

Committee of the Whole (1) Report

DATE: Tuesday, May 30, 2023

WARD: 1

TITLE: 2706640 ONTARIO INC.:
ZONING BY-LAW AMENDMENT FILE Z.20.035,
SITE DEVELOPMENT FILE DA.20.058 –
9575 KEELE STREET,
VICINITY OF KEELE STREET AND KNIGHTSWOOD AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to rezone the subject lands to permit 2 semi-detached dwellings (4 units) fronting Keele Street and a three-storey residential apartment building (56 units) with a floor space index of 1.5 times the area of the lot and a total of 60 units, as shown on Attachments 3 to 7.

Report Highlights

- The Owner proposes to rezone the subject lands and facilitate a site plan approval to permit 2 semi-detached dwellings fronting Keele Street and a three-storey residential apartment building with a total of 60 units.
- Heritage Vaughan has approved the development subject to conditions as the subject lands are within the Maple Heritage Conservation District Plan.
- 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.20.035 (2706640 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment 2, from “R3 Residential Zone” subject to site-specific Exception

9(495) to “RM2(H) Residential Multiple Zone” with a Holding Symbol (‘H’) and “OS1 Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 9;

2. THAT Zoning By-law Amendment File Z.20.035 (2706640 Ontario Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the subject lands shown on Attachment 2, from “I1 Institutional Zone” subject to site-specific Exception 14.295 to “RM1(H) Multiple Unit Residential Zone” with a Holding Symbol (‘H’) and “EP Environmental Protection Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 10;
3. That the Holding Symbol “(H)” shall not be removed the Subject Lands or any portion thereof, until the following condition is satisfied:
 - a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands; and
4. THAT Site Development File DA.20.058 (2706640 Ontario Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 11, to the satisfaction of the Development Planning Department to permit the development of the subject lands with 2 semi-detached dwellings fronting Keele Street and a three-storey residential apartment building having a floor space index of 1.5 times the area of the lot with a total of 60 units.

Background

Location: 9575 Keele Street (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 2.

Original Development Proposal

2706640 Ontario Inc. (the ‘Owner’) on December 15, 2020, submitted Zoning By-law Amendment File Z.20.035 to permit the development of 55 four-storey stacked back-to-back townhouse dwellings within two townhouse blocks and one level of underground parking, accessed by a future common element condominium road, as shown on Attachment 8. The original development proposal was brought forward at the March 2, 2021, Public Meeting.

Current Development Proposal

Since the March 2, 2021 Public Meeting, the proposed development on the Subject Lands has been revised to 2 semi-detached dwellings (4 units) and a 3-storey residential apartment building (56 units) for a total of 60 units. The revised applications were heard at the March 1, 2022 Public Meeting.

Applications have been submitted to permit the proposed development

The Owner has submitted a Zoning By-law Amendment and Site Development Applications Files Z.20.035 and DA.20.058 (the 'Applications') for the Subject Lands to permit the proposed development 2 semi-detached dwellings (4 units) abutting Keele Street and a 3-storey residential apartment building containing 56 units (total 60 units) with one level of underground parking and a floor space index ('FSI') of 1.5 times the area of the lot on the Subject Lands (the 'Development') as shown on Attachments 3 to 7.

The Owner is required to submit a Draft Plan of Condominium in the future.

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

- Date of Notice (Circulated 200 m from Subject Lands): February 4, 2022
- Location of Notice Sign: Keele Street
- Date of 1st Public Meeting: March 2, 2021, ratified by Council on March 10, 2021
- Date of 2nd Public Meeting: March 1, 2022, ratified by Council on March 22, 2021
- Other Meetings: Heritage Vaughan Committee, March 22, 2023, date ratified by Council on April 25, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 23, 2023

There were no deputations made at the public hearing other than a presentation made by the Applicant, Weston Consulting. The Local Councillor provided comments with respect to the location of the driveway towards the southern edge of the front lot line, the size of the mature trees abutting Keele Street and the appropriateness of the reduced parking stall sizes.

These comments will be addressed throughout the report.

Previous Reports/Authority

Previous reports related to the Applications can be found at the following links:
[March 2, 2021, Committee of the Whole \(Public Meeting\), Item 2, Report No. 9](#)
[March 1, 2022, Committee of the Whole \(Public Meeting\), Item 1, Report No. 10](#)
[March 22, 2023, Heritage Vaughan Committee Report](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement 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. The Development also includes a well-designed built form that conforms to the heritage character of the Maple Heritage Conservation District Plan (MHCD) and established appropriate development limits to the natural features abutting the property. 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 Development shown on Attachments 3 to 7 is located within a Settlement Area and a delineated built-up area that contributes to providing a mix of housing densities and unit types within the neighbourhood in accordance with VOP 2010. The Development also conforms to the policies of the MHCD and Vaughan Council has approved Heritage Vaughan's recommendations to approve the Development subject the conditions. The Development conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 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.

The YROP 2010 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Development will contribute to the diversity of housing types, lot and unit sizes, and tenure within the community. The Development conforms to the YROP 2010, provides for a denser and more intense development on a parcel of the land in close to existing transit facilities.

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

- “Low-Rise Mixed-Use” on Schedule 13 – “Land Use” of VOP 2010

The “Low-Rise Mixed-Use” designation permits a maximum building height of 4-storeys and a FSI of 1.5 times the area of the lot. The Subject Lands are also located within the Village of MHCD and are subject to the polices of Section 12.2.1.1c) (Heritage Conservation Districts (‘HCD’)) in Volume 2 of VOP 2010.

The original Applications proposed 55 four-storey stacked back-to-back townhouse dwellings within two townhouse blocks and one level of underground parking, which is permitted in the “Low-Rise Mixed-Use” designation. However, the stacked townhouse design did not meet the objectives of the MHCD. In response to staff concerns and comments, the Applications were revised to include a 3-storey apartment building in the rear of the Subject Lands and two semi-detached dwellings fronting Keele Street.

The 3-storey residential apartment building is a permitted building type in the “Low-Rise Mixed-Use” designation. The two semi-detached dwellings fronting Keele Street are not an expressly permitted use in the “Low-Rise Mixed-Use” designation, however Policy 6.3.2.3 of VOP 2010 states where there is a conflict between the policies of the HCD Plan and the policies of this Plan, the HCD Plan shall prevail. The two semi-detached dwellings fronting Keele Street are an appropriate building type for the Subject Lands as the facade is compatible with and respects the character of the MHCD.

In addition, the semi-detached dwellings fronting Keele Street share a connection to the 3-storey apartment building through the underground parking garage and are considered an extension to the apartment building. The semi-detached dwellings also provide a transition from the adjacent apartment building to the north to the single-detached dwellings to the south along Keele Street (Attachment 2).

The Development has maximum height of 3-storeys and an FSI of 1.5 times the area of the lot. The overall Development meets the intent of the “Low-Rise Mixed-Use” designation while also meeting the objectives of the MHCD.

The Development was recommended for approval by the Heritage Vaughan Committee

The Subject Lands are located within the boundary of the Maple HCD and within a character area identified as the "Residential Village" and are therefore designated under Part V of the *Ontario Heritage Act*. The Heritage Vaughan Committee on March 22, 2023, recommended approval of the Development, subject to conditions. Vaughan Council on April 25, 2023, ratified 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 December 1, 2020, and deemed complete on January 21 2021, the Applications are transitioned under Zoning By-law 001-2021. However, the Owner requested to amend Zoning By-law 001-2021 to the appropriate zones to accommodate the Development.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Development

By-law 1-88 Zoning:

- “R3 Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(495)
- This Zone does not permit the use
- The Owner proposes to rezone the Subject Lands to “RM2(H) Residential Multiple Zone” with a Holding Symbol “(H)” and “OS1 Open Space Zone” together with the site-specific zoning exceptions to permit the Development, as identified on Attachment 7

By-law 001-2021 Zoning:

- “I Institutional Zone” by Zoning By-law 001-2021, subject to site-specific Exception 14.295
- This Zone does not permit the use
- The Owner proposes to rezone the Subject Lands to “RM1(H) Multiple Unit Residential Zone” with the Holding Provision “(H)” and “EP Environmental Protection Zone” together with the site-specific zoning exceptions to permit the Development, as identified on Attachment 8

It is noted that some development standards including, interior side yard, rear yard setbacks and lot coverage are a result of a portion of the lands being zoned “OS1 Open Space Zone” and “EP Environmental Protection Zone” to protect the nearby natural features. The Development Engineering Department (‘DE’) can support the reduced number of parking spaces as the proposed parking rates are consistent with the City of Vaughan Parking Standards completed by IBI Group for the City in March 2010. DE can also support the reduced parking stall size.

The Development Planning Department (‘DP’) can support the remaining zoning exceptions identified in Table 1 and Table 2 (Attachments 7 and 8) on the basis that the proposed site-specific zoning standards identified in Table 1 and Table 2 (Attachments 7 and 8) 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 that is supported in the MHCD area.

Minor modifications may be made to the zoning exceptions identified in Table 1 and 2 (Attachments 7 and 8) prior to the enactment of an implementing Zoning By-laws, as required, should the Applications be approved.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department supports the Development, subject to conditions

The DP Department recommends approval of the Development as shown on Attachment 3 to 6, subject to conditions.

Site Design

The Site Plan shown on Attachment 3 includes a 3-storey apartment building and two semi-detached dwellings fronting Keele Street. The 3-storey apartment building has a total of 56 units with varying sizes (27 one-bedroom units, 21 two-bedroom units and 10 three-bedroom units). Vehicular access to the Subject Lands is provided from Keele Street. Due to site size limitations and the natural features/buffer located on the northern side of the Subject Lands, the driveway is located on the southern end of the front lot line. The proposed 75 parking spaces are located within one level of underground parking with one space at-grade.

The 3-storey apartment building is located directly behind the two semi-detached dwellings. The building height of the semi-detached dwellings fronting Keele Street is 9.5 m, whereas the building height of the apartment building is 8.95 m, excluding the mechanical penthouse. Therefore, majority of the massing of the 3-storey apartment building is not visible on the Keele Street frontage and is consistent with the MHCD.

The 3-storey apartment building is setback 7.75 m from the southern lot line, which abuts the rear yards of the existing single-detached dwellings immediately south of the Subject Lands, and provides a 45-degree angular plane. The 3-storey apartment building has been designed to provide a transition and features adequate setbacks to mitigate overlook and privacy issues, maintain sunlight and to reduce the overall impact of this Development to the properties immediately south.

Landscape

The Landscape Plan shown on Attachment 4, consists of new shrubbery and a decorative stone wall along Keele Street. The three largest trees along the Keele Street frontage will be retained. New trees, shrubbery and grasses will also be installed along the perimeter of the Subject Lands and surrounding the Development. Hard landscaping in the form of pedestrian pavers is proposed from Keele Street into the Subject Lands leading into the entrance of the apartment building to facilitate safe pedestrian activity. In addition, a 1.2 m high ornamental metal fence will also be installed along the agreed

upon limit of the vegetation protection zone of the natural features identified by the TRCA.

Building Elevations

The proposed semi-detached dwelling building elevations are shown on Attachment 5 and the proposed 3-storey apartment building elevations are shown on Attachments 6 and 7. The elevations of each feature red brick in a historic hue, buff brick window head and architectural detailing, white window frames, gabled asphalt shingles and black wrought iron detailing which is in keeping with the MHCD.

Amenity Area, Waste Storage and Snow Removal

Most units include a private balcony or terrace. The Development also includes indoor and outdoor rooftop amenity above the apartment building. The outdoor amenity will feature dining tables, chairs, outdoor sofas, coffee tables and a green roof. The apartment building also features an indoor common space of 232 m².

A concrete loading pad is proposed in between the northern semi-detached dwelling and the 3-storeys apartment building as shown on Attachment 3 to facilitate waste pick-up on designated waste pick-up days. Snow is proposed to be removed off-site by a private contractor.

Sustainability Performance Metrics

The Owner submitted a complete Sustainability Scoring Tool and Summary Letter ('Sustainability Metrics Package') in support of the Development. The Development achieves the Bronze Sustainability Threshold Score with an Overall Application Score of 32 and an Overall Community Score of 41 points, exceeding the City's minimum standard of 31 points.

Archaeology

The DP Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is 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 Attachment 11.

Tree Protection Agreement

The Owner submitted an Arborist Report and Tree Preservation Plan by MHBC Planning, Urban Design & Landscape Architecture dated October 28, 2020, revised April 26, 2022, which identifies the number, species, condition, and size (diameter) of the existing private trees proposed to be preserved or removed from the Subject Lands.

A total of 43 private trees are requested for removal to accommodate the Development. Three replacement trees are proposed to be planted. In accordance with the City's Tree Protection By-law 052-2018 and Tree Protection Protocol, compensation for 40 trees are required. A Private Property Tree Removal and Protection Permit will be required, and Tree Protection Fencing is to be installed and inspected prior to any site work to

minimize the impact on the trees to be preserved. The Owner shall not remove any trees without written approval by the City. A condition to this effect is included in Attachment 11.

Prior to final site plan approval, the Owner must satisfy all requirements and outstanding comments from the DE Department. A condition to this effect is included in Attachment 11.

Financial Impact

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

Operational Impact

The Policy Planning and Environmental Sustainability Department supports the Development, subject to conditions

The Subject Lands directly abuts a tributary of the Don River Watershed to the east and flanks a significant woodland feature (contiguous vegetation) to the east and the north. In accordance with VOP 2010, valley/stream corridors and woodland features are considered “Core Features” of the Natural Heritage Network. The PPSP Department has reviewed the Environmental Impact Study prepared by Beacon Environmental dated November 2021, revised September 2022, and have no objections.

The Owner has worked with the Toronto and Region Conservation Authority (‘TRCA’) to establish the development limits of the natural features and their associated vegetation protection zones (‘VPZ’). The development limits have been shown on all relevant plans and are satisfactory to the TRCA and will be zoned “OS1 Open Space Zone” and “EP Environmental Protection Zone” as shown on Attachment 3. Robust restoration plantings have been provided within the VPZ consisting of native, non-invasive trees, shrubs and groundcover.

It is noted that a pedestrian walkway that serves the Development is shown within the “OS1 Open Space Zone” and “EP Environmental Protection Zone” as shown on Attachment 4. This walkway is located on the west and south side of a 1.2 m high ornamental fence that will prohibit future residents from entering the vegetation protection zone of the natural to the east. The Owner has agreed to convey all natural features into public ownership located east and north of the 1.2 m fence shown on the Landscape Plan (Attachment 4) into public ownership. A condition to this effect is included in Attachment 11.

It is noted that, 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 (‘MNRF’). The Owner is advised that they complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 11.

DE Department supports the Development, subject to the conditions

DE has provided the following comments:

Water Supply

Water supply is proposed through a new water service connection to the existing municipal watermain on Keele Street. The new water service connection will split at the property line and provide a domestic and fire line. The Development also proposes an on-site fire hydrant for firefighting purposes, located at the front of the Development on the Subject Lands. Hydrant Flow Tests were completed and indicated the existing system can accommodate the demands from the Development.

Sanitary Servicing

Sanitary servicing is proposed through a new sanitary service connection to the existing municipal sanitary mainline within Keele Street. A detailed downstream analysis has been completed from the outlet on the Subject Lands to the existing Regional Gravity main just north of the Development. Design sheets have been provided and indicated that there is sufficient capacity in the downstream system for the increase in population for the Development. The Subject Lands did not have an existing sanitary connection previously.

Stormwater Management

The storm sewer system for the Development will outlet through a proposed headwall that outlets to the eastern limits of the Subject Lands, ultimately draining to a tributary of the Upper West Don River as per existing conditions. All minor storm drainage will be collected from proposed rooftops and driveways for the 100-year storm. All collected drainage will be stored within an underground storage system which will discharge at a controlled rate with the use of an orifice tube. Major storm flows will be conveyed along the driveway to a safe outlet location that maintain existing flow to the eastern limits of the site and into the tributary river. A Up-Flo System will be installed downstream of the underground storage system to provide quality control for the stormwater leaving the Subject Lands. The Subject Lands ultimately drain to TRCA regulated lands and require TRCA approval prior to final site plan approval for the Development.

Lot Grading

The existing condition generally conveyed drainage east towards the watercourse at the eastern limit of the Subject Lands. The grading design of the Development will generally follow existing drainage patterns. Minor storm drainage is to be conveyed towards catch basins where it will meet quality and quantity requirements. Major storm drainage is provided to direct drainage away from proposed structures to the approved overland flow route proposed. The Development does not impact grading of adjacent properties and has tied into TRCA setbacks without impacting the existing grades along the property line limits.

Erosion and Sediment Control

Albeit a variety of erosion control best management practice manuals are available, the *Erosion & Sediment Control Guidelines for Urban Construction (December 2006)* guideline was created as a consolidated document that best suits jurisdictions within the

Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management.

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the subject site in accordance with the aforementioned document.

Noise and Vibration Attenuation

A Noise Feasibility Study was prepared by HGC Engineering, dated August 19, 2022 in support of the Development. DE Department supports the findings indicating that as per Ministry of the Environment, Conservation and Parks ('MECP') guidelines, warning clauses shall be included in the property and tenancy agreements and offers of purchase and sale for all units/blocks with anticipated traffic sound level excesses. A Condition to this effect is included in Attachment 11.

Environmental Site Assessments ('ESA')

Phase One and Phase Two ESAs prepared by Sirati & Partners dated October 15, 2019 and February 10, 2020 and a reliance letter were submitted in support of the Development. The DE Department concurs with its findings has no concerns or comments.

Sewage and Water Allocation

Currently, there is limited available city-wide servicing capacity, however, York Region is expected to grant the City additional servicing capacity in Q4-2023 as part of their Capacity Assignment cycle to Regional Municipalities. The availability of regional servicing capacity will be assessed at the site plan approval stage. Therefore, a Holding Symbol ("H") shall be placed on the Subject Lands until Vaughan Council adopts a resolution allocations sewage and water supply capacity in accordance with the City's approved Capacity Distribution Policy assigning capacity to the Subject Lands. A recommendation to this effect is included in Recommendation section of this report.

Transportation and Parking

A Traffic Impact Study ('TIS') was prepared by JD Northcote Engineering Inc. dated October 19, 2021 in support of the Development. The TIS concludes that the Development can be adequately services by the existing road network. The TIS also concludes that the proposed parking supply of 74 spaces is sufficient for the Development, as the proposed parking rates are consistent with the City of Vaughan Parking Standards completed by IBI Group in March 2010.

In addition, bicycle parking and Traffic Demand Management ('TDM') measures will be implemented to encourage active transportation. A letter of credit that covers the costs associated with the TDM shall be provided. A condition to this effect is included in Attachment 11.

Prior to final site plan approval, the Owner must satisfy all requirements and outstanding comments from the DE Department. A condition to this effect is included in Attachment 11.

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 condition to this effect is included in Attachment 11.

Development Charges are Applicable to the Development

The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. Standard conditions to this effect would be included in the Site Plan Agreement.

The Parks Development Department has no objection to the Development

The Parks Development Department has advised there are no parks concerns respecting the Subject Lands.

The Fire and Rescue Services Department have no objection to the Development

The Fire and Rescue Services Department have no objection to the Development. Adequate provisions for fire safety and protection must be provided in accordance with the *Ontario Building Code*.

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

The school boards, Canada Post, Alectra Utilities, Rogers Bell Canada, Enbridge Gas Inc, and Hydro One have no objections to the Development, subject to the conditions included on Attachment 11.

Broader Regional Impacts/Considerations

York Region has no objection to the Development subject to conditions

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands are located adjacent to Keele Street, an arterial road under the jurisdiction of York Region with a planned right-of-way of 43 m. The Owner is required to convey sufficient land to provide 21.5 m from the centreline of Keele Street and two, 5 m by 5 m daylight triangles at the north and south sides of the proposed access.

A total of 8 York Region trees are proposed to be removed within the Keele Street right-of-way as a result of the Development. Therefore, compensation is required. The final landscape plan, details, tree inventory, preservation and removals plan and Arborist Report must be to the satisfaction of York Region.

The Owner will be required to enter into an encroachment agreement with York Region for the proposed tiebacks to encroach within the Regional Right-of-way as well as for the proposed new landscaping.

Prior to execution of the Site Plan Agreement, all the requirements of York Region must be satisfied. A condition to this effect is included in Attachment 11.

The TRCA has no objection to the Development subject to conditions

A portion of the Subject Lands is within TRCA's Regulated Area due to the presence of a stream corridor and Regional Storm Floor plan associated with a tributary of the Don River. On October 24, 2019, a site visit was conducted by TRCA and the Owner to identify the natural feature on the Subject Lands through staking the dripline of vegetation associated with the valley stream. The continuous vegetation with the natural features have been staked and subsequently reviewed by the TRCA. The Development includes a modified VPZ buffer from the natural features.

The lands forming part of the natural system will be zoned to the appropriate "OS1 Open Space Zone" and "EP Environmental Protection Zone", as shown on Attachment 3 to ensure the long-term protection and management of the lands. It is noted that a pedestrian walkway that serves the Development is located within the lands zoned "OS1 Open Space Zone" and "EP Environmental Protection Zone. TRCA has no concerns with the walkway in this location as TRCA's Living City Policy allows for minor recreational uses within regulated areas. The walkway is also located outside of the flood plain and will be constructed with permeable pavers. Accordingly, the TRCA has no objection to the Zoning By-law Amendment application.

The TRCA has provided detailed design comments which must be addressed by the Owner prior to the final approval of the Applications, including additional information pertaining to stormwater management, and revisions to the civil drawings and landscape drawings. The TRCA must approve the final stormwater management report, civil drawings and landscape drawings. A condition to this effect is included in Attachment 11.

Conclusion

The Development Planning 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 Conditions of Approval in Attachment 11.

For more information, please contact Daniela DeGasperi, Planner, Development Planning Department, extension 8382.

Attachments

1. Context Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations – Semi-Detached Dwellings
6. Building Elevations – East and West Apartment Building
7. Building Elevations – North and South Apartment Building
8. Original Development Proposal
9. Zoning By-law 1-88 Table 1
10. Zoning By-law 001-2021 Table 2
11. Conditions of Site Plan Approval

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Reviewed by



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on behalf of Nick Spensieri,
City Manager