



# 777 Laurel Street/308 Dolph Street North OR05/23 – Recommendation

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# 01

# Proposal

Residential infill development within:

- Built-up Area
- Regeneration Area



# 02

# Official Plan Amendment

## Proposed Official Plan Designation:

High Density Residential with Site Specific Policies

| Policy  | Existing Official Plan Policy | Proposed   |
|---------|-------------------------------|--|
| Height  | Maximum Permitted 8 storeys   | Maximum proposed 19 storeys  |
| Density | Maximum Permitted 2.0 FSI     | A minimum and maximum FSI shall not apply. A maximum of 1,215 units shall apply. |

# 03

# Zoning By-law Amendment

## Existing Zoning:

- General Industrial – ‘M3’

## Proposed Zoning:

- Multiple Residential H(RM3) with site-specific provision 4.1.477

| Development Standard                            | Existing Zoning By-law 150-85  | Proposed (H)RM3 s.4.1.477  |
|---|--|--|
| Maximum density (units/net residential hectare) | 75 UPH   | 385 UPH (1,215 total units)  |
| Minimum Amenity Area                            | 20 sq.m. per one-bedroom unit; 30 sq.m. per two or more-bedroom unit | 15 sq.m. per unit; includes private and common amenity area  |
| Minimum Required Parking Rate                   | 1.25 spaces per unit   | 1.15 spaces per unit;  |
| Minimum Parking Stall Width                     | 2.9 metres   | 2.75 metres  |
| Maximum Building Height                         | N/A  | 8 to 19 storeys, subject to meeting additional minimum setbacks  |
| Minimum Setback from Railway                    | This standard is not part of the Zoning By-law                       | 30 metres (or 15 metres horizontal and 15 metres vertical setback), subject to Section 3 of (RAC) Guidelines |
| Definitions – Lot Lines                         | As per Section 1   | Establish the front, rear, side and exterior side lot lines (due to irregular shaped lot)                    |

# 04

## Response to Public Meeting Comments

- Land Use Compatibility, Building Height, Scale
- Parking & Traffic on Local Roads
- Shadow Impacts
- Railway Safety
- Housing Affordability

# 05

## Recommendation

It is the opinion of Planning Staff that the proposal is consistent with Provincial, Regional and City policy.

The proposal represents good planning by adding to the rental housing supply.

Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendments