 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 Notice Signs Procedures and Protocol

a) Date the Notice of Public Hearing was circulated: December 14, 2018.

   The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Clarke Avenue West frontage, in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: 150 m

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.

Previous Reports/Authority

Not applicable.

Analysis and Options

An Amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are designated "Low-Rise Residential" by VOP 2010, which does not permit the Development. The Subject Lands are also located within a "Community Area", and subject to the Community Area policies of VOP 2010, where limited intensification is permitted provided the Development is sensitive to and compatible with the character, form and planned function of the surrounding context. An Official Plan Amendment to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential" is required to permit the Development.

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

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88, which permits only agricultural uses. Residential development is not a permitted use in the "A Agricultural Zone". The Subject Lands must be rezoned to "RA3 Apartment Residential Zone" with the following site-specific zoning exceptions to Zoning By-law 1-88 to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
a.	Minimum Parking Requirements	Residential: 79 units @ 1.5 spaces/unit = 119 spaces Residential Visitor: 79 units @ 0.25 spaces/unit = 20 spaces Total = 139 spaces	0 parking spaces on the Subject Lands. Parking to be subject to a shared parking agreement with the Battle Centre for a total of 47 spaces

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
b.	Minimum Parking Requirements	The Owner of every building or structure must provide and maintain parking on the lot on which it is erected.	Permit parking for the Subject Lands to be located on the lot to the west of the Subject Lands (Battle Centre – 927 Clarke Avenue West)
		A parking area shall be provided with means of access or driveway to a public street on the Subject Lands	Permit a shared driveway access with the lot to the west of the Subject Lands (Battle Centre)
c.	Minimum Amenity Area (based on the conceptual Site Plan shown on Attachment 3)	Bachelor: 6 units @ 15 m^2/unit = 90 m^2 One Bedrooms: 33 units @ 20 m^2/unit = 660 m^2 Two Bedrooms: 26 @ 55 m^2/unit = 1430 m^2 Three Bedrooms: 11 units @ 90 m^2/unit = 990 m^2 Four Bedrooms: 3 units @ 110 m^2/unit = 330 m^2 Total = 3,500 m^2	Total amenity space area shall be 1,415 m^2 (or 17.91m^2/unit)
d.	Minimum Lot Area	67 m^2/unit @ 79 units = 5,293 m^2	48 m^2 /unit @ 79 units = 3,792 m^2
e.	Minimum Interior Side Yard (East Side)	10.25 m	8.65 m

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
f.	Setback to a Front Yard Canopy	7 m	5 m (North Property Line)
g.	Setback to an Interior Side Yard Canopy	9.75 m	8.4 m (West Property Line)

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 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, Regional and City Official Plan Policies	▪ The Applications will be reviewed in consideration of all applicable statutory policies of the *Provincial Policy Statement* (2014) (the 'PPS'), the *Growth Plan for the Greater Golden Horseshoe* (2017) (the 'Growth Plan'), and the York Region and VOP 2010 Official Plan policies. ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 2.2.3 Community Areas, and Sections 9.1.1.2 – 9.1.2.3 regarding urban design and built form in Community Areas.

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of the Applications and Site-Specific Zoning Exceptions	▪ The appropriateness of the proposed Official Plan and Zoning By-law Amendment Applications to permit the Development will be reviewed in consideration of, but not limited to, the existing and planned surrounding land uses, lot size and configuration, transition to the existing detached dwellings to the south and the approved townhouse development to the east, built form compatibility, building setbacks, and traffic impact. ▪ The requirement for any Minor Variance(s) / Zoning By-law Amendments on the Battle Centre lands (927 Clark Avenue West) resulting from the proposed Development (e.g. shared parking and access) will be reviewed. ▪ A sun/shadow study and review of the 45° angular plane will be evaluated in the context of the Subject Lands and the neighbouring properties.
c.	Appropriateness of the Proposed Shared Facilities	▪ The feasibility of the proposal to share the existing parking spaces and driveway currently used for the Battle Centre will be reviewed.
d.	Shared Accessible Parking	▪ To service the Development and in accordance with Ontario Regulation O. Reg 413/12, specifically Subsections 80.32 through 80.39, seven (three Type A, and four Type B) accessible parking spaces are required, which supersedes Zoning By-law 1-88 parking requirements. The proposal to share accessible parking spaces with the Battle Centre lands will be reviewed in consideration of the requirements of the Ontario Regulation.

	MATTERS TO BE REVIEWED	COMMENTS
e.	Studies and Reports	▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: - Planning Justification Report - Community Services & Facilities Study - Reena Background Report - Arborist Report - Functional Servicing Report - Transportation Mobility Plan - Parking Justification Study - Environmental Noise Feasibility Study ▪ Additional reports or studies may be required as part of the review process.
f.	Allocation and Servicing	▪ 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 capacity is unavailable, the entirely of the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.
g.	Cash-in-Lieu of Parkland	▪ 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 *Planning Act* 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 Office of the City Solicitor, Real Estate Department.
h.	Site Development Application	▪ The submission of a Site Development Application is required to permit the Development and will be reviewed in consideration of, but not limited to, should the Applications be approved:

	MATTERS TO BE REVIEWED	COMMENTS
		- appropriate building design and materials - site design, building massing and form, scale, height and building/unit orientation and upgraded flankage building elevation designs - interface with the existing residential lots to the south - the provision of an appropriate on-site amenity, and landscape areas - pedestrian and barrier free accessibility - appropriateness of the proposed building setbacks - appropriate driveway and vehicular access - environmental sustainability - servicing and grading - stormwater management and water balance report - snow storage areas on the Subject Lands - appropriate provisions for waste management - proper vehicular turning movements on the proposed private road and adequate road width to accommodate service vehicles (e.g. fire and garage trucks) - shade condition created by the Development on the immediate surrounding area
i.	Sustainable Development	▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score. ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, energy efficient lighting,

	MATTERS TO BE REVIEWED	COMMENTS
		reduction in pavement, etc., will be reviewed and implemented through the site development approval process, if the Applications are approved.
j.	Design Review Panel	▪ The Development will be considered by the City of Vaughan Design Review Panel.
k.	Urban Design and Architectural Guidelines	▪ The Development must have regard to the Centre Street Urban Design Guidelines and Centre Street Streetscape Plan, which includes Clark Avenue West from Bathurst Street to New Westminster Drive.
l.	Section 37 Bonusing Provisions	▪ The Applications will be reviewed in consideration of bonusing provisions, pursuant to Section 37 of the *Planning Act*, the policies of VOP 2010, and the "City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*".

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 identified through the circulation will be addressed when the technical report is considered.

The Owner has applied for a Regional Official Plan exemption which has been granted by York Region.

Conclusion

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

For more information, please contact: Carol Birch Planner, Development Planning, Extension 8485.

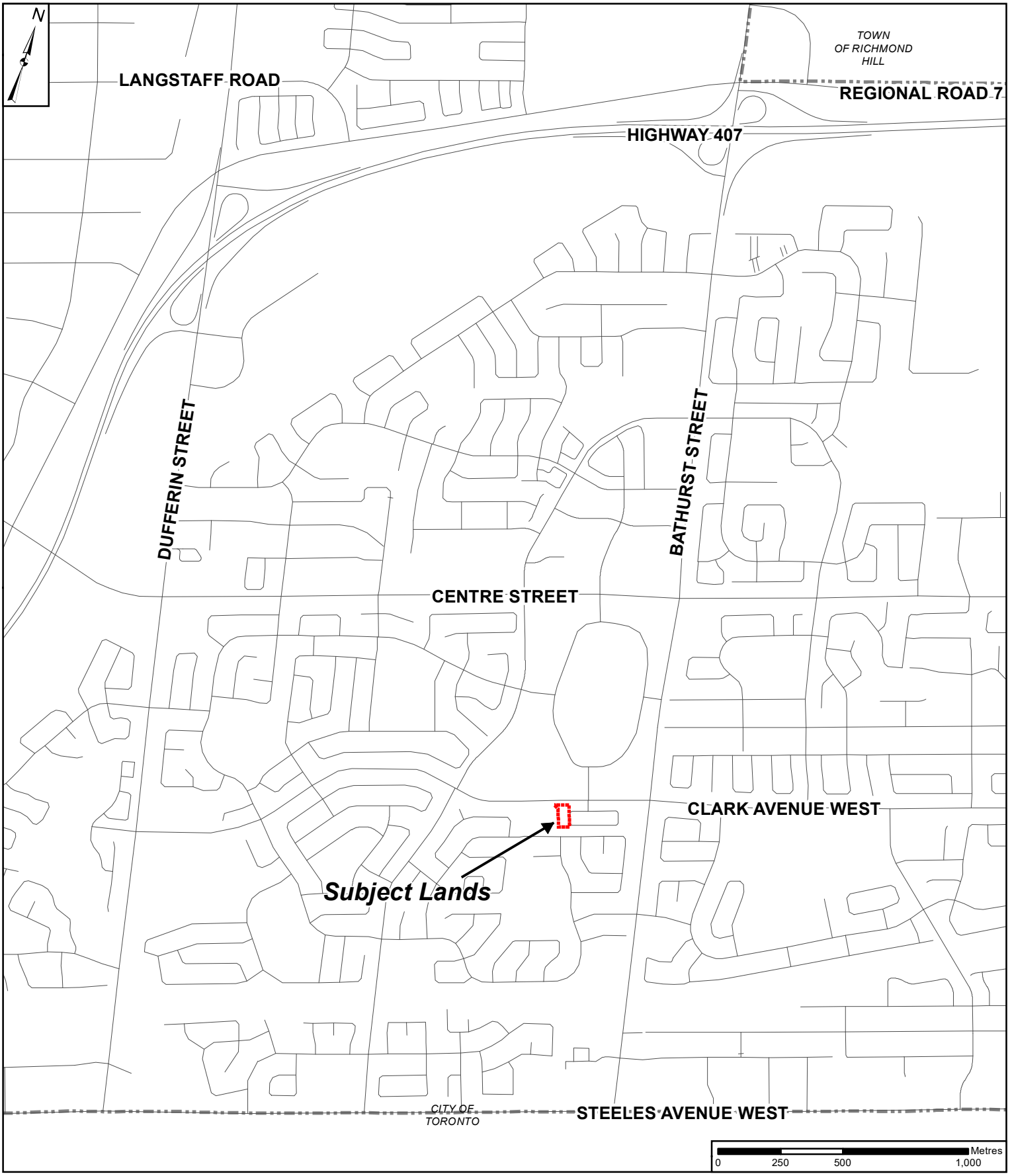
Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Building Elevations

Prepared by

Carol Birch, Planner, extension 8485
Stephen Lue, Senior Planner, extension 8210
Nancy Tuckett, Senior Manager of Development Planning, extension 8529
Mauro Peverini, Director of Development Planning, extension 8407

/CM



Context Location Map

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

VAUGHAN
Development Planning Department

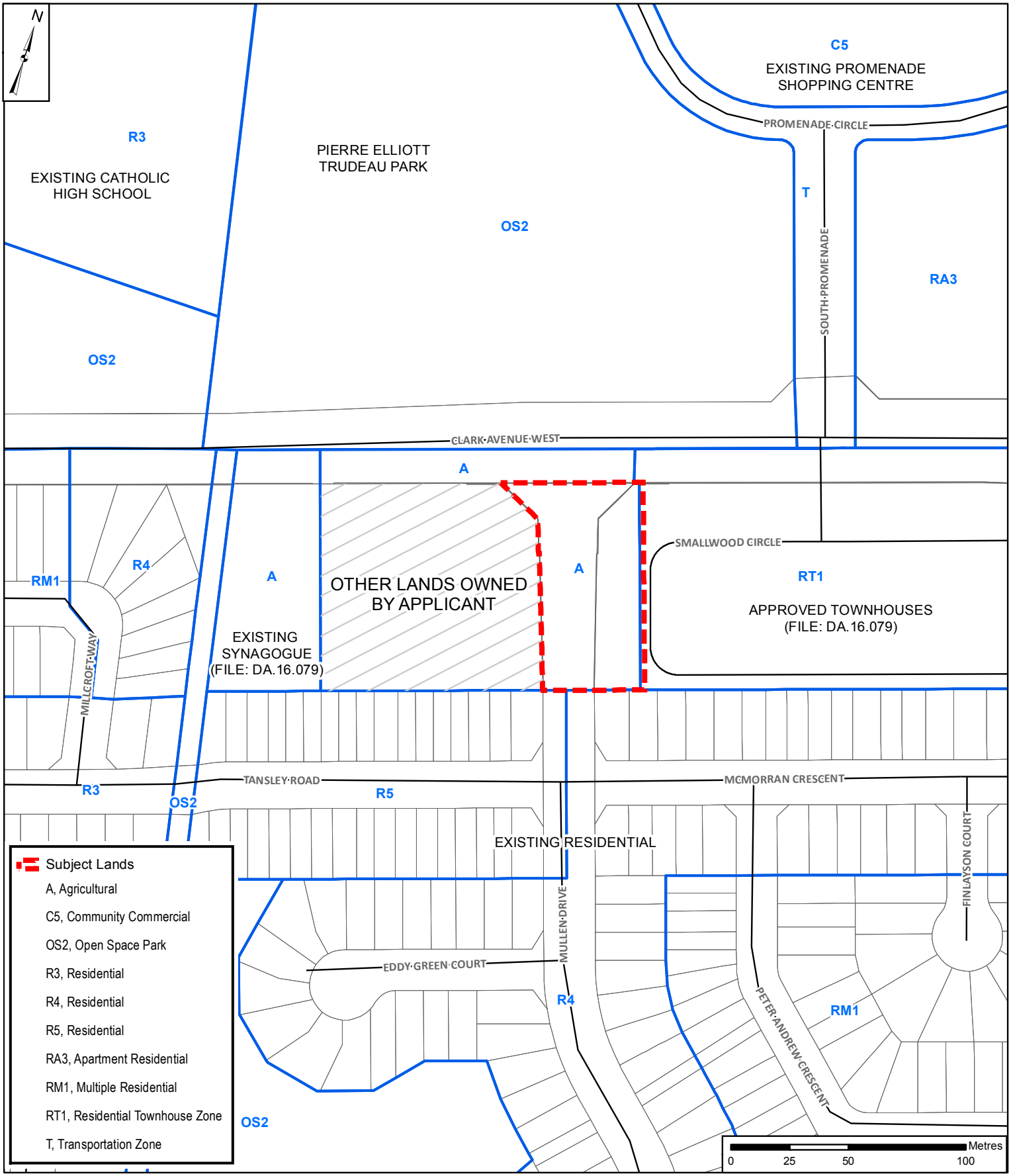
Attachment 1

FILES:
OP.18.012, Z.18.019

DATE:
January 22, 2019

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Printed on: 11/14/2018



Location Map

Attachment

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

VAUGHAN
Development Planning Department

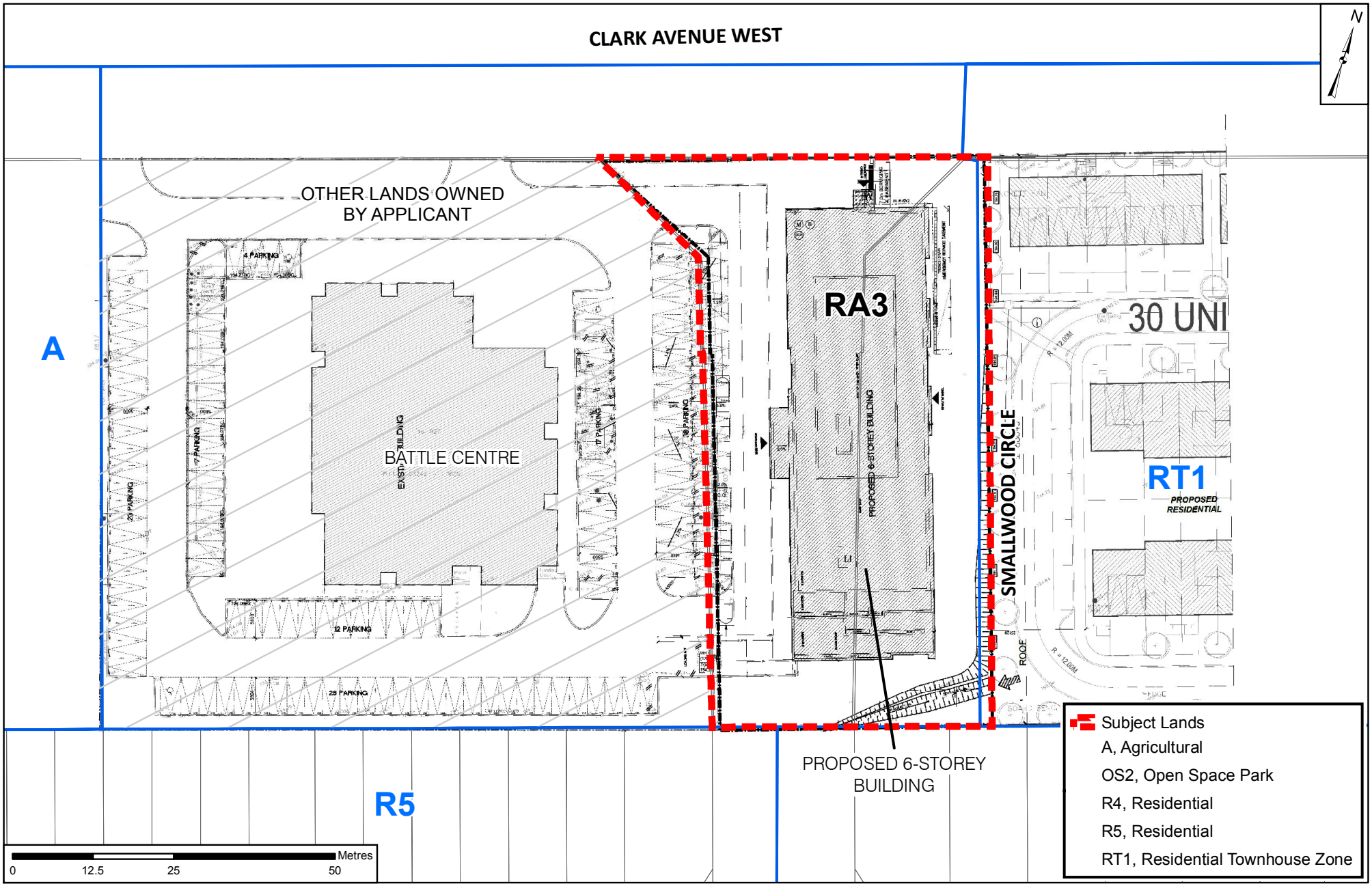
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January 22, 2019

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Printed on: 11/30/2018



Conceptual Site Plan and Proposed Zoning

Attachment

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

VAUGHAN
Development Planning Department

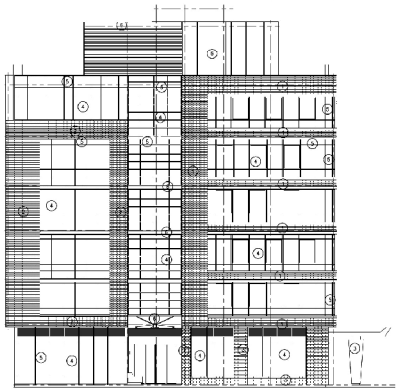
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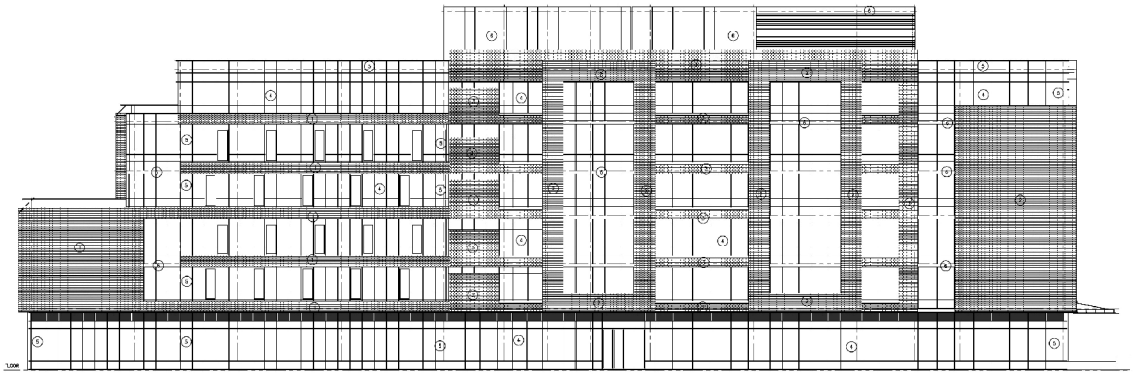
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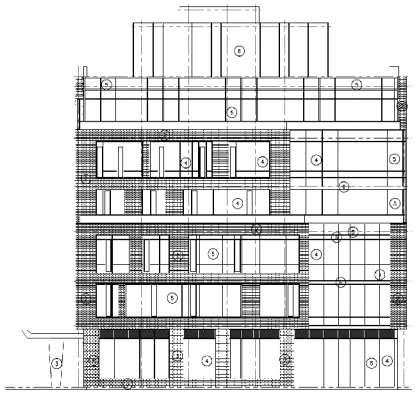
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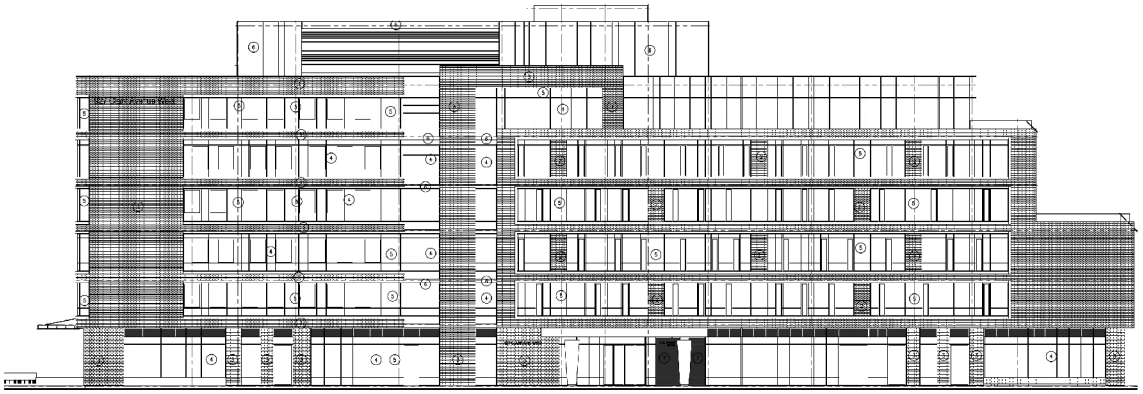
NORTH ELEVATION
(FACING CLARK AVENUE WEST)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Not to Scale

Conceptual Building Elevations

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

VAUGHAN
Development Planning
Department

Attachment 4

FILES:
OP.18.012, Z.18.019

DATE:
January 22, 2019

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