

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 23, 2020

WARD(S): 1

TITLE: 1954294 ONTARIO LTD.

ZONING BY-LAW AMENDMENT FILE Z.15.029

DRAFT PLAN OF SUBDIVISION FILE 19T-15V010

10316 KEELE STREET

VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

FROM:

Bill Kiru, Acting 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 and Draft Plan of Subdivision Files Z.15.029 and 19T-15V010 for the subject lands shown on Attachment 1. The Owner proposes to create a single block through a plan of subdivision for 20, three-storey freehold townhouse units served by a privately owned and maintained common element road, as shown on Attachments 2 to 5.

Report Highlights

- To receive input from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications to create a single block through a plan of subdivision for 20, three-storey freehold townhouse units served by a privately owned and maintained common element road
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.15.029 and 19T-15V010 (1954294 Ontario Ltd.) 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

The subject lands (the 'Subject Lands') are municipally known as 10316 Keele Street and are located on the west side of Keele Street, north of McNaughton Road. The surrounding land uses are shown on Attachment 1.

Gracegreen Real Estate Development Ltd. in November 2015, submitted the subject applications for 19 three-storey freehold townhouse units served by a common element road as shown on Attachment 6. Council considered the applications at a Public Hearing on May 31, 2016. Vaughan Council on June 7, 2016, approved the recommendation of the Committee of the Whole to receive the applications.

Since the 2016 Public Hearing, the Subject Lands were sold to the current Owner (1954294 Ontario Ltd.). In accordance 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... any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting." These applications were heard at a public hearing over 4 years ago and must be reconsidered at a statutory public hearing.

Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the development

The Owner has submitted the following applications (the 'Applications') to create a block for 20, three-storey freehold townhouse units served by a common element road (the 'Development'), as shown on Attachments 2 to 5:

1. Zoning By-law Amendment File Z.15.029 to rezone the Subject Lands from "A Agricultural Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 2, together with site-specific zoning exceptions in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V010, as shown on Attachment 3, consisting of Block 1 (0.37 ha) for technical purposes under the *Planning Act* to facilitate a future Draft Plan of Condominium (Common Elements). The common elements consist of the private internal road, walkways, visitor parking spaces, and private landscaped amenity areas), as shown on Attachments 2 to 5. The Draft Plan of

Subdivision also includes reserves (Blocks 2 and 3) and a road widening (Block 4).

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notice Signs Procedures and Protocol

- a) Date the Notice of Public Hearing was circulated: June 2, 2020.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedure and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the following individuals requesting notification:

- Debra Walker, MHBC Planning, Urban Design & Landscape Architecture
- Steven Ferri, Loopstra Nixon, LLP
- John Zipay, John Zipay and Associates

- c) Comments received to Date: None

Any additional 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. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

The following links provide information regarding the Applications:

[Heritage Vaughan Committee July 20, 2016](#)

[Committee of the Whole \(Public Hearing\) June 7, 2016](#)

Analysis and Options

The proposed Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Low-Rise Mixed-Use" by VOP 2010 and are located within a "Community Area" as identified in Schedule 1, the "Urban Structure". This designation permits townhouse dwelling units having a maximum height of 3-storeys and a Floor Space Index ('FSI') of 1.25 times the area of the lot. The Development consists of 3-storey townhouse units having an FSI of 0.95 times the area of the Subject Lands.

A “Community Area” as identified by VOP 2010 is generally an established area with older, residential neighbourhoods characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages, expansive amenity areas, and attractive landscape development and streetscapes.

VOP 2010 identifies compatibility criteria for new developments in a “Community Area”. The compatibility criteria direct new development to be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within an established development area shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

The Development is located on Keele Street, an arterial road, and is adjacent to an approved townhouse development which is under construction immediately to the south, an open space area and townhouse units to the north, as shown on Attachment 1. McNaughton Park is located west of the Subject Lands.

The Subject Lands are located within the “Village of Maple Heritage Conservation District Plan” and are subject to Section 12.2.1.1c “Heritage Conservation Districts” of VOP 2010.

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

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88. This zoning does not permit townhouse dwelling units. The Owner is proposing to rezone the Subject Lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Permitted Uses	Street Townhouse Dwelling	Permit a townhouse unit (Blocks 1, 2 and 4, Attachment 2) on a freehold lot to front onto a private common element condominium road

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
b.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public street	Permit a townhouse unit (Blocks 1, 2 and 4) to be erected on a freehold lot fronting onto 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	Means a dividing line between a lot and a street or a private road
d.	Minimum Parking Space Size	2.7 m x 6 m	3 m by 5.8 m (Blocks 1, 2 and 4)
e.	Driveway Width	6 m	7.5 m
f.	Minimum Lot Frontage	6 m / unit	5.5 m / unit (Blocks 1, 2 and 4)
g.	Minimum Lot Area	162 m ² /unit	- 118.4 m ² /lot (Lots 2-4, 7-10, 13, 16-19) - 151.6 m ² (Lots 5, 6, 14, 15)
h.	Minimum Front Yard Setback	- 4.5 m main dwelling - 6 m garage	- 4.4 m (Blocks 1, 2 and 4) - 5.8 m garage (Blocks 1, 2 and 4) - 3.9 m (Block 3)
i.	Minimum Rear Yard Setback	7.5 m (Blocks 1, 2 and 4)	- 0.2 m (Lot 12, Block 3) - 1.2 m (Lot 13, Block 3) - 1.6 m (Lot 14, Block 3) - 4.5 m (Blocks 1, 2 and 4)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
j.	Minimum Interior Side Yard Setback	1.2 m	1.15 m (Lot 14, Block 3)
k.	Minimum Exterior Side Yard Setback	4.5 m	- 3.8 m (Lot 11, Block 2) - 3.2 m (Lot 12, Block 3)
l.	Minimum Lot Depth	27 m	- 21.7 m (Blocks 1, 2 and 4) - 19.5 m (Block 3)
m.	Minimum Driveway Width	2.7 m	- Maximum 3 m wide driveway with a minimum of 33% of the front yard landscaped (Blocks 1, 2, and 4) - Maximum 6 m wide driveway width (Block 3)
n.	Maximum Permitted Yard Encroachments	0.5 m (chimney)	0.9 m (Lot 11, Block 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.

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.	Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the York Region Official Plan ('YROP 2020') ▪ The Development will be reviewed in consideration of the policies of VOP 2010 respecting design and compatibility criteria for new development in a "Community Area" and the requirements of the Village of Maple Heritage Conservation District Plan ('Maple HCD Plan')
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific zoning exceptions to permit the Development will be reviewed in consideration of, but not limited to, the Subject Lands being a gateway into the Village of Maple Heritage Conservation District, lot size and configuration, pedestrian, barrier-free and vehicular access, transition, built form, and with the existing and planned surrounding land uses
c.	Village of Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The Owner must prepare an addendum to the Cultural Heritage Impact Assessment ('CHIA') to assess conformity with the Maple HCD Plan. The addendum shall include a discussion on the reuse of the rubblestone foundation and the historical feature commemoration, to the satisfaction of the Development Planning Department and the Heritage Vaughan Committee
d.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Maple Streetscape and Urban Design Guidelines

	MATTERS TO BE REVIEWED	COMMENT(S)
		designated area. If the Applications are approved, the Development, through related Site Development File DA.15.071, must comply with the Guidelines, including the prescribed streetscape treatment and materials, street furniture and lighting within the public realm along Keele Street
e.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Land Use Planning Justification Report and Planning Justification Supplementary Brief - Truck Movement Plan - Arborist Report - Functional Servicing and Stormwater Management Report - Previous studies and reports submitted in support of the Applications, including the following, which may need to be updated: <ul style="list-style-type: none"> - Stage 1 Archaeological Assessment - Noise Feasibility Study - Phase One Environmental Site Assessment ▪ The studies and reports submitted with the Applications are available on the City's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) ▪ The Owner must provide a land use compatibility study in accordance with Ministry of the

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>Environment, Conservation and Parks ('MECP') Guideline D-6 to determine if Air Quality Impact Assessments are required to address potential adverse effects from the nearby concrete and asphalt batching plants</p> <ul style="list-style-type: none"> ▪ Additional studies/reports may be required as part of the application review process
g.	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 Subject Lands may be zoned with a Holding Symbol "(H)", to be removed once servicing capacity is identified and allocated to the Subject Lands
h.	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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Services
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the Applications are approved
j.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned right-of-way width for Keele Street. Should additional land

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>for a road widening be required, the Development must be revised accordingly</p> <ul style="list-style-type: none"> ▪ York Region must review and approve the driveway access location and design on Keele Street
k.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium Application will be required to facilitate a condominium tenure of the common elements (i.e. private road, internal sidewalks, visitor parking, and common landscaped amenity area) to be owned and maintained by a Condominium Corporation on behalf of the 20 freehold townhouse unit owners, should the Applications be approved
l.	Existing Mature Trees	<ul style="list-style-type: none"> ▪ Most of the existing trees on the Subject Lands are proposed to be removed including some of the trees in McNaughton Park located to the west. These trees contribute to the landscape cultural value of the Maple HCD Plan. The Arborist Report will be reviewed to determine the preservation and protection of the existing mature trees along the west boundary
m.	Site Development Application	<ul style="list-style-type: none"> ▪ The related Site Development File DA.15.071 will be reviewed concurrently with the Applications, and in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - appropriate building design and materials - site design and building/unit orientation - upgraded flankage elevations - pedestrian and barrier free accessibility - building setbacks appropriate for a Heritage Conservation District - appropriate driveway and vehicular access - truck turnaround for larger vehicles (i.e. waste) - snow storage area(s) - landscaping - environmental sustainability

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - servicing and grading - stormwater management <ul style="list-style-type: none"> ▪ All issues identified through the review of Site Development File DA.15.071 will be addressed together with the Applications in a comprehensive technical report to a future Committee of the Whole meeting

Financial Impact

Not applicable

Broader Regional Impacts/Considerations

The Applications have 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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing. The comments will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216

Attachments

1. Context and Location
2. Site Plan and Proposed Zoning
3. Draft Plan of Subdivision File 19T-15V010
4. Elevations (Block 2) - Facing Interior Road
5. Elevations (Block 3) - Facing Keele Street
6. Previous Site Plan (May 31, 2016 Public Hearing)

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