

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 2, 2021

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:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-Law Amendment File Z.20.35 for the subject lands shown on Attachment 1. The owner seeks approval to permit 55, 4-storey stacked back-to-back townhouse dwellings within two townhouse blocks and one level of underground parking, accessed by a common element condominium road, as shown on Attachments 2 to 5

Report Highlights

- The Owner proposes 55, 4-storey stacked back-to-back townhouse dwellings within two townhouse blocks and one level of underground parking accessed by a common element condominium road
- 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 application deemed complete: January 21, 2021

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

The Owner has submitted Zoning By-law Amendment File Z.20.035 (the ‘Application’) to amend Zoning By-law 1-88 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.

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 5, 2021.

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

- b) Circulation Area: To all property owners within a 200 m radius from the Subject Lands, and to anyone on file with the Office of the City Clerk having requested notice.

- c) Comments Received: none as of February 9, 2021.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed development conforms to City of Vaughan Official Plan 2010 (‘VOP 2020’)

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure of VOP 2010
- “Low-Rise Mixed-Use” on Schedule 13 – Land Use of VOP 2010
- This designation permits stacked back-to-back townhouse dwellings at a building height of 4-storeys and Floor Space Index (‘FSI’) of 1.5 times the area of the lot
- The proposed stacked back-to-back townhouse development is a permitted building type with a height of 4-storeys and yields an FSI of 0.99 times the area of the lot

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

Zoning:

- R3 Residential Zone by Zoning By-law 1-88
- This Zone does not permit the stacked back-to-back townhouse units
- The Owner proposes to rezone the Subject Lands to “RM2 Residential Multiple Zone” together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	RM2 Residential Multiple Zone Requirements	Proposed Exceptions to the RM2 Residential Multiple Zone
a.	Minimum Lot Area Per Unit	230 m ²	94 m ²
b.	Maximum Building Height	11 m	13.35 m
c.	Minimum Residential Parking Requirements	<u>Residential</u> 55 units @ 1.5 spaces/unit = 83 spaces	Residential 55 units @ 1.45 spaces/unit = 80 spaces
d.	Minimum Parking Space Length	6 m	5.7 m
e.	Minimum Amenity Area	15 Bedroom Units @ 20 m ² / unit = 300 m ² 40 Bedroom Units @ 55 m ² / unit = 2,200 m ² Total amenity area required = 2,500 m ²	Total amenity area proposed: 1,670 m ²
f.	Basement Dwelling Units	No basement or part of a basement of any building shall be used as a dwelling unit	A basement or part of a basement shall be used as a dwelling unit

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	COMMENT(S)
a.	Consistency and Conformity 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 ('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 Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the Subject Lands and the proposed site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses, in particular the adjacent detached dwellings to the south
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 Vaughan 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, which are 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
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 Application is 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

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	City of Vaughan City-Wide Urban Design Guidelines and Maple Streetscape and 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 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 the Toronto and Region Conservation Authority 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 Application in a future technical report
l.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Draft Plan of Condominium Application to create a Condominium Corporation to address the tenure of the Development, should the Applications be approved

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	Development Limit	<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 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 two trees located within the York Region Keele Street road 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 32 of 70 trees including the two 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 funding requirements 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 DeGasperis, Planner, Development Planning, ext. 8382.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations (West and North)
5. Building Elevations (East and South)

Prepared by

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