

**COMMITTEE OF THE WHOLE (1) – MAY 2, 2023****COMMUNICATIONS****Distributed May 1, 2023****Item No.**

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| C1. | Memorandum from the Deputy City Manager, Planning and Growth Management, dated May 1, 2023. | 1 |
| C2. | Ms. Irene Ford, dated May 1, 2023.  | 2 |

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**Please note there may be further Communications.**

**Communication : C 1**  
**Committee of the Whole (1)**  
**May 2, 2023**  
**Agenda Item # 1**

**DATE:** May 1, 2023

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** Item # 1, Report # 20, Committee of the Whole (1), May 2, 2023

**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 9687 Keele Street**  
**Vicinity of Keele Street and Barrhill Road**

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### **Recommendation**

1. THAT Attachment 12 of the report of the Deputy City Manager, Planning and Growth Management dated May 2, 2023. be replaced with Attachment 12 provided with this Memorandum.

### **Background**

During the review of the report, the Owner identified additional Zoning By-law 1-88 amendments that were required in order to implement the approved development as shown on Attachment 12 of the Committee of the Whole report dated May 2, 2023.

- The lot area for units in Blocks 2 and 3 was shown as 115 m<sup>2</sup>, whereas the applicant requests an exception to 110 m<sup>2</sup> to ensure flexibility for construction tolerance
- In addition, the Owner requested an encroachment for the open stairs to the covered front porch for the units along the Keele Street frontage.

### **Conclusion**

This Communication provides further clarification regarding the zoning by-law amendments noted within Table 12 requested in Recommendation 1 of the report of the Deputy City Manager, Planning and Growth Management dated May 2, 2023 (Committee of the Whole Item 1, Report No. 20)

**Attachment**

Attachment 12 – revised from May 2, 2023, Committee of the Whole (1) (Item 1, Report No. 20)

**Prepared By**

Laura Janotta, Planner, ext. 8634

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

Attachment 12  
Zoning By-law 1-88 File Z.20.025

	<b>Zoning By-law 1-88 Standard</b>	<b>R5 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirement</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Single family detached dwelling</li> <li>• Semi-detached dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Permit existing single family detached dwelling unit (Block 1) with accessory detached garage on Block 4 with access onto a private common element condominium road</li> <li>• Permit semi-detached dwellings (Blocks 2 – 3) on a freehold lot with accessory detached garage units (Blocks 4 – 5) accessed by a private common element condominium road</li> </ul>
b.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public street	Permit a semi-detached dwelling unit on a freehold lot fronting onto a public road and accessed by a privately owned and maintained common element condominium road
c.	Definition of a Street line	Means a dividing line between a road and a street	<ul style="list-style-type: none"> <li>• Keele Street for Block 1, 2 and 3</li> <li>• Private common element condominium road for Blocks 4 – 5</li> </ul>
d.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public Street	<ul style="list-style-type: none"> <li>• Permit a detached dwelling (heritage dwelling on Block 1) and rear garage to be accessed from a privately owned and maintained common element condominium road</li> <li>• Permit semi-detached units on Blocks 2 – 3 on a freehold lot fronting on a privately owned and maintained common element road providing access to the unit's rear garages on Blocks 4 – 5</li> </ul>
e.	Minimum Lot Frontage	7.5 m per unit	<ul style="list-style-type: none"> <li>• 6.5 m semi-detached units (Blocks 2 – 3)</li> <li>• 5.5 m garage units (Blocks 4 – 5)</li> </ul>
f.	Minimum Lot Area	225 m <sup>2</sup> per unit	<ul style="list-style-type: none"> <li>• 110 m<sup>2</sup> semi-detached units (Blocks 2 – 3 )</li> <li>• 35 m<sup>2</sup> garage units (Blocks 4 – 5)</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>R5 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirement</b>
g.	Minimum Front Yard Setback	4.5 m to dwelling	<ul style="list-style-type: none"> <li>• 2.2 m semi-detached units (Blocks 2 – 3) (Keele Street)</li> <li>• 0.0 m garage units (Blocks 4 – 5)</li> <li>• 0.0 m garage unit (for 9697 Keele Street on Block 4)</li> </ul>
h.	Minimum Rear Yard Setback	7.5 m	<ul style="list-style-type: none"> <li>• 0.4 m to common element condominium road on Semi-detached units (Blocks 2 – 3)</li> <li>• 0.0 m to common element condominium road on garage units (Blocks 4 – 5)</li> <li>• 3.75 m existing dwelling on Block 1</li> </ul>
i.	Minimum Interior Side Yard Setback	<ul style="list-style-type: none"> <li>• 1.2 m on one side</li> <li>• 4.5 m on one side where there is no garage</li> </ul>	<ul style="list-style-type: none"> <li>• 0.5 m semi-detached units (Blocks 2 – 3) and no interior side yard between attached pair of dwellings</li> <li>• 0.0 m garage units (Blocks 4 – 5)</li> <li>• 1.2 m existing dwelling on Block 1</li> </ul>
j.	Minimum Exterior Side Yard Setback	<ul style="list-style-type: none"> <li>• 4.5 m to main dwelling</li> <li>• 6.4 m to garage facing the lot line</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 m semi-detached units (Blocks 2 – 3)</li> <li>• 0.0 m garage units (Blocks 4 – 5)</li> <li>• 0 m setback to sight triangle</li> </ul>
k.	Minimum Rear Yard Setback (to the east lot line behind Garages)	7.5 m	1.2 m setback and shall be maintained as a landscaped area behind the garage units (Blocks 4 – 5)
l.	Maximum Lot Coverage	50%	<ul style="list-style-type: none"> <li>• 65% semi-detached units (Blocks 2 – 3)</li> <li>• 100% garage units (Blocks 4 – 5)</li> </ul>
m.	Maximum Building Height	11 m	<ul style="list-style-type: none"> <li>• 9.5 m for units with pitched roof</li> <li>• 10.8 m for units with Mansard roof</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>R5 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirement</b>
n.	Minimum Garage Dimensions	3 X 6 m	<ul style="list-style-type: none"> <li>5.79 X 6.44 m</li> </ul>
o.	Minimum Parking Requirements	Residential <ul style="list-style-type: none"> <li>2 parking spaces for each semi-detached unit</li> <li>3 parking spaces for detached unit located on the same lot as main building</li> </ul> Total Parking Required = 13 spaces	<ul style="list-style-type: none"> <li>2 parking spaces per unit within garage units in Blocks 4 – 5</li> <li>2 parking spaces within 1 garage unit shall be provided at the north end of the Block 4 to provide off-site parking for the exclusive use for the existing detached dwelling on 9697 Keele Street and access easements may be required</li> <li>3 visitor parking spaces shall be provided (includes 1 Barrier Free space)</li> </ul> Provide a total of 15 parking spaces
p.	Minimum Landscaped Area	10%	No minimum required for garage units (Blocks 4 – 5)
q.	Minimum Landscape Strip Width along front lot line	6 m	1 m detached dwelling unit (Block 1) and semi-detached units Blocks 2 – 3)
r.	Minimum % of Soft Landscaping – Front and Exterior Yard	60%	<ul style="list-style-type: none"> <li>41 % semi-detached units (Blocks 2 – 3)</li> <li>No minimum required for garage units (Blocks 4 – 5)</li> </ul>
s.	Minimum % of Hard Landscaping	40%	No hard landscaping provided for garage units (Blocks 4 – 5)
t.	Minimum Driveway Width at Property Line	7.5 m	6 m common element condominium road width
u.	Maximum Lot Coverage of Accessory Buildings (Garages)	10% of the lot area	100% maximum coverage on garage units (Blocks 4 – 5) which includes the garage unit provided for 9697 Keele Street

	<b>Zoning By-law 1-88 Standard</b>	<b>R5 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirement</b>
v.	Accessory Buildings	be located on same lot as main building	<ul style="list-style-type: none"> <li>garage units shall be located on Blocks 4 – 5 for semi-detached units on Blocks 2 – 3</li> <li>garage unit for Block 1 shall be on Block 4</li> </ul>
w.	Maximum Permitted Yard Encroachment	0.5 m for eaves	<ul style="list-style-type: none"> <li>0.7 m for eaves</li> <li>0.6 m side yard encroachment for wall mounted air conditioner</li> <li>1.8 m front yard encroachment for exterior stairway or un excavated, unenclosed covered porch</li> </ul>

**Communication : C 2**  
**Committee of the Whole (1)**  
**May 2, 2023**  
**Agenda Item # 2**

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**From:** IRENE FORD [REDACTED]  
**Sent:** Monday, May 01, 2023 2:41 PM  
**To:** Clerks@vaughan.ca; Council@vaughan.ca  
**Subject:** [External] DEREGISTER BLOCKS 8, 9 AND 10, PLAN 65M-3966 FROM THE PLAN OF SUBDIVISION - 175, 191 AND 209 MILANI BOULEVARD

Vaughan Council,

This is an incredibly technical staff report. I may be confused, perhaps this is routine but I find it concerning that some basic information is not provided to Council to help inform their decision to deregister these blocks from subdivision to enable the proposed development, such as:

- the required infrastructure for stormwater management, water and wastewater is sufficient;
- the require transportation infrastructure is sufficient;
- the proposed development in it's current form will or will not need approval of zoning variances and/or Official Plan Amendments;
- if the development as proposed is or is not w/in the TRCA regulated area and what this may mean for the development in it's proposed form;
- if any requirements of the initial subdivision plan have or have not been satisfied, if not should there be any conditions imposed upon this approval or future approvals?

If other approvals are required that are triggered by this decision then it should be understood by Council. Further I fail to understand how staff could be so far in the planning approval process if the application is technically unable to be approved in the absence of this approval. This seems incredibly important since Council no longer gives site plan approval and this application is unlikely to come before Council again.

The last time I drove down Milani Blvd, I noted pooling water and was unable to locate any storm sewers on the road. I wondered about SWM in the area, excavation/grading ongoing underneath the hydro wires, if it was a SWP, if an easement had been obtained....

<https://pub-vaughan.escribemeetings.com/Meeting.aspx?Id=3737512a-b1c8-4a7a-9980-5438dcdbbd20&Agenda=Agenda&lang=English&Item=17&Tab=attachments>

Thank you,  
Irene Ford