

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 1, 2022

WARD: 1

TITLE: 2706640 ONTARIO INC.

ZONING BY-LAW AMENDMENT FILE Z.20.035

9575 KEELE STREET

VICINITY OF KEELE STREET AND KNIGHTSWOOD AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-Law Amendment File Z.20.035 for the subject lands shown on Attachment 1. The owner seeks approval of 2 semi-detached dwellings (4 units) abutting Keele Street and a 3-storey residential apartment building in the rear of the site containing 56 units with one level of underground parking, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes 2 semi-detached dwellings (4 units) and a 3-storey residential apartment building in the rear of the site containing 56 units with one level of underground parking
- Zoning By-law Amendment and Site Development applications are required to permit the development
- 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

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.035 (2706640 Ontario 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: 9575 Keele Street (the “Subject Lands”). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: June 6, 2021

Date applications were deemed complete: January 21, 2021

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 comment element condominium road, as shown on Attachment 6. Council considered the applications at a Public Meeting on March 2, 2021. Vaughan Council on March 10, 2021, approved the recommendation of the Committee of the Whole to receive the applications.

Since the March 2, 2021 Public Meeting was held, the proposed development on the Subject Lands has changed. In accordance with Vaughan Official Plan 2010 (‘VOP 2010’), Policy 10.1.4.1, “A new public meeting for a planning application(s) shall automatically be required when... an application(s) has been significantly amended.” This application has been amended with a change in built form and therefore, must be reconsidered at a statutory public meeting.

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

The Owner, on December 1, 2021, revised the original application Zoning By-law Amendment File Z.20.035 (the ‘Application’) to rezone the Subject Lands from “R3 Residential Zone” to “RM2 Residential Multiple Zone” in a manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report. The Owner proposes to permit 2 semi-detached dwellings (4 units) abutting Keele Street and a 3-storey residential apartment building in the rear of the site containing 56 units with one level of underground parking on the Subject Lands (the ‘Development’), as shown on Attachments 2 to 5.

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

a) Date the Notice of Public Meeting was circulated: February 4, 2022.

The Notice of Public Meeting was also posted on the City’s website 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 200 m 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 February 8, 2022 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

A previous report related to the Application can be found at the following link:
[Committee of the Whole Public Meeting, March 2, 2021, \(Item 2, Report No. 9\)](#)

Analysis and Options

VOP 2010 designates the Subject Lands “Low-Rise Mixed Use”, subject to the Compatibility Criteria and Maple Heritage Conservation District Policies

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- “Low-Rise Mixed Use” on Schedule 13 – Land Use by VOP 2010
- This designation permits low-rise buildings with a maximum building height of 4-storeys and a Floor Space Index (‘FSI’) of 1.5 times the area of the lot
- The proposed residential apartment building is a permitted building type with a height of 3-storeys and yields an FSI of 1.14 times the area of the lot
- The Subject Lands are located within the Village of Maple Heritage Conservation District Plan and are subject to the policies of Section 12.2.1.1c) (‘Heritage Conservation Districts’) in Volume 2 of VOP 2010
- The Application will also be reviewed in consideration of VOP 2010 compatibility criteria for new development in established Community Areas (‘Official Plan Amendment 15’)

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

Zoning:

- The Subject Lands are zoned “R3 Residential Zone” by Zoning By-law 1-88
- This Zone does not permit the proposed residential apartment building or semi-detached dwelling units
- The Owner proposes to rezone the Subject Lands to “RM2 Multiple Residential Zone” together with the following site-specific zoning exceptions shown in Table 1 to permit the Development:

Table 1:

	Zoning By-law 1-88 Standards	RM2 Residential Multiple Zone Requirements	Proposed Exceptions to the RM2 Residential Multiple Zone
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	Permit the additional use of Semi-Detached Dwelling
b.	Minimum Lot Area Per Unit	230 m ²	84 m ²
c.	Maximum Building Height	11 m	11.1 m (Residential Apartment Building)
d.	Minimum Setback to Underground Parking Garage	1.8 m	0 m
e.	Minimum Residential Parking Requirements	<u>Residential</u> 60 units @ 1.5 spaces/unit = 90 spaces <u>Visitor</u> 56 units @ 0.25 spaces/unit = 14 spaces <u>Total Required Spaces</u> 104 Spaces	<u>Residential</u> 60 units @ 1 space/unit = 60 spaces <u>Visitor</u> 56 units @ 0.20 spaces/unit = 12 spaces <u>Total Provided Spaces</u> 72 Spaces
f.	Minimum Parking Space Length	6 m	5.7 m
g.	Minimum Amenity Area	27 One Bedroom Units @ 15 m ² /unit = 405 m ² 21 Two Bedroom Units @ 20 m ² /unit = 420 m ² 14 Three Bedroom Units @ 55 m ² /unit = 770 m ² Total amenity area required = 1,595 m ²	Total amenity area provided = 1,350 m ²

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 1-88 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Applications were deemed complete on January 21, 2021, therefore the transition provision under By-Law 001-2021 applies.

Zoning

- The Subject Lands are zoned "I1 General Institutional Zone" by Zoning By-law 001-2021 and is subject to Exception 14(295)
- This Zone does not permit the proposed residential apartment building or semi-detached dwellings
- The Owner proposes to rezone the Subject Lands to "RM1 Multiple Unit Residential Zone" together with the following site-specific zoning exceptions shown in Table 2 to permit the Development:

Table 2:

	Zoning By-law 001-2021 Standards	RM1 Zone Requirements	Proposed Exceptions to the RM1 Zone
a.	Minimum Lot Area Per Unit	100 m ²	84 m ²
b.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	Permit the addition use of Semi-Detached Dwelling
c.	Maximum Building Height	11 m	11.2 m (Semi-Detached Dwellings) 11.1 m (Residential Apartment Building)

	Zoning By-law 001-2021 Standards	RM1 Zone Requirements	Proposed Exceptions to the RM1 Zone
d.	Minimum Landscaping Strip	3 m	1.5 m (Keele Street)
e.	Minimum Parking Space Length	6 m	5.7 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications 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 ▪ The Application will also be reviewed in consideration of the VOP 2010 compatibility criteria for new development in established community areas (Official Plan Amendment 15)
b.	Appropriateness of the Rezoning and Amendments to Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning of the Subject Lands and site-specific zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area
c.	Maple Heritage Conservation District Plan ('MHCDP')	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the MHCDP and are designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Development Planning Department, Urban Design and Cultural Heritage Division and 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.v 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

	MATTERS TO BE REVIEWED	COMMENT(S)
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 Council
f.	City of Vaughan City-Wide Urban Design Guidelines and Maple Streetscape and Urban Design Guideline	<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 the 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 Application must be reviewed by York Region and external public agencies and utilities, and the Public, Separate, and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development must achieve a minimum Bronze Threshold Application Score
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy should the Application be approved
j.	Road Widening, Access, and Traffic	<ul style="list-style-type: none"> ▪ The Subject Lands are located on Keele Street, an arterial road under the jurisdiction of York Region with a planned Right-of-Way of up to 43 m ▪ York Region will review the location and design of the proposed driveway from Keele Street and identify any required land conveyances
k.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.20.058 to be reviewed with the Applications in a future technical report

	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Draft Plan Standard Condominium (Standard) Application to create a Condominium Corporation to address the tenure of the Development, should the Applications be approved
m.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> ▪ The eastern portion of the Subject Lands is within the TRCA Regulated Area. The Owner is required to work with the TRCA to establish the development limit on the Subject Lands
n.	Tree Inventory Report	<ul style="list-style-type: none"> ▪ The Owner submitted a Tree Inventory and Preservation Plan Report for the Development identifying three trees located within the York Region Keele Street right-of-way for removal. York Region permission for removal and a tree compensation payment would be required should the Applications be approved. The report also recommends tree removals for 36 of 70 trees including the three trees noted above and requires preservation of the remaining trees. The City will review and approve of all private property tree removals. The Tree Preservation Plan and tree compensation for replacement trees must be in accordance with the City's Tree Protection and Preservation By-law.

Financial Impact

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

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 Application will be considered through a technical review, together with comments from the public and Vaughan Council expressed at the Public Meeting or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Daniela DeGasperi, Planner, Development Planning, ext. 8382.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. East and West Building Elevations
5. North and South Building Elevations
6. Original Development Proposal

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