

COMMITTEE OF THE WHOLE PUBLIC MEETING

Zoning By-law Amendment (Z.20.35) and Site
Plan Application (DA.20.058)

9575 Keele Street

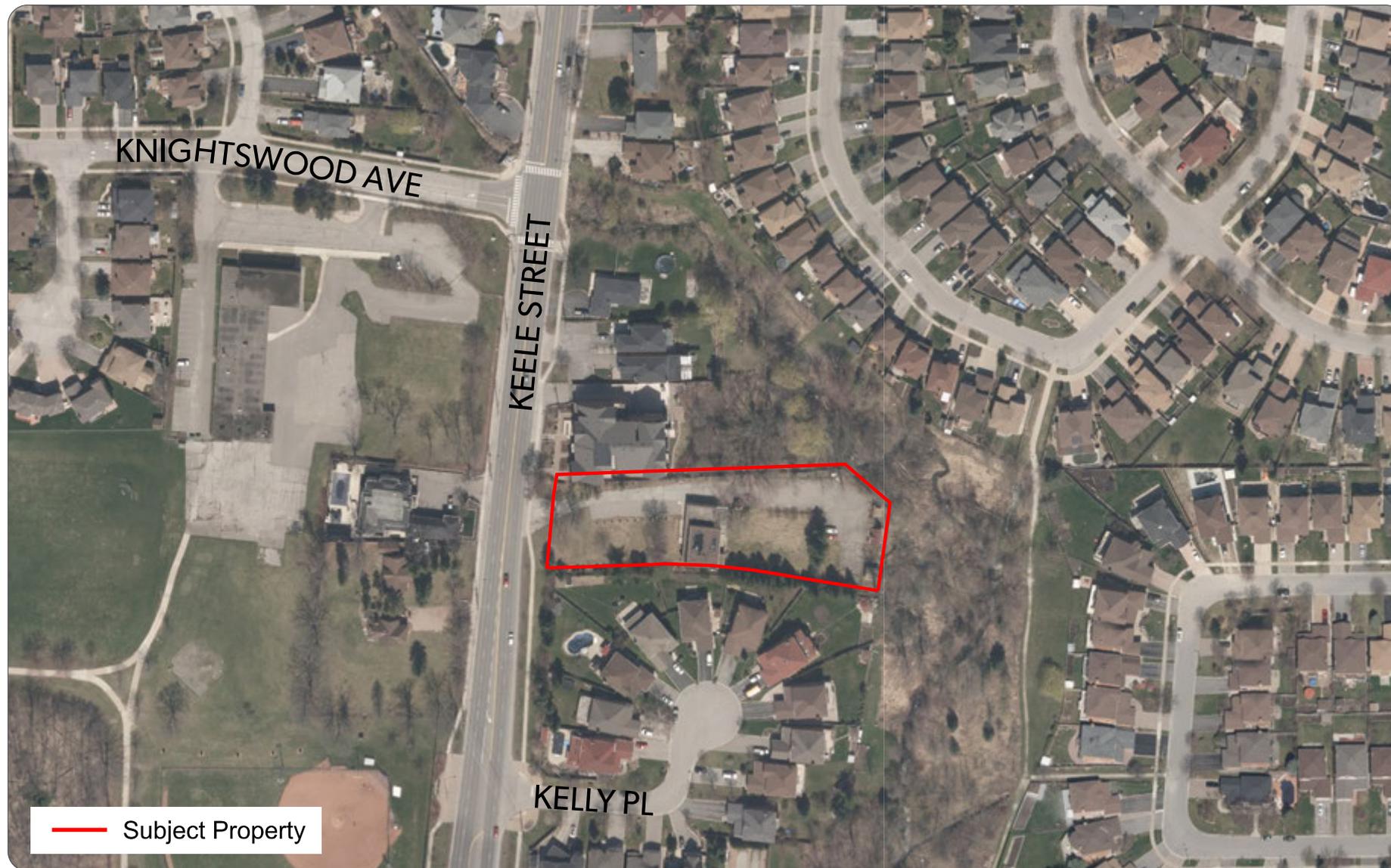
March 1st, 2022 @ 7 PM
City of Vaughan

COMMUNICATION C307
ITEM NO. 1
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

AGENDA

1. Location of the Subject Property
2. Previous Proposed Development (October 2020)
3. Revised Proposed Development (November 2021)
4. Next Steps

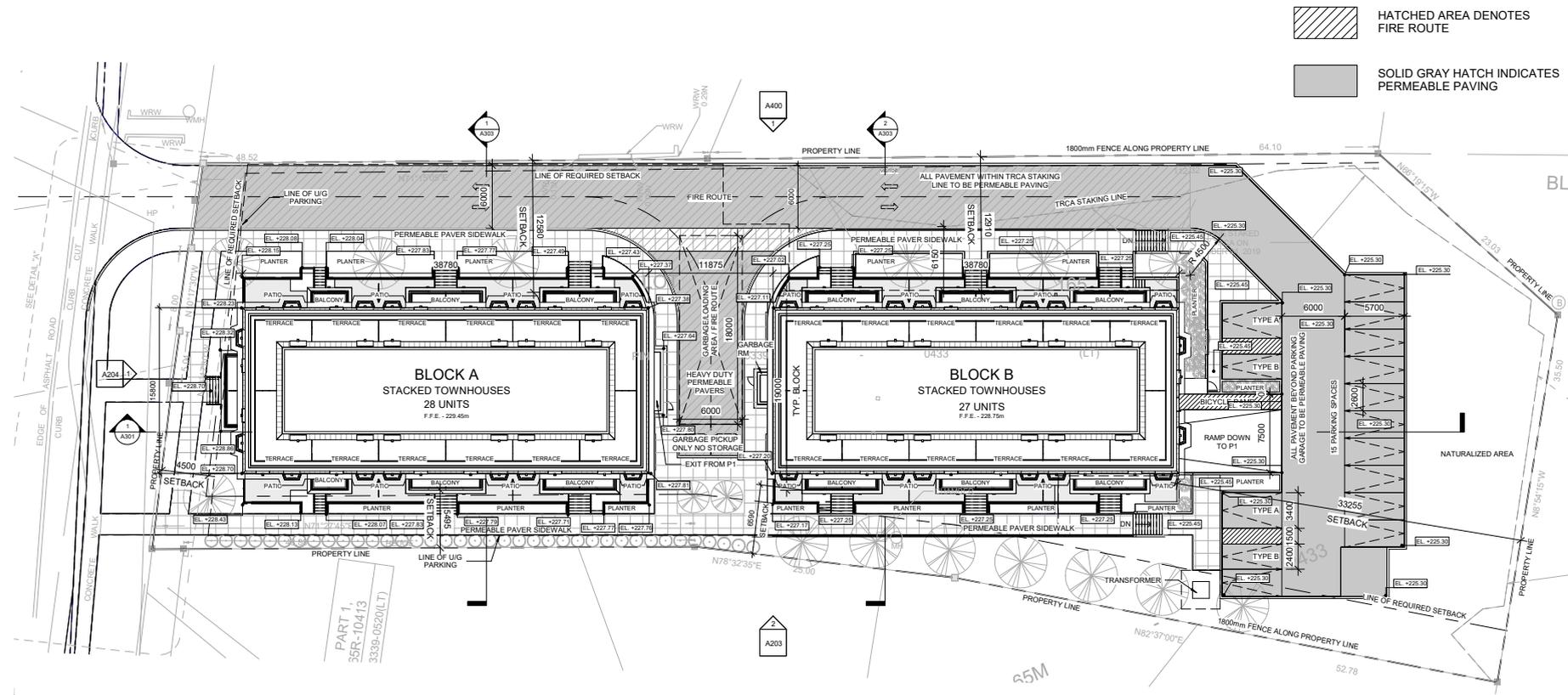
LOCATION OF THE SUBJECT PROPERTY



Aerial Photo of the Subject Property

- Located on the east side of Keele Street, north of Rutherford
- 5,192 m² (1.28 acres) in size with 35 meters frontage along Keele Street
- Existing residential dwelling with accessory structures located on the property
- Located in an area that is largely characterized by residential uses in the form of single detached dwellings
- Commercial uses are located near Major Mackenzie Drive West and Rutherford Road
- Rutherford GO and Maple GO stations are located within a 2-kilometre radius

NEIGHBOURHOOD CONTEXT



- Two 3-storey stacked townhouse condominium blocks
- 95 total parking spaces, (including 4 accessible parking spaces), and 39 bicycle parking spaces
- **Block A:** GFA of 2,590 sqm and 28 stacked townhouse units
- **Block B:** GFA of 2,532 sqm and 27 stacked townhouse condominium units

Proposed Site Plan prepared by KFA Architects

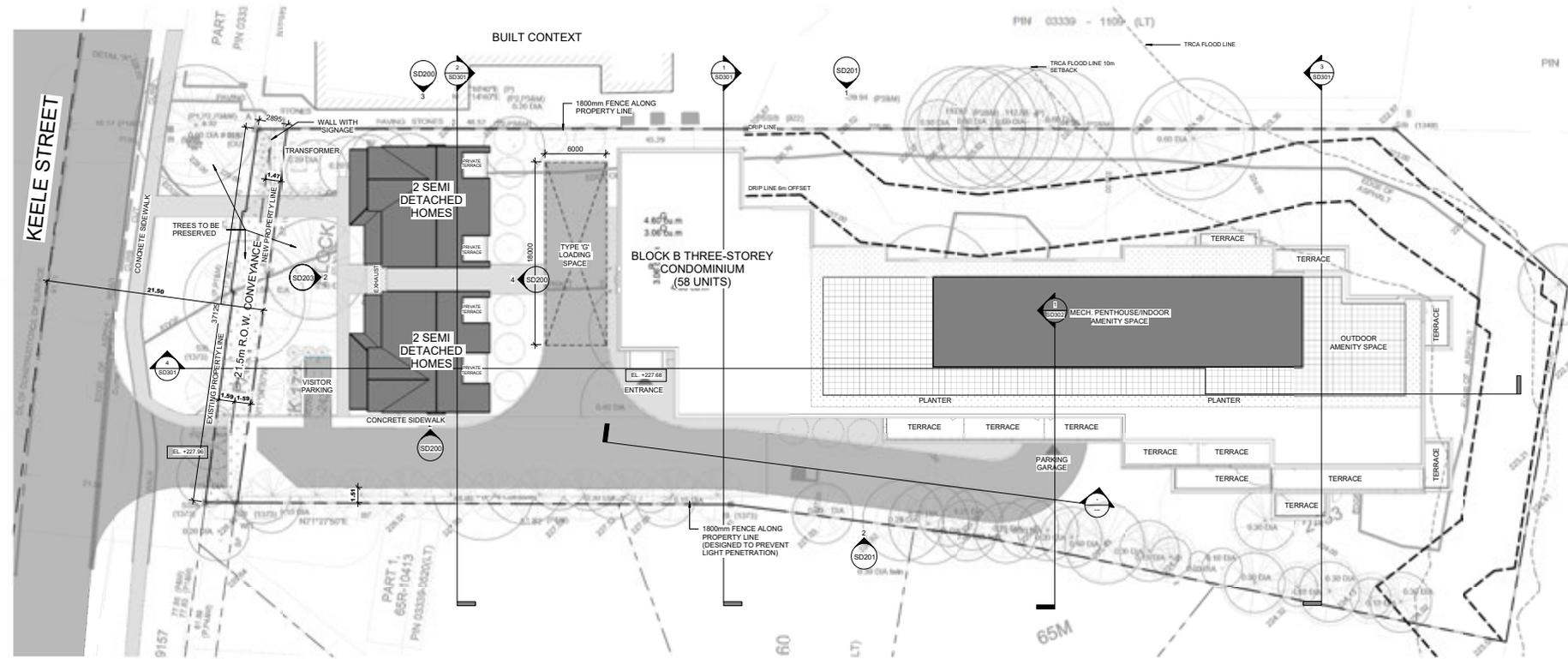
PREVIOUS PROPOSED DEVELOPMENT RENDERINGS



Rendering prepared by KFA Architects



REVISED PROPOSED DEVELOPMENT (NOVEMBER 2021)



Proposed Site Plan prepared by KFA Architects

- Two semi-detached houses fronting onto Keele Street
- 3-storey condominium building comprising of 56 units which in range in size from 1-bedroom, 2-bedroom and 3-bedroom units
- 79 parking stalls, including 78 parking spaces located throughout one level of underground parking

REVISED PROPOSED DEVELOPMENT RENDERINGS



Rendering prepared by KFA Architects

CHANGES TO PROPOSED DEVELOPMENT

- Revised from 2-blocks of stacked townhouses to a 3-storey condominium building
- Reduction in the condominium building height from 4-storeys to 3-storeys
- Inclusion of two semi-detached houses fronting onto Keele Street with a third multi-unit building behind to break up the development and to reduce the associated height
- Semi-detached houses fronting onto Keele Street are Victorian vernacular inspired to conform to the heritage district
 - The primary materials are red brick with buff brick quoins and detailing, a stone-like foundation, cast “stone” windowsills, bay windows and a gable roof line
- 30-meter buffer from the existing natural hazard and natural heritage features located to the east of the property
- Driveway reallocation to the south side of the subject property to protect the 3-existing trees fronting onto Keele Street

NEXT STEPS

- Have consideration for comments and feedback received during the public meeting
- Update proposed development and supporting documentation to reflect comments received from City Staff and external agencies
- Re-submit Zoning By-law Amendment and Site Plan Approval applications to the City of Vaughan for review

ELEVATIONS



North Elevation



South Elevation

Thank You

Comments & Questions?

Katie Pandey, MES, MCIP, RPP
Associate, Weston Consulting
kpandey@westonconsulting.com
905-738-8080 ext. 335

Alyson Naseer, B.URPL, MSc.M
Planner, Weston Consulting
anaseer@westonconsulting.com
905-738-8080 ext. 278