

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 048-2021

A By-law to adopt Amendment Number 62 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 62 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule “1” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 20th day of April, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 62
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedule “1” constitute Amendment Number 62 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”

Authorized by Item No. 1 of Report No. 8
of the Committee of the Whole
Adopted by Vaughan City Council on
March 10, 2021.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically Volume 1 Sections 9.1.2.2 and 9.1.2.3 regarding the compatibility of new development within established "Community Areas", to permit the development on a private road of 11, three-storey townhouse units and the relocation of the George Keffer House heritage dwelling within an established "Community Area" designed to respect and reinforce the physical character of the established neighbourhood.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the east side of Keele Street, south of Barrhill Road, and municipally known as 9773 Keele Street, being Part of Lot 19, Concession 3, City of Vaughan, shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 62."

III BASIS

The decision to amend City of Vaughan Official Plan 2010 ('VOP 2010') is based on the following considerations:

1. The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The development is consistent with the intent of the settlement areas and housing policies of the PPS, which promote the efficient use of land and support a healthy community. The development will contribute to providing a range of housing types through a low-rise housing form within the area, while conserving the existing George Keffer House. The development will utilize existing municipal water and sanitary servicing connections located on Keele Street.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 ('Growth

Plan') as amended is intended to guide decision making on the development of land by encouraging a compact built-form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems.

The development is located within a Settlement Area, as defined by the Growth Plan, and will utilize existing municipal water and sanitary servicing connections located on Keele Street. The development provides for a mix of housing types and will assist in accommodating the needs of all household sizes.

3. The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031.

Keele Street is identified as a "Regional Transit Priority Network" on Map 11 "Transit Network" of the YROP. Section 7.2.24 of the YROP identifies the potential for the construction of high occupancy vehicle lanes, dedicated transit lanes, with transit signal priority and other transit priority measures within a Regional Transit Priority Network. In addition, Section 7.2.53 of the YROP restricts access adjacent to Regional roads to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways on Regional roads and interconnected properties.

The development includes modest intensification in the form of 11 townhouse dwellings and the relocation of the existing George Keffer House, all considered to be “local infill” in accordance with Section 5 of YROP. The development is transit supportive given the proximity of York Region Transit (‘YRT’) (Route 107) along Keele Street. Access to the development will be shared by a driveway on the Subject Lands with the lands to the north and will function as one interconnected development in accordance with Section 7.2.53 of YROP. The development conforms to the YROP.

York Region, on September 29, 2017, identified Official Plan Amendment File OP.17.001 is a routine matter of local significance and it has been exempted from approval by York Region Council. In accordance with Regional Official Plan policy 8.3.8, as the proposed Amendment does not adversely affect Regional planning policies or interest.

4. The Subject Lands are designated “Low-Rise Residential” on Schedule 13 “Land Use” of VOP 2010, which permits detached, semi-detached and townhouse units. The lands are also within a “Community Area” as identified in Schedule 1, “Urban Structure” of VOP 2010. Townhouse dwelling units up to three (3) storeys in height are permitted in the “Low-Rise Residential” designation, subject to the compatibility criteria identified in Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 and the development criteria identified in Section 9.2.3.2 of VOP 2010. There is no associated density requirement prescribed by this designation. The compatibility criteria direct new development should be designated to respect and reinforce the physical character of the established neighbourhood within which it is located.

The Owner has submitted Official Plan Amendment File OP.17.001 to amend the compatibility criteria in Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 to permit the development. The development is located on Keele Street, an arterial road. The development represents a limited form of intensification in accordance with Section 2.2.3.3 of VOP 2010 and is appropriate given the Subject Lands

proximity to a “Local Centre” and its area context with previous development approvals. The development includes a compact built form, maximizes the usability of the lot, provides a consistent massing on Keele Street, and preserves the existing George Keffer House and townhouse dwellings in the rear. The proposed rear yard setbacks for the townhouses abutting the existing detached dwellings to the east have a 7.5 m rear yard complying with the requirements of Zoning By-law 1-88. The development provides an appropriate transition and progression of density to the proposed townhouse dwelling units located interior to the Subject Lands.

The Subject Lands are located within the “Village of Maple Heritage Conservation District”, are subject to Section 12.2.1.1c “Heritage Conservation District” in Volume 2 of VOP 2010 and are designated under Part V of the Ontario Heritage Act. The Subject Lands are identified as a contributing property and contains the George Keffer House. The Owner seeks to maintain the existing heritage structure with some modifications to retain the core heritage attributes identified in the MHCD Plan Inventory, and to create a greater visual presence for the “main house” from the public realm and provide greater prominence on the Subject Lands.

The transition from the existing George Keffer House fronting onto Keele Street to townhouse dwelling units fronting onto a private road provides an appropriate built form transition from Keele Street and establishes an appropriate progression of density that maintains the built form streetscape of Keele Street.

The Heritage Vaughan Committee (‘HVC’) considered the Development and recommended it for approval on January 20, 2021. The recommendations of the HVC were considered by Vaughan Council on January 26, 2021 and the recommendations were ratified.

The Subject Lands are identified as a “Established Large-Lot Neighbourhood” in accordance with the “Community Area Policy Review for Low Rise Residential Designations” (Official Plan Amendment 15 (‘OPA 15’) of VOP 2010) and Schedule 1B of VOP 2010. “Established Large-Lot Neighbourhoods” are

characterized by large lots with minimum lot frontages of 21 m to 30 m.

Vaughan Council, on October 19, 2016, approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the 'Guidelines'), clarifying VOP 2010 policy that applies to low-rise neighbourhoods. The Guidelines apply to the Subject Lands. Vaughan Council, on April 19, 2017, approved the Study recommendations and approved OPA 15 on September 27, 2018. York Region, on May 8, 2019, issued a Notice of Decision for OPA 15. On May 28, 2019, OPA 15 came into effect.

The Applications were deemed complete on February 21, 2017. Development applications are assessed and reviewed based on the existing policy framework at the time of a "complete" application. Site Development File DA.18.073 was submitted September 5, 2018, also pre-dating the approval of OPA 15. Therefore, the Applications are not subject to OPA 15 . However, the development is subject to the following sections of the Guidelines:

- Section 4.2 - development should reflect established streetscape character
- Sections 4.7 and 5.3 - front entrances should be prominent and well detailed
- Section 4.10 - building finishes should be consistent with material used in immediate area
- Section 5.7- townhouse unit flanking the street should include windows and details consistent with the front elevation
- Section 5.8 - height and massing of townhouses compatible with adjacent neighbourhood. Townhouse blocks shall not contain more than 6 units
- Section 5.9 - separation between townhouse block should be generally 6 m
- Section 5.11 - each townhouse should have a private backyard fenced or screened with landscaping
- Section 5.14 - the architecture and materials of new townhouses should respect and complement the character of the surrounding residential area
- Section 5.27 - visitor parking should be located close to the site entrances
- Section 5.34 - drainage should have no adverse impacts on the adjacent properties or public realm

Overall, the Development is consistent with the above noted sections of the Guidelines and VOP 2010. More specifically, it includes the preservation and relocation of the existing heritage dwelling fronting Keele Street. The townhouses being proposed are located behind the George Keffer House.

5. The statutory Public Hearing was held on January 23, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 30, 2018.
6. York Region, on September 29, 2017, identified Official Plan Amendment File OP.17.001 is a routine matter of local significance and it has been exempted from approval by York Region Council. In accordance with Regional Official Plan policy 8.3.8, as the proposed Amendment does not adversely affect Regional planning policies or interest.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 14-C “Areas Subject to Site Specific Plans” by adding the Subject Lands identified on Schedule “1” to this Amendment, and municipally known as 9773 Keele Street, as item #58.
2. Amending Volume 2, Section 13.1 “Areas Subject to Site Specific Policies” by adding the following policy, to be renumbered in sequential order:
“(OPA #62) 13.1.1.59 The lands known as 9773 Keele Street are identified on Schedule 14-C as Item #58 and are subject to the policies set out in Section 13.59 of this Plan.”
3. Adding the following policies to Volume 2, Section 14, “Site Specific Policies”, and renumbering in sequential order, including a location map of the Subject Lands as per Schedule 1:

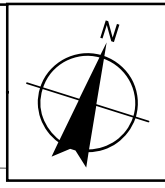
- “(OPA #62) 13.59 9773 Keele Street
- 13.59.1 General
- 13.59.1.1 The following policies shall apply to the lands identified on Map 13.62.A
- 13.59.1.2 Notwithstanding Sections 9.1.2.2 and 9.1.2.3 respecting new development within established “Community Areas”, a maximum of 11, 3-storey townhouse units and the relocation of the existing George Keffer house located on a private road shall be permitted. Site-specific development standards shall be established in the implementing zoning by-law.”

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, Draft Plan of Subdivision Approval and Site Development Approvals, pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

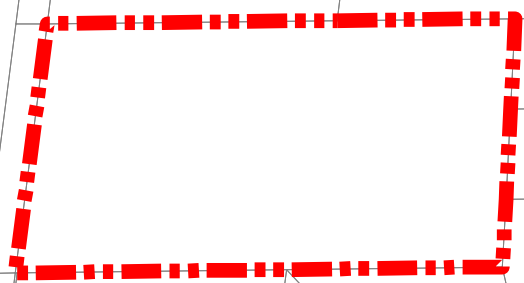


BARRHILL ROAD

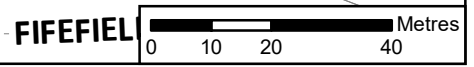
MERINO ROAD

KEELE STREET

ST. MARK DRIVE

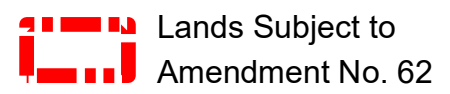


CHERRILL DRIVE



This is Schedule '1'
To Official Plan Amendment No. 62 Adopted
the 20th Day of April, 2021

File: OP.17.001
Related File: Z.17.002, 19T-17V001, DA.18.073
Location: Part of Lot 19, Concession 3
Applicant: 9773 Keele Developments Inc.
City of Vaughan





Appendix I Existing Land Uses Official Plan Amendment No. 62

File: OP.17.001

Related File: Z.17.002, 19T-17V001, DA.18.073

Location: Part of Lot 19, Concession 3

Applicant: 9773 Keele Developments Inc.

City of Vaughan



Lands Subject to
Amendment No. 62

APPENDIX II

The Subject Lands are located on the east side of Keele Street, south of Barrhill Road, and are municipally known as 9773 Keele Street, in the City of Vaughan.

The purpose of this Amendment is to amend the compatibility criteria of Vaughan Official Plan 2010 to permit a residential development consisting of 11, 3-storey townhouse units accessed by a private common element condominium road and the relocation of the George Keffer House heritage dwelling.

On March 10, 2021, Vaughan Council ratified the March 2, 2021 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.17.001 – 9773 Keele Developments Inc. as follows:

- “1. 9773 KEELE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.17.001 ZONING BY-LAW AMENDMENT FILE Z.17.002 DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 SITE DEVELOPMENT FILE DA.18.073 9773 KEELE STREET VICINITY OF KEELE STREET AND BARRHILL ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved, subject to replacing Attachment 1 with Communication C28 (Attachment 1 - revised March 2, 2021);
- 2) That staff explore the possibility to pursue an agreement with Alectra Utilities with respect to wrapping hydro boxes;
- 3) That the comments from Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, be received; and
- 4) That the coloured elevations submitted by the applicant be received.”