

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 4, Report No. 26, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on June 20, 2023, as follows:

By receiving Communications C9 from Adele Stirpe, dated May 31, 2023.

4. KEELE STREET DEVELOPMENTS INC. ZONING AMENDMENT FILE NO. Z.21.029 - 10037 KEELE STREET VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023, be approved;**
- 2. That the comments of Maurizio Rogato, Blackthorn Development Corporation, PO Box 943, Kleinburg, on behalf of the applicant, and Communication C6, presentation material, dated May 30, 2023, be received; and**
- 3. That the comments of Adele Stirpe, Keele Street, Vaughan, be received.**

Recommendations

- 1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.029 (Keele Street Developments 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.**

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 30, 2023 **WARD** 1

TITLE: KEELE STREET DEVELOPMENTS INC.
ZONING AMENDMENT FILE NO. Z.21.029
10037 KEELE STREET
VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.21.029. The Owner proposes to rezone the subject lands to permit a 3-storey mixed-use building, consisting of three ground floor commercial units (offices and a dance studio) with 8 residential apartment units with 21 surface parking spaces, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes to permit a 3-storey mixed-use building consisting of three ground floor commercial units (offices and a dance school) with 8 apartment units located within the 2nd and 3rd floors and having 21 surface parking spaces.
- 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.

Recommendation

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.029 (Keele Street Developments 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: 10037 Keele Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 9, 2020

Date applications were deemed complete: August 13, 2021

The Subject Lands are currently developed with a one-storey commercial building.

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

Keele Street Developments Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.21.029 (the 'Application') to rezone the Subject Lands from C1 Restricted Commercial Zone as shown on Attachment 1, to RA3 Residential Apartment Zone, in the manner shown on Attachment 2, together with site-specific zoning exceptions identified in Table 1 on Attachment 5 of this report. The Application will permit the development of a 1265 m², 3-storey mixed-use commercial building consisting of offices and a dance school on the ground floor with 8 apartment units within the 2nd and 3rd floors, having 21 surface parking spaces (the 'Development'), as shown on Attachments 2 to 4:

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

- a) Date the Notice of Public Meeting was circulated: May 5, 2023.

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

- b) Circulation Area: To all property owners within 150 m and to an extended polling at Railway Street and Ontario Street to the east of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 16, 2023 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 and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The Development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’) with a “Local Centre” overlay
- “Low-Rise Mixed-Use” designation on Schedule 13 – Land Use by VOP 2010
- This designation permits buildings at a maximum building height of 3-storeys and a maximum density of 1.25 Floor Space Index (‘FSI’)
- The Application proposes a 3-storey mixed-use building with an FSI of 0.8
- The Subject Lands are with the Maple Heritage Conservation District Plan area and subject to the Maple Heritage Conservation District Plan and Guidelines (‘MHCD Plan’)

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

The Application was received by the City on July 15, 2021, and deemed complete on August 13, 2021, the Application is transitioned under Zoning By-law 001-2021.

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

- “C1 Restricted Commercial Zone” by Zoning By-law 1-88
- The Owner proposes to amend the existing By-law 1-88 zoning on Subject Lands from “C1 Restricted Commercial Zone” to “RA3 Apartment Residential Zone” to permit the mixed-use development shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 5

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	COMMENTS
a.	Conformity and Consistency 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, 2010 (‘YROP’) and VOP 2010

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses and the MHCD Plan
c.	Maple Heritage Conservation District Plan ('MHCD')	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the MHCD 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 may require review by 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 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
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 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 ▪ The servicing strategy for the municipal infrastructure must provide for municipal services connections and updated drawings and reports are required for review by the Development Engineering Department
f.	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 this 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 Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards, and Metrolinx

	MATTERS TO BE REVIEWED	COMMENTS
h.	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 shall achieve a minimum Bronze score of 35.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
j.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 14 trees on the Subject Lands, 11 of which are required to be removed to accommodate the Development ▪ The Development will be reviewed in accordance with the City’s TPP, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application are approved
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Keele Street and Major Mackenzie Drive ▪ Matters including the driveway entrance, parking layout, shared parking provisions, truck maneuvering, bicycle parking requirements and Transportation Demand Management (‘TDM’) requirements are required to be reviewed to the satisfaction of the Development Engineering Department ▪ The Subject Lands are located on Keele Street, an arterial road under the jurisdiction of York Region ▪ York Region will identify any required land conveyances and requirements for the provision of future connections to link adjacent parking areas to facilitate future redevelopment of adjacent properties. All York Region approvals, (including Phase Two Environmental Assessment clearance) for these matters shall be forwarded to Development Engineering prior to final approval

	MATTERS TO BE REVIEWED	COMMENTS
i.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted a related Site Development File DA.21.034 to be reviewed with the Application in a future technical report
m.	Shared Parking Reductions for Non-residential Uses	<ul style="list-style-type: none"> The Owner has submitted a Parking Justification Study proposing shared parking reductions to reduce the required parking requirement from 23 to 21 parking spaces. The study did not accurately apply the shared parking reduction provisions from By-law 001-2021. A maximum of one (1) space reduction can be permitted under the shared parking requirements for this site. This will not meet the City's requirements. However, the Owner may be eligible for an additional 1 space parking reduction subject to the implementation of TDM initiatives in the TDM Toolkit. Revisions to the proposal and an updated Parking Justification Study is required and shall be to the satisfaction of the Transportation Engineering Department for a reduction to 21 parking spaces.
n.	Focus Area Core Servicing Strategy	<ul style="list-style-type: none"> The Interim Servicing Study (Final – October 2021) identifies surcharging in several segments of the existing sanitary sewer on Keele Street. Based on the conclusion of the study, developments on Keele Street are required to provide one-time financial contributions for anticipated local infrastructure improvements through the development approval process

Financial Impact

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

Operational Impact

Development Planning staff has circulated the Application to internal City Departments for review.

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 Applications will be considered in the technical review of the Applications. 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 Laura Janotta, Planner, Development Planning Department, ext. 8634.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Zoning By-law Table

Prepared by

Laura Janotta, Planner, ext. 8634

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

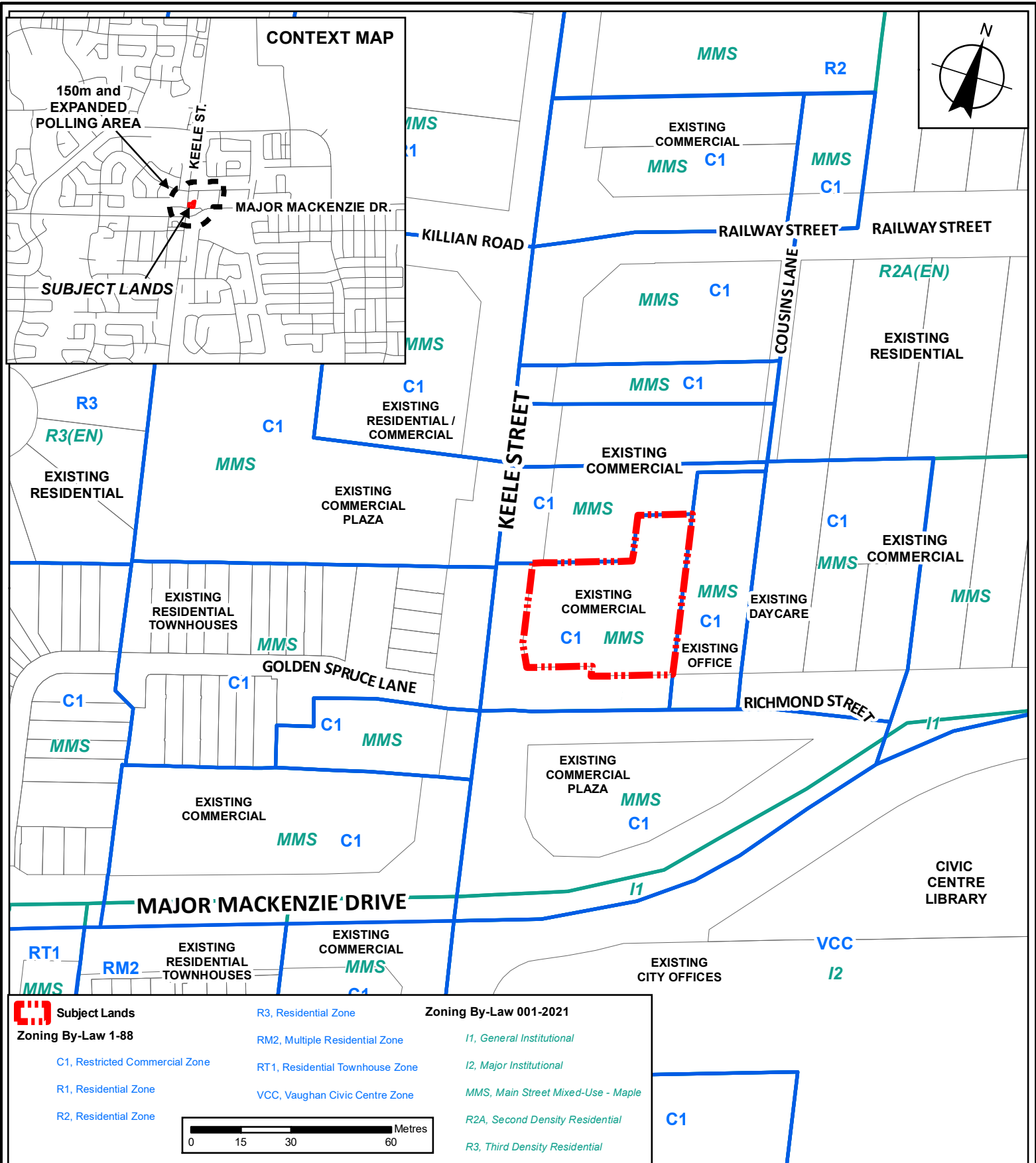


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Zoran Postic
on behalf of Nick Spensieri,
City Manager



Context and Location Map

LOCATION:
 10037 Keele Street
 Part of Lot 21, Concession 3

APPLICANT:
 Keele Street Developments Inc.

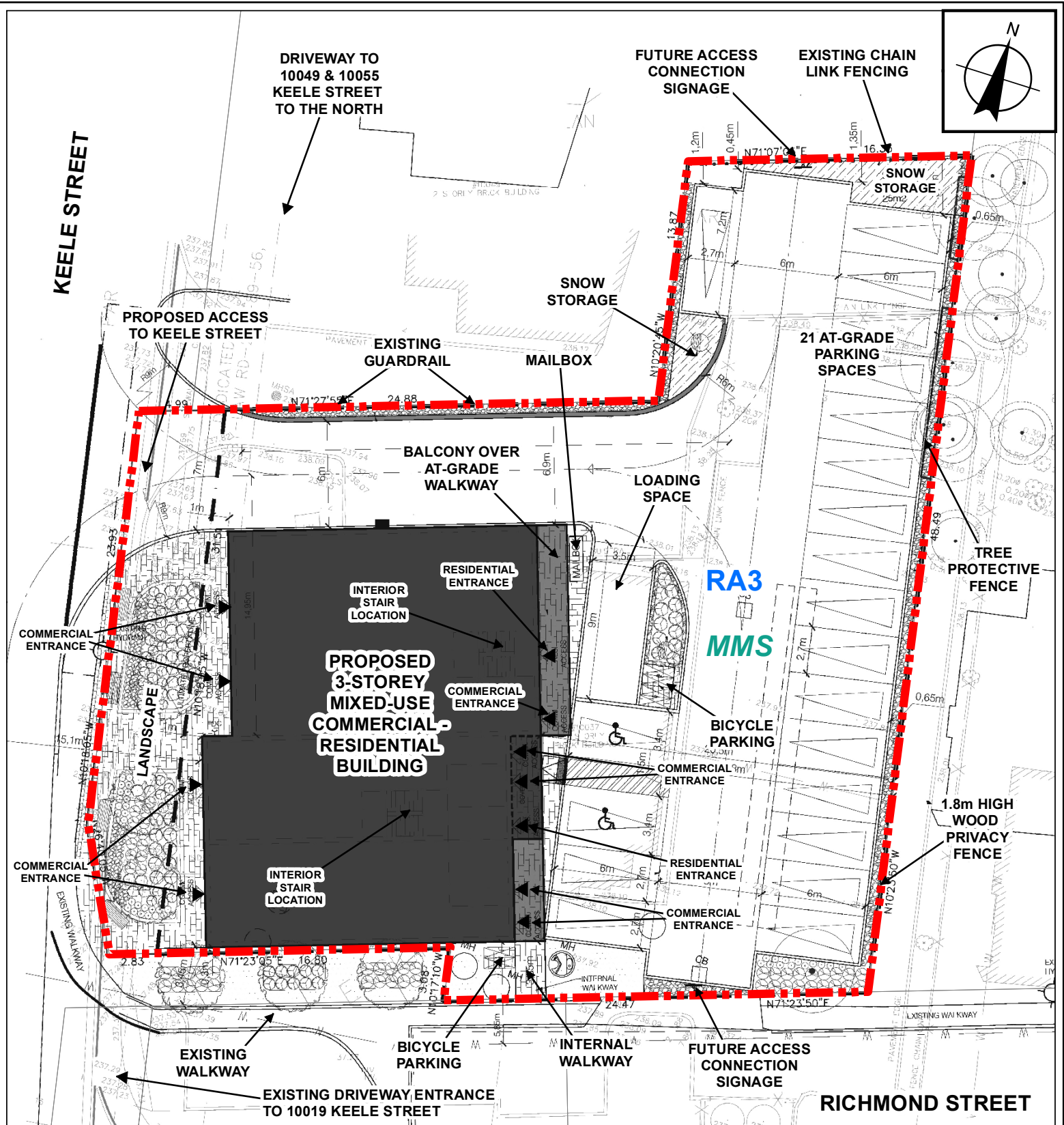



Attachment

FILE: Z.21.029
RELATED FILE:
 DA.21.034

DATE:
 May 30, 2023

1



 Subject Lands
 Zoning Legend 1-88
 Zoning Legend 001-2021

RA3, Apartment Residential Zone
 MMS, Main Street Mixed-Use Zone - Maple

0 3.5 7 14 Metres

Conceptual Site Plan and Proposed Zoning

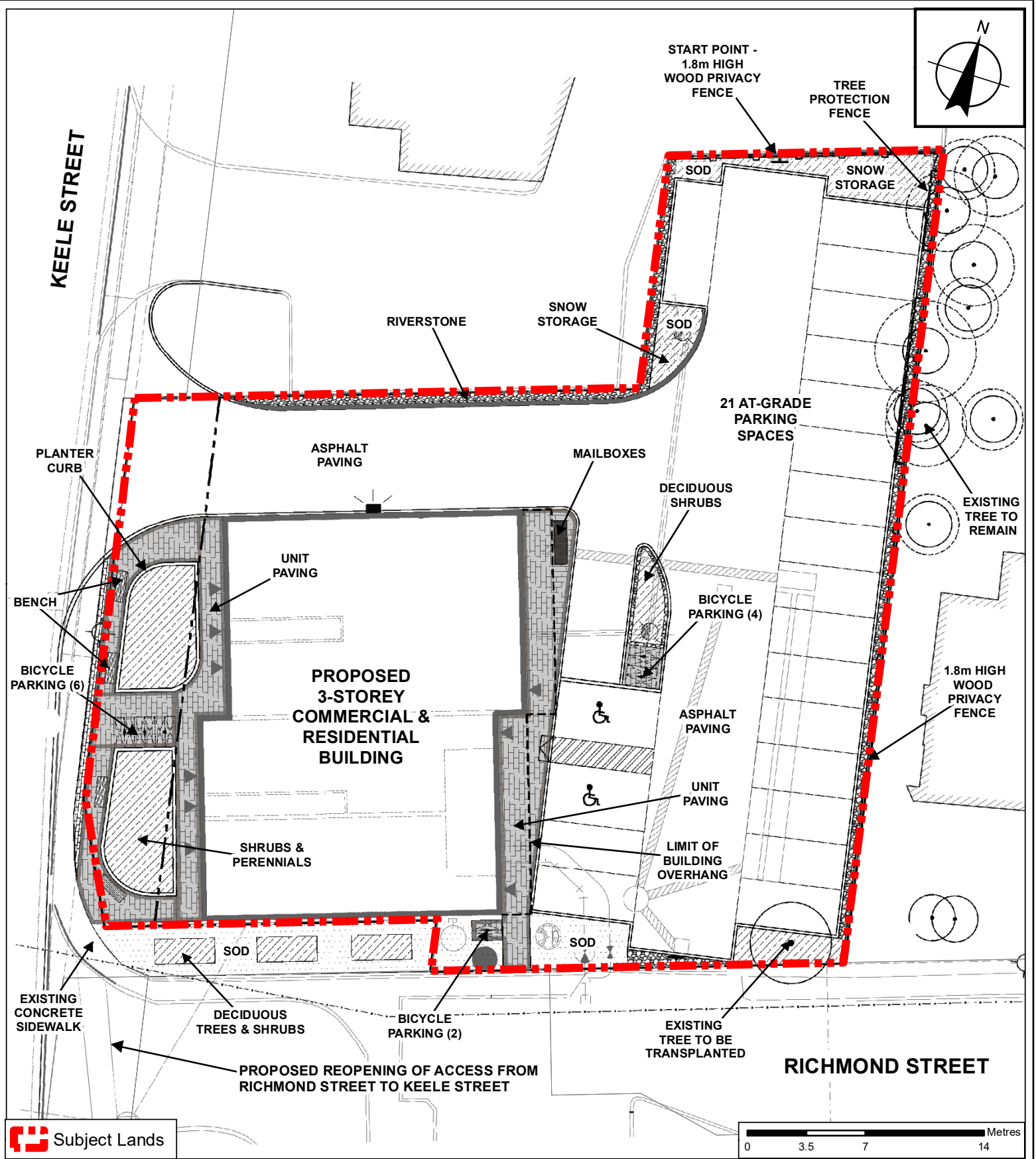
LOCATION: 10037 Keele Street
 Part of Lot 21, Concession 3
APPLICANT: Keele Street Developments Inc.



Attachment

FILE: Z.21.029
RELATED FILE:
 DA.21.034
DATE:
 May 30, 2023

2



Landscape Plan

LOCATION: 10037 Keele Street
Part of Lot 21, Concession 3

APPLICANT:
Keele Street Developments Inc.

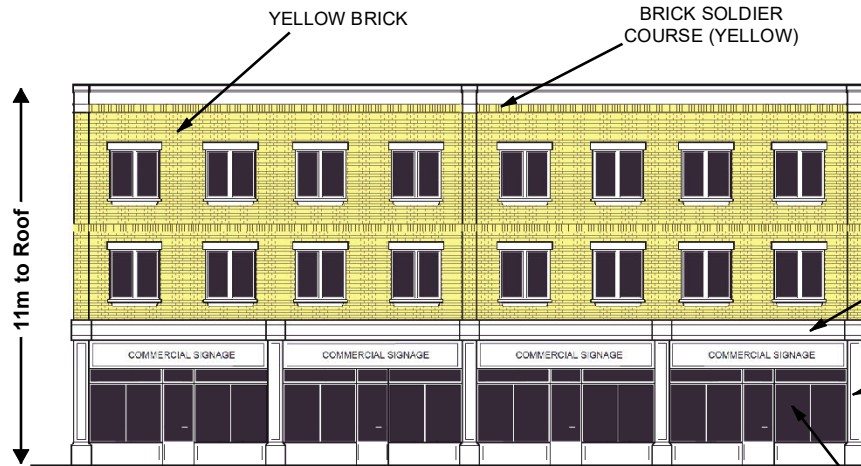


Attachment

FILE: Z.21.029
RELATED FILE:
DA.21.034

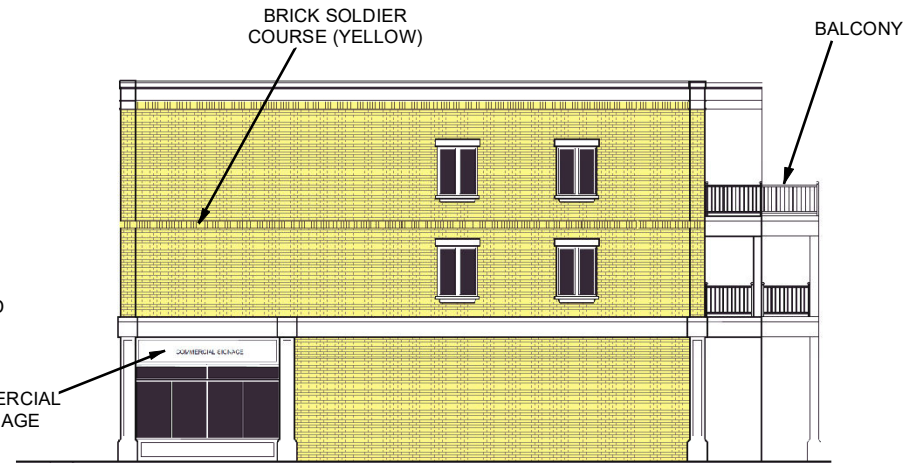
DATE:
May 30, 2023

3



WEST (FRONT) ELEVATION - FACING KEELE STREET

CLEAR VISION GLASS
IN ALUMINUM FRAMES



SOUTH ELEVATION - Facing Richmond Street

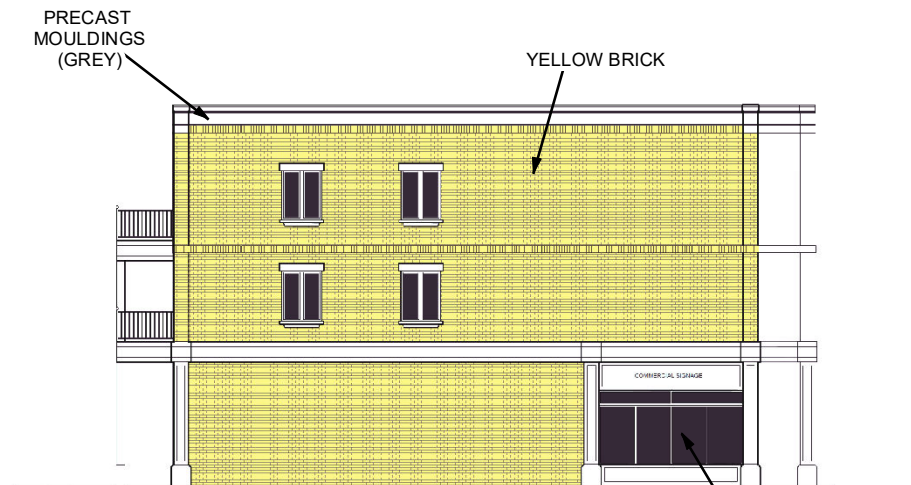


EAST (REAR) ELEVATION

RECESSED
PRECAST
(GREY)

CONCRETE
POST (GREY)

DOOR & FRAME
TO MATCH
BRICK COLOUR
(YELLOW)



NORTH ELEVATION

CLEAR VISION GLASS
IN ALUMINUM FRAMES

Not to Scale

Building Elevations

LOCATION: 10037 Keele Street
Part of Lot 21, Concession 3

APPLICANT:
Keele Street Developments Inc.



Attachment

FILE: Z.21.029
RELATED FILE: DA.21.034

DATE:
May 30, 2023

4

Attachment 5 – Zoning By-law Table

Zoning By-law 1-88 File Z.21.029

KEELE STREET DEVELOPMENTS INC.

TABLE 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Front Yard (Keele Street)	7.5 m	1 m
b.	Minimum Interior Side Yard	7.5 m	0.3 m (south)
c.	Maximum Building Height	44 m	12 m to permit a 3-storey building in keeping with the MHCD Plan
d.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	<p>Ground floor uses:</p> <ul style="list-style-type: none"> • Business/Professional offices • Dance Studio <p>2nd and 3rd floor uses:</p> <ul style="list-style-type: none"> • Apartment Dwelling
e.	Minimum Parking Requirements	<p><u>Residential</u> 1.5 spaces/unit x 8 units = 12 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 8 units = 2 spaces</p> <p><u>Dance Studio</u> 11 spaces/100 m² x 199.35 m² = 22 spaces</p> <p><u>Business or Professional Offices</u> 3.5 spaces/100 m² x</p>	<p><u>Residential</u> 1 spaces/unit x 8 units = 8 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit x 8 units = 2 spaces</p> <p><u>Dance Studio*</u> 4.5 spaces/100 m² x 199.35 m² = 9 spaces</p> <p><u>Business or Professional Offices</u> 1.8 spaces/100 m² x 169.76 m² = 4 spaces</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<p>169.76 m² = 6 spaces</p> <p>Total Parking Required = 42 spaces</p>	<p>Total Parking Required = 23 spaces</p> <p>Total Parking Provided using *Zoning By-law 001-2021 provisions in Table 6-12 and 6-13 Mixed-Use Shared Parking Reduction Provisions permit a total reduction of 1 parking space for non-residential uses under a conservative scenario</p> <p>whereas the development proposes 21 spaces, which requires further justification and approval from Transportation Engineering per TDM</p>
f.	Minimum Amenity Area	<p>8 Two Bedroom Unit x 55 m²/unit = 440 m²</p> <p>Total required amenity area = 440 m²</p>	Provide a total combined amenity area = 109.26 m ²
g.	Landscape Strip (Keele Street)	6 m	1 m
h.	Bicycle Parking (Long Term) Requirements Minimum Aisle width	N/A	<p>** <u>Zoning By-law 001-2021</u> Bicycle parking provisions 0.8 spaces/ unit X 8 = 7 spaces</p> <p>** to be located within the building Aisle Width 1.75 m</p>