

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 30, 2021

WARD: 1

TITLE: 11191 KEELE ST. GP INC.

ZONING BY-LAW AMENDMENT FILE Z.21.036

DRAFT PLAN OF SUBDIVISION FILE 19T-21V007

11191 KEELE STREET

VICINITY OF KEELE STREET AND KIRBY ROAD

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 applications to rezone the subject lands and to permit a Draft Plan of Subdivision for the Subject Lands shown on Attachment 1. The Owner proposes to create a single block through a draft plan of subdivision for 42 three-storey freehold townhouse units served by a privately owned and maintained common element road, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes to rezone and create a single block through a plan of subdivision for 42, three-storey freehold townhouse units served by a privately owned and maintained common element road
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.21.036 and 19T-21V007 (11191 KEELE ST. GP INC.) BE RECEIVED, and that any issues identified be addressed by the Development

Planning Department in a comprehensive report at a future Committee of the Whole Meeting.

Background

Location: 11191 Keele Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 5, 2021

Date applications were deemed complete: October 7, 2021

Zoning By-Law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

11191 Keele St. GP Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to create a single block through a plan of subdivision for 42, three-storey freehold townhouse units served by a privately owned and maintained common element road (the 'Development'), as shown on Attachments 2 to 4:

1. Zoning By-law Amendment File Z.21.036 to rezone the Subject Lands from "A Agricultural Zone" as shown on Attachment 1, to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this Report.
2. Draft Plan of Subdivision File 19T-21V007, as shown on Attachment 3, consisting of Block 1 (1.01 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 roads, walkways, visitor parking spaces, and private landscaped areas.

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

- a) Date the Notice of Public Meeting was circulated: November 5, 2021

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 150 m of the Subject Lands, plus an expanded polling area shown in Attachment 1, the MacKenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 16, 2021 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

None

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010
- This designation permits townhouse dwellings at a building height of 3 storeys

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

Zoning:

- “A Agricultural Zone” by Zoning By-law 1-88
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Zone Requirement	Proposed Exceptions to the RT1 Residential Zone Requirement
a.	Definition of ‘Lot’	Means a parcel of land fronting on a street separate from any abutting land	Means a parcel of land fronting on a street or private common element condominium road
b.	Definition of ‘Street’	Means a street under the jurisdiction of the Regional Municipality of York or assumed by the City	Means a public or a private common element road
c.	Definition of ‘Dwelling, Street Townhouse’	Means a townhouse dwelling in which each dwelling unit is situation on its own lot, which lot abuts a public street	Means a townhouse dwelling a which each dwelling unit is situation on its own lot, which abuts a public street or private common element condominium

	Zoning By-law 1-88 Standard	RT1 Residential Zone Requirement	Proposed Exceptions to the RT1 Residential Zone Requirement
d.	Minimum Front Yard	4.5 m	3.5 m (Blocks A to H)
e.	Minimum Rear Yard	7.5 m	4.5 m (Blocks A to H)
f.	Minimum Lot Area	180 m ²	144 m ² (Blocks A to H)
g.	Minimum Exterior Side Yard	4.5 m	1.51 m (Block C) 0.0 m (Block D) 1.91 m (Block E) 1.35 m (Block F)
h.	Minimum Lot Depth	27 m	24 m (Blocks A to H)
i.	Maximum Driveway Width	6.0 m	5.88 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 Vaughan Official Plan 2010 ('VOP 2010') ▪ 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"

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Amendments	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and site-specific exceptions to permit the Development will be reviewed in consideration of, but not limited to, lot size, configuration, pedestrian, barrier free and vehicular access, built form and the existing and planned surrounding land uses
c.	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
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
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 Vaughan Council
f.	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
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, external public agencies, and utilities, including Metrolinx, the Public and Separate and French School Boards
h.	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 ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze score of 27

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Site Development, Draft Plan of Condominium and Part Lot Control Applications	<ul style="list-style-type: none"> A Site Development Application to permit the proposed Development will be required to review, but not limited to, pedestrian and barrier free accessibility, site design, built form and building elevations and materials, upgraded flankage elevations, snow storage areas, tree protection, servicing, grading and storm water management, the location of the proposed visitor parking spaces, garbage and waste storage and placement of air conditioning units, among other matters, if the Applications are approved A Draft Plan of Condominium Application will be required to facilitate a condominium tenure of the proposed common elements (i.e. private road internal sidewalk, visitor parking and common landscape areas) to be owned and maintained by a Condominium Corporations on behalf of the 42 freehold townhouse unit owners, should the Applications be approved A Part Lot Control Application to create the individual lots for the townhouse units will also be required should the Applications be approved

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands are located on Keele Street, an arterial road under the jurisdiction of York Region. Should additional land for a road widening and/or sight triangles be required, the Development must be revised accordingly. York Region will also review and approve the access, location and design of the proposed driveway on Keele Street. Any issues will be addressed when the comprehensive 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. Comments from the public and Vaughan Council expressed at the Public

Meeting or in writing 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 Department, ext. 8382.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Zoning
3. Draft Plan of Subdivision File 19T-21V007
4. Conceptual Townhouse Elevations

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