

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC MEETING)
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. If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca by noon on the last business day before the meeting.

Tuesday, March 2, 2021

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 02, 2021

WARD(S): 2

TITLE: 2232394 ONTARIO INC.

OFFICIAL PLAN AMENDMENT FILE OP.20.010

ZONING BY-LAW AMENDMENT Z.20.031

VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.010 and Z.20.031 for the subject lands shown on Attachment 1. The Owner seeks approval for a proposed development shown on Attachments 3 to 5 consisting of:

- a 4-storey mixed-use apartment building comprised of 14 residential units and 245.2 m² of retail space (Block 1)
- 3 blocks of stacked townhouses, 4-storeys in height and comprising 30 units (Blocks 2 to 4)
- 2 blocks of townhouses, 3-storeys in height and comprising 9 units (Blocks 5 and 6)
- 2 semi-detached residential units 3-storeys in height (Block 7)
- a private condominium road to provide access via Woodbridge Avenue and connecting to a shared private road (existing development) for access to Kipling Avenue

Report Highlights

- The Owner proposes to amend the Official Plan and rezone the subject lands to permit a 4-storey mixed-use apartment building with 14 residential units and retail uses at grade, 30 stacked townhouse units, 9 townhouse units and 2 semi-detached units accessed by a private condominium road, connecting to an existing private road
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole Meeting

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment File OP.20.010 and Zoning By-law Amendment File Z.20.031 (2232394 Ontario 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

Location: The 0.7 ha subject lands (the 'Subject Lands') do not have a municipal address and are located on the north side of Woodbridge Avenue, west of Kipling Avenue. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 27, 2019

Date applications deemed complete: File: OP.20.010 - October 30, 2020
 File: Z.20.031 - November 13, 2020

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

The Owner (2232394 Ontario Inc.) has submitted the following applications (the 'Applications') to permit a proposed development containing 7 blocks consisting of: a 4-storey mixed-use apartment building with 14 residential units and retail uses at grade; 30 stacked townhouse units; 9 townhouse units; and 2 semi-detached residential units, accessed by a private condominium road via Woodbridge Avenue and connecting to a shared private road for access to Kipling Avenue (the 'Development'):

1. Official Plan Amendment File OP.20.010 to amend the Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.5 - Kipling Avenue Corridor Secondary Plan ('KACSP') to permit the Development with site-specific zoning exceptions identified in Table 1.

2. Zoning By-law Amendment File Z.20.031 to amend Zoning By-law 1-88 to rezone the Subject Lands from “M3 Transportation Industrial Zone” and “M2 General Industrial Zone” to “RM2 Multiple Residential Zone” along with the site specific exceptions identified in Table 2, to permit the Development.

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

- a) Date the Notice of Public Meeting was circulated: February 5, 2021.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along Woodbridge Avenue and Burton’s Lane on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: all property owners within 150 m of the Subject Lands, the West Woodbridge Homeowners Association, the Village of Woodbridge Ratepayers Association, and those individuals that had requested notice.
- c) Comments Received: Written comments from A. Chira, dated November 11, 2020
 - Applications should be refused as it will ruin the beautiful centre of Woodbridge
 - Concerns raised about the number of high-rise buildings proposed in Vaughan

The comments noted above and 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 a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- Located within an “Intensification Area”, specifically a “Local Centre” on Schedule 1 – Urban Structure of VOP 2010

- Lands have a dual designation - “Mid-Rise Mixed-Use” (Block 1) and “Low-Rise Residential B” (Blocks 2 to 7) by VOP 2010, Volume 2, Section 11.5 - The Kipling Avenue Corridor Secondary Plan (‘KACSP’)
- The “Mid-Rise Mixed-Use” designation permits residential units and small-scale retail uses within a mixed-use building with a maximum height of 6-storeys and a maximum FSI of 3.0 times the area of the lot. The proposed mixed-use apartment building yields a density of 2.13 FSI calculated over the area of Block 1
- The “Low-Rise Residential B” designation permits semi-detached, townhouses and stacked townhouses with a maximum height of 3 storeys and a maximum FSI of 0.7. The Owner proposes a maximum FSI of 0.82 times the area of the lot for the “Low-Rise Residential” portion of the Development (Blocks 2 through 7).

The following site-specific exceptions to the KACSP are required as outlined in Table 1:

Table 1:

| | KACSP Policy | KACSP Policy Requirement | Proposed Amendments to KACSP Policy |
|---|--|---|---|
| “Mid-Rise Mixed-Use” Designation (Mixed Use Building- Block 1) | | | |
| a. | Section 11.5.16.2 - Maximum Building Height | 13 m (4-storey) podium with 19 m (6-storey) maximum building height | Permit a 4-storey building (17.8 m height) without a podium |
| b. | Section 11.5.16.4 – Maximum Lot Coverage | 60% | 62% |
| c. | Section 11.5.16.5 - Minimum Front Yard Setback to the Public Realm | 3 m | 1.57 m – Proposed public square 2.08 m – Woodbridge Avenue |
| d. | Section 11.5.16.7 – Maximum Gross Floor Area (GFA) for Retail Uses | 200 m ² | 245.2 m ² |
| e. | Section 11.5.16.7 - Maximum Width of an Individual Store Front | 10 m | 11.42 m |

| | KACSP Policy | KACSP Policy Requirement | Proposed Amendments to KACSP Policy |
|--|---|--------------------------|--|
| “Low-Rise Residential B” Designation (Stacked Towns, Street Towns and Semi Detached- Blocks 2 to 7) | | | |
| f. | Section 11.5.14.2 - Maximum Building Height | 11 m (3-storeys) | 11.8 m (4-storeys) for Blocks 2, 3 and 4 |
| g. | Section 11.5.14.3 - Minimum Building Height | 8.5 m (2-storeys) | 8.85 m (3-storeys) for Blocks 5, 6 and 7 |
| h. | Section 11.5.14.6 - Maximum Density | 0.7 FSI | 0.82 FSI |
| i. | Section 11.5.14.8 - Maximum Building Height Adjacent to 8026 Kipling Avenue | 8.5 m (2-storeys) | 11.8 m (4-storeys) |

The KACSP includes a number of Schedules related to the block pattern, street network, open space framework, proposed parks, parkettes and public spaces, pedestrian and bicycle trail network, landmark sites and gateways, building frontages, orientation and corner and terminus sites, minimum front-yard building setbacks, heritage resources, projected new unit counts and density. Additional amendments to VOP 2010, including any required amendments to KACSP Schedules, may be identified through a detailed review of the Applications, and will be considered as part of a technical report to a future Committee of the Whole meeting.

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

- The Subject Lands are zoned “M3 Transportation Industrial Zone” and “M2 General Industrial Zone” by Zoning By-law 1-88 which permit industrial and open storage uses
- The Development is not permitted in the “M3 Transportation Industrial Zone” or “M2 General Industrial Zone” and therefore an amendment to Zoning By-law 1-88 is required to rezone the Subject Lands as shown on Attachments 3 to 5, together with the following site-specific zoning exceptions:

Table 2:

| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirement | Proposed Exception to RM2 Multiple Residential Zone Requirement |
|----|--|--|--|
| a. | Permitted Uses | <ul style="list-style-type: none"> • Block Townhouse • Apartment • Multiple Family Dwelling | Add the following additional uses: <ul style="list-style-type: none"> • Retail Store • Townhouse Dwellings with frontage on a private street • Semi-Detached Dwellings with frontage on a private street • Stacked townhouse Dwellings with frontage on a private street |
| b. | Definition of Lot | A parcel of land fronting on a street separate from any abutting land | A parcel of land fronting on a private street, separate from any abutting land |
| c. | Definition of Street Line | The dividing line between a lot and a street | The dividing line between a lot and a private street |
| d. | Definition of Dwelling, Street Townhouse | A townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a public street | A townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a private street |
| e. | Definition of Stacked Townhouse Dwelling | No definition | A Stacked Townhouse Dwelling use means an attached low rise residential building form containing 3 or more dwelling units, each of which has (1) direct access from the outside ground level; (2) one or two party walls with abutting dwelling units; and, (3) is above or below another |

| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirement | Proposed Exception to RM2 Multiple Residential Zone Requirement |
|----|---|--|---|
| | | | dwelling unit which abuts a private street |
| f. | Minimum Width of Driveway to Parking Area | 7.5 m | 6 m |
| g. | Minimum Lot Area | 230 m ² per unit | 65.5 m ² per unit - Block 1 (low-rise building) 97 m ² per unit - Blocks 2 to 4 (stacked townhouses) 130 m ² per unit - Blocks 5 & 6 (townhouses) 160 m ² per unit - Block 7 (semi-detached) |
| h. | Minimum Front Yard | 4.5 m | 2.08 m to Woodbridge Avenue - Block 1 |
| i. | Minimum Front Yard Setback to Garage | 6.4 m | 6 m - Blocks 2 to 7 |
| j. | Minimum Rear Yard | 4.5 m | 3.5 m - Blocks 2 to 7 |
| k. | Minimum Interior Side Yard | 1.5 m | 1.2 m for end units - Blocks 5 & 6 (townhouses) 0.6 m for end units in Block 7 (semi-detached) |
| l. | Minimum Setback to Front Lot Line to Below Grade Structures | 1.8 m | 0.47 m – Block 1 |
| m. | Maximum Lot Coverage | 50% | 62% - Block 1 56% - Block 3 55% - Block 4 |
| n. | Maximum Building Height | 11 m | 17.85 m – Block 1 (including mechanical roof-top) 11.8 m – Blocks 2 to 4 |

| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirement | Proposed Exception to RM2 Multiple Residential Zone Requirement |
|----|------------------------------------|---|---|
| o. | Minimum Amenity Area | <p>2 One Bedroom Unit x 20m²/unit = 40 m²</p> <p>13 Two Bedroom Unit x 55m²/unit = 715 m²</p> <p>40 Three Bedroom Unit x 90 m²/unit = 3,600 m²</p> <p>Total required amenity area = 4,355 m²</p> | Provide a total amenity area of 3,609 m ² |
| p. | Minimum Parking Required | <p><u>Residential – Block 1</u> 14 units @ 1.5 spaces / unit = 21 paces</p> <p><u>Retail – Block 1</u> 233.5 m² @ 6 spaces per 100 m² = 14 spaces</p> <p><u>Visitors – Blocks 2 to 4</u> 30 units @ 0.25 spaces /unit = 8 spaces</p> <p>Total parking required- 43 spaces</p> | <p><u>Residential - Block 1:</u> 14 @1.07 spaces/unit = 15 underground spaces for dwelling units</p> <p><u>Retail – Block 1</u> 0 spaces for retail store</p> <p><u>Visitors - Blocks 2 to 4</u> 0 visitor parking spaces</p> <p>Total parking proposed - 15 spaces</p> |
| q. | Minimum Garage Dimensions | 3 m by 6 m | 2.69 m by 6 m – Blocks 2 to 4 |
| r. | Maximum Private Driveway Width | 3.5 m | 3.75 m for Blocks 5 to 7 |

| | Zoning By-law 1-88 Standard | RM2 Multiple Residential Zone Requirement | Proposed Exception to RM2 Multiple Residential Zone Requirement |
|----|------------------------------------|--|---|
| s. | Loading | Block 1 - Where a lot has a frontage of 45 m or less and is not a through lot, all loading shall take place between the building and the rear lot line | Block 1 – loading shall be permitted to take place between Block 1 and Block 2 |
| t. | Minimum Landscape Strip Width | 6 m | Block 1 - 2.08 m (Woodbridge Avenue) |
| u. | Public Street | No person shall erect any structure unless the lot fronts upon an improved public street | Blocks 2 to 7 - Permit proposed townhouse and semi-detached dwellings to front a private road |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at 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 | COMMENTS |
|----|---|--|
| a. | Conformity and Consistency with Provincial Policies and Regional and City Official Plans | <ul style="list-style-type: none"> The Applications will be reviewed for consistency with the Provincial Policy Statement, 2020 ('PPS'), and conformity to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan'), and the York Region Official Plan 2010 ('YROP') and VOP 2010 policies |
| b. | Appropriateness of the Proposed VOP 2010 Amendments, Rezoning and Zoning By-law 1-88 Exceptions | <ul style="list-style-type: none"> The appropriateness of the proposed VOP 2010 amendments and zoning exceptions zoning identified in Tables 1 and 2 will be reviewed in consideration of, but not limited to, the following: compatibility with existing employment, residential |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--------------------------------------|---|
| | | and planned surrounding land uses; including coordination with abutting properties regarding access, the scale, massing, height and density of the proposed buildings; with consideration given to land use and built form; lot coverage, setbacks, landscaping, private amenity areas, parking and outdoor loading areas, the urban design policies of the Official Plan, the City-wide Urban Design Guidelines and the design guidelines for abutting contributing properties in the Woodbridge Heritage Conservation District |
| c. | Studies & Reports | <ul style="list-style-type: none"> The Owner has submitted the required studies and reports in support of the Applications. These reports and studies are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer), and must be approved to the satisfaction of the respective approval authority The requirement for additional studies and/or reports may be identified through the review of the Applications, including a Heritage Impact Assessment, Noise and Vibration Study, Phase Two Environmental Site Assessment (ESA) and Hydrogeological Report |
| d. | Related Site Development Application | <ul style="list-style-type: none"> The Owner has submitted a Site Plan, Master Landscape Plan and Building Elevations in support of the Applications. A Site Development Application will be required to be reviewed with the Application in a future technical report. |
| e. | Draft Plan of Subdivision | <ul style="list-style-type: none"> Additional Applications such as Draft Plan of Subdivision and or Part Lot Control may be required to create freehold townhouse and semi-detached units, should the Applications be approved |
| f. | Draft Plan of Condominium | <ul style="list-style-type: none"> The Owner has not confirmed if the Subject Lands will be developed as a standard or common elements condominium. The Owner must confirm the proposed tenure of the future condominium(s) in order to determine all required exceptions to Zoning By-law 1-88 |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--------------------------------|--|
| g. | Sustainable Development | <ul style="list-style-type: none"> The Development must achieve a minimum Bronze Threshold Overall Application Score in accordance with the Sustainability Metrics Program |
| h. | Water and Servicing Allocation | <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 lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council |
| i. | Access | <ul style="list-style-type: none"> The Owner is proposing access to the Development via Woodbridge Avenue and connecting to an existing private condominium road on the abutting lands municipally known as 8026 Kipling Avenue Shared access must be coordinated with the landowner of 8026 Kipling Avenue. Agreements / easements will be required to provide mutual access between the Subject Lands and the existing development |
| j. | Amenity Areas | <ul style="list-style-type: none"> The Development includes private amenity areas. The opportunity for common amenity areas to serve the Development will be reviewed |
| k. | Multi-use Trail | <ul style="list-style-type: none"> Map 11.5.G.– Pedestrian and Bicycle Trail Network of the KACSP identifies a “Proposed Pedestrian and Bicycle Trail” traversing Block 7 of the Subject Lands that extends northward beyond the Subject Lands <p>The Development includes a 1.5 m pedestrian and bicycle trail on the west side of Block 7 to accommodate the trail, as shown on Attachment 3. The Parks Infrastructure Planning and Development Department has identified that the pedestrian and bicycle trail shall be 3 m of asphalt with a 1.5 m of clearance on either side. The semi-detached units proposed for Block 7 may be</p> |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|----------------------------------|--|
| | | affected by the provision of the pedestrian and bicycle trail |
| I. | Other Agreements May be Required | <ul style="list-style-type: none"> Should the Applications be approved, the Owner may be required to enter into a development agreement with the City of Vaughan Development Engineering department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the Development Additional agreements with the City of Vaughan regarding discharging groundwater, excavation, shoring, encroachment and payment of associated fees may also be required |
| m. | Parkland Dedication | <ul style="list-style-type: none"> The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required at the Site Development Application stage, should the Applications be approved |

Additional matters to be reviewed may be identified through a detailed review of the Application and will be considered as part of a technical report to a future Committee of the Whole meeting.

Financial Impact

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

Broader Regional Impacts/Considerations

The Subject Lands are designated "Urban Area" in the York Region Official Plan (YROP). The Owner requested a regional exemption from the YROP. The York Region Community Planning and Development Services Department has granted the request for a regional exemption as the proposed Official Plan Amendment is a matter of local significance and it does not adversely affect Regional planning policies and interests.

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. 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: Rebecca Roach, Planner, Development Planning Department, ext. 8626

Attachments

1. Context and Location Map
2. KACSP Land Uses
3. Proposed Zoning and Site Plan
4. Elevations (Blocks 1 - 4)
5. Elevations (Blocks 5 - 7)

Prepared by

Rebecca Roach, Planner, Development Planning, extension 8626
Clement Messere, Senior Planner, Development Planning, extension 8409
Carmela Marrelli, Senior Manager, Development Planning, extension 8791
Bill Kiru, Acting Director, Development Planning, extension 8407

Approved by

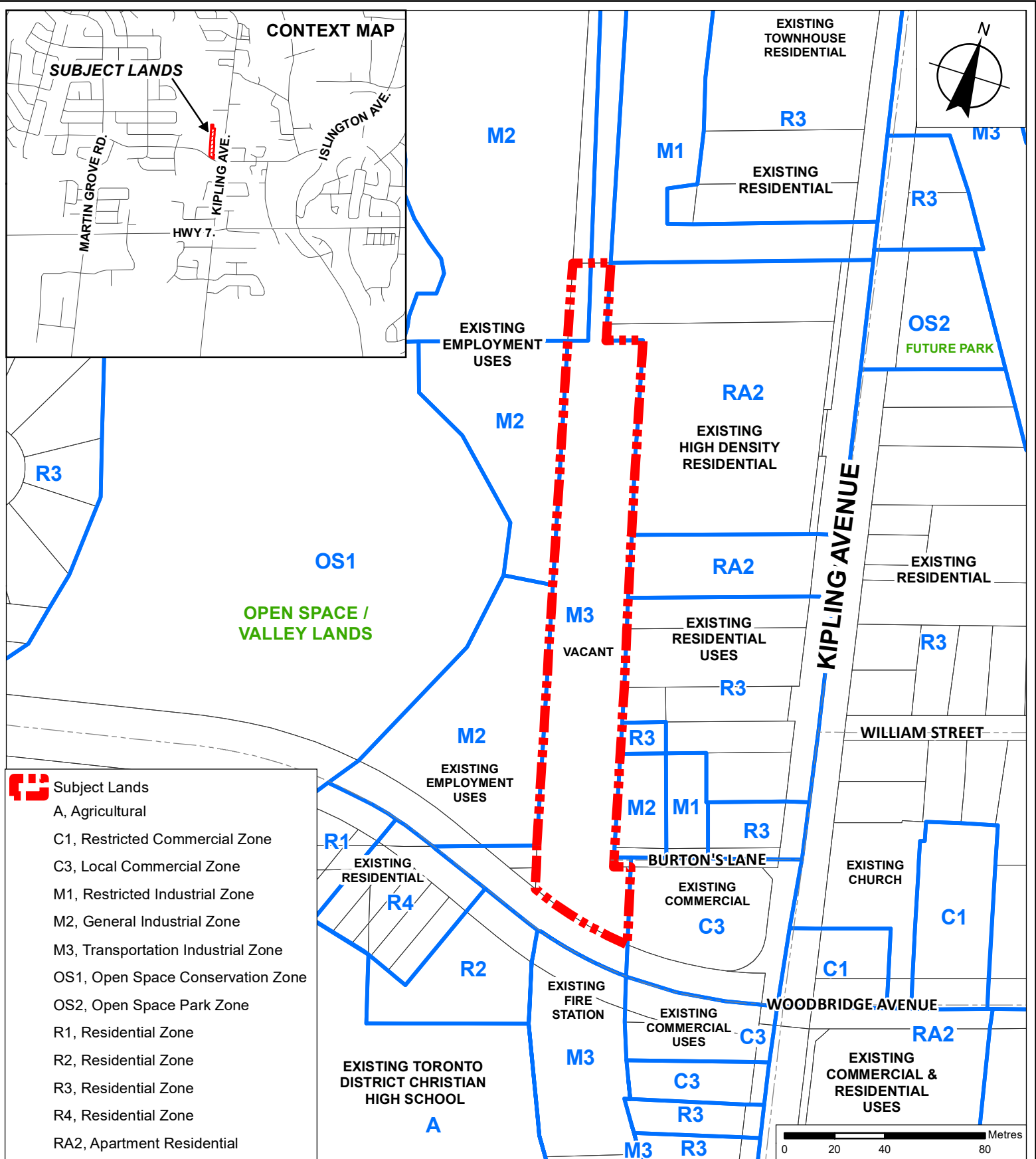
A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2232394 Ontario Inc.

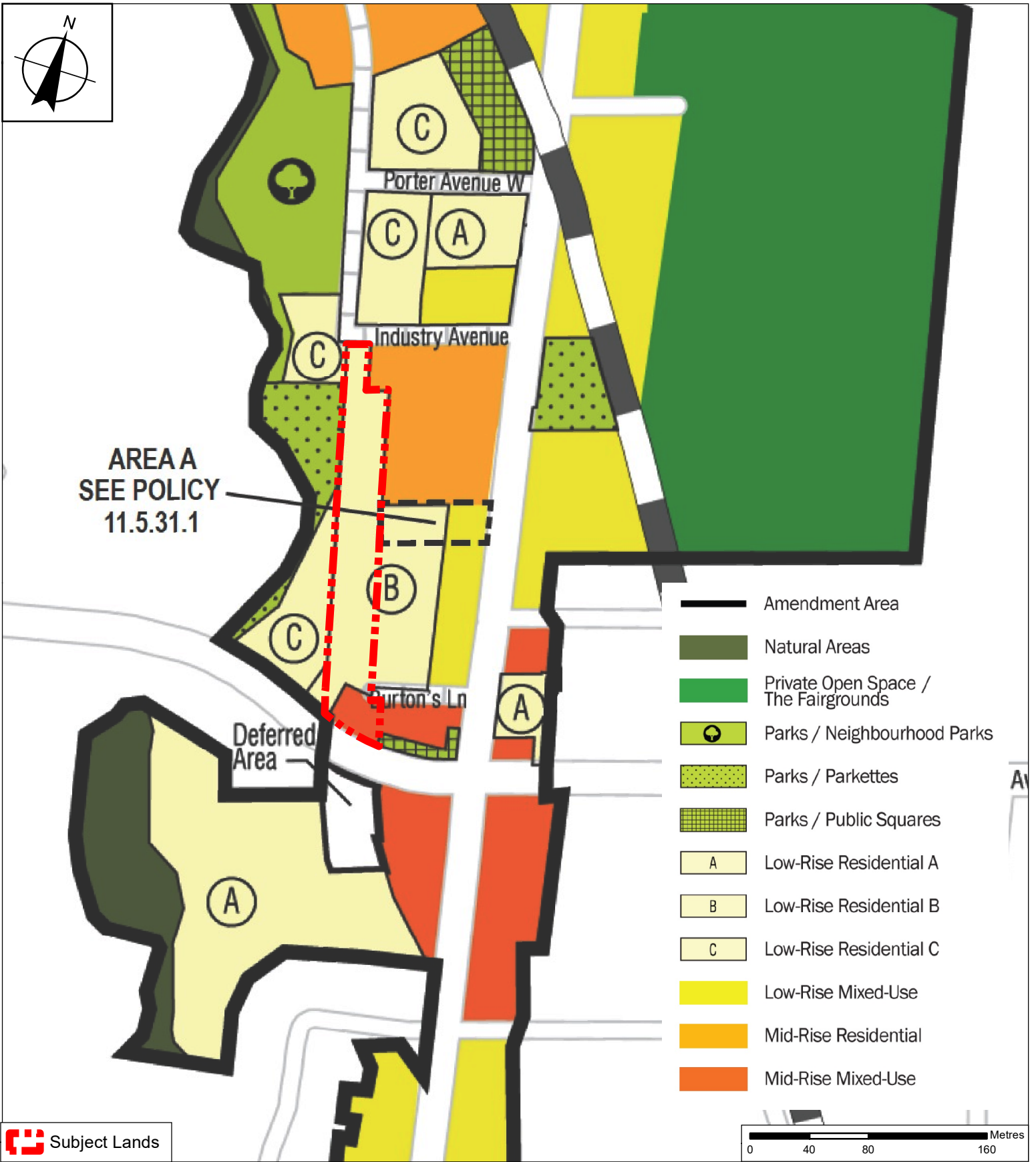
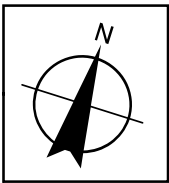


Attachment

FILES: OP.20.010 and
Z.20.031

DATE:
March 2, 2021

1



 Subject Lands

KACSP Land Uses

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2232394 Ontario Inc.

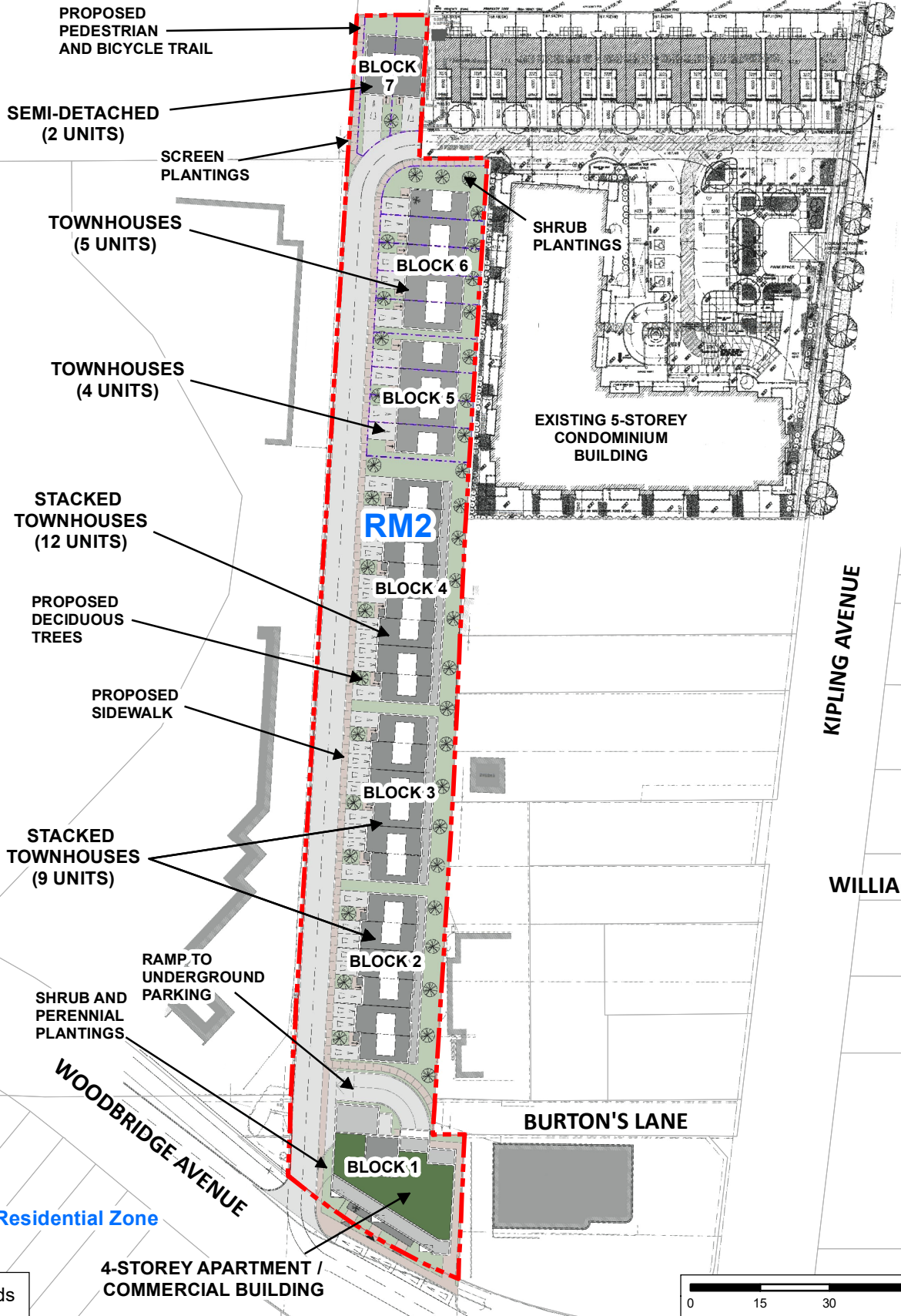
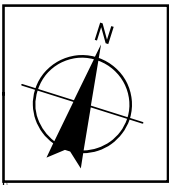


Attachment

FILES: OP.20.010 and
Z.20.031

DATE:
March 2, 2021

2



Proposed Zoning and Site Plan

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2232394 Ontario Inc.



Attachment

FILES: OP.20.010 and
Z.20.031

DATE:
March 2, 2021



**SOUTH ELEVATION (BLOCK 1: APARTMENT/COMMERCIAL BUILDING) -
FACING WOODBRIDGE AVENUE
(4-STOREYS)**



**WEST ELEVATION (BLOCKS 2-4: STACKED TOWNHOUSES) -
FACING PRIVATE LANEWAY (4-STOREYS)**

Elevations (Blocks 1 - 4)

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2232394 Ontario Inc.



Attachment

FILES: OP.20.010 and
Z.20.031

DATE:
March 2, 2021



**FRONT ELEVATION (BLOCKS 5 & 6: TOWNHOUSES) - FACING
PRIVATE LANEWAY (3-STOREYS)**



**FRONT ELEVATION (BLOCK 7: SEMI-DETACHED TOWNHOUSES) -
FACING PRIVATE LANEWAY (3-STOREYS)**

Elevations (Blocks 5 - 7)

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2232394 Ontario Inc.



Attachment

FILES: OP.20.010 and
Z.20.031

DATE:
March 2, 2021

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 2, 2021

WARD: 1

TITLE: 2706640 ONTARIO INC.

ZONING BY-LAW AMENDMENT FILE Z.20.035

9575 KEELE STREET

VICINITY OF KEELE STREET AND KNIGHTSWOOD AVENUE

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-Law Amendment File Z.20.35 for the subject lands shown on Attachment 1. The owner seeks approval to permit 55, 4-storey stacked back-to-back townhouse dwellings within two townhouse blocks and one level of underground parking, accessed by a common element condominium road, as shown on Attachments 2 to 5

Report Highlights

- The Owner proposes 55, 4-storey stacked back-to-back townhouse dwellings within two townhouse blocks and one level of underground parking accessed by a common element condominium road
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.035 (2706640 Ontario 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

Location: 9575 Keele Street (the “Subject Lands”). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date application deemed complete: January 21, 2021

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

The Owner has submitted Zoning By-law Amendment File Z.20.035 (the ‘Application’) to amend Zoning By-law 1-88 to rezone the Subject Lands from “R3 Residential Zone” to “RM2 Residential Multiple Zone” in a 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 Meeting was circulated: February 5, 2021.

The Notice of Public Meeting was also posted on the City’s web-site at www.vaughan.ca and a Notice Sign was installed on the property along Keele Street in accordance with the City Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within a 200 m radius from the Subject Lands, and to anyone on file with the Office of the City Clerk having requested notice.

- c) Comments Received: none as of February 9, 2021.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed development conforms to City of Vaughan Official Plan 2010 (‘VOP 2020’)

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure of VOP 2010
- “Low-Rise Mixed-Use” on Schedule 13 – Land Use of VOP 2010
- This designation permits stacked back-to-back townhouse dwellings at a building height of 4-storeys and Floor Space Index (‘FSI’) of 1.5 times the area of the lot
- The proposed stacked back-to-back townhouse development is a permitted building type with a height of 4-storeys and yields an FSI of 0.99 times the area of the lot

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

Zoning:

- R3 Residential Zone by Zoning By-law 1-88
- This Zone does not permit the stacked back-to-back townhouse units
- The Owner proposes to rezone the Subject Lands to “RM2 Residential Multiple Zone” together with the following site-specific zoning exceptions:

Table 1:

| | Zoning By-law 1-88 Standards | RM2 Residential Multiple Zone Requirements | Proposed Exceptions to the RM2 Residential Multiple Zone |
|----|---|---|---|
| a. | Minimum Lot Area Per Unit | 230 m ² | 94 m ² |
| b. | Maximum Building Height | 11 m | 13.35 m |
| c. | Minimum Residential Parking Requirements | <u>Residential</u> 55 units @ 1.5 spaces/unit = 83 spaces | Residential 55 units @ 1.45 spaces/unit = 80 spaces |
| d. | Minimum Parking Space Length | 6 m | 5.7 m |
| e. | Minimum Amenity Area | 15 Bedroom Units @ 20 m ² / unit = 300 m ² 40 Bedroom Units @ 55 m ² / unit = 2,200 m ² Total amenity area required = 2,500 m ² | Total amenity area proposed: 1,670 m ² |
| f. | Basement Dwelling Units | No basement or part of a basement of any building shall be used as a dwelling unit | A basement or part of a basement shall be used as a dwelling unit |

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 | COMMENT(S) |
|----|--|--|
| 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, as amended (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010 ▪ The Application will also be reviewed in consideration of the VOP 2010 compatibility criteria for new development in established community areas (Official Plan Amendment 15) |
| b. | Appropriateness of the Amendments to Zoning By-law 1-88 | <ul style="list-style-type: none"> ▪ The appropriateness of rezoning the Subject Lands and the proposed site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses, in particular the adjacent detached dwellings to the south |
| c. | Maple Heritage Conservation District Plan ('MHCDP') | <ul style="list-style-type: none"> ▪ The Subject Lands are located in the MHCDP and are designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee |
| d. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications, which are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |
| e. | 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 allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| f. | City of Vaughan City-Wide Urban Design Guidelines and Maple Streetscape and Urban Design Guidelines | <ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines ▪ The Subject Lands are within the Maple Streetscape and Urban Design Guidelines area and will be reviewed for conformity with the requirements of the document and an Enhanced Streetscape Maintenance payment for this section of Keele Street will be required, should the Application be approved |
| g. | Public Agency/Municipal Review | <ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, and the Public, Separate, and French School Boards |
| h. | Sustainable Development | <ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development must achieve a minimum Bronze Threshold Application Score |
| i. | 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 in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy should the Application be approved |
| j. | Road Widening, Access, and Traffic | <ul style="list-style-type: none"> ▪ The Subject Lands are located on Keele Street, an arterial road under the jurisdiction of York Region with a planned Right-of-Way of up to 43 m ▪ York Region will review the location and design of the proposed driveway from Keele Street and identify any required land conveyances |
| k. | Related Site Development Application | <ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.20.058 to be reviewed with the Application in a future technical report |
| l. | Draft Plan of Condominium Application | <ul style="list-style-type: none"> ▪ The Owner is required to submit a Draft Plan of Condominium Application to create a Condominium Corporation to address the tenure of the Development, should the Applications be approved |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|------------------------|--|
| m. | Development Limit | <ul style="list-style-type: none"> The eastern portion of the Subject Lands is within the TRCA Regulated Area. The Owner is required to work with TRCA to establish the development limit on the Subject Lands |
| n. | Tree Inventory Report | <ul style="list-style-type: none"> The Owner submitted a Tree Inventory and Preservation Plan Report for the Development identifying two trees located within the York Region Keele Street road right-of-way for removal. York Region permission for removal and a tree compensation payment would be required should the Applications be approved. The report also recommends tree removals for 32 of 70 trees including the two trees noted above and requires preservation of the remaining trees. The City will review and approve of all private property tree removals. The Tree Preservation Plan and tree compensation for replacement trees must be in accordance with the City's Tree Protection and Preservation By-law. |

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 the Application will be considered through a technical review, together with comments from the public and Vaughan Council expressed at the Public Meeting or in writing and 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, ext. 8382.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations (West and North)
5. Building Elevations (East and South)

Prepared by

Daniela DeGasperis, Planner, ext. 8382

Mary Caputo, Senior Planner, ext. 8635

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

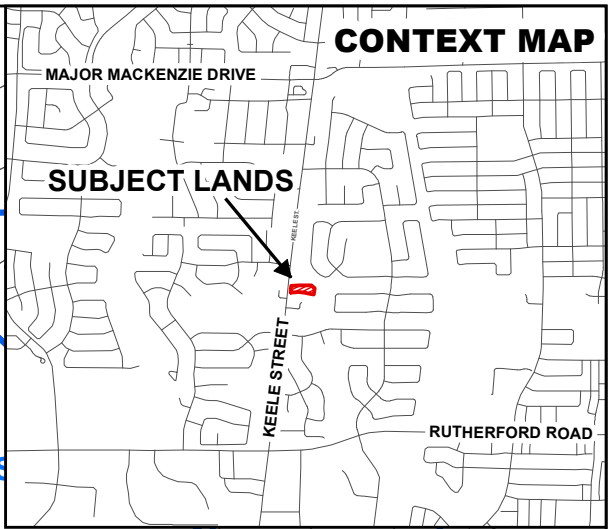
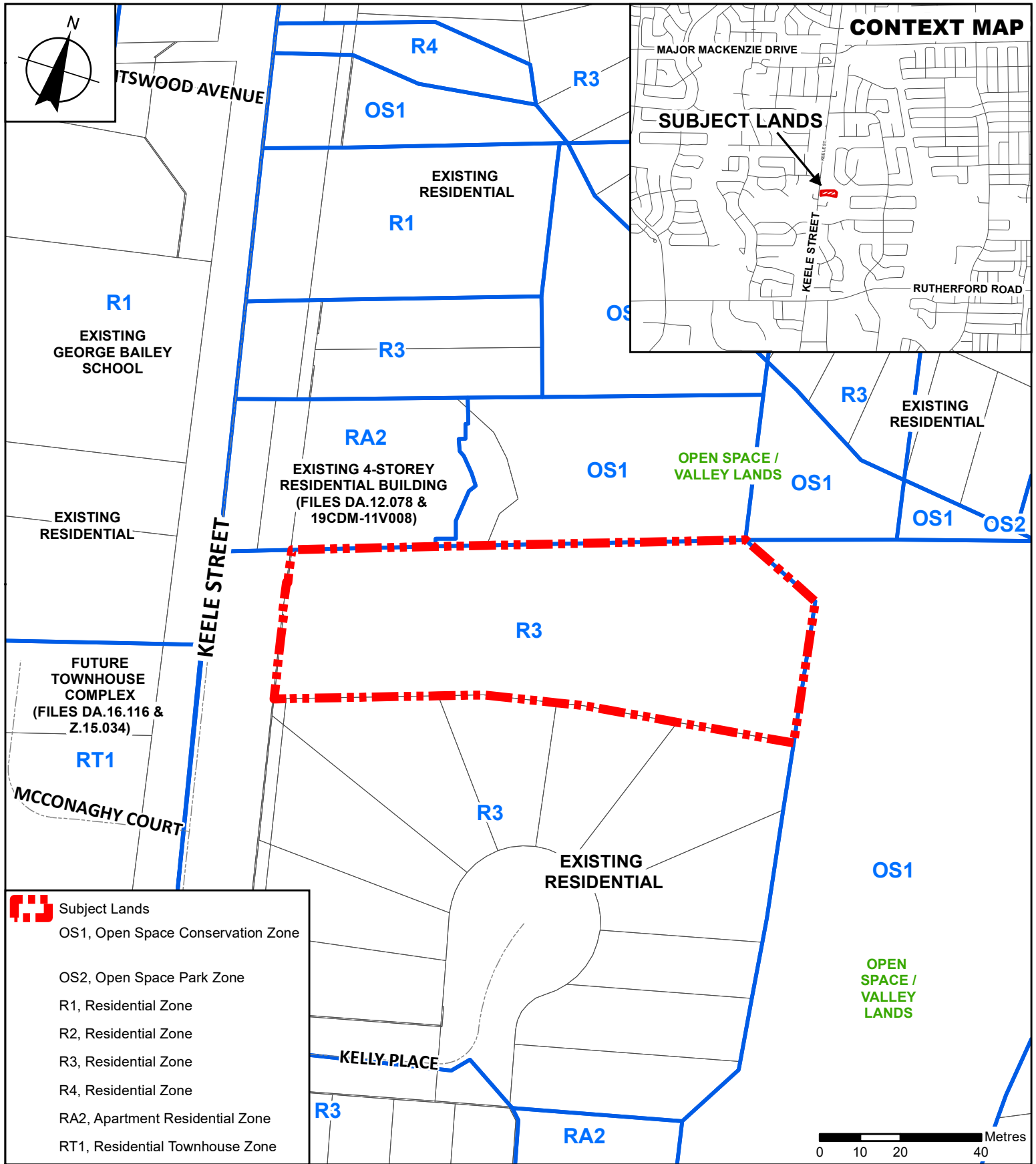


Mauro Peverini, Acting Chief Planning Official

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 17, Concession 3;
9575 Keele Street

APPLICANT:
2706640 Ontario Inc.



Attachment

FILES:
Z.20.035 and
DA.20.058

DATE:
March 2, 2021

1



APPLICANT:
2706640 Ontario Inc.

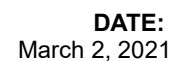


DATE:
March 2, 2021

2



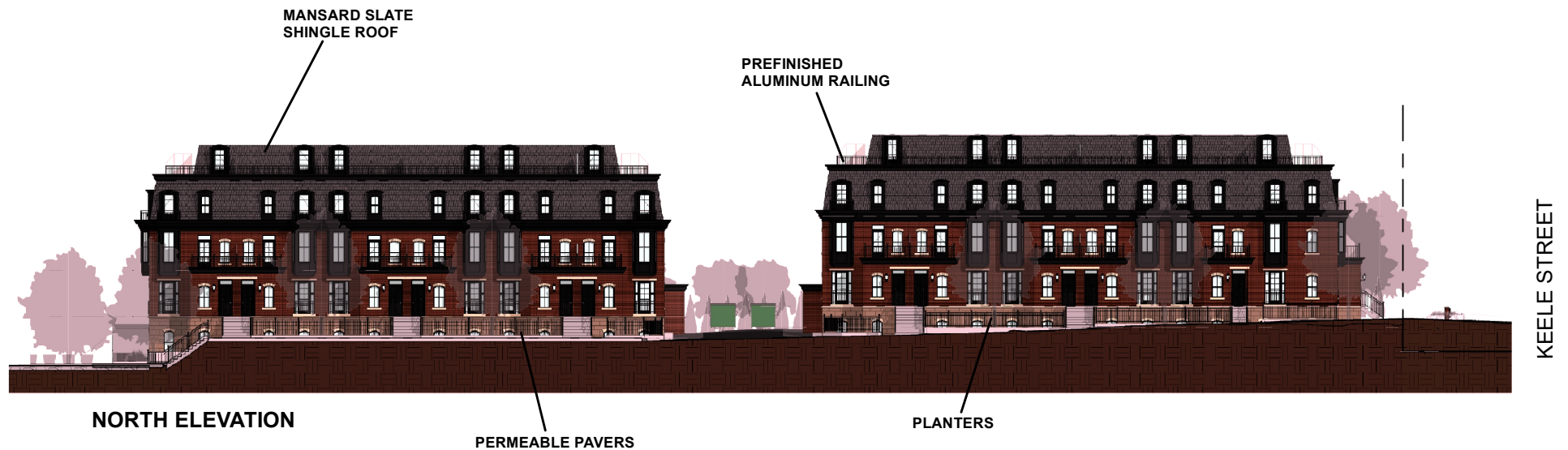
APPLICANT:
2706640 Ontario Inc.



3



WEST ELEVATION - FACING KEELE STREET



Building Elevations (West and North)

LOCATION:
Part of Lot 17, Concession 3;
9575 Keele Street

APPLICANT:
2706640 Ontario Inc.



Attachment

FILES:
Z.20.035 and
DA.20.058

DATE:
March 2, 2021

4



EAST ELEVATION



SOUTH ELEVATION

Building Elevations (East and South)

LOCATION:
Part of Lot 17, Concession 3;
9575 Keele Street

APPLICANT:
2706640 Ontario Inc.



Attachment

FILES:
Z.20.035 and
DA.20.058

DATE:
March 2, 2021

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 02, 2021

WARD: 1

TITLE: 2777100 ONTARIO INC.

ZONING BY-LAW AMENDMENT FILE Z.20.025

DRAFT PLAN OF SUBDIVISION FILE 19T-20V003

9675, 9687 AND 9697 KEELE STREET

VICINITY OF KEELE STREET AND BARRHILL ROAD

FROM:

Jim Harnum, City Manager

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.20.025 and 19T-20V003 for the subject lands shown on Attachment 1. The Owner seeks approval to permit five (3-storey) semi-detached dwellings (10 units) fronting on Keele Street, with rear garages and visitor parking accessed from a common element condominium road the subject lands, and to incorporate the heritage dwelling at 9697 Keele Street into the development by providing a new access and garage on the common element road as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes five (3-storey) semi-detached dwellings (10 units) fronting on Keele Street, with rear garages and visitor parking accessed from a common element condominium road the subject lands, and to incorporate the heritage dwelling at 9675 Keele Street into the development by providing a new access and garage on the common element road
- 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 Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.025 and 19T-20V003 (2777100 Ontario Inc.) BE RECEIVED, and any issues identified by the Development Planning Department be addressed in a comprehensive report to a future the Committee of the Whole.

Background

Location: The subject lands (the ‘Subject Lands’) are municipally known as 9675, 9687 and 9697 Keele Street and are located on the east side of Keele Street, south of Major Mackenzie Drive, near Barrhill Road, as shown on Attachment 1. The Subject Lands are currently occupied by three residential dwellings, one of which is a heritage dwelling known as The Constable House. The surrounding land uses are shown on Attachment 1.

Previous Applications: The previous Owner submitted a proposal to rezone the Subject Lands to “RM2 Multiple Residential Zone” to permit a development containing 20 block townhouse units on a private road, which was considered at a Public Meeting held on September 9, 2015.

The current Owner acquired the Subject Lands in September 2020 and the previous files were closed.

Zoning By-law Amendment, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium applications have been submitted to permit the proposed development

2777100 Ontario Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachment 1 to permit the development (the ‘Development’) shown on Attachments 2 to 6.

1. Zoning By-law Amendment File Z.20.025 to amend Zoning By-law 1-88 to rezone the Subject Lands from “R1 Residential Zone”, subject to site-specific Exception 9(663)

to “R5 Residential Zone” in the manner shown on Attachment 2, and to permit the site-specific zoning exceptions identified in Table 1 of this report.

2. Draft Plan of Subdivision File 19T-20V003, shown on Attachment 5, for a residential plan of subdivision consisting of the following:

| Blocks/Road | Land Use | Area (ha) | Units |
|-------------|--|-----------|----------|
| Blocks 1-4 | Semi-Detached Dwellings and rear Garages | 0.34 | 10 |
| Block 5 | Heritage Dwelling (existing) | | 1 |
| Block 6 | Road Widening | 0.067 | |
| Total | | 0.407 | 11 units |

3. Site Development File DA.20.044 to permit the development of five (3-storey) semi-detached dwellings (10 units) with rear garages and visitor parking accessed from by a common element condominium road on the subject lands and to incorporate the heritage dwelling at 9675 Keele Street into the development by providing a new access and garage on the common element condominium road, as shown on Attachments 2 to 4.
4. Draft Plan of Condominium File 19CDM-20V007 shown on Attachment 6 to establish the common element ownership parcels on the Subject Lands.

The Site Development and Draft Plan of Condominium applications do not require a public meeting however, these related applications will be addressed in the future comprehensive technical report to Committee of the Whole.

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

- a) Date the Notice of Public Hearing was Circulated: February 5, 2021

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 property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to those persons, or organizations that had requested notification

- c) Comments Received to date: As of February 9, 2021, the Development Planning Department has received one written comment, via email, from R. Conforti, dated December 8, 2020. The comment stated disagreement with the proposed rear garages on a common element condominium road behind the existing homes on Fifefield Drive.

Two resident calls were received requesting additional information. The information requested included the development layout, background studies, information on the tree inventory and tree removals plan and this information was provided via electronic links.

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 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 is a link to the Committee of the Whole Public Meeting of September 2015 for previous Official Plan and Zoning By-law Applications.

https://www.vaughan.ca/council/minutes_agendas/Extracts/32ph0909_15ex_3.pdf

Analysis and Options

Vaughan Official Plan 2010 designates the Subject Lands Low-Rise Residential and permits Semi-Detached Dwellings subject to the Compatibility Criteria

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 (‘VOP 2010’) and are also located within the “Urban Area” of VOP 2010.

The Subject Lands are designated “Low-Rise Residential” on Schedule 13 of VOP 2010. This designation permits semi-detached dwellings with no associated density requirement and a maximum height of 3-storeys.

In addition, the Subject Lands are also located within the Village of Maple Heritage Conservation District Plan (the ‘MHCDP’) and are subject to the policies of Section 12.2.1.1c (“Heritage Conservation Districts”) in Volume 2 of VOP 2010.

VOP 2010 recognizes new development will occur in a “Community Area” characterized by predominantly Low-Rise Residential housing and provides policies to address incremental change in a maturing neighbourhood. Development shall be sensitive to and respectful of the existing character of the area and be designed to reinforce the

physical character of the established neighbourhood where it is located. New development in “Community Areas” within established areas shall pay particular attention to local lot patterns, size and configuration and existing building types with similar setbacks.

VOP 2010 policies for new development within Established Communities provide a framework to ensure development respects the existing physical character of the area and the surrounding uses. The proposed semi-detached houses front onto Keele Street (an arterial road) and are located adjacent to existing detached dwellings and back onto existing detached dwellings on Fifefield Drive. The Development addresses the compatibility criteria for new development in an existing “Community Area” and is designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding developments. The Development conforms to the VOP 2010

Amendment to Zoning By-law 1-88 is required to permit the proposed Development

The Subject Lands are zoned “R1 Residential Zone” subject to site-specific Exception 9(663) by Zoning By-law 1-88, which does not permit the proposed Development. The Owner proposes to rezone the Subject Lands to “R5 Residential Zone”, shown on Attachment 2, together with the following site-specific zoning exceptions in Table 1:

Table 1

| | Zoning By-law 1-88 Standard | R5 Residential Zone Requirements | Proposed Exceptions to the R5 Residential Zone Requirements |
|----|------------------------------------|---|--|
| a. | Frontage on a Public Street | A lot must front onto a public street | Permit access to a detached dwelling and to freehold semi-detached lots from a common element condominium road |
| b. | Minimum Lot Frontage | 7.5 m per unit | <ul style="list-style-type: none"> • 6.7 m for semi-detached dwellings • 5.7 m for garages |
| c. | Minimum Lot Area | 225 m ² per unit | <ul style="list-style-type: none"> • Block 1 units - 123.5 m² • Block 2 units - 121.7 m² • Block 3 - 37.4 m² • Block 4 - 37.4 m² for garages |

| | Zoning By-law 1-88 Standard | R5 Residential Zone Requirements | Proposed Exceptions to the R5 Residential Zone Requirements |
|----|---|---|--|
| d. | Minimum Front Yard Setback | 4.5 m to dwelling | <ul style="list-style-type: none"> • Blocks 1 and 2 units - 2.6 m • Blocks 3 and 4 - 0.0 m for garages |
| e. | Minimum Rear Yard Setback | 7.5 m | <ul style="list-style-type: none"> • Block 1 units - 0.4 m to common element condominium road • Block 2 units - 0.6 m to common element condominium road • Blocks 3 and 4 - 0.0 m for garages to common element condominium road • Block 5 - 3.7 m to east lot line for existing detached dwelling |
| f. | Minimum Interior Side Yard Setback | <ul style="list-style-type: none"> • 1.2 m on one side • 4.5 m on one side where there is no garage | <ul style="list-style-type: none"> • Block 1 and 2 units - 0.6 m • Blocks 3 and 4 - 0.0 m for garages |
| g. | Minimum Exterior Side Yard Setback | <ul style="list-style-type: none"> • 4.5 m and 6.4 m to garage facing the lot line | <ul style="list-style-type: none"> • Block 1 and 2 units - 1.2 m • Blocks 3 and 4 - 0.0 m for garages |
| h. | Minimum Rear Yard Setback (to the east lot line behind Garages) | 7.5 m | 1.8 m setback and shall be maintained as a landscaped area behind garages |
| i. | Maximum Lot Coverage | 50% | <ul style="list-style-type: none"> • Block 1 units - 63.6% • Block 2 units - 63% • Block 3 and 4 - 100% for garages |
| j. | Maximum Building Height | 11 m | 9.5 m |

| | Zoning By-law 1-88 Standard | R5 Residential Zone Requirements | Proposed Exceptions to the R5 Residential Zone Requirements |
|----|---|--|---|
| k. | Minimum Number of Parking Spaces | <ul style="list-style-type: none"> • 2 spaces for each semi-detached unit • 3 spaces for detached unit | <ul style="list-style-type: none"> • Block 1 and 2 units - provide 2 spaces per dwelling unit within garages on Blocks 3 and 4 • Block 4 - provides 2 parking spaces within a garage located off-site for the detached dwelling on Block 5 and access easements may be required |
| l. | Minimum % of Soft Landscaping | 60% | No soft landscaping required on Blocks 3 and 4 for garages |
| m. | Minimum % of Hard Landscaping | 40% | No hard landscaping provided on Blocks 3 and 4 for garages |
| n. | Minimum % of Landscaped Area - Front Yard | <ul style="list-style-type: none"> • 33% front yard landscaping required, 66% of which shall be soft for Blocks 1 - 4 | <ul style="list-style-type: none"> • Block 1 units - 3% • Block 2 units - 3.1% • Blocks 3 and 4 no landscaping required for garages |
| o. | Driveway Width at Property Line | 7.5 m | 6 m common element condominium road width |
| p. | Maximum Lot Coverage of Accessory Buildings (Garages) | 10% of the lot area | 100% maximum coverage on Blocks 3 and 4 for garages |

Additional Zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at 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 | COMMENTS |
|----|--|--|
| a. | Conformity and Consistency with Provincial Policies and YROP | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended (the 'Growth Plan'), and the policies of York Region Official Plan ('YROP 2010') The Applications have been reviewed in consideration of the compatibility criteria of infill development in Community Areas in VOP 2010 |
| b. | Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions | <ul style="list-style-type: none"> The appropriateness of the proposed rezoning and the site-specific exceptions to By-law 1-88 required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | Maple Heritage Conservation District Plan ('MHCDP') | <ul style="list-style-type: none"> The Subject Lands are within the MHCDP and designated under Part V of the <i>Ontario Heritage Act</i> The Development will be reviewed in consideration of the Volume 2 policies of VOP 2010 for conformity with the MHCDP, as well as the maximum building height (9.5 m) The Heritage Vaughan Committee must review the Development prior to consideration by Vaughan Council |
| d. | Studies and Reports | <ul style="list-style-type: none"> The Owner has submitted a number of studies and reports in support of the Applications, which are available on the city's website at http://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---|--|
| e. | City of Vaughan City-Wide Urban Design Guidelines and Maple Streetscape and Urban Design Guidelines | <ul style="list-style-type: none"> • The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines • The Subject Lands are within the Maple Streetscape and Urban Design Guidelines area and will be reviewed for conformity with the requirements of the document and an Enhanced Streetscape Maintenance payment for this section of Keele Street will be required, should the Applications be approved |
| f. | Public Agency/Municipal Review | <ul style="list-style-type: none"> • The Applications must be reviewed by York Region, external public agencies, and utilities, including the Public and Separate and French School Boards |
| g. | Sustainable Development | <ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the City Vaughan's Policies and Sustainability Metrics Program. The Development must achieve a minimum Bronze Threshold Application Score |
| h. | Cash -in-Lieu of Parkland | <ul style="list-style-type: none"> • The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication, 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 Office of Infrastructure Development, Real Estate Department |
| i. | Water and Servicing Allocation | <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, should the Applications be approved • If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)" which will be removed once |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--|---|
| | | Vaughan Council identifies and allocates servicing capacity for the Subject Lands |
| j. | Road Widening, Access, Traffic and Parking | <ul style="list-style-type: none"> • Keele Street is identified as a “Regional Transit Priority Network” by YROP 2010. A road widening for Keele Street is included in the Development and the location and design of the driveway proposed onto Keele Street must be approved by York Region • York Region will identify all required road widenings, conveyances, access requirements, turning lanes, site triangles and servicing for the Development |
| k. | Site Development Application Review | <ul style="list-style-type: none"> • The Owner submitted a Site Development Application to permit the proposed Development shown on Attachments 2 to 4 to be reviewed in consideration of, but not limited to, pedestrian and barrier free accessibility, site design, built form and building elevations and materials, tree protection, servicing, grading and storm water management, the location of the proposed visitor parking spaces, garbage and waste storage and placement of air conditioning units • Easements over the future condominium corporation lands in favour of the owner of the property with the heritage dwelling will be required to provide access to the proposed garage • The relationship between the proposed built form, building setbacks and design with the immediate neighbourhood and the heritage building on the site will be reviewed |
| l | Draft Plan of Condominium Application | <ul style="list-style-type: none"> • The Owner submitted a Draft Plan of Condominium Application to create a Condominium Corporation to address the tenure of the common elements (i.e. private road internal sidewalk, visitor parking and common landscape areas) |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--|---|
| m. | Draft Plan of Subdivision and Future Part Lot Control Applications | <ul style="list-style-type: none"> • The Owner submitted a Draft Plan of Subdivision to create two residential blocks and two garage blocks for the Development, a block for the heritage dwelling and a block for the road widening • The Owner will need to submit a future Part Lot Control Application to create the individual lots for the semi-detached dwelling units, and garages if the Applications are approved |
| n | Tree Removals along Keele Street | <ul style="list-style-type: none"> • The Owner submitted a Tree Inventory and Preservation Plan Report for the Development identifying two trees (Norway Maple) located within the York Region Keele Street road right-of-way for removal. York Region permission for removal and a tree compensation payment would be required should the Applications be approved. The report also recommends tree removals for 21 of 37 trees including the two trees noted above and requires preservation of the remaining trees. The City will review and approve of all private property tree removals. The Tree Preservation Plan and tree compensation for replacement trees must be in accordance with the City's Tree Protection and Preservation By-law. |

Financial Impact.

There are not funding requirements associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any Regional issues or comments 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 through a technical review, together with comments from the public and Vaughan Council expressed at the Public

Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Laura Janotta, Planner, Development Planning, ext. 8634

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Draft Plan of Subdivision (File 19T-20V003)
6. Draft Plan of Condominium (File 19CDM-20V007)

Prepared by

Laura Janotta, Planner, ext. 8634

Eugene Fera, Senior Planner, ext. 8003

Nancy Tuckett, Senior Manager, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

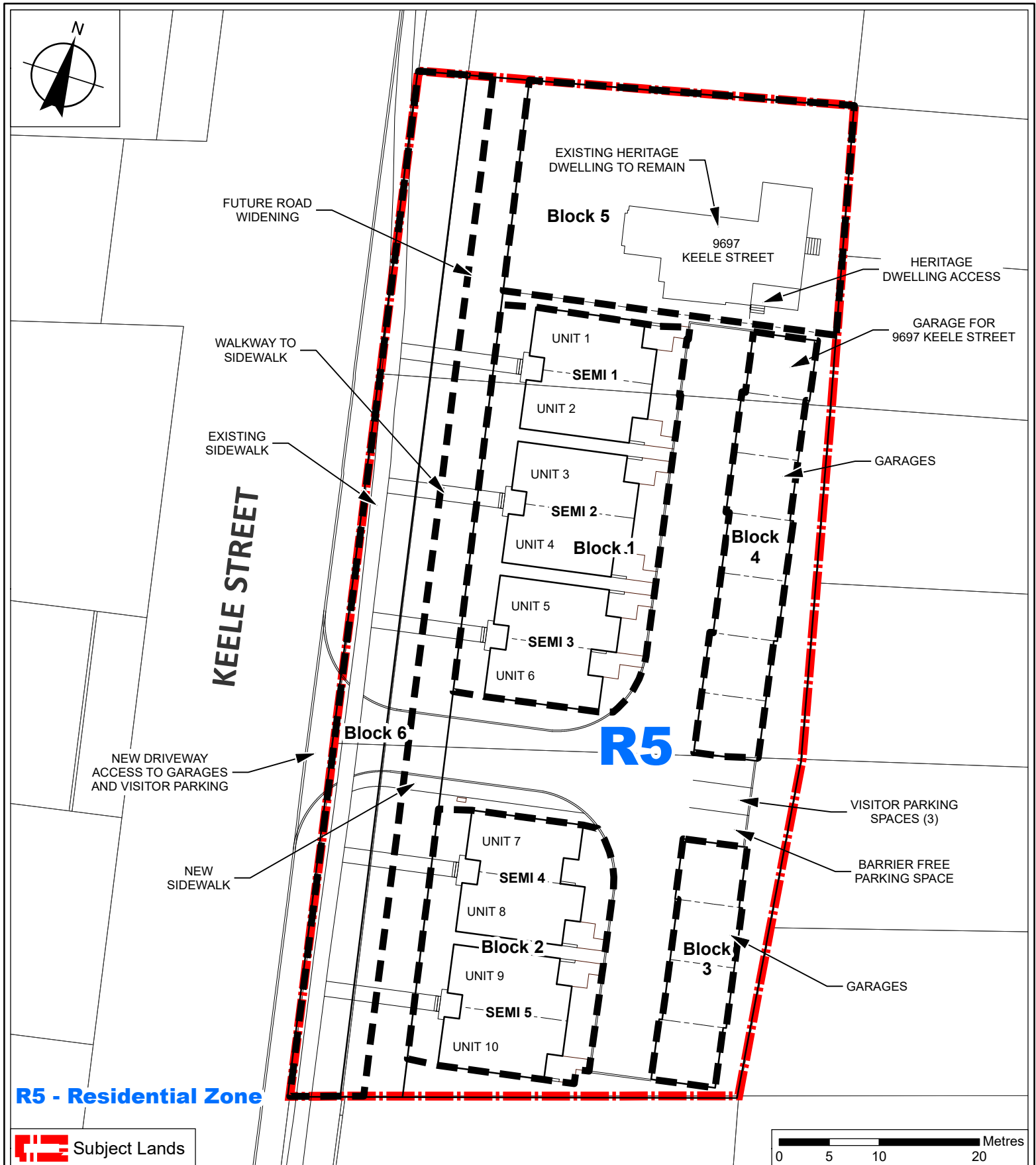


Mauro Peverini, Acting Chief Planning Official

Reviewed by



Jim Harnum, City Manager



Site Plan and Proposed Zoning

LOCATION:
 Part of Lot 18, Concession 3
 9675, 9687 and 9697 Keele Street

APPLICANT: 2777100 Ontario Inc.



Attachment

FILES:
 Z.20.025, 19T-20V003
RELATED FILES:
 DA.20.044, 19CDM-20V007
DATE:
 March 2, 2021

2



Landscape Plan

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

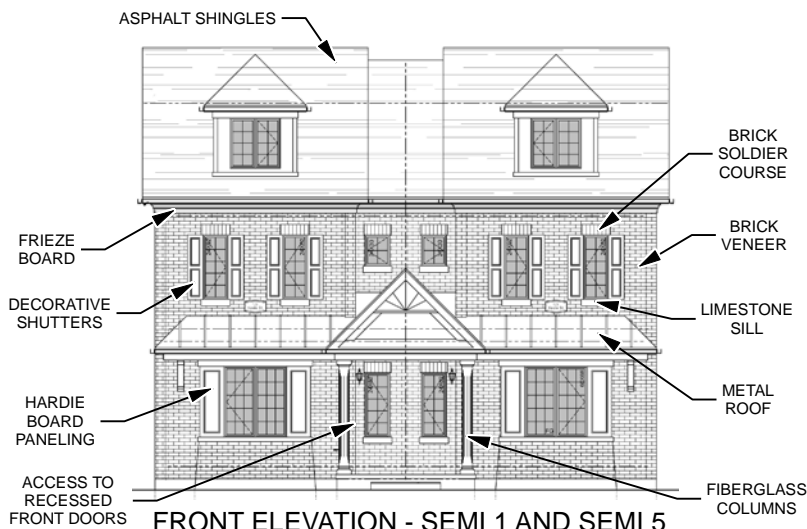
APPLICANT:
2777100 Ontario Inc.



Attachment

FILES:
Z.20.025, 19T-20V003
RELATED FILES:
DA.20.044, 19CDM-20V007
DATE:
March 2, 2021

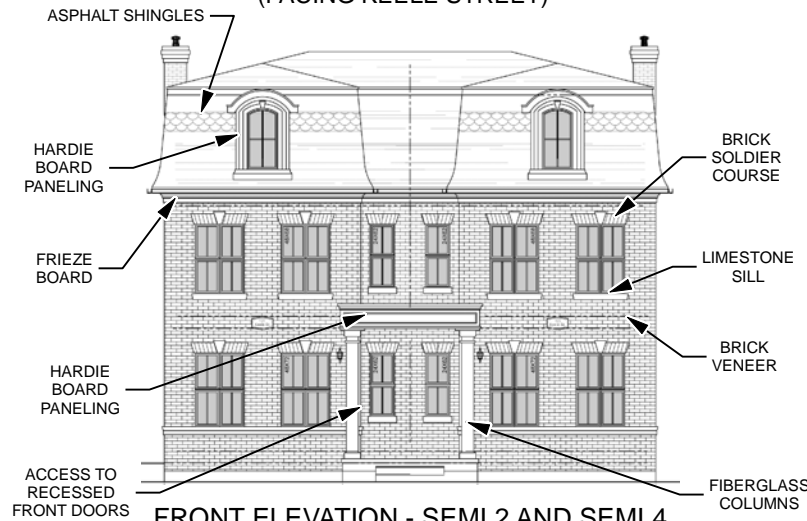
3



FRONT ELEVATION - SEMI 1 AND SEMI 5
(FACING KEELE STREET)



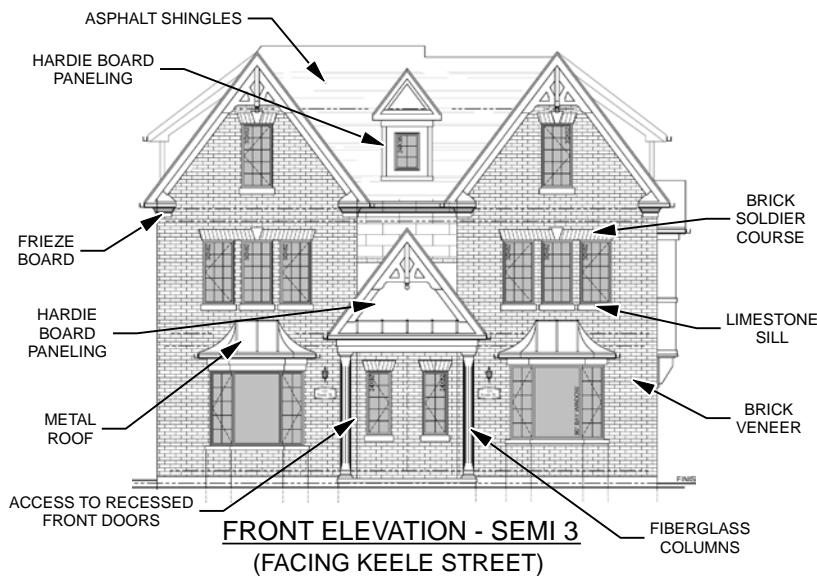
REAR ELEVATION - SEMI 1 AND SEMI 5



FRONT ELEVATION - SEMI 2 AND SEMI 4
(FACING KEELE STREET)



REAR ELEVATION - SEMI 2 AND SEMI 4



FRONT ELEVATION - SEMI 3
(FACING KEELE STREET)



REAR ELEVATION - SEMI 3

Building Elevations

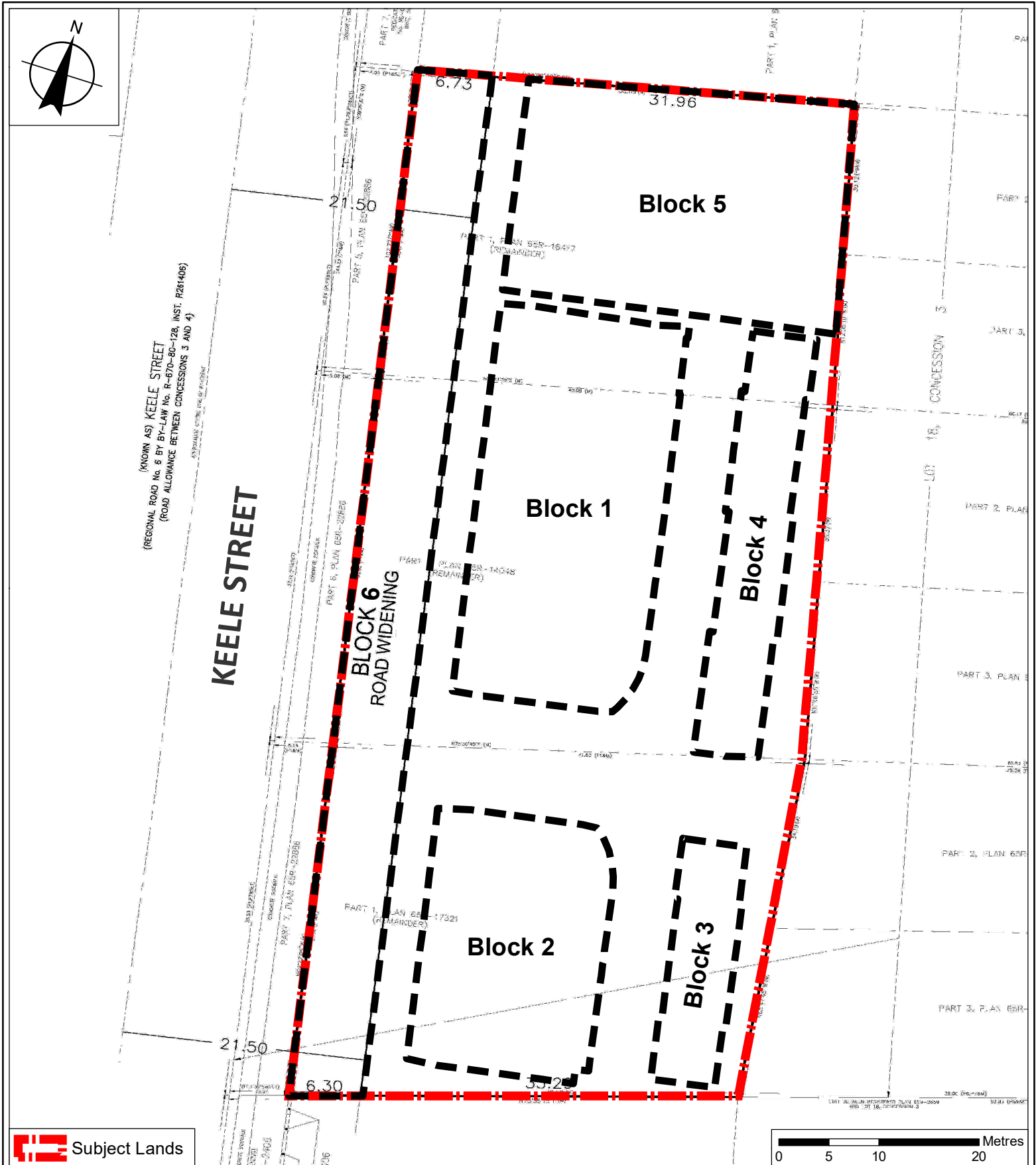
LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



Attachment

FILES:
Z.20.025, 19T-20V003
RELATED FILES:
DA.20.044, 19CDM-20V007
DATE:
March 2, 2021



Draft Plan of Subdivision (File 19T-20V003)

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

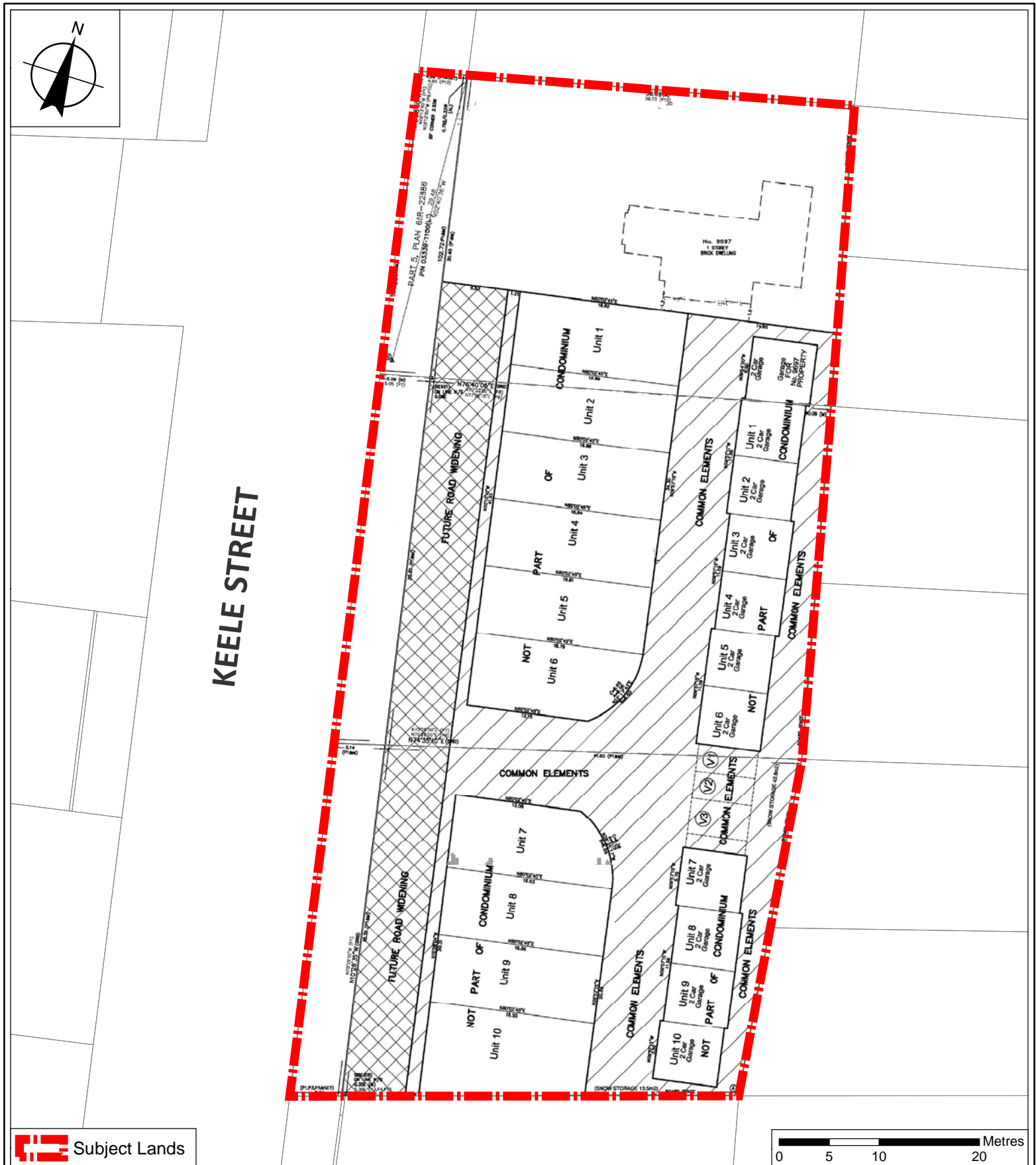
APPLICANT:
2777100 Ontario Inc.



Attachment

FILES:
Z.20.025, 19T-20V003
RELATED FILES:
DA.20.044, 19CDM-20V007
DATE:
March 2, 2021

5



Draft Plan of Condominium (File 19CDM-20V007)

Attachment

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 2, 2021

WARD(S): 1

TITLE: KLEINBURG MILLS INC.

OFFICIAL PLAN AMENDMENT FILE OP.16.002

ZONING BY-LAW AMENDMENT FILE Z.15.038

10422 AND 10432 ISLINGTON AVENUE

VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.16.002 and Z.15.038 for the subject lands shown on Attachment 1. The Owner seeks approval to permit a mixed-use building consisting of 22 apartment dwelling units and 443.38 m² of at-grade commercial uses ('Building A'), and a 300 m² three-storey free-standing commercial building ('Building B'), as shown on Attachments 3 to 7.

Report Highlights

- The Owner proposes to amend the Official Plan and rezone the subject lands to permit a mixed-use building and a free-standing commercial building
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.16.002 and Z.15.038 (Kleinburg Mills 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

Location: The 0.26 ha subject lands (the 'Subject Lands') are municipally known as 10422 and 10432 Islington Avenue, and are located on the west side of Islington Avenue, south of Nashville Road. Two vacant buildings consisting of a one-storey former commercial automotive garage and a residential building currently occupy the site. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date applications deemed complete: February 17, 2016

The previous owner of the Subject Lands (2383717 Ontario Inc.) submitted applications for a three-storey (11.7 m high) mixed-use building comprised of a commercial use (dance studio) containing 1,175.57 m² of Gross Floor Area ('GFA') and 13 residential units, as shown on Attachments 8 and 9.

Vaughan Council on May 17, 2016, ratified the recommendation of the Committee of the Whole (Public Meeting) to receive the Public Meeting report of May 3, 2016, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The recommendation also required a community meeting be organized by the local Ward Councillor with the Owner, residents, and appropriate City staff and Regional Councillor's to address the following issues:

- conformity to the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan'),
- increasing residential growth and traffic in the KNHCD
- proposed building height and Floor Space Index ('FSI') not in accordance with Vaughan Official Plan 2010 ('VOP 2010')
- increasing the front and side yard setbacks to provide greater landscape screening and privacy

Kleinburg Mills Inc. (the 'Owner') purchased the Subject Lands on September 20, 2019 and revised the proposed development, as described below. A new Public Meeting is required in accordance with Section 10.1.4.1 of VOP 2010.

Revised Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted the following revised applications (the 'Applications') for the Subject Lands to permit a three-storey building with 22 apartment dwelling units, 443.38 m² of at-grade commercial uses, as well as 377.67 m² of rooftop amenity space. In addition, a three-storey free-standing office building (two-storeys from Islington Avenue and three-storeys at the rear due to the grading) is proposed that forms part of the proposed development (the 'Development') as shown on Attachments 2 to 7.

1. Official Plan Amendment File OP.16.002 to amend VOP 2010, Volume 2, Section 12.4 - Kleinburg Core, respecting the policies of the “Mainstreet Commercial” designation as follows:
 - a) permit a maximum building height of 12 m (three-storeys), as shown on Attachments 5 to 7, whereas VOP 2010 permits a maximum building height of 9.5 m (2.5-storeys);
 - b) permit a residential component (apartment dwelling units) on the ground, second and third floors, whereas VOP 2010 permits a residential component only on the second floor; and
 - c) permit a maximum FSI of 1.16 times the area of the lot, whereas VOP 2010 permits a maximum FSI of 1 times the area of the lot.
2. Zoning By-law Amendment File Z.15.038 to amend Zoning By-law 1-88, to rezone the Subject Lands from “R1 Residential Zone”, as shown on Attachment 1, to “C11 Mainstreet Commercial Zone” and “OS1 Open Space Conservation 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 Vaughan Council's Notification Protocol

- a) Date the Notice of Public Meeting was circulated: February 5, 2021.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: All property owners within 150 m of the Subject Lands, the Kleinburg and Area Ratepayers Association, and the expanded polling shown on Attachment 1.
- c) Comments received: Written comments from the Kleinburg and Area Ratepayer's Association, dated January 13, 2021:
 - the Development exceeds the height and density requirements of VOP 2010
 - the Development proposes a rear yard of 1.5 m instead of the minimum rear yard setback of 15 m for the “C11 Mainstreet Commercial Zone”
 - a Record of Site Condition ('RSC') be produced by a qualified professional ensuring that any contamination and water on the Subject Lands and surrounding lands is removed, and the lands be remediated for a residential use

The comments noted above, and 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 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 link relates to a previous report regarding the Subject Lands:

[May 3, 2016 Committee of the Whole \(Public Meeting\) Official Plan Amendment File OP.18.021 and Zoning By-law Amendment File Z.15.038 \(2383717 Ontario Inc.\)](#)

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- Located within an “Intensification Area”, specifically a “Local Centre”, on Schedule 1 – Urban Structure of VOP 2010, and are designated “Mainstreet Commercial” and “Natural Areas” by VOP 2010, Volume 2, Section 12.4 – Kleinburg Core, as shown on Attachment 2
- The “Mainstreet Commercial” designation permits small-scale mixed-use developments with at-grade commercial uses and an upper floor residential component, with a permitted FSI between 0.2 and 1 times the area of the lot, and generally a maximum building height of 2.5-storeys (9.5 m)
- The “Natural Areas” designation shown on Attachment 2 does not permit development. The limits of development shall be established and finalized to the satisfaction of the Toronto and Region Conservation Authority (‘TRCA’)
- The proposed building height, distribution of the residential use and FSI for the Development do not comply with the “Mainstreet Commercial” designation. Accordingly, an application to amend the policies of the “Mainstreet Commercial” designation (File OP.16.002) has been submitted to permit the Development.

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

Zoning:

- “C11 Mainstreet Commercial Zone” by Zoning By-law 1-88 and “R1 Residential Zone”, by Zoning By-law 1-88 subject to site-specific Exception 9(943)
- The Development is not permitted in the “R1 Residential Zone” and therefore, an amendment to Zoning By-law 1-88 is required to rezone the Subject Lands to “C11 Mainstreet Commercial Zone” and “OS1 Open Space Conservation Zone” as shown on Attachment 3, together with the following site-specific zoning exceptions:

Table 1:

| | By-law Standard | C11 Mainstreet Commercial Zone Requirements | Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements |
|----|--|---|---|
| a. | Definition of "Mixed Use Development Mainstreet" | Only permits main residential uses located in a storey above the first storey | Permit residential uses located on the first, second and third storey |
| b. | Minimum Front Yard Setback | 2 m | 0 m - Building A (Islington Avenue) |
| c. | Minimum Rear (West) Yard Setback | 15 m | 1.5 m |
| d. | Minimum Interior Side Setback | 1.8 m | 1.1 m - North Lot Line 1.46 - South Lot Line |
| e. | Maximum Lot Coverage | 30% | 41.96% |
| f. | Maximum Building Height | 9.5 m | 12 m - Building A 10.6 m - Building B |
| g. | Maximum GFA | 1,546.08 m ² (0.6 Times the Area of the Lot of 2,576.8 m ²) | 2,980.68 m ² (Buildings A and B - 1.16 Times the Area of the Lot) |
| h. | Maximum Driveway Width | 7.5 m (Two-way Driveway) | 9.88 m |

| | By-law Standard | C11 Mainstreet Commercial Zone Requirements | Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements |
|----|---|--|--|
| i. | Minimum Parking Spaces | <p>Total Required Parking Spaces = 77</p> <p>i) 22 units @ 1.5 Parking Spaces / Unit = 33 Parking spaces</p> <p>ii) 22 units @ 0.25 Parking Spaces / Unit = 6 Parking Spaces</p> <p>iii) 6 Parking Spaces/100m² of Retail Store GFA @ 443.38 m² GFA = 27 parking spaces</p> <p>iv) 3.5 Parking Spaces / 100 m² of Office Building GFA @ 300 m² = 11 Parking Spaces</p> <p>Total Parking Required = 77 spaces</p> | <p>Total Provided Parking Spaces = 69</p> <p>i) 22 units @1.5 Parking Spaces / Unit = 33 Parking Spaces</p> <p>ii) 22 units @ 0.25 Parking Spaces / Unit = 6 Parking Spaces</p> <p>iii) 4.25 Parking Spaces / 100 m² of Retail Store GFA @ 443.38 m² GFA = 19 parking spaces</p> <p>iv) 3.5 Parking Spaces / 100m² of Office Building GFA @ 300 m² = 11 Parking Spaces</p> <p>Total parking proposed = 69 spaces</p> |
| j. | Minimum Front Yard (Islington Avenue) Setback to an Underground Parking Structure | 1.8 m | 1 m |
| k. | Maximum Height of Exterior Stairways | 2.34 m (½-Storey, Rear Yard Exterior Stairways) | 3 m |
| l. | Maximum Encroachment of Exterior Stairways | 0.3 m (Any Required Side Yard) | 1.5 m (Rear Yard) |

| | By-law Standard | C11 Mainstreet Commercial Zone Requirements | Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements |
|----|--|--|--|
| m. | Minimum Interior Side Yard Setback to Exterior Stairways | 1.2 m | 0.22 m (North Lot Line) |
| n. | Minimum Landscape Strip Width | i) 2.4 m abutting Open Space and Residential Zones | i) 1.5 m (West Lot Line) ii) 1.46 m (South Lot Line) |
| o. | Maximum Retaining Wall Height | 1 m | 6.41 m (South Lot Line) |
| p. | Minimum Retaining Wall Setback | 6.41 m | 1.46 m (South Lot Line) |
| q. | Definition of "Lot Line, Front" | Means the street line | Means the east property line |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at 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. | Conformity and Consistency with Provincial Policies and Regional and City Official Plans | <ul style="list-style-type: none"> The Applications will be reviewed for consistency with the Provincial Policy Statement, 2020 ('PPS'), and conformity to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan'), and the York Region Official Plan 2010 ('YROP') and VOP 2010 policies |
| b. | Appropriateness of the Proposed VOP 2010 Amendments, | <ul style="list-style-type: none"> The appropriateness of the proposed VOP 2010 exceptions, rezoning and zoning exceptions identified in Table 1 will be reviewed in consideration of, but not |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| | Rezoning and Zoning By-law 1-88 Exceptions | limited to, the following: compatibility with existing uses; the scale, massing, height and density of the proposed buildings; proposed landscape; amenity space and urban design policies for the “Mainstreet Commercial” designation |
| c. | KNHCD Plan | <ul style="list-style-type: none"> ▪ The Subject Lands are located within the KNHCD Plan and are designated under Part V of the <i>Ontario Heritage Act</i>. All demolitions and new construction must be consistent with the objectives of the KNHCD Plan. The Development must be reviewed by the Heritage Vaughan Committee |
| d. | Parkland Dedication | <ul style="list-style-type: none"> ▪ The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required at the Site Development Application stage, should the Applications be approved |
| e. | Development Limits | <ul style="list-style-type: none"> ▪ The development limits, ecological and maintenance buffers, and appropriate site grading must be established to the satisfaction of the City and the TRCA, as the Subject Lands are located within the TRCA’s Regulation Area ▪ TRCA requires the Owner to remove the historically placed fill on the Subject Lands and TRCA lands abutting the Subject Lands, and restore/naturalize both as shown on Attachment 4 ▪ The appropriateness of maintaining the ecological and maintenance buffers in private ownership in accordance with Policy 3.3.3.1.d) of VOP 2010 “To Enhance and Protect Woodlands” will be reviewed |
| f. | Parking Study | <ul style="list-style-type: none"> ▪ The Transportation Impact Study prepared by Nextrans and dated May 2020 in support of the Applications includes a parking analysis for the Development. The parking analysis shall be updated to include the entire GFA of the Development (i.e. retail, office, and common areas) to determine the correct parking calculation in accordance with Zoning By-law 1-88 |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| g. | Water and Servicing Allocation | <ul style="list-style-type: none"> ▪ If the Applications are approved, the availability of water and sanitary servicing capacity for the Development must be formally allocated by Vaughan Council. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, to be removed once servicing capacity is identified and allocated by Vaughan Council |
| h. | Environmental Site Assessments | <ul style="list-style-type: none"> ▪ The Development Engineering Department requires the Owner to submit updated Phase One and Two Environmental Site Assessments and a Record of Site Condition for the Subject Lands, as the change from a commercial use to a mixed-use residential/commercial use is considered a more sensitive land use |
| i. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner has submitted the required studies and reports in support of the Applications. These reports and studies are available on the City’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer), and must be approved to the satisfaction of the City and/or respective approval authority ▪ The requirement for additional studies/information may be identified through review of the Applications |
| j. | Site Development Application (File DA.15.091) | <ul style="list-style-type: none"> ▪ The related Site Development File DA.15.091 will be reviewed with the Applications in a future technical report |
| k. | Draft Plan of Condominium (Standard) Application | <ul style="list-style-type: none"> ▪ A Draft Plan of Condominium (Standard) Application is required to permit the proposed condominium tenure for the Development, should the Applications be approved |
| l. | Sustainable Development | <ul style="list-style-type: none"> ▪ The Development must achieve a minimum Bronze Threshold Overall Application Score In accordance with the Sustainability Metrics Program |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|------------------------|---|
| m. | Section 37 | <ul style="list-style-type: none"> Section 37 of the <i>Planning Act</i> allows municipalities to authorize an increase in the height and density of a development in return for community benefits. The City's Guidelines for Section 37 applies to Developments where the GFA is greater than 4,000m². The section 37 provisions do not apply to the Development as the total GFA is 2,966.46 m² |

Financial Impact

There are no funding requirements associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region advised on March 26, 2016 and reconfirmed on December 3, 2020 that the Official Plan Amendment Application is exempt from York Region approval and considered the Official Plan Amendment Application of local significance. 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 Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Attachments

1. Context and Location Map
2. Schedule 12.4A - Vaughan Official Plan 2010
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Elevations - East and North: Mixed-Use Building
6. Elevations - West and South: Mixed-Use Building
7. Elevations - Commercial Building
8. May 3, 2016 Public Meeting: Site Plan

9. May 3, 2016 Public Meeting: Elevations

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

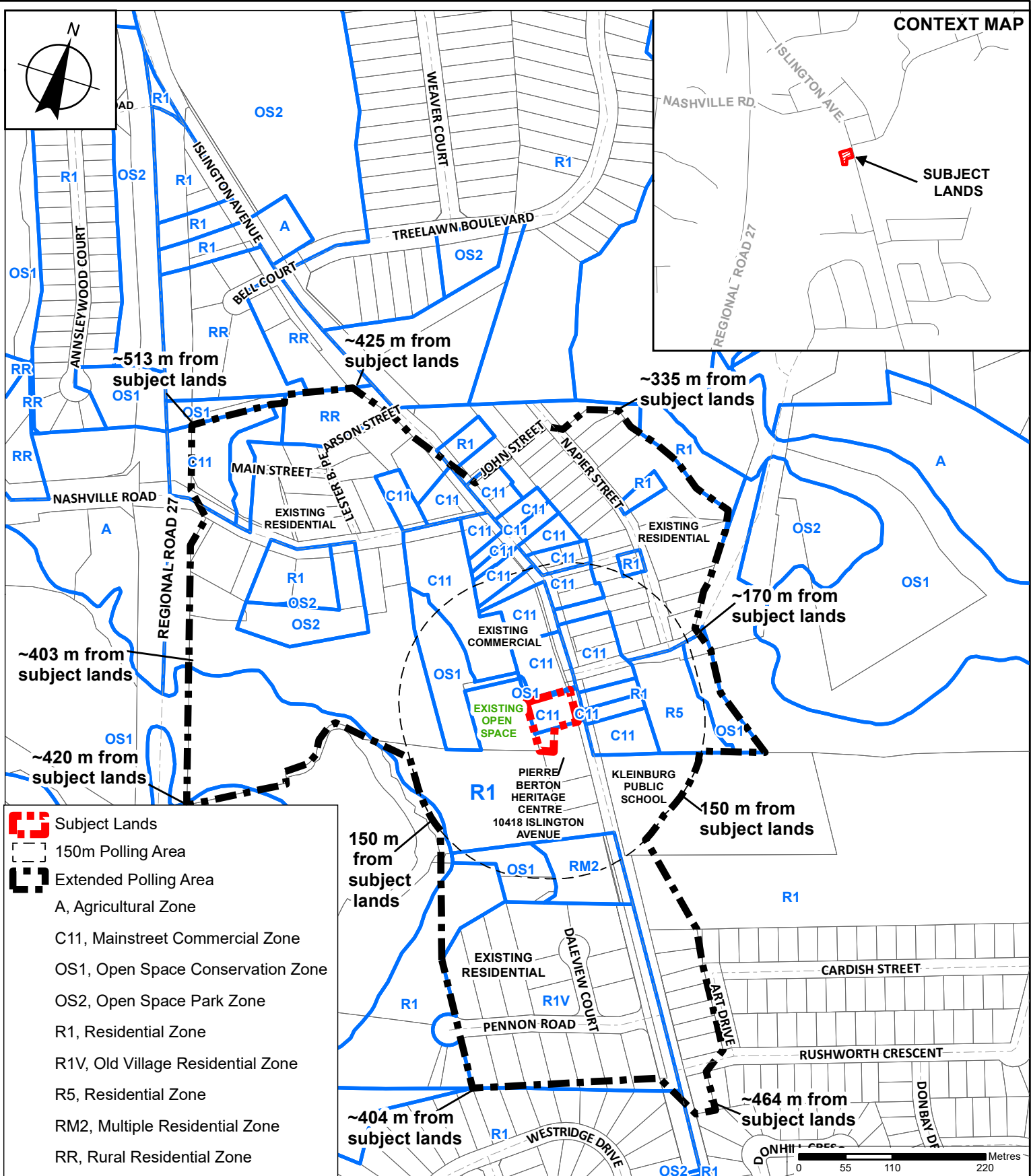
A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



Context and Location Map

LOCATION:

Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

APPLICANT:

Kleinburg Mills Inc.



Attachment

FILES:

OP.16.002, Z.15.038

RELATED FILE:

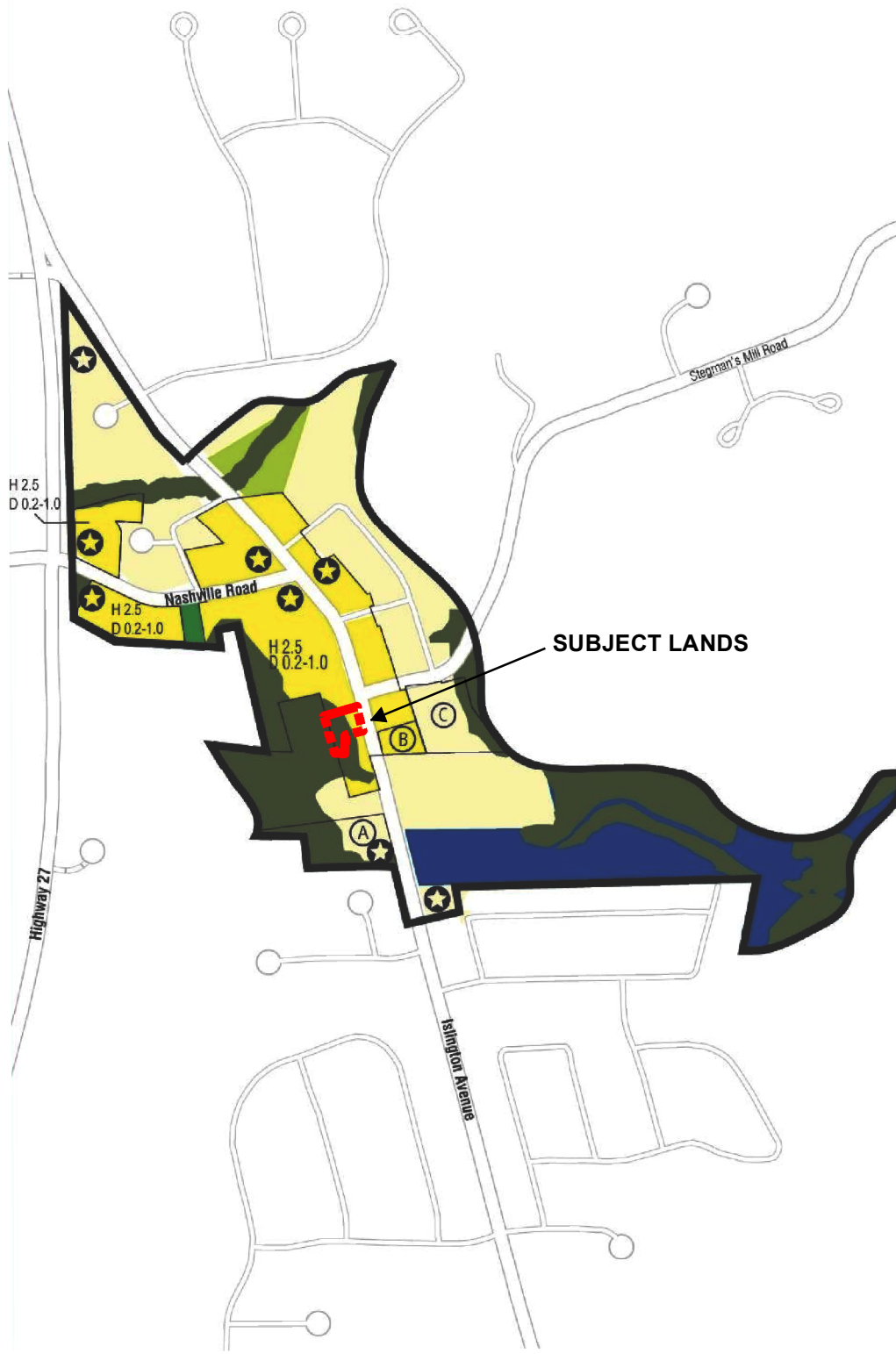
DA.15.091

DATE:

March 2, 2021

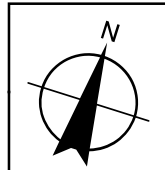
1

Map 12.4.A:
Kleinburg Core Land Uses



- Amendment Area
- Natural Areas
- Private Open Spaces
- Parks
- Village Residential
- Mainstreet Commercial
- Major Institutional
- Strategic Sites & Gateways
- Subject to Policies 12.4.13.1 & 12.4.13.2
- Subject to Policy 12.4.13.3
- Subject to Policy 12.4.13.4

0 95 190 380 Metres



Schedule 12.4A - Vaughan Official Plan 2010

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

APPLICANT: Kleinburg Mills Inc.

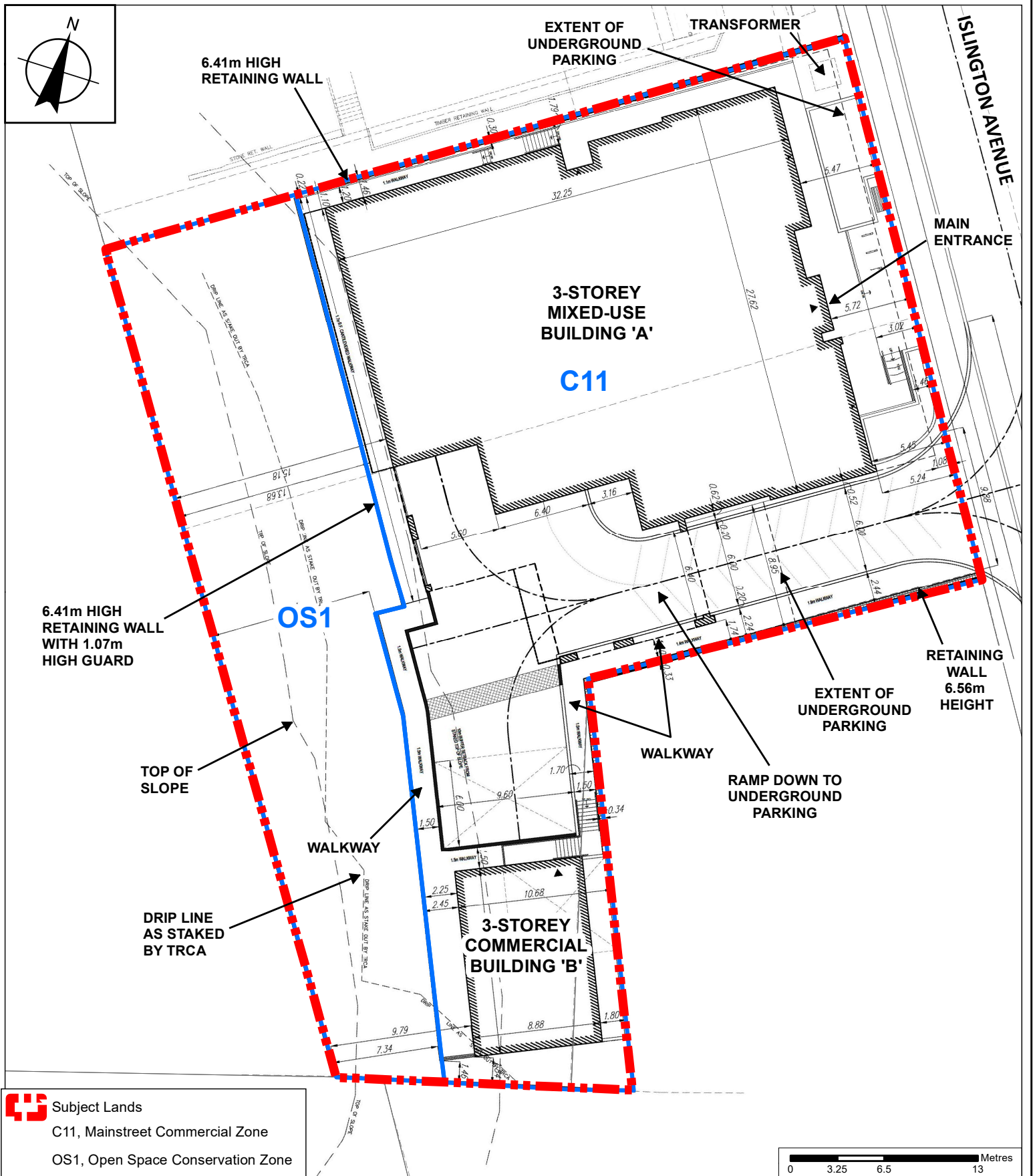


Attachment

FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE: March 2, 2021

2



Proposed Zoning and Site Plan

LOCATION: Part of Lot 24, Concession 8; 10422 and 10432 Islington Avenue

APPLICANT: Kleinburg Mills Inc.

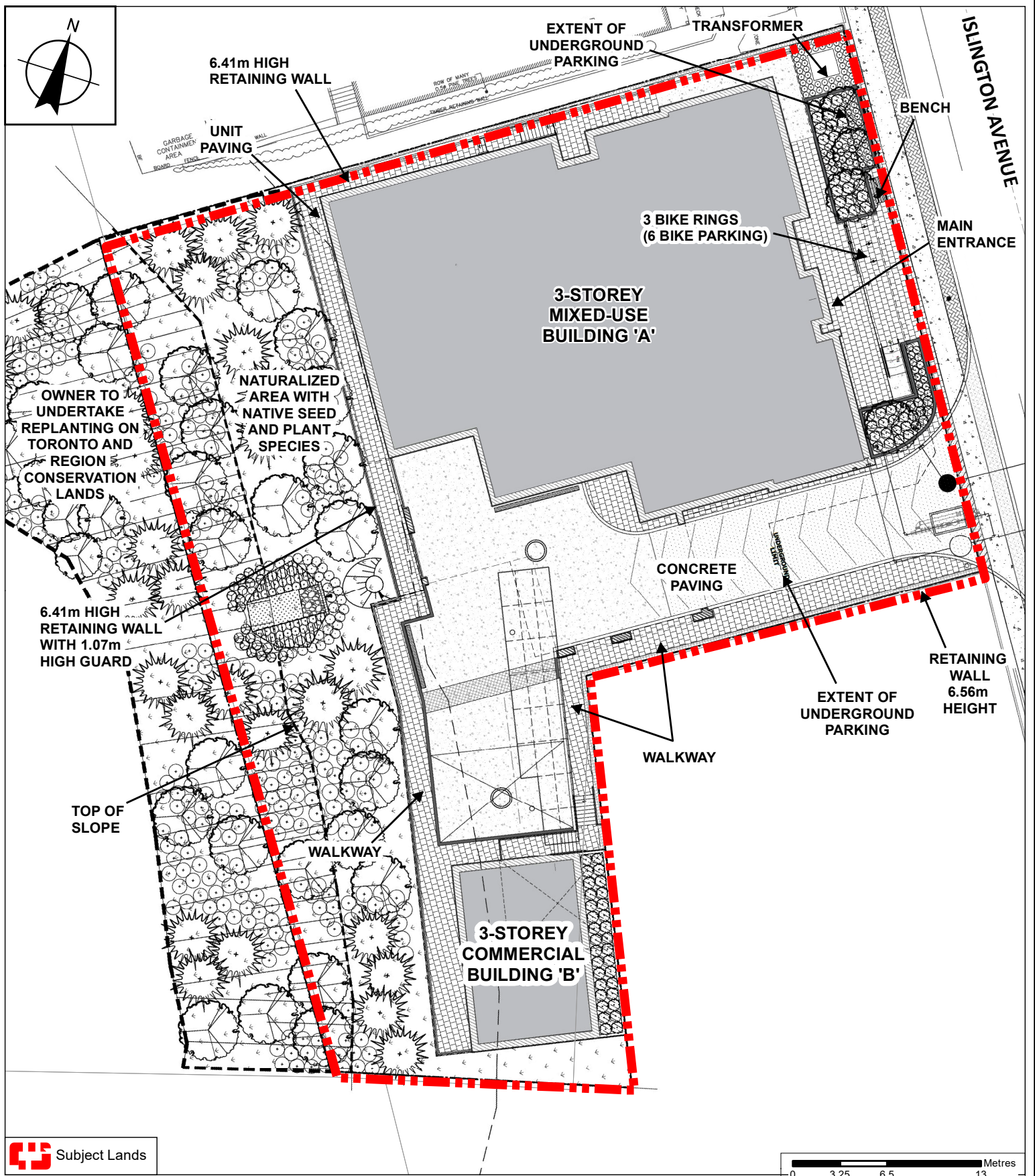


Attachment

FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE: March 2, 2021

3



Landscape Plan

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

APPLICANT: Kleinburg Mills Inc.

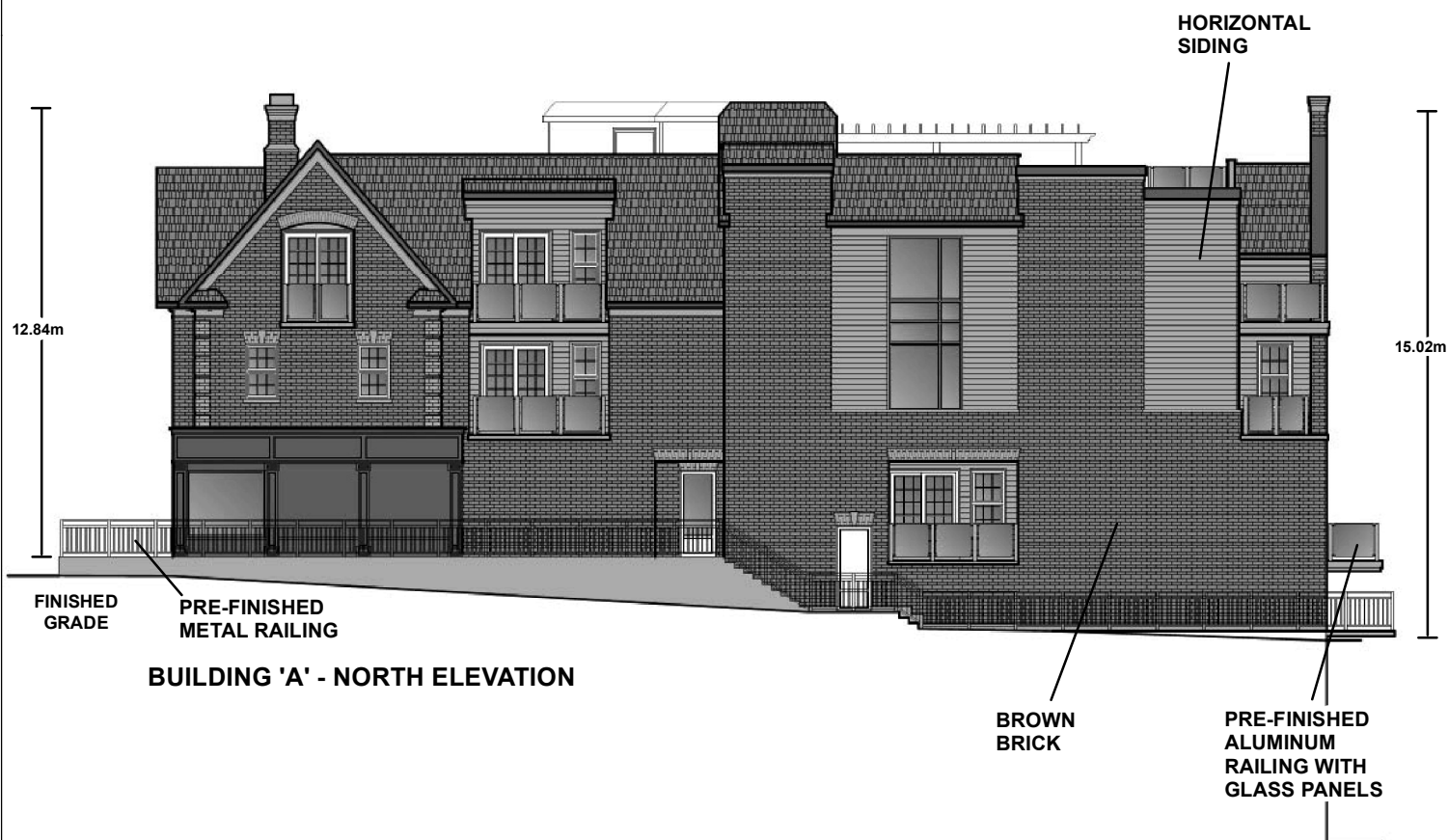
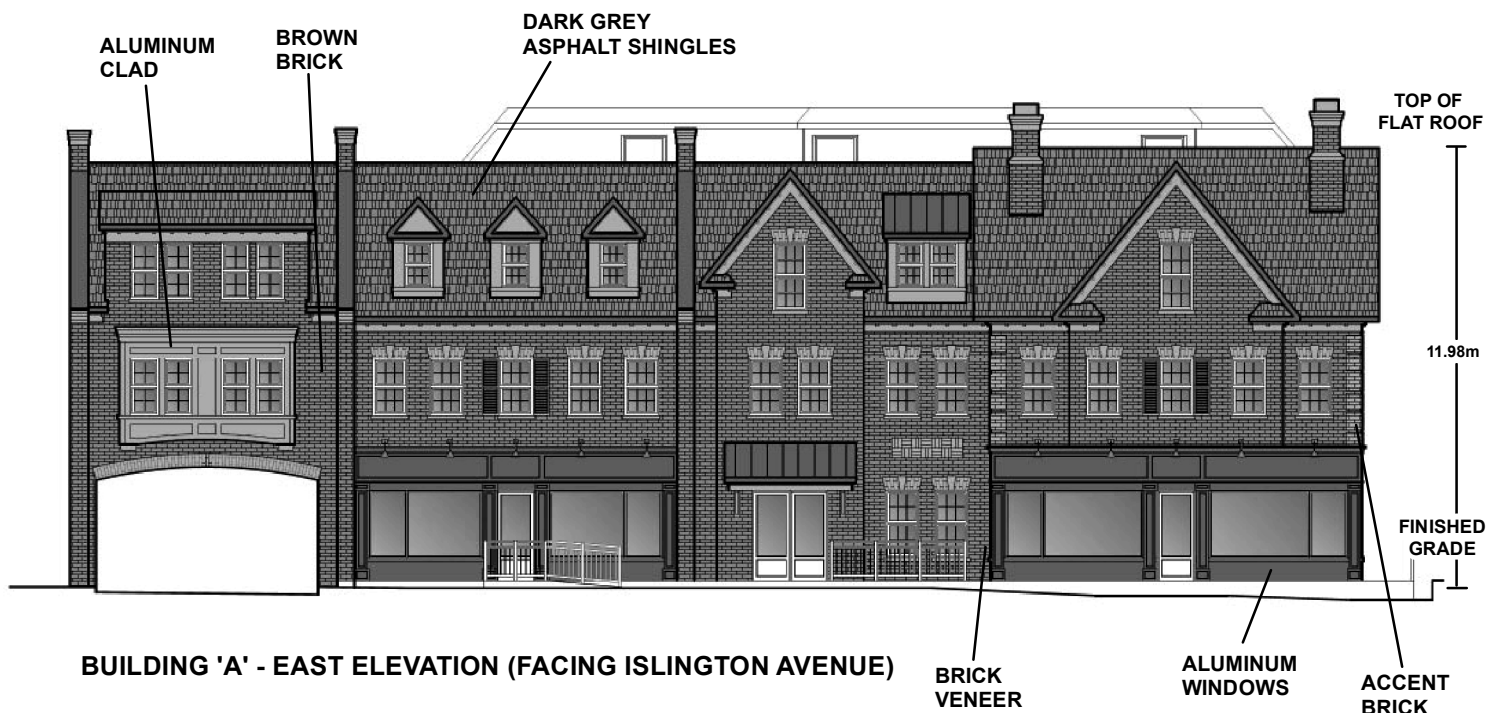


Attachment

FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE: March 2, 2021

4



Elevations - East and North: Mixed-Use Building

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

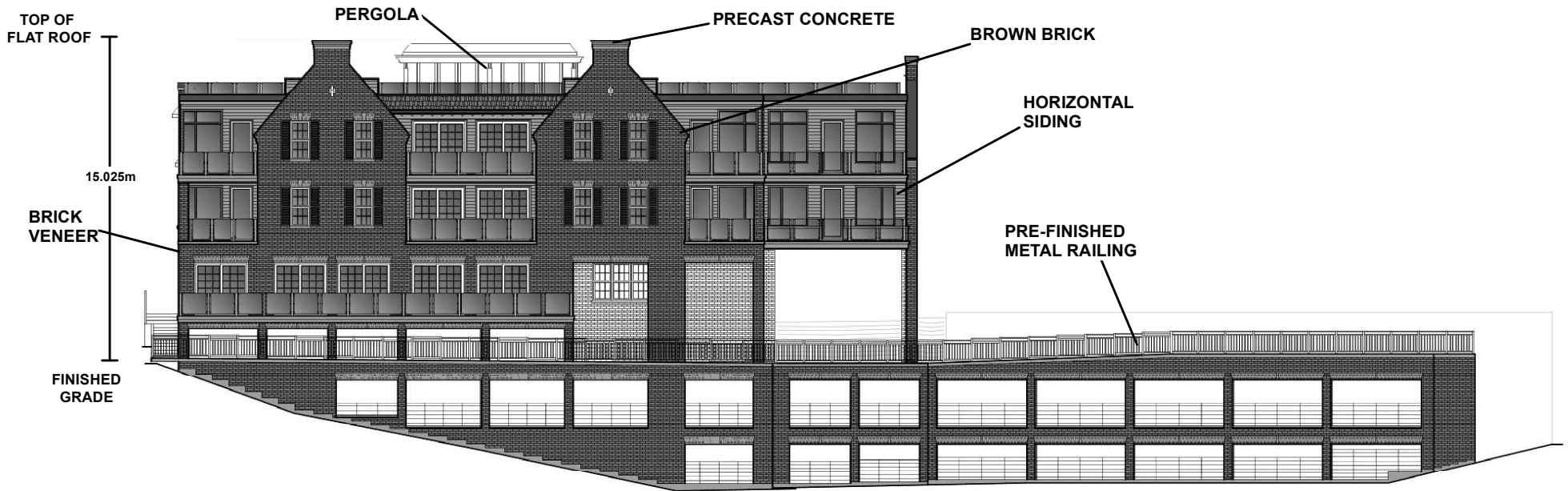
APPLICANT: Kleinburg Mills Inc.



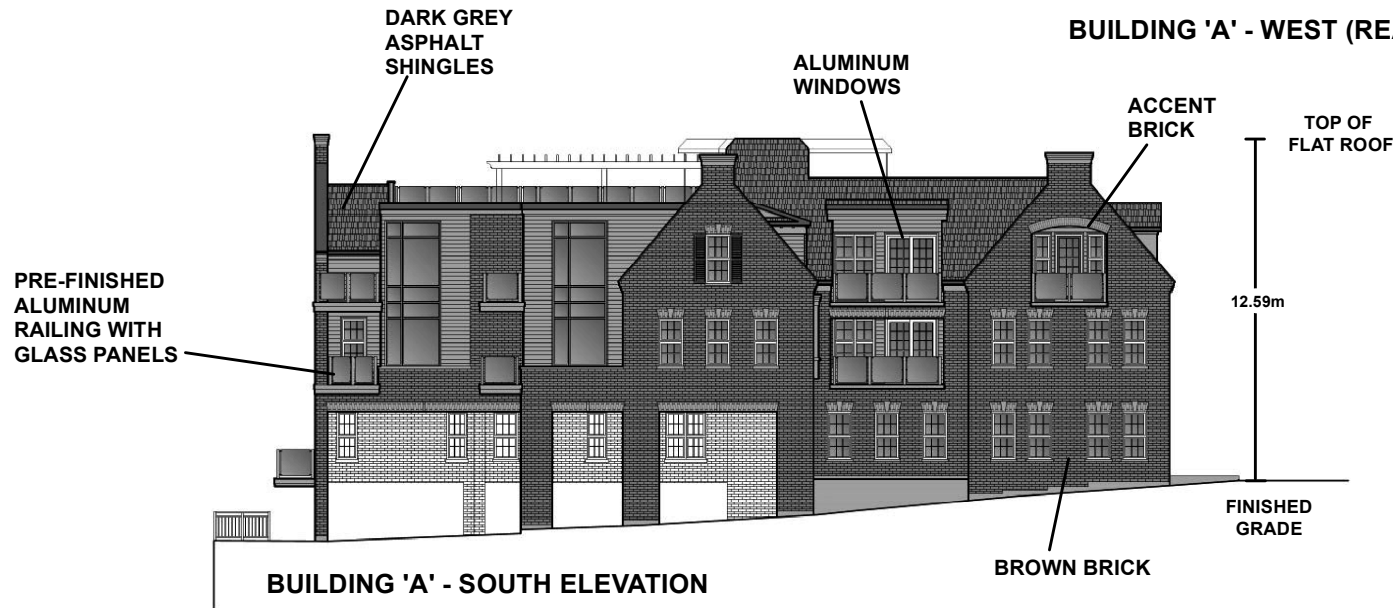
FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE: March 2, 2021

5



BUILDING 'A' - WEST (REAR) ELEVATION



BUILDING 'A' - SOUTH ELEVATION

Not to Scale

Elevations - West and South: Mixed-Use Building

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

APPLICANT: Kleinburg Mills Inc.



Attachment

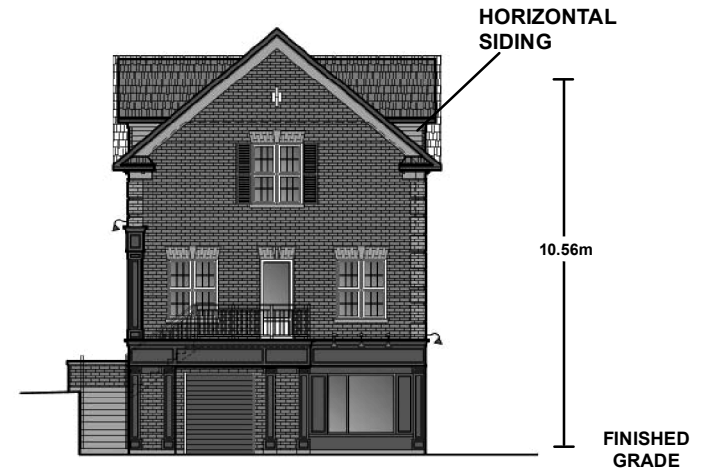
FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE:
March 2, 2021

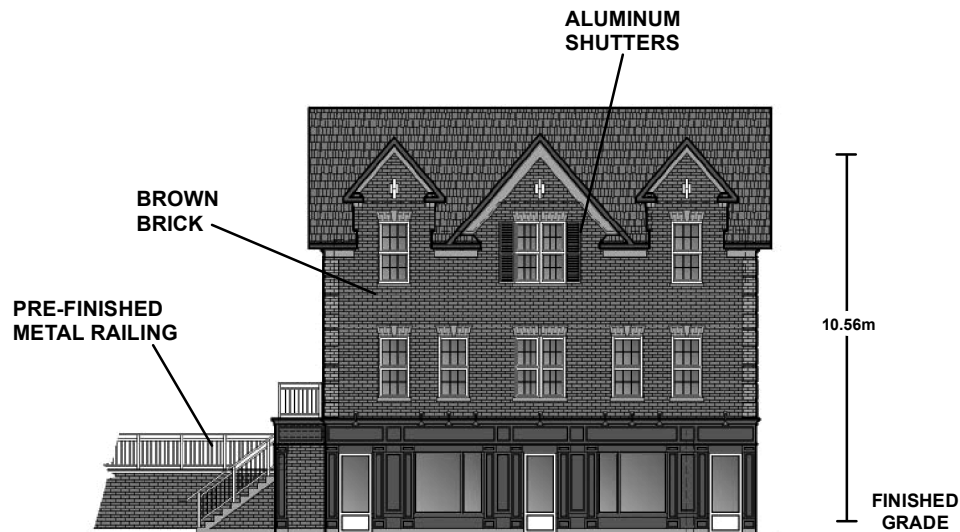
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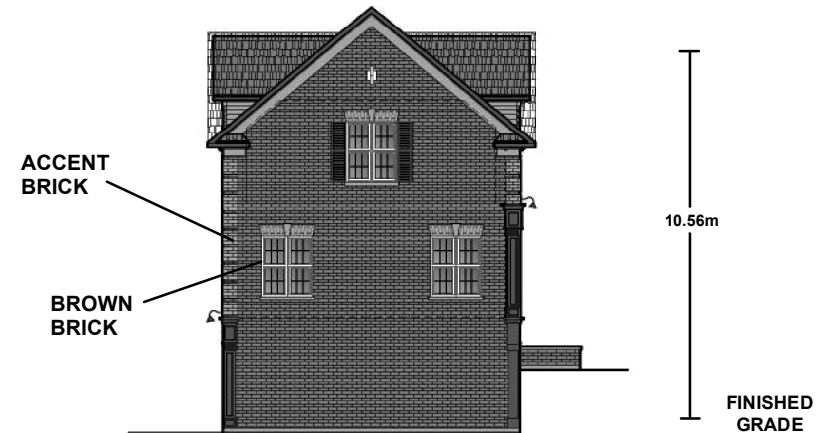
BUILDING 'B' - EAST ELEVATION FACING ISLINGTON AVENUE



BUILDING 'B' - NORTH ELEVATION



BUILDING 'B' - WEST (REAR) ELEVATION



BUILDING 'B' - SOUTH ELEVATION

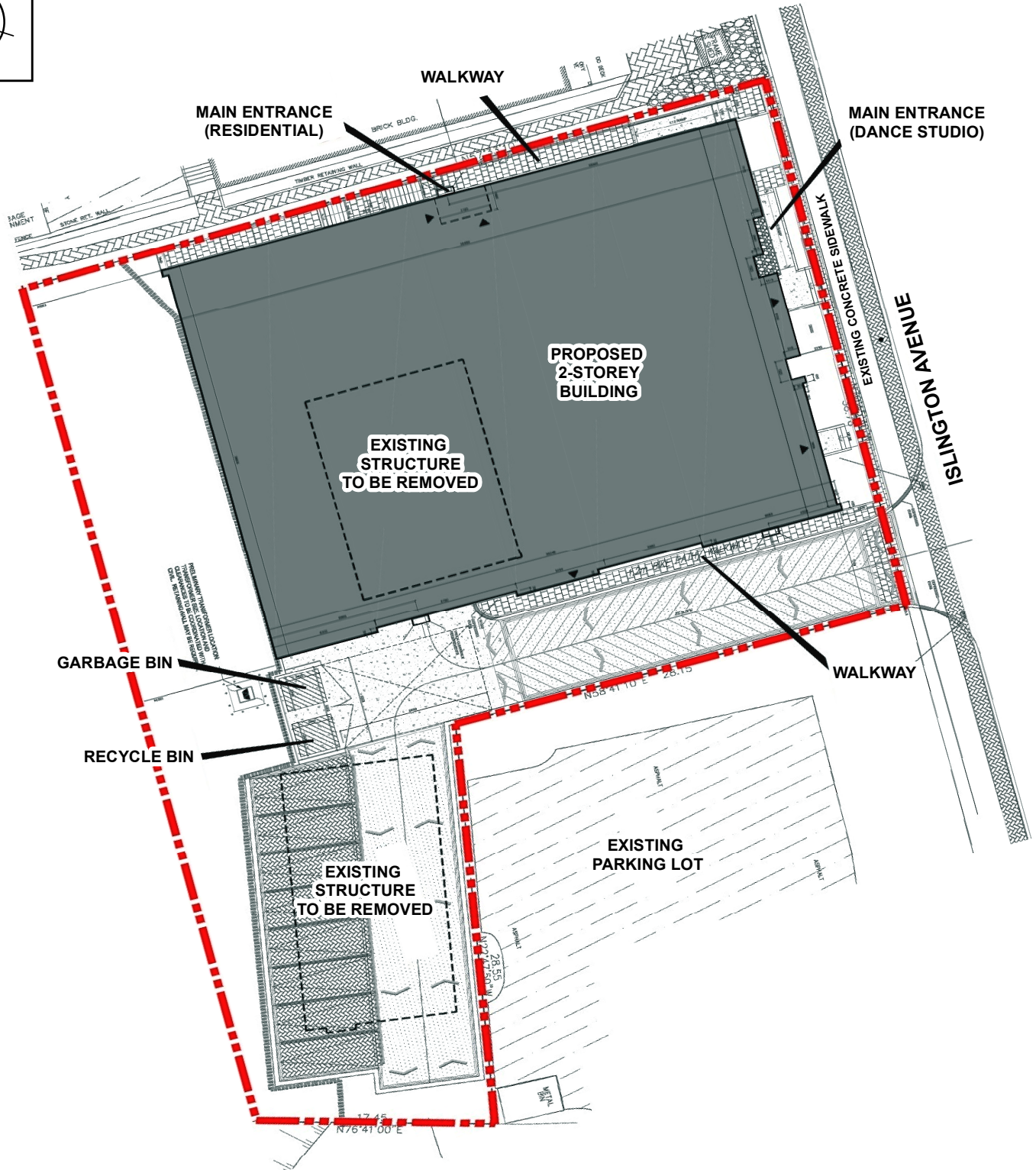
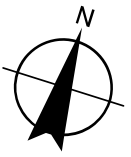
Not to Scale

Elevations - Commercial Building

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

APPLICANT: Kleinburg Mills Inc.





 Subject Lands

0 3.75 7.5 15 Metres

May 3, 2016 Public Hearing: Site Plan

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

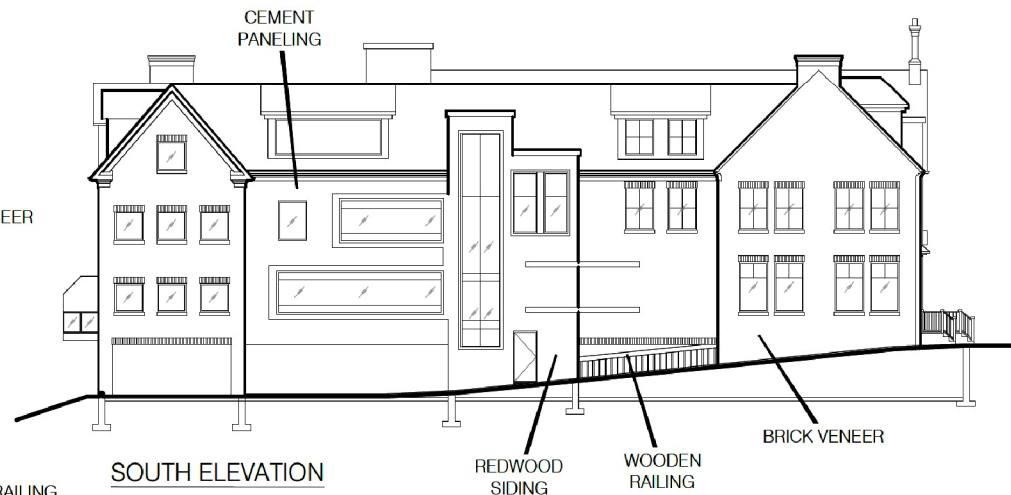
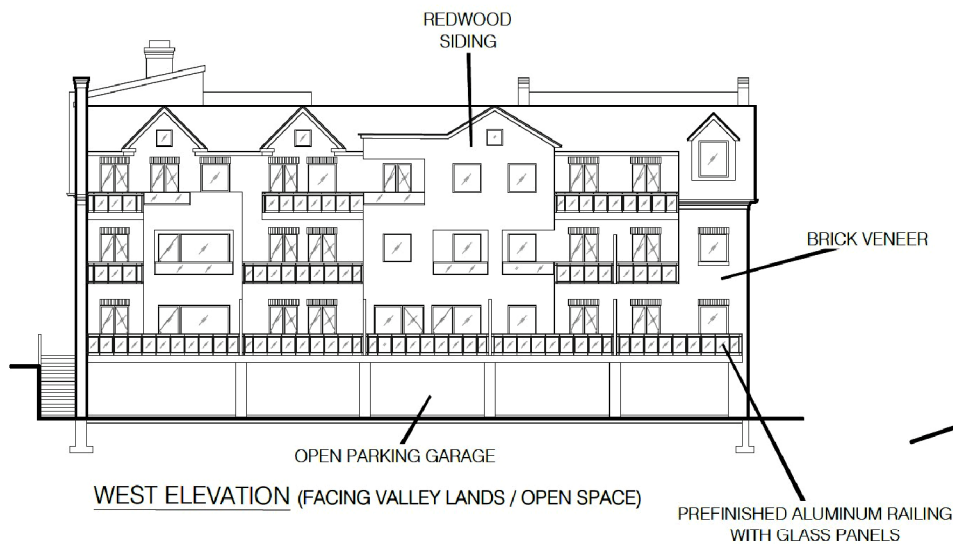
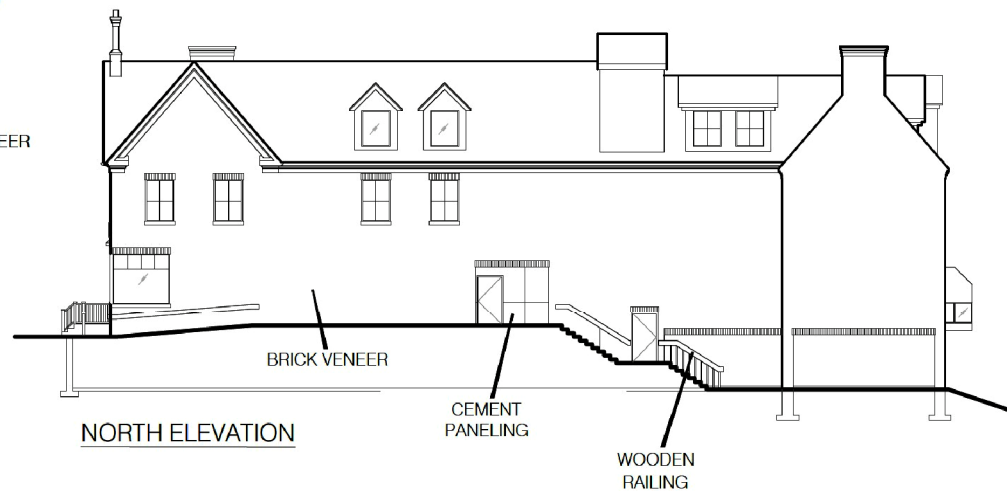
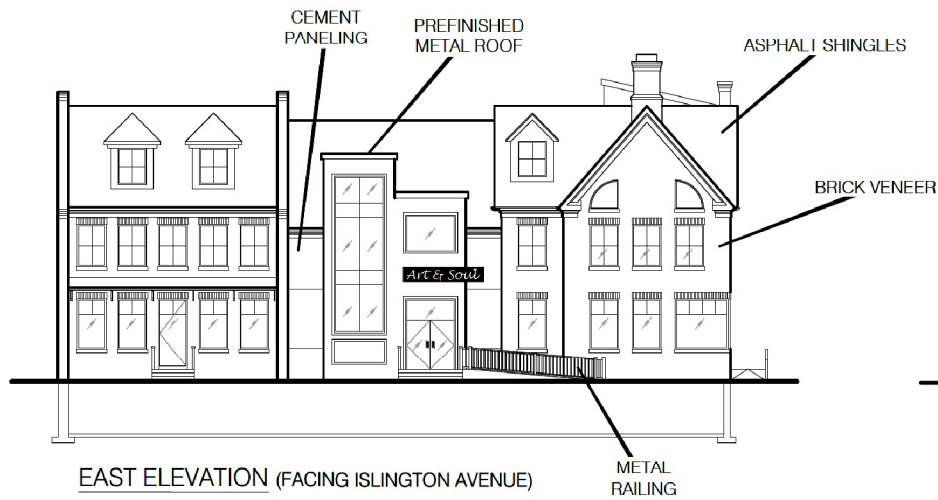
APPLICANT: Kleinburg Mills Inc.



FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE: March 2, 2021

8



Not to Scale

May 3, 2016 Public Hearing: Elevations

LOCATION: Part of Lot 24, Concession 8;
10422 and 10432 Islington Avenue

APPLICANT: Kleinburg Mills Inc.



Attachment

FILES: OP.16.002, Z.15.038
RELATED FILE: DA.15.091

DATE:
March 2, 2021

9

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 2, 2021

WARD(S): 5

TITLE: 72 STEELES HOLDINGS LIMITED & 7040 YONGE HOLDINGS LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.20.014
ZONING BY-LAW AMENDMENT FILE Z.20.038
DRAFT PLAN OF SUBDIVISION FILE 19T-20V007
VICINITY OF YONGE STREET AND STEELES AVENUE WEST

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-Law Amendments and Draft Plan of Subdivision for the subject lands on Attachment 1. The Owner seeks approval to permit 4 mixed-use residential buildings as shown on Attachments 2 to 7 in three phases as follows:

- Phase 1: Building “A” - 56-storeys including a 12-storey podium, 541 m² of ground floor commercial and total of 735 residential units
- Phase 2: Building “B” - North and South Towers; 38 and 44-storeys, respectively, connected by a 12-storey podium, 615 m² of ground floor commercial with a total of 1,097 units and a 2,800 m² Privately Owned Publicly Accessible Space (POPS)
- Phase 3: Building “C” - 60-storeys including a 12-storey podium, 686 m² of ground floor commercial and a total of 788 residential units
- 5 levels of underground parking with a total of 1,685 parking spaces
- A maximum density (Floor Space Index) of 12.82 times the area of the lot

Report Highlights

- The Owner proposes a mixed-use residential development comprised of 4 buildings having a total of 2,620 residential units and ground floor retail uses all served by 5 levels of underground parking
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.20.014, Z.20.038 and 19T-20V007 (72 Steeles Holdings Limited & 7040 Yonge Holdings Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to Committee of the Whole.

Background

Location: 72 Steeles Avenue West and 7040 and 7054 Yonge Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 12, 2019

Date Applications deemed complete: January 28, 2021

Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development') as shown on Attachments 2 to 7:

1. Official Plan Amendment File OP.20.014 to amend in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan) to redesignate the Subject Lands from "General Commercial" to "Mixed Commercial/Residential" with a maximum Floor Space Index ('FSI') of 12.82 times the area of the lot and maximum building heights ranging from 38 to 60-storeys.
2. Zoning By-law Amendment File Z.20.038 to amend Zoning By-law 1-88 to rezone the Subject Lands from "C1 Restricted Commercial Zone" subject to site-specific Exceptions 9(34) and 9(1381) to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-20V007, as shown on Attachment 3, for a plan of subdivision consisting of the following:

| <u>Blocks</u> | <u>Land Use</u> | <u>ha</u> |
|----------------------|------------------------|------------------|
| Blocks 4 to 6 | Mixed-Use Development | 1.676 |

| | | |
|---------------|---------------------|-------|
| Blocks 1 to 3 | Future Public Roads | 0.292 |
| Total | | 1.968 |

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

- a) Date the Notice of Public Meeting was circulated: February 5, 2021.

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

- b) Circulation Area: To all property owners within 500 m of the Subject Lands and to the Springfarm Ratepayers' Association, the City of Toronto, the City of Markham and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of February 9, 2021 by the Development Planning Department.

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

Amendments to the in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan) are required to permit the proposed Development

Official Plan Designation:

- "General Commercial" by in-effect OPA 210 (Thornhill Vaughan Community Plan)
- This designation permits the existing commercial, retail, eating establishments, financial institutions and business and professional offices
- An amendment to in-effect OPA 210 is required to permit the mixed-use residential development

The Yonge Steeles Corridor Secondary Plan (Volume 2, Vaughan Official Plan 2010) has been appealed to the Local Planning Appeal Tribunal

Official Plan Designation

- 72 Steeles Avenue West: "High-Rise Mixed-Use" (front portion) with a "Mandatory Retail Frontage" overlay and "Park" (rear portion) by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Yonge Steeles Corridor Secondary Plan (YSCSP)

- 7040 Yonge Street: “High-Rise Mixed-Use” with an “Office Priority Area” overlay (front portion) and “Parks” (rear portion) by VOP 2010, YSCSP
- 7054 Yonge Street: “Parks” by VOP 2010, YSCSP
- The “High-Rise Mixed-Use” designation permits residential, retail, community and office uses, with a maximum building height of 30-storeys and FSI of 6 times the area of the lot
- The Office Priority Area overlay requires that any development in excess of a 4.5 FSI, to a maximum of 6 FSI, shall be used exclusively for non-residential uses and a minimum of 50 percent of the gross floor area devoted to non-residential uses shall be located in a high-rise or mid-rise building, devoted exclusively to office uses
- The Subject Lands are located in proximity to the planned Yonge Subway Extension (YSE) subway stop at Yonge Street and Steeles Avenue West. The YSE is considered a higher-order transit corridor. Section 4.2.2.13 of VOP 2010, Transit Oriented Development, indicates highest intensity uses are supported and directed to intensification areas served by higher-order transit and should be prioritized in order to meet the mobility needs of these high-intensity growth areas.

Vaughan Council on September 7, 2010, adopted the YSCSP. York Region Council on January 21, 2016, adopted the YSCSP with modifications. The Owner has appealed the YSCSP to the Local Planning Appeal Tribunal (‘LPAT’) as it pertains to the Subject Lands. A number of landowners in the YSCSP area have also appealed the Secondary Plan to the LPAT. The YSCSP is not in-effect for the Subject Lands. An LPAT Hearing was held on January 15, 2021, wherein, LPAT ordered the site-specific development application appeals be heard together with the YSCSP appeals.

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

- “C1 Restricted Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exceptions 9(34) and 9(1381).
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” with the following site-specific exceptions:

Table 1:

| | Zoning By-Law 1-88 Standards | RA3 Apartment Residential Zone Requirements | Proposed Exceptions to RA3 Apartment Residential Zone Requirements |
|----|-------------------------------------|--|--|
| a. | Permitted Uses | <ul style="list-style-type: none"> ▪ Apartment Dwellings ▪ Day Nursery | <ul style="list-style-type: none"> ▪ Bank or Financial Institution ▪ Business or Professional Office ▪ Club or Health Centre ▪ Eating Establishment ▪ Eating Establishment, Convenience |

| | Zoning By-Law 1-88 Standards | RA3 Apartment Residential Zone Requirements | Proposed Exceptions to RA3 Apartment Residential Zone Requirements |
|----|---|--|---|
| | | | <ul style="list-style-type: none"> ▪ Eating Establishment, Take-out ▪ Hotel ▪ Laboratory ▪ Motor Vehicle Sales Establishment ▪ Personal Service Shop ▪ Pet Grooming Establishment ▪ Pharmacy ▪ Photography Studio ▪ Place of Amusement ▪ Place of Entertainment ▪ Retail Store ▪ Service or Repair Shop ▪ Studio ▪ Supermarket ▪ Technical or Commercial School ▪ Veterinary Clinic ▪ Community Centre ▪ Library ▪ Post-Secondary School ▪ Public or Private School ▪ Place of Worship |
| b. | Definitions of Amenity Area, Bicycle Parking Space, Long Term and Lot | <ul style="list-style-type: none"> ▪ Amenity Area - Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents ▪ Bicycle Parking Space, Long Term - Means a | <ul style="list-style-type: none"> ▪ Amenity Area - Means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development but shall not include any exclusive area that is only accessible by an individual unit ▪ Bicycle Parking Space, Long Term - Means a |

| | Zoning By-Law 1-88 Standards | RA3 Apartment Residential Zone Requirements | Proposed Exceptions to RA3 Apartment Residential Zone Requirements |
|----|------------------------------|--|--|
| | | <p>locked room within a building or part of a building used for exclusive parking of bicycles</p> <ul style="list-style-type: none"> Lot - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i>, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot | <p>locked room within a building or part of a building used for exclusive parking of bicycles, which may be in stacked parking units</p> <ul style="list-style-type: none"> Lot - Means a parcel of land that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plans of subdivision, plan of condominium, part lot control, consent, and any easement or registrations that are given |
| c. | Minimum Parking Requirements | <p><u>Residential</u> 1.5 spaces/unit x 2,620 units = 3,930 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 2,620 units = 655 spaces</p> <p><u>Commercial</u> 6 spaces/100 m² x 1,842m² = 111 spaces</p> <p>Total required parking = 4,696 spaces</p> | <p><u>Residential</u> 0.5 spaces/unit x 2,620 units = 1,310 spaces</p> <p><u>Visitor</u> 0.1 spaces/unit x 2,620 units = 262 spaces</p> <p><u>Commercial</u> 1 space/90 m² x 1,842 m² = 21 spaces</p> <p>Total parking proposed = 1,593 spaces</p> |
| d. | Minimum Parking Space Size | 2.7 m x 6 m | 2.7 m x 5.8 m |

| | Zoning By-Law 1-88 Standards | RA3 Apartment Residential Zone Requirements | Proposed Exceptions to RA3 Apartment Residential Zone Requirements |
|----|---|--|---|
| e. | Minimum Bicycle Parking | No Bicycle Parking requirement | Bicycle Parking shall be provided as per Section 3.8.2 – Vaughan Metropolitan Centre (VMC) of Zoning By-law 1-88 |
| f. | Minimum Lot Area | 67 m ² /unit | 6.4 m ² /unit |
| g. | Minimum Front Yard (Steeles Avenue West) | 7.5 m | 6.9 m |
| h. | Minimum Rear Yard (Northerly Lot Line) | 7.5 m | 3.5 m |
| i. | Minimum Interior Side Yard (*For Buildings in excess of 11 m in height, the interior side yard shall be a minimum of 7.5 m or half the height, whichever is greater) | <u>Building A</u> 89.5 m* <u>Building B North Tower</u> 62.2 m* <u>Building B South Tower</u> 71 m* <u>Building C</u> 96.5 m* | <u>Building A</u> 8.1 m (East Side) 13 m (West Side) <u>Building B North Tower</u> 10.4 m (East Side) <u>Building B South Tower</u> 13 m (West Side) <u>Building C</u> 1.5 m (North Side) 1.8 m (West Side) 12.2 m (South Side) |
| j. | Maximum Building Height | 44 m | <ul style="list-style-type: none"> ▪ Building A - 179 m (56-stores) ▪ Building B North - 124.5 m (38-stores) ▪ Building B South - 142 m (44-stores) ▪ Building C - 193 m (60-stores) |
| k. | Minimum Amenity Area | 1,794 One Bedroom Unit x 20 m ² /unit = 35,880 m ² 764 Two Bedroom Unit x | Provide a total amenity area of 11,234 m ² |

| | Zoning By-Law 1-88 Standards | RA3 Apartment Residential Zone Requirements | Proposed Exceptions to RA3 Apartment Residential Zone Requirements |
|--|-------------------------------------|--|---|
| | | 55 m ² /unit = 42,020 m ² 62 Three Bedroom Unit x 90 m ² /unit = 5,580 m ² Total required amenity area = 83,480 m 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. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> ▪ The Applications 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, as amended (the 'Growth Plan'), the <i>Building Transit Faster Act</i> and the policies of the York Region Official Plan ('YROP') and VOP 2010 |
| b. | Appropriateness of Amendments to OPA 210, VOP 2010 and Zoning By-law | <ul style="list-style-type: none"> ▪ The appropriateness of the amendments to OPA 210 and VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | Draft Plan of Subdivision | <ul style="list-style-type: none"> ▪ Should the applications be approved, the requisite conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| d. | Comprehensive Development | <ul style="list-style-type: none"> ▪ The YSCSP encourages comprehensive assembly within the development blocks of the Secondary Plan. Development shall proceed in an orderly manner including required infrastructure, parks and streets ▪ Landowners within the YSCSP are encouraged to propose development on a comprehensive basis including a phasing strategy to provide for the equitable sharing of the costs of public infrastructure among benefitting landowners |
| e. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications which are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |
| f. | 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 lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council |
| g. | Yonge Subway Extension Metrolinx/Toronto Transit Commission/Other Public Agencies | <ul style="list-style-type: none"> ▪ The planned YSE is a cross-jurisdiction project with the City of Toronto, City of Vaughan, City of Markham, and City of Richmond Hill, York Region, York Region Rapid Transit Corporation and Metrolinx. The YSE includes a subway station located at Yonge Street and Steeles Avenue West ▪ The Development will be reviewed in consideration of any land and easement requirements (e.g. permanent, access and construction) of the YSE project |
| h. | Proposed Road Network and Road Widenings | <ul style="list-style-type: none"> ▪ The YSCSP establishes a road network for the Secondary Plan area and identifies a planned eastward extension of Royal Palm Drive north of the Subject Lands |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|--|
| | | <ul style="list-style-type: none"> The proposed Development will be reviewed by the Development Engineering Department in consideration of these YSCSP policies |
| i. | Parks and Publicly Accessible Open Space (POPS) | <ul style="list-style-type: none"> The YSCSP delineates Parks and Publicly Accessible Open Space throughout the Secondary Plan area. The YSCSP designates the north area of the Subject Lands as "Parks" The Development includes a POPS. The requirement to provide a public park as identified by the YSCSP and details of the POPS will be reviewed by the Parks Infrastructure Planning and Development Department |
| j. | Design Review Panel ('DRP') | <ul style="list-style-type: none"> The DRP must review the Applications prior to proceeding to the Committee of the Whole |
| k. | Public Agency/Municipal Review | <ul style="list-style-type: none"> The Applications must be reviewed by York Region, Metrolinx, City of Toronto and the City of Markham and external public agencies and utilities, and the Public, Separate, and French School Boards |
| l. | Sustainable Development | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development achieves a Bronze score of 32 |
| m. | Parkland Dedication | <ul style="list-style-type: none"> The Applications will be reviewed with respect to the dedication of parkland in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy |
| n. | Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density) | <ul style="list-style-type: none"> The Applications will be subject to and reviewed in consideration of Section 37 of the <i>Planning Act</i>, policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act</i>, 2020; however, those amendments are not yet in effect. These amendments |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|------------------------|---|
| | | <p>to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act</i>, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</p> <ul style="list-style-type: none"> ▪ Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines) |
| o. | Affordable Housing | <ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to provide affordable housing |
| p. | Required Applications | <ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application and a Draft Plan of Condominium Application to establish ownership tenure(s) of the Development |

Financial Impact

There are no funding requirements associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has requested exemption of the Regional Approval for Official Plan Amendment File OP.20.014. At the time of the preparation of this report, York Region has not advised of the status of the request for exemption. Any Regional issues will be addressed when the technical report is considered.

The Development fronts onto Yonge Street, being a York Region right-of-way. Required road widenings, encroachment/road works permits, or agreements shall be determined

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 Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Mary Caputo, Senior Planner, Development Planning Department, ext. 8635.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Draft Plan of Subdivision (File 19T-20V007)
4. Building Elevations - Building A
5. Building Elevations - Building B (North and East)
6. Building Elevations - Building B (South and West)
7. Building Elevations - Building C

Prepared by

Mary Caputo, Senior Planner, ext. 8635

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

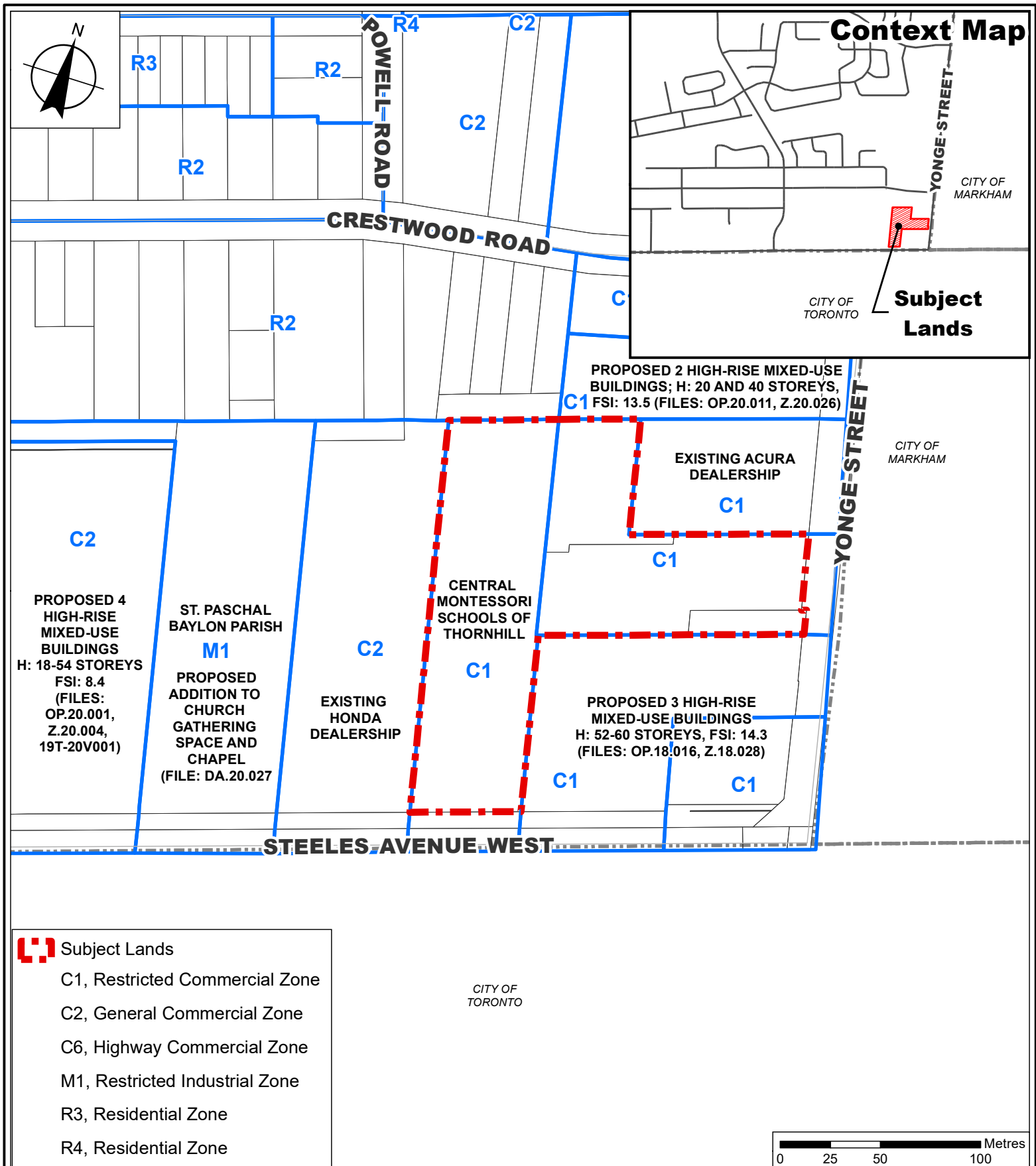


Mauro Peverini, Acting Chief Planning
Official

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:
72 Steeles Holdings Limited &
7040 Yonge Holdings Limited

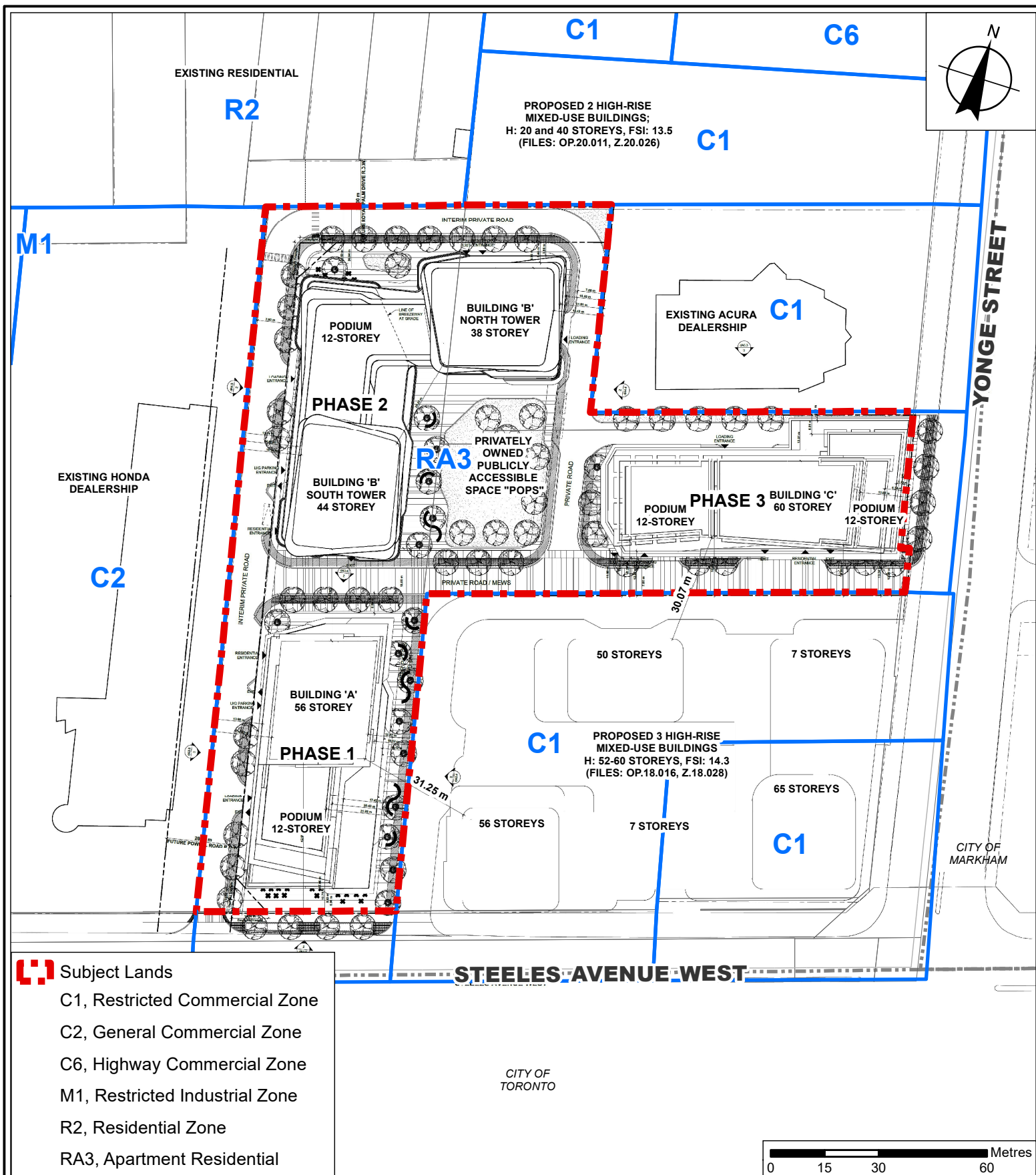


Attachment

FILES:
OP.20.014, Z.20.038,
19T-20V007

DATE:
March 2, 2021

1



Conceptual Site Plan and Proposed Zoning

LOCATION:
Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:
72 Steeles Holdings Limited &
7040 Yonge Holdings Limited

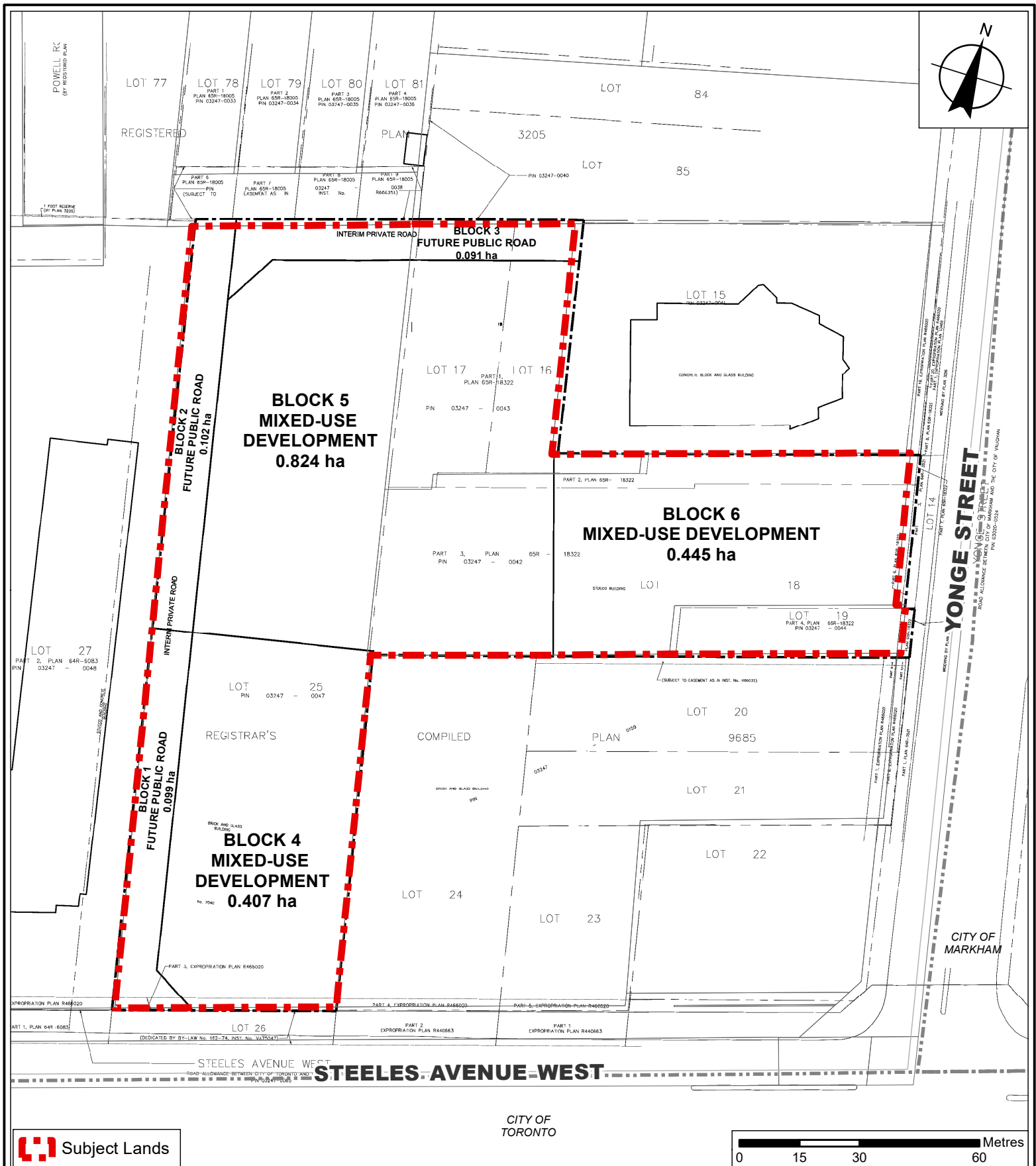


Attachment

FILES:
OP.20.014, Z.20.038,
19T-20V007

DATE:
March 2, 2021

2



Draft Plan of Subdivision (File 19T-20V007)

LOCATION:
Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:
72 Steeles Holdings Limited &
7040 Yonge Holdings Limited

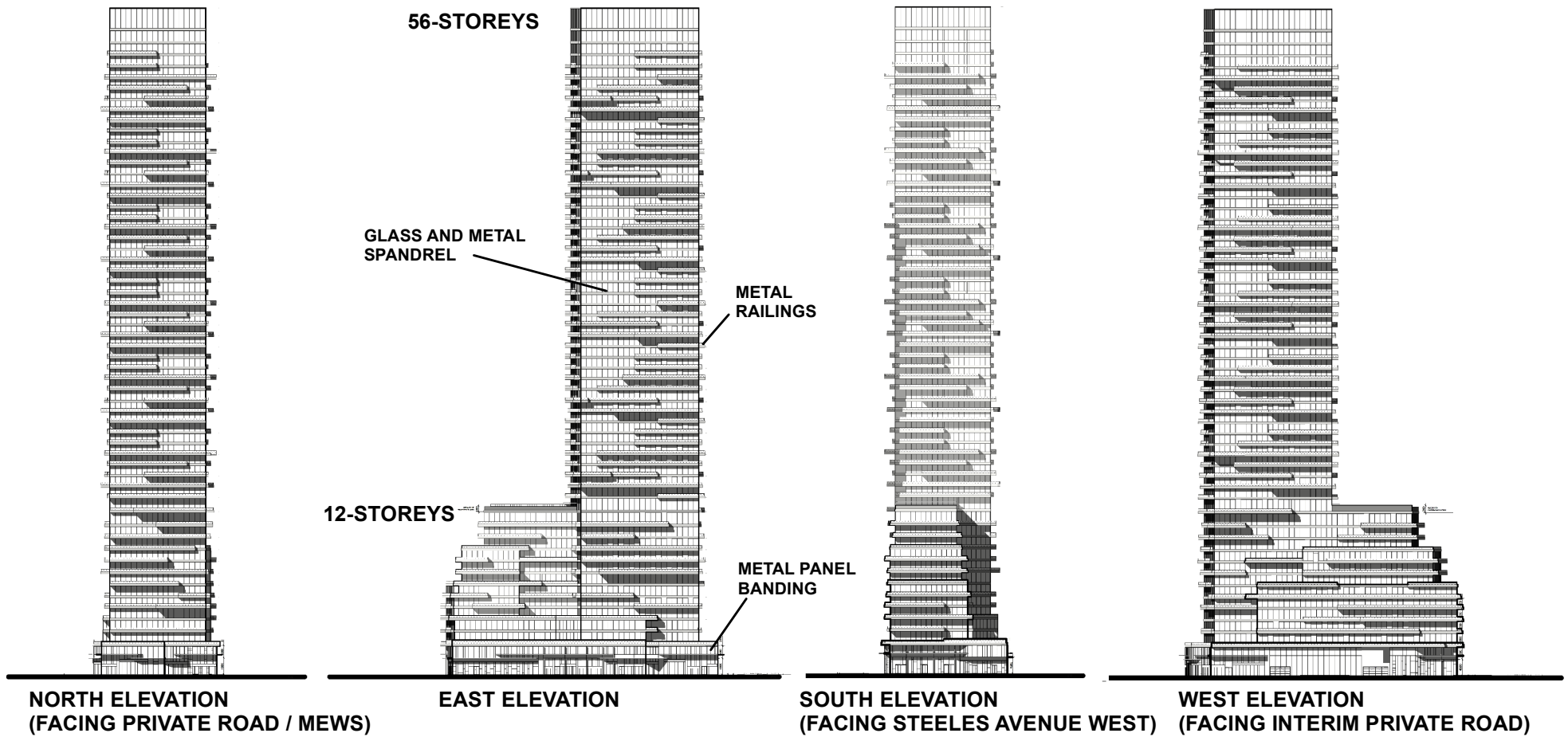


Attachment

FILES:
OP.20.014, Z.20.038,
19T-20V007

DATE:
March 2, 2021

3



Not to Scale

Building Elevations - Building A

LOCATION:

Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:

72 Steeles Holdings Limited &
7040 Yonge Holdings Limited



Attachment

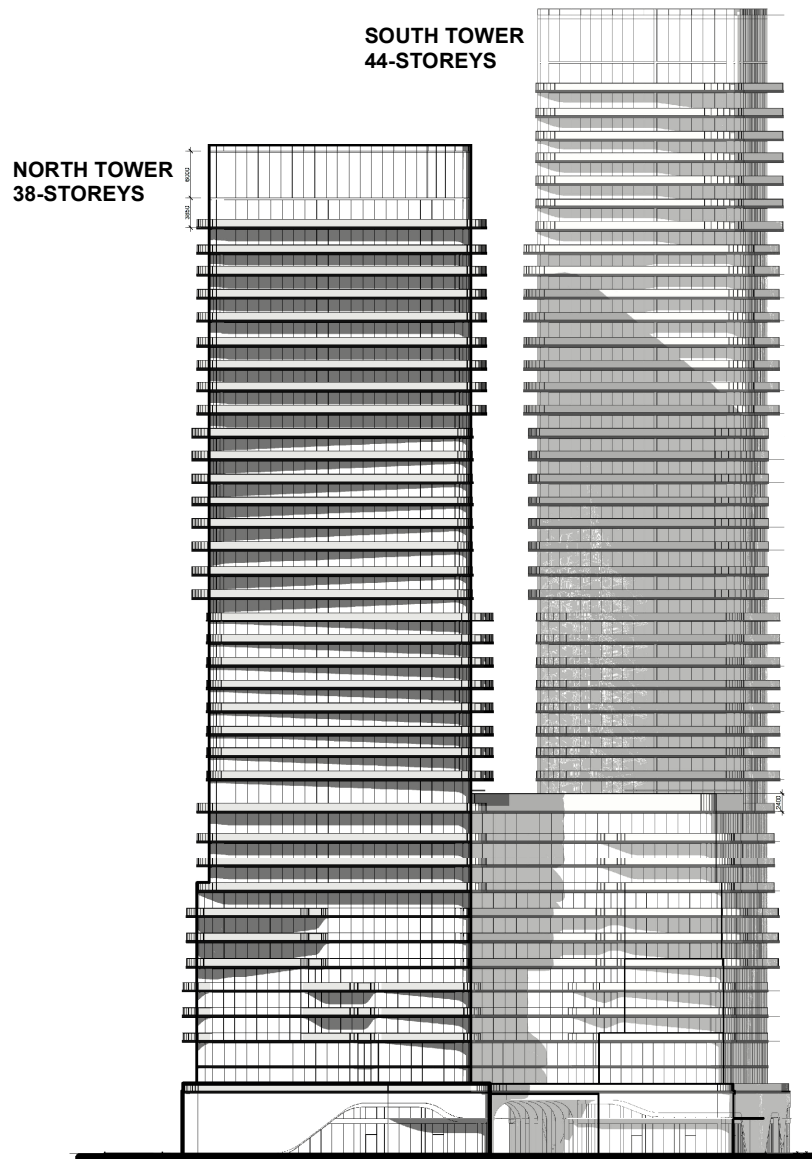
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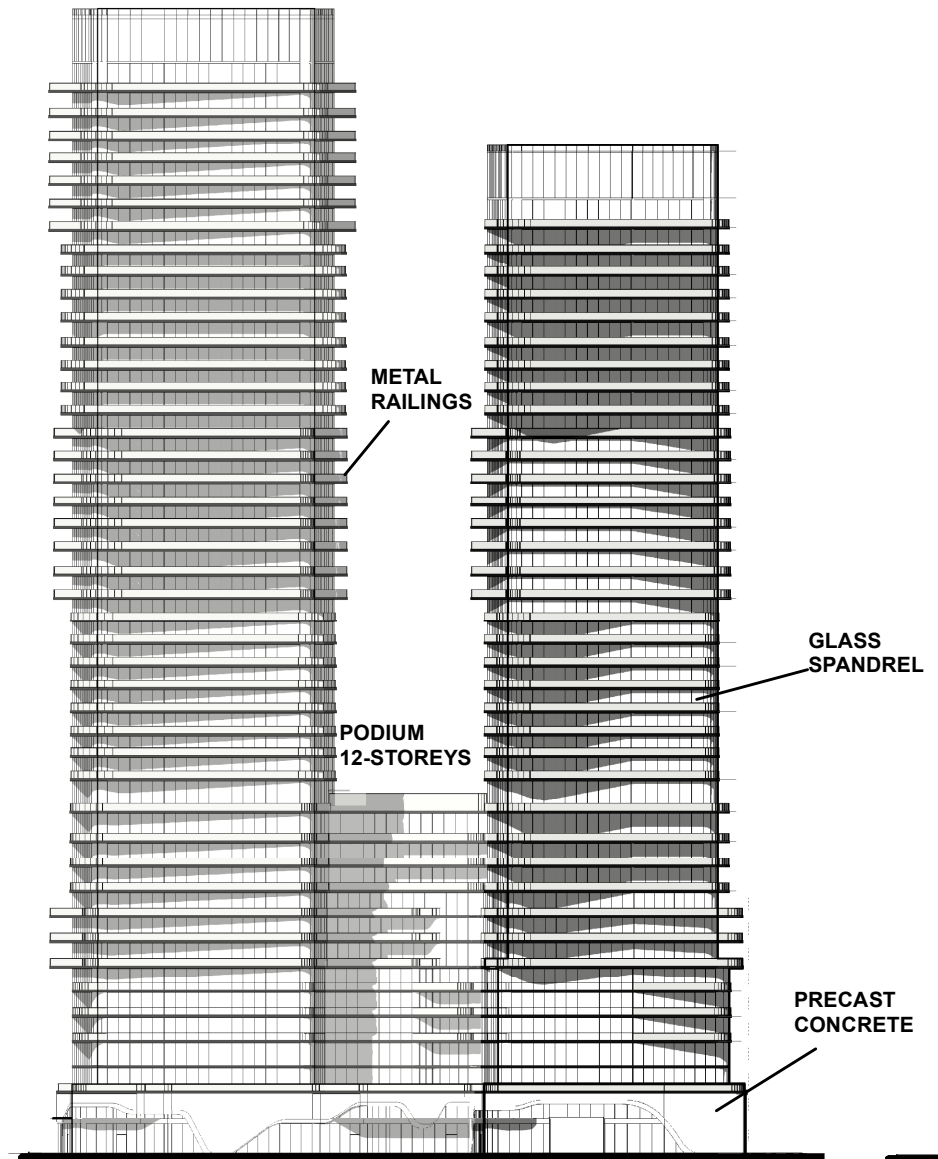
DATE:

March 2, 2021

4



NORTH ELEVATION (FACING INTERIM PRIVATE ROAD)



EAST ELEVATION (FACING PRIVATE ROAD)

Not to Scale

Building Elevations - Building B (North and East)

LOCATION:

Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:

72 Steeles Holdings Limited &
7040 Yonge Holdings Limited



Attachment

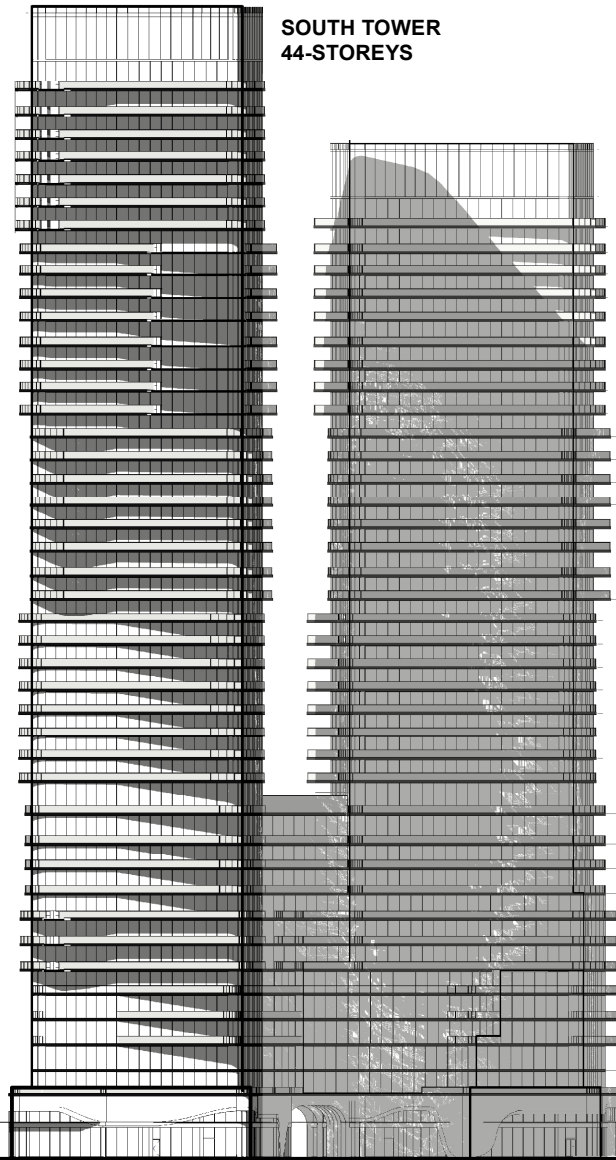
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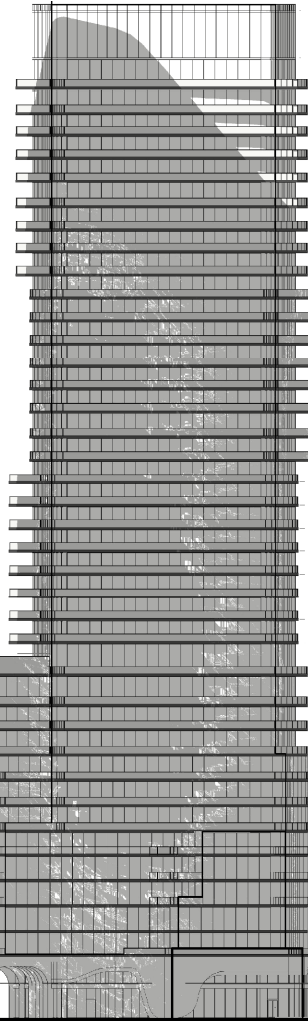
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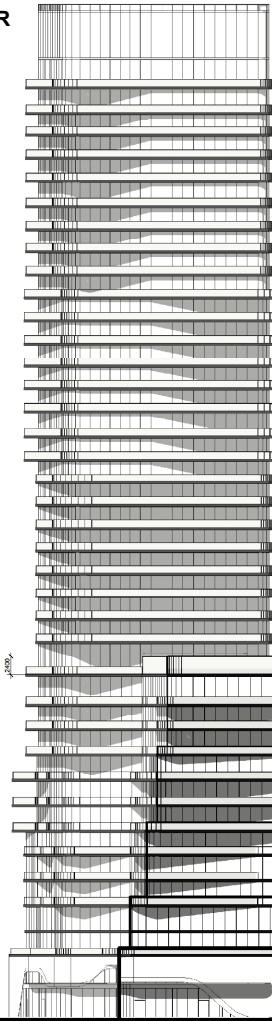
5



**SOUTH TOWER
44-STOREYS**



**NORTH TOWER
38-STOREYS**



**PODIUM
12-STOREYS**

**METAL
RAILINGS**

**GLASS AND
METAL
SPANDREL**

**METAL
PANELLING**

SOUTH ELEVATION (FACING PRIVATE ROAD / MEWS)

WEST ELEVATION (FACING INTERIM PRIVATE ROAD)

Not to Scale

Building Elevations - Building B (South and West)

LOCATION:

Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:

72 Steeles Holdings Limited &
7040 Yonge Holdings Limited



Attachment

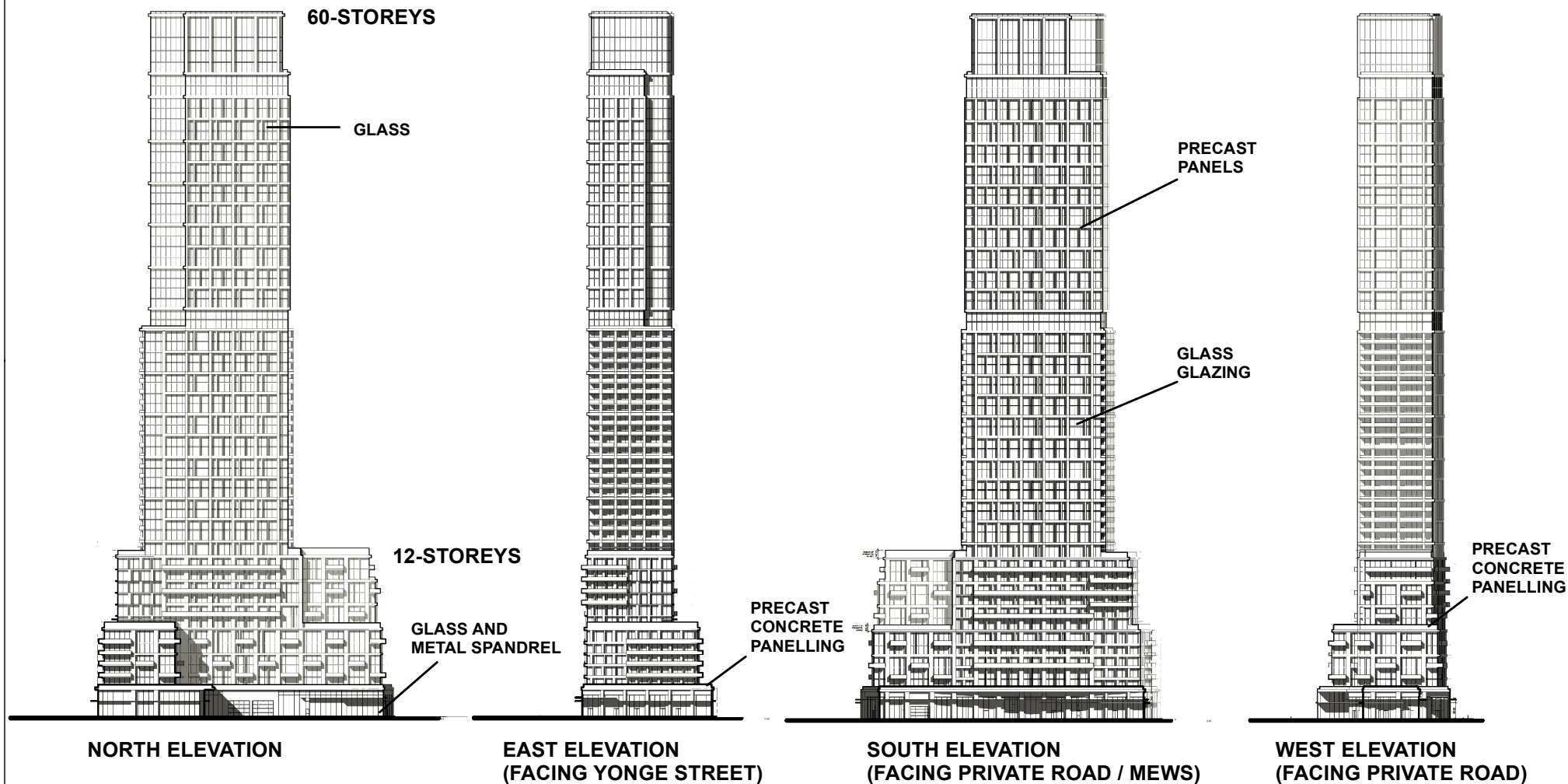
FILES:

OP.20.014, Z.20.038,
19T-20V007

DATE:

March 2, 2021

6



Not to Scale

Building Elevations - Building C

LOCATION:

Part of Lot 26, Concession 1; 72 Steeles Avenue West
and 7040 and 7054 Yonge Street

APPLICANT:

72 Steeles Holdings Limited &
7040 Yonge Holdings Limited



Attachment

FILES:
OP.20.014, Z.20.038,
19T-20V007

DATE:
March 2, 2021

7