



**COMMUNICATION C31**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

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File: P-1736

October 12, 2021

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Hon. Mayor Bevilacqua and Members of Council**

**Re: Comments on City-Wide Comprehensive Zoning By-law (Final Draft)**  
**Committee of the Whole Meeting - Wednesday October 13, 2021**  
**Agenda Item 9**  
**9773 Keele Street (Site Specific By-law 047-2021)**  
**City of Vaughan,**  
**Regional Municipality of York**

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Dear Hon. Mayor Bevilacqua and Members of Council:

KLM Planning Partners Inc. is the planning consultant for 9773 Keele Development Inc., pertaining to the lands legally described as Part of Lot 19, Concession 3, and municipally known as 9773 Keele Street, in the City of Vaughan (the "Subject Lands").

An application affecting the Subject Lands for Zoning By-law Amendment was approved by City Council on April 20, 2021, however upon review of the final draft of the City-Wide Comprehensive Zoning By-law (the "CZBL") it appears the site-specific zoning provisions of resultant By-law 047-2021 (Attachment 1) have not been incorporated. More specifically, Schedule A Map 148 to the final draft CZBL (Attachment 2) indicates the lands are zoned "RT", although the CZBL text does not include such a category and rather includes provisions for only "RT1" and "RT2" zones. As neither the "RT1" or "RT2" parent zone categories of the CZBL capture provisions necessary to facilitate development of the Subject Lands as planned, we respectfully request that prior to final enactment of the CZBL, that it be amended to include an exception zone for the site reflective of approved By-law 047-2021.

Please consider this to be our formal request to be notified of all future Public Hearings, Open Houses, Committee of the Whole and Council meetings and decisions relating to this matter. As

always, we would be pleased to meet with City staff to discuss our concerns. If you would like to arrange a meeting to discuss the above, please do not hesitate to contact us.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Marshall Smith, BES, PMP, MCIP, RPP

Senior Planner

[MSmith@KLMPPlanning.com](mailto:MSmith@KLMPPlanning.com)

905-669-4055 x 222

cc: Matthew Baldassarra, 9773 Keele Development Inc.  
Brandon Correia, Manager of Special Projects, City of Vaughan

**ATTACHMENT 1**

9773 Keele Developments Inc.

**THE CORPORATION OF THE CITY OF VAUGHAN**

**IN THE MATTER OF Section 34,  
Subsections (18) and (19) of  
the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES**, of the Township of King City, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 047-2021 was passed by the Council of the Corporation of the City of Vaughan on the 20th day of April, 2021, and written notice was given on the 23rd of April, 2021 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 047-2021 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 047-2021 is deemed to have come into effect on the 13th of May, 2021.

**SWORN BEFORE ME** in the City )  
 of Vaughan, in the Regional )  
 Municipality of York, this )  
 14 day of May, 2021 )  
 )



\_\_\_\_\_  
TODD COLES

\_\_\_\_\_  
A Commissioner, etc.

Christine Marie Monique Vigneault  
 a Commissioner, etc.,  
 Province of Ontario, for  
 The Corporation of the City of Vaughan.  
 Expires July 5, 2023.

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 047-2021

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

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

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from R1 Residential Zone to RT1 Residential Townhouse Zone, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1515) Notwithstanding the provisions of:

    - a) Section 2.0 Definitions respecting Lot, Street, Street Line, Street Townhouse;
    - b) Subsection 3.14 respecting Permitted Yard Encroachments;
    - c) Subsection 3.21 respecting Frontage on a Public Street;
    - d) Subsection 4.1.4 respecting Driveway Width;
    - e) Subsection 4.1.7 and 4.29 respecting uses permitted in the RT1 Residential Townhouse Zone;
    - f) Subsection 4.22.2 respecting minimum no encroachment zone;
    - g) Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1646":

- ai) Lot – means a parcel of land fronting on a public street or private road;
- a ii) Street – means a street or private road owned and maintained by a future Condominium Corporation;
- a iii) Street Line – means the dividing line between a lot and a street or a private road, or the dividing line between a lot and a reserve abutting a street or a private road;
- a iv) Street Townhouse – means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street;
- bi) The maximum encroachment for deck and stairs shall be 2.8m in the rear yard for Unit B5, Building B;
- ci) Permit a lot to front onto a private road;
- di) The maximum driveway width shall be 3.6 m for a lot with a frontage of 5.7 m and 6 m (Buildings B and C);
- ei) In addition to Street Townhouse Dwellings, the development of 11, 3-storey townhouse units accessed by a private common element condominium road and the existing relocated George Keffer House House heritage dwelling is permitted;
- fi) The minimum no encroachment zone shall be:
  - 1.4 m to the main wall (Building A)
  - 0.5 m for Unit B5;
- gi) The minimum lot frontage for Building B shall be 5.7 m/ unit;
- gii) The minimum lot area for Buildings B and C shall be 135 m<sup>2</sup>;
- giii) The minimum lot depth shall be:
  - 20 m for Unit B5
  - 22 m for Building C;
- g iv) The minimum front yard setback for Unit B5 shall be 2 m:

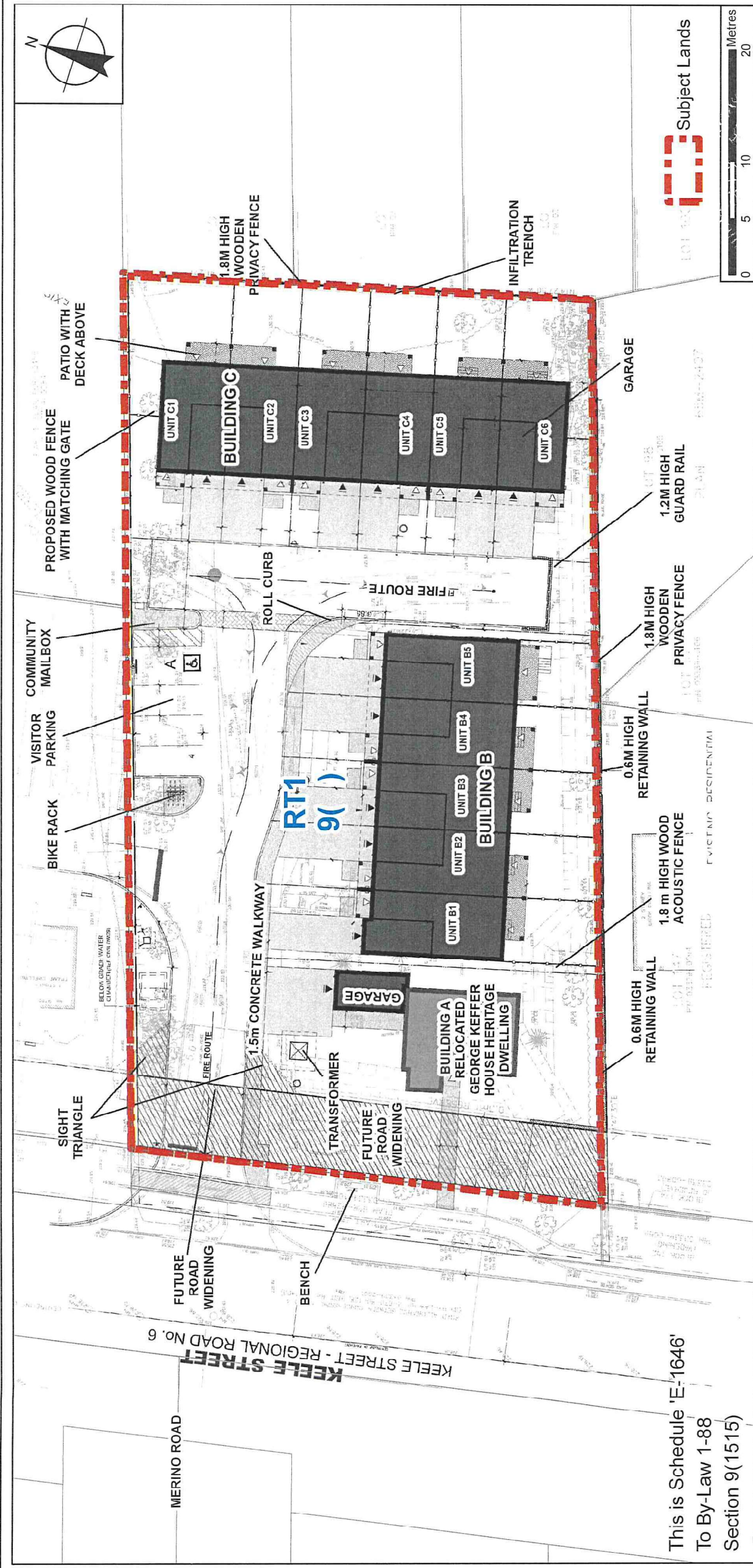
- gv) The minimum rear yard setback shall be:
    - 7.4 m for Building A
    - 7 m for Building B;
  - gvi) The minimum exterior yard setback shall be:
    - 1.4 m for Building A
    - 0.7 m for Unit B5;
  - gvii) The minimum interior yard setback for Building A and Unit B1 shall be 0.7 m;”
- c) Adding Schedule “E-1646” attached hereto as Schedule “1”.
  - d) Deleting Key Map 3D and substituting therefor the Key Map 3D attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk



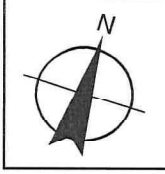
This is Schedule 'E-1646'  
 To By-Law 1-88  
 Section 9(1515)

Subject Lands

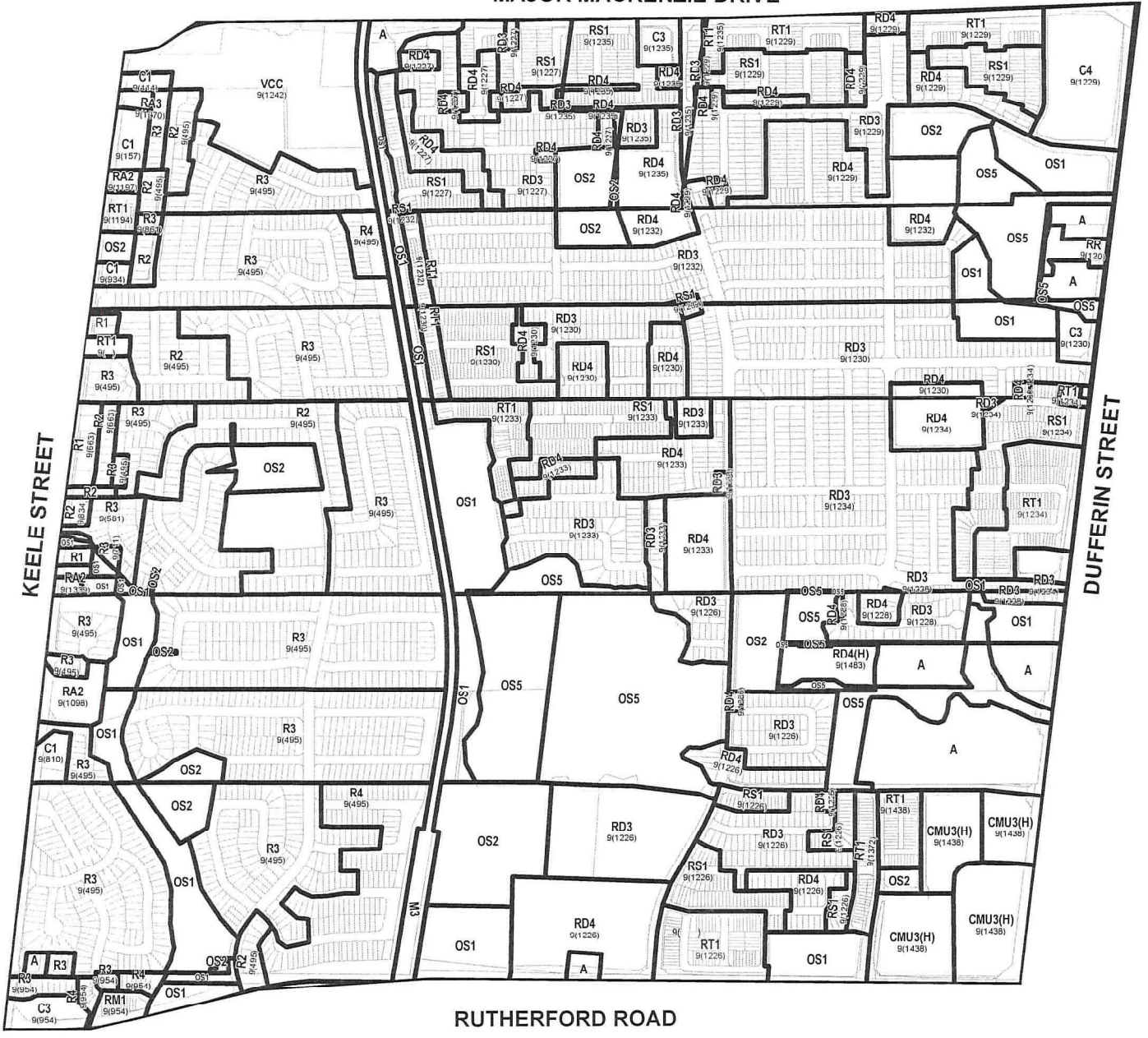
File: Z.17.002  
 Related File: OP.17.001, 19T-17V001 and DA.18.073  
 Location: Part of Lot 19, Concession 3  
 Applicant: 9773 Keele Developments Inc.  
 City of Vaughan

This is Schedule '1'  
 To By-Law 047-2021  
 Passed the 20th Day of April, 2021

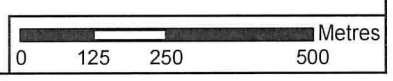
Signing Officers  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ Clerk



MAJOR MACKENZIE DRIVE



Key Map 3D  
By-Law No. 1-88



This is Schedule '2'  
To By-Law 047-2021  
Passed the 20th Day of April, 2021

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

Signing Officers  
  
Mayor  
  
Clerk



## **SUMMARY TO BY-LAW 047-2021**

The lands subject to this By-law are located on the east side of Keele Street, south of Barrhill Road, and are municipally known as 9773 Keele Street, being Part of Lot 19, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from "R1 Residential Zone" to "RT1 Residential Townhouse Zone" to permit the development on a private road of 11, 3-storey townhouse units and the relocation of the George Keffer heritage dwelling abutting Keele Street. The by-law also permits site-specific zoning exceptions for use, setbacks, definitions, frontage on a public street, lot area, lot frontage, lot depth, maximum encroachment, minimum no encroachment zone and maximum driveway width.



## Location Map To By-Law 047-2021

**File:** Z.17.002

**Related File:** OP.17.001, 19T-17V001 and DA.18.073

**Location:** Part of Lot 19, Concession 3

**Applicant:** 9773 Keele Developments Inc.

**City of Vaughan**

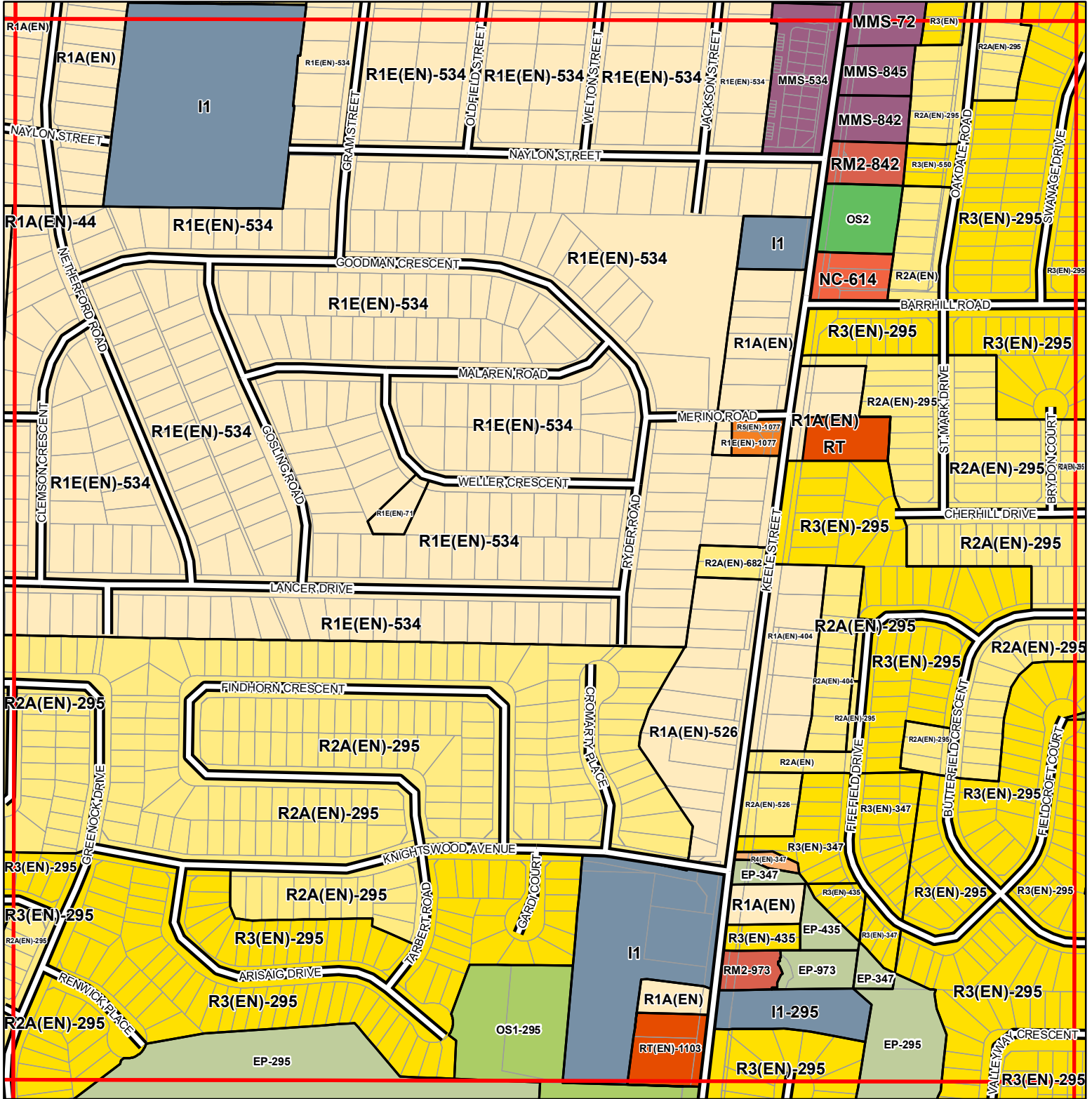


**Subject Lands**

# Zoning By-law 001- 2021

# ATTACHMENT 2

Schedule A | Map 148



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

**Residential Zones**

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- Employment Zones**
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These lands shall not be subject to Zoning By-law 2021-01

VAUGHAN		wsp		
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132
110	111	112	113	114



1:5,000

Final: September 2021