

# Committee of the Whole (1) Report

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**DATE:** Tuesday, May 2, 2023

**WARD:** 1

**TITLE:** 2777100 ONTARIO INC.

**ZONING BY-LAW AMENDMENT FILE Z.20.025**

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V003**

**SITE DEVELOPMENT FILE DA.20.044**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V007**

**9675, 9687 AND 9697 KEELE STREET**

**VICINITY OF KEELE STREET AND BARRHILL ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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## **Purpose**

To seek approval from the Committee of the Whole for applications to rezone and a Draft Plan of Subdivision to permit five, 3-storey semi-detached dwellings (10 units) fronting onto Keele Street, on a common element condominium road including a new access and garage for the existing heritage dwelling at 9697 Keele Street, as shown on Attachments 2 to 11.

## **Report Highlights**

- The Owner proposes to rezone the subject lands (Attachment 1) to permit five, 3-storey semi-detached dwellings (10 units), with rear garages and visitor parking on a privately owned and maintained common element condominium road including a new access and garage for the existing heritage dwelling at 9697 Keele Street
- The subject lands are designated under Part V of the *Ontario Heritage Act* and the Constable House at 9697 Keele Street is a contributing property in the Maple Heritage Conservation District Inventory
- The Development Planning Department supports the proposed development subject to conditions as outlined in this report

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.025 (2777100 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment 1, from “R1 Residential Zone” to “R5(H) Residential Zone” subject of the “(H)” Holding Symbol in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 12;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:
  - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
3. THAT Draft Plan of Subdivision File 19T-20V003 (2777100 Ontario Inc.) BE DRAFT APPROVED, to permit a residential Draft Plan of Subdivision as shown on Attachment 10, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 13;
4. THAT Site Development Application File DA.20.044 (2777100 Ontario Inc.) BE DRAFT APPROVED, as shown on Attachment 2, to subject to the conditions included in Attachment 15; and
5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-20V007 (2777100 Ontario Inc.) BE DRAFT APPROVED, to establish the common element as shown on Attachment 11, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 14.

## **Background**

Location: 9675, 9687 and 9697 Keele Street (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Previous Applications: In 2014, the previous Owner (791296 Ontario Ltd.) submitted Official Plan and Zoning By-law Amendment Files OP.14.005 and Z.14.017 to develop the Subject Lands with 20 block townhouse units on a private common element road. These applications were considered at a Public Meeting on September 9, 2015. These applications did not meet the compatibility criteria for townhouses in the existing residential area policies of Vaughan Official Plan 2010 (‘VOP 2010’) (Sections 9.1.2.1 and 9.1.2.2). The applications were closed by Development Planning staff when the current applications were submitted by the current Owner.

***Applications have been submitted to permit the proposed development***

The Owner has submitted Zoning By-law Amendment, Draft Plan of Subdivision ('Draft Plan'), Site Development and Draft Plan of Condominium applications (the 'Applications') for the Subject Lands to permit the proposed development of 5, three-storey, semi-detached dwellings (10 units) accessed by a private common element condominium road including a new access and garage for the existing heritage dwelling at 9697 Keele Street (the 'Development') as shown on Attachments 2 to 11.

### ***Required Future Application***

The Owner is required to submit a Part Lot Control Application to create the future parcels of tied land for the residential units and the rear garages.

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

- Date of Notice (Circulated 150 m from Subject Lands - Attachment 1):
- Location of Notice Sign: Keele Street
- Date of Public Meeting: March 2, 2021, date ratified by Council March 10, 2021
- Other Meetings: Heritage Vaughan Committee, January 25, 2023, date ratified by Council February 22, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: April 21, 2023

### ***Public Comments were received***

The following is a summary of the comments provided and received to date:

#### **Built Form and Building Design**

- the units should be redesigned to have garages in front of the units and the rear garages and private road should be removed from the Development

These comments are addressed within this report.

### **Previous Reports/Authority**

Previous reports related to the applications for the Subject Lands can be found at the following links:

[March 2, 2021, Committee of the Whole Public Meeting \(Item 3, Report 9\)](#)

[January 25, 2023, Heritage Vaughan Committee Report](#)

[Extract from Council Meeting Minutes from February 22, 2023](#)

### **Analysis and Options**

***The Development is consistent with the PPS and conforms to the Growth Plan, YROP and VOP 2010***

### Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS.

The Development is consistent with the PPS policies to conserve built heritage resources and maintain the character of the "Village of Maple Heritage Conservation District Plan" (the 'MHCDP'). Staff are satisfied that the Development is consistent with the PPS.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Settlement Area, as defined by the Growth Plan, utilizing existing municipal water and sanitary servicing connections located on Keele Street. The Development will add to the range and mix of housing types within the area to assist in accommodating the needs of all household sizes and incomes. The existing heritage dwelling at 9697 Keele Street (known as the Constable House) will remain on the property. New access and garages will be provided through the Development along with new streetscaping and fencing to provide a cohesive Keele Street streetscape.

Retaining the Constable House as a detached dwelling implements the goals and objectives of the municipal cultural heritage plan and the streetscape improvements help conserve a cultural heritage resource as intended by the Growth Plan policies. The Subject Lands front onto the Keele Street Bus Route. The Development shown on Attachments 2 to 11 conforms to the Growth Plan.

### York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP

2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

YROP 2010 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the "Community Area" designation for residential development. The Development includes modest intensification of the existing residential lots, with five semi-detached dwellings (10 units) with rear garages which is considered to be "local infill" within the Community Area. One driveway access on the Subject Lands will provide a consolidated shared access to the rear garages for the semi-detached dwellings and a new access and a new garage for the existing Constable House dwelling at 9697 Keele Street. The Development conforms to the YROP 2010.

#### Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – "Urban Structure" of VOP 2010
- The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwellings at a maximum building height of 3-storeys
- The Subject Lands are identified on Schedule 1B – "Areas Subject to Policy 9.1.2.3 Vaughan's Established Large Lot Neighbourhoods"

The Development is subject to the VOP 2010 compatibility criteria for new development in a "Community Area":

- limited intensification may be permitted in a "Community Area" in accordance with the policies of the Chapter 9 of VOP 2010
- the proposed development must be sensitive to and compatible with the character, form, and planned function of the surrounding context consistent with the policies of Section 2.2.3.3
- new development that reinforces the existing scale, height, massing lot pattern, building type character, form and planned function of the immediate local area is permitted

The Development shown on Attachments 2 to 11 is within a maturing neighbourhood in a "Community Area" characterized by predominantly low-rise residential housing. The Development is sensitive to and respectful of the existing character of the area and designed to reinforce the physical character of the established neighbourhood and adjacent properties. The semi-detached dwelling units are three (3) storeys in height and are consistent with the "Low-Rise Residential" designation. The proposed semi-detached dwellings front onto Keele Street (an arterial road), are located adjacent to existing detached dwellings and back onto existing detached dwellings on Fifield Drive. The Development addresses the compatibility criteria for new development in an existing "Community Area" and the design respects and reinforces the existing physical character in terms of lot configuration and size, built form and physical character of the surrounding developments. On this basis, the Development conforms to VOP 2010.

***The Development was recommended for approval by the Heritage Vaughan Committee***

The Subject Lands are located within the MHCDP and are protected under Part V of the *Ontario Heritage Act* and subject to the Heritage Conservation District policies of VOP 2010. The Heritage Vaughan Committee on January 25, 2023, recommended approval of the Development, subject to conditions. Vaughan Council February 22, 2023, approved the recommendation from the Heritage Vaughan Committee to approve the Development.

***Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

As the Applications were received by the City on October 8, 2020, and deemed complete on November 5, 2020, the Applications are transitioned under Zoning By-law 001-2021 and are reviewed under Zoning By-law 1-88.

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

- “R1 Residential Zone” by Zoning By-law 1-88
- This Zone permits does not permit the semi-detached dwellings on a private road with detached rear garages
- The Owner proposes to rezone the Subject Lands to “R5(H) Residential Zone” with the Holding Symbol “(H)” together with the site-specific zoning exceptions to permit the Development, as shown in Attachment 12
- Staff support “R5(H) Residential Zone” with the Holding Symbol “(H)” pending Council’s endorsement of servicing allocation for the 10 dwelling units

The Development Planning (‘DP’) Department can support the remaining zoning exceptions identified in Attachment 12 on the basis that the proposed site-specific zoning standards would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific development standards will enable a compact built form and pedestrian realm relationship. The exception for maximum building height is included to address the MHCD Plan and Guidelines and to maintain an appropriate building height adjacent to the existing Heritage Dwelling.

Minor modifications may be made to the zoning exceptions identified on Attachment 12 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

***The DP Department supports the Development, subject to conditions***

The DP Department recommends approval of the Development as shown on Attachments 2 to 11, subject to conditions in Attachments 13 to 15.

Site Design

The Development shown on Attachments 2 to 8 consists of 5 semi-detached dwellings (10 units) fronting onto Keele Street with one full moves access road mid-point along

the street frontage. This provides access to the rear garages for the semi-detached dwellings, a visitor parking area and a new access and new garage for the heritage dwelling. All existing driveways to Keele Street will be removed. The new access will be a private common element road and access to 9697 Keele Street will be through easement agreements with the Owner/future Condominium Corporation. A new walkway access from Keele Street to the main entrance of the heritage dwelling will provide a better connection to the heritage dwelling. A condition to require easement agreements for the access to 9697 Keele Street is included in Attachment 14. The existing wood privacy fencing adjacent to Keele Street will be replaced with fencing in keeping with the MHCD plan. A Canada Post Community mailbox is proposed on the access road entrance for delivery to the new units.

#### Building Elevations and Building Height

The proposed building elevations are shown on Attachments 4 to 8 and the scale of the Development complements the MHCD village. The proposed semi-detached dwellings are 3-storeys in height but have the appearance of 2 1/2 storey units. The Mansard style roof measures to 10.8 m to the top of the roof and the units with pitched roofs are a maximum of 9.5 m in height. The MHCD Plan does not specify a maximum roof height for new construction however, to maintain a transition to the adjacent heritage dwelling, the roof heights shall be limited in height as noted above.

The proposed design of Semis 1 and 5 exhibit Edwardian and Victorian styles. Semis 2 and 4 propose a second Empire form and Semi 3 is an Edwardian style. All units have front doors facing onto Keele Street. The design styles for the new development are consistent with the policies of the MHCD Plan and the Section 9.0 Design Guidelines within the Plan. Attachments 4 to 8 show the building materials which include red coloured brick and beige coloured brick for the semi-detached dwellings and all dwellings have coloured shingles. Attachment 9 is a perspective drawing illustrating the alternative brick colours from the street view of the future semi-detached dwellings and the perspective provides a view of new development relative to the existing Constable House dwelling at 9697 Keele Street.

#### Building Setbacks

The proposed front yard building setback to the semi-detached dwellings is similar to existing dwelling setbacks along Keele Street and maintains a street view to the Constable House. A proposed York Region road widening along Keele Street has been included in the design. Air conditioning units will be installed in all new dwelling units within the Development. The air conditioning units are proposed to be wall mounted units located between the semi-detached units and on the rear wall of the units abutting the driveway access as shown on Attachment 2.

#### Landscape Plan

The Subject Lands are located within the Maple Streetscape and Urban Design Guidelines ('MSUDG') Study Area. The landscape plan shown on Attachment 3 indicates the landscaping in the Keele Street right-of-way ('ROW'), pedestrian walkway

connections and shows the proposed mix of deciduous trees and shrubs around the new dwellings. The walkway connection to semi-detached dwelling units 9 and 10 avoids conflict with the existing mature trees in the Keele Street ROW. The final site plan and landscape plan for the Development shall be in accordance with the MSUDG and shall be to the satisfaction of the DP Department and subject to approval by York Region.

Prior to the execution of the Site Plan Agreement the Owner shall contribute \$14,830.00 to the City of Vaughan for the long-term maintenance of the enhanced landscape features within the Keele Street ROW to the satisfaction of the DP Department. A condition to this effect is included in Attachment 15.

***The DP Department recommends approval of the Draft Plan, subject to the Conditions of Approval***

**Subdivision Design**

The Draft Plan shown on Attachment 10 facilitates the Development in creating residential development blocks as follows:

| <b>Block</b>   | <b>Purpose</b>   |
|----------------|--|
| Block 1        | Existing heritage dwelling which will include easement agreements for access and parking within Block 4 (garage)     |
| Blocks 2 and 3 | Semi-detached dwelling units   |
| Block 4 and 5  | Detached garages   |
| Block 6        | Common Elements - maintained by the future condominium (includes the private road, landscaping, and visitor parking) |
| Blocks 7 and 8 | York Region road widening and sight triangles  |

Prior to the execution of the Site Plan Agreement, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 13.

**Urban Design**

All development within the Draft Plan and on the Site Plan is required to proceed in accordance with the Vaughan Council approved Maple Heritage Conservation District Plan and Guidelines and the Keele Street Streetscape Master Plan. A condition to this effect is included in Attachment 15.

**Archaeology**

The DP Department, Urban Design and Cultural Heritage Division has advised the Subject Lands are not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included in Attachments 13 and 15.

The Development Planning Department is satisfied with the proposed Draft Plan design as shown on Attachment 10, subject to Attachment 13.

**Tree Protection Agreement ('TPA')**



The Owner shall enter into a TPA in accordance with Council enacted Tree By-Law 052-2018 given 32 trees are being removed from the Subject Lands. Seven trees are proposed to be planted in the private property boundary. Cash-in-lieu for 25 trees shall be required. The Owner shall file a Tree Protection Application, enter into a TPA with the City and post the required securities in a Letter of Credit (based on the costs indicated in the arborist report) prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 15.

***The Development achieves a Bronze Sustainability Threshold Score***

The Development achieves an overall Sustainability Performance Metrics application score of 35 (bronze level). This score meets minimum threshold requirements.

***The Draft Plan of Condominium is consistent with the Site Development Application DA.20.044 included in this report***

The proposed Draft Plan of Condominium File 19CDM-20V007, shown on Attachment 11 is consistent with Site Development File DA.20.044 (2777100 Ontario Inc.) shown on Attachment 2 to permit the Development. The Condominium Units will consist of freehold lots tied to the common element condominium road (“Parcels of Tied Land”). The Draft Plan of Condominium (Common Element) as shown on Attachment 11 is required to create the common element tenure for the following elements:

- Private driveway Emergency access/ fire route including access to semi-detached dwelling units, rear garages, at grade visitor parking spaces
- Sidewalks, walkways, landscape areas, community mailbox

The proposed Draft Plan of Condominium (Common Element) is consistent with the proposed site plan.

**Financial Impact**

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

**Operational Impact**

***The Policy Planning and Special Programs (‘PPSP’) Department supports the Development, subject to Conditions of Approval***

The PPSP Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry (‘MNR’). The Owner is required to complete an information request form and submit it to the MNR for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 13.

***The Development Engineering (‘DE’) Department supports the Development, subject to the conditions in this report***

The DE Department has provided the following comments:

#### Road Network

Access to the Development from Keele Street will be through a shared mutual access (a common element private road) facilitated through Draft Plan of Condominium File 19CDM-20V007 to serve 9675 to 9697 Keele Street. A future road widening for Keele Street is required and will be facilitated through the Draft Plan of Subdivision File 19T-20V003, subject to York Region approval. All existing driveways on Keele Street will be removed.

#### Municipal Servicing

The DE Department reviewed the Functional Servicing and SWM Report ('FS/SWM') prepared by Aplin & Martin Consultants Ltd., revised August 8, 2022, in support of the Development and provided the following comments:

#### Water Servicing

The Development will be serviced by the existing water main on Keele Street. Given the existing residential development on the Subject Lands, there are three existing water service connections to the water main on Keele Street. Water supply to the new Development will be provided by a private watermain connecting to the existing 300 diameter on Keele Street. The FS/SWM report concludes existing water servicing infrastructure can support the Development.

#### Sanitary Sewer Network

The Subject Lands are serviced by a sanitary sewer on Keele Street that conveys flows southerly. There are three existing sanitary sewer connections to the sewer. A new sanitary sewer service connection will be made to the existing 450 mm diameter sanitary sewer by a new 200 mm-diameter sanitary sewer to accommodate the proposed flows of 0.29/L/s and 0.84 L/s respectively. The proposed sanitary service connection is acceptable.

#### Storm Sewer Network

The proposed stormwater management maintains the existing drainage patterns for the Subject Lands to convey stormwater overland flow, to be collected within an on-site underground stormwater detention system prior to discharge into the existing regional storm sewer on Keele Street. The discharging of ground water into a City storm sewer is subject to the provisions of the City of Vaughan Sewer Use By-law.

#### Erosion and Sediment Control

Erosion and sediment control mitigation measures shall be implemented during the construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the Toronto and Region Conservation Authority ('TRCA') standards.

### Noise Mitigation

The Owner has submitted The Noise Impact Study, prepared by J. E. Coulter Associates Limited, dated June 15, 2020 ('Noise Study'). The Noise Study identified Keele Street as the primary significant noise source with sound levels generated by traffic volumes generating a modest noise impact on the front facades along Keele Street although no sound barriers are required. Noise mitigation measures including mandatory air conditioners for all 10 units and site-specific warning clauses regarding sound levels due to road traffic are recommended to be included in the Site Plan Agreement. Conditions to this effect are included in Attachment 15.

The Owner shall submit a final Noise Report to the City prior to the issuance of final site plan approval. Prior to the occupancy of each dwelling unit, the noise consultant shall certify the building plans are in accordance with the noise control features recommended by the final Noise Report. A condition to this effect is included in Attachment 15.

### Environmental Engineering

The Owner submitted a Phase 1 Environmental Site Assessment ('ESA') report, prepared by Fisher Environmental Ltd., dated March 9, 2020, and an ESA reliance letter for the Subject Lands. The DE Department is satisfied with the ESA documents and no lands are being conveyed to the City.

### Sewage and Water Allocation

The Development requires allocation from the Allocation of Servicing Capacity Annual Distribution for the 10 residential units, by Council resolution. Currently there is limited available city-wide capacity until York Region grants additional servicing capacity. A Holding Symbol "(H)" will be required until regional servicing capacity is available to service this Development. A recommendation for allocation has been included in this report.

### Dewatering

The Environmental Services ('ES') Department will require the Owner to make an application for any temporary and permanent dewatering system that is required for the development, and to enter into an Agreement and/or permit to discharge ground water as required by the City. The Owner shall contact the ES Department prior to connecting or disconnecting any existing municipal services to ensure requirements of the City are addressed to the City's satisfaction.

### DE Department Conditions of Site Plan Approval and Draft Plan of Subdivision Approval

Prior to registration of the Draft Plan, the Owner is required to satisfy all DE Draft Plan conditions. The Owner shall also provide proof of final York Region approval prior to final DE Department approval. The DE Department conditions of Draft Plan of Subdivision and Conditions of Site Plan Approval are included in Attachments 13 and 15 respectively.

### Infrastructure Planning and Capital Asset Management ('IPCAM')

IPCAM requires a one-time financial contribution in the amount of \$14,960.00, representing the Owner's proportionate share of the required sanitary sewer system improvements on Keele Street. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy, on a cost per person equivalent. A condition to this effect has been included in Attachment 15.

### ***Cash-in-Lieu of the dedication of parkland is required***

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A standard condition to this effect will be included in the implementing Site Plan Agreement.

### ***Other external agencies and various utilities have no objection to the Development***

The York Region District School Board, York District Catholic School Board have no objection to the approval of the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud. Canada Post Corporation, Alectra Utilities Corporation, Enbridge, Bell Canada, and Rogers have no objections to the Development subject to the conditions included in Attachments 13, 14 and 15.

### **Broader Regional Impacts/Considerations**

The Subject Lands are located on Keele Street (Regional road). York Region on November 17, 2020, provided comments and Conditions of Approval for Draft Plan of Subdivision and Draft Plan of Condominium in Attachments 13 and 14.

York Region on March 2, 2022, provided comments on the Site Development application. The Owner shall satisfy all York Region requirements and Conditions of Site Plan Approval in Attachment 15.

### ***The TRCA has no conditions of approval***

The TRCA has identified that the subject lands are outside the regulated area however, the property is within the Source Water Protection Area (WHPA Q2') and requires water balance to meet pre to post development infiltration rates. TRCA is satisfied with the analysis and mitigation strategy proposed. The Development meets the intent of the Source Protection Plan.

### **Conclusion**

The DP Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and the Zone Exceptions in Attachment 12, and the Conditions of Draft Approval listed in Attachments 13, 14 and 15.

**For more information**, please contact Laura Janotta, Planner, at extension 8634.

**Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevation - Semi 1
5. Building Elevation - Semi 2
6. Building Elevation - Semi 3
7. Building Elevation - Semi 4
8. Building Elevation - Semi 5
9. Perspective Rendering Keele Street Frontage
10. Draft Plan of Subdivision File 19T-20V003
11. Draft Plan of Condominium (File 19CDM-20V007)
12. Zoning By-law 1-88 File Z.20.025
13. Conditions of Draft Plan of Subdivision Approval File 19T-20V003 1) 1a) – 1e)
14. Conditions Draft Approval Draft Plan of Condominium (Common Element) 19CDM-20V007
15. Conditions of Site Plan Approval DA.20.044

**Prepared by**

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