

# 11191 Keele Street, City of Vaughan

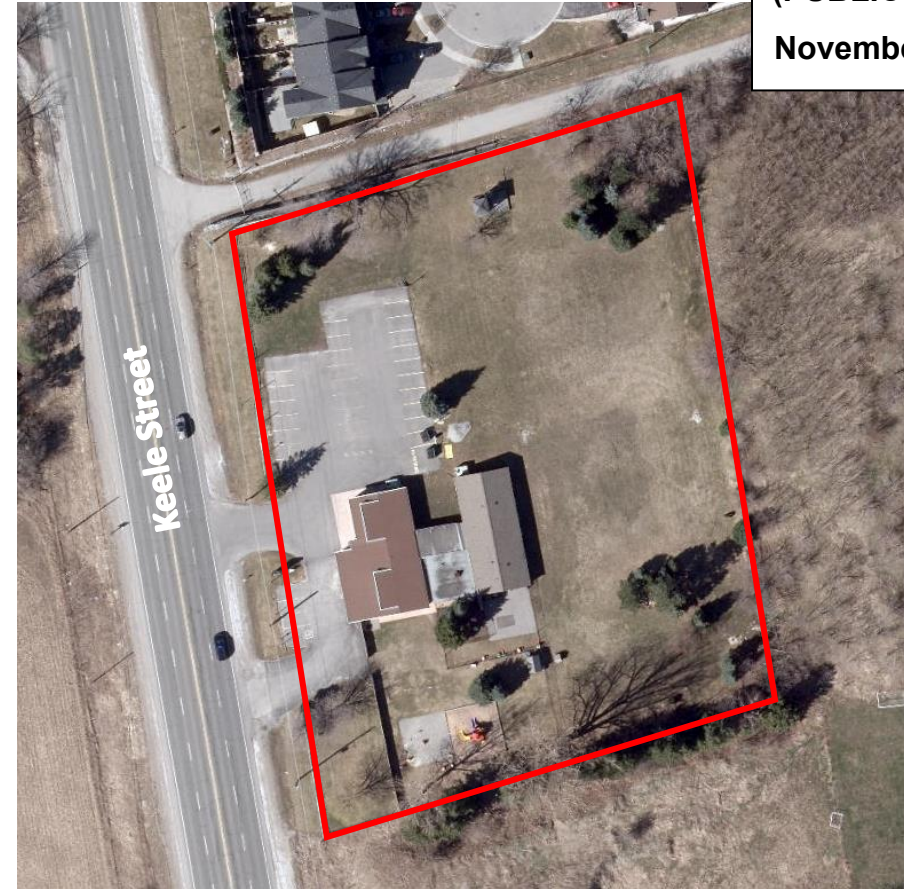
11191 Keele St. GP Inc.

COMMUNICATION C3

ITEM NO. 2

COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)

November 30, 2021



PUBLIC MEETING

November 30, 2021

HUMPHRIES PLANNING GROUP INC.

Z.21.036 & 19T-21V007



# EXISTING CONTEXT

**Legal Description:**  
PT W1/2 LT 28 CON 3 VAUGHAN AS IN  
R754311; VAUGHAN

**Municipal Address:**  
11191 Keele Street

**Lot Frontage:**  
114 m – Keele Street

**Lot Size:**  
Approx. 1.01 hectares (2.5 acres)

**Existing Uses:**  
The Subject Site is currently occupied  
by a children’s learning and daycare  
facility.

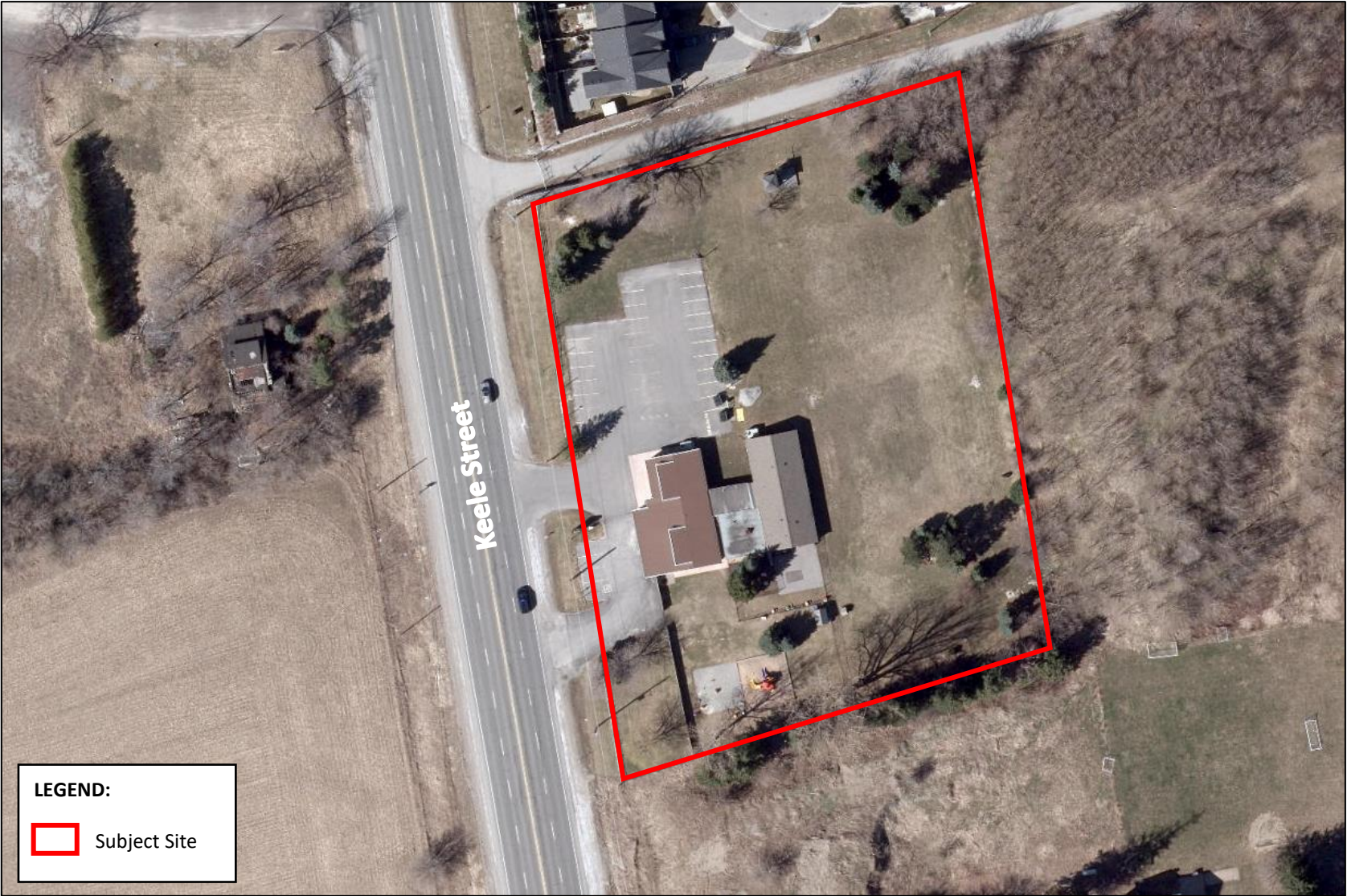


Figure 1: Aerial Map (York Maps, 2021)



# SITE LOCATION & AREA CONTEXT



Figure 2: Context Map (York Maps, 2021)



# POLICY FRAMEWORK

## City of Vaughan Official Plan, 2010

- Subject Site is designated “Low-Rise Residential”, per Schedule 13 – Land Use.
- “Low-Rise Residential” designation permits townhouse dwellings with a maximum building height of 3 storeys and 3-6 units in a block.

## City of Vaughan Zoning By-law 1-88

- Subject Site is zoned ‘A-Agricultural’ Zone, per Zoning By-law 1-88.
- The subject rezoning application intends to replace the current ‘A-Agricultural’ Zone category with the ‘RT1-Residential Townhouse’ Zone and site-specific exceptions to permit the proposed development.

## New Comprehensive Zoning By-law 001-2021

- Subject Site is zoned ‘A-Agricultural’ Zone, per the City of Vaughan’s New Comprehensive Zoning By-law 001-2021.

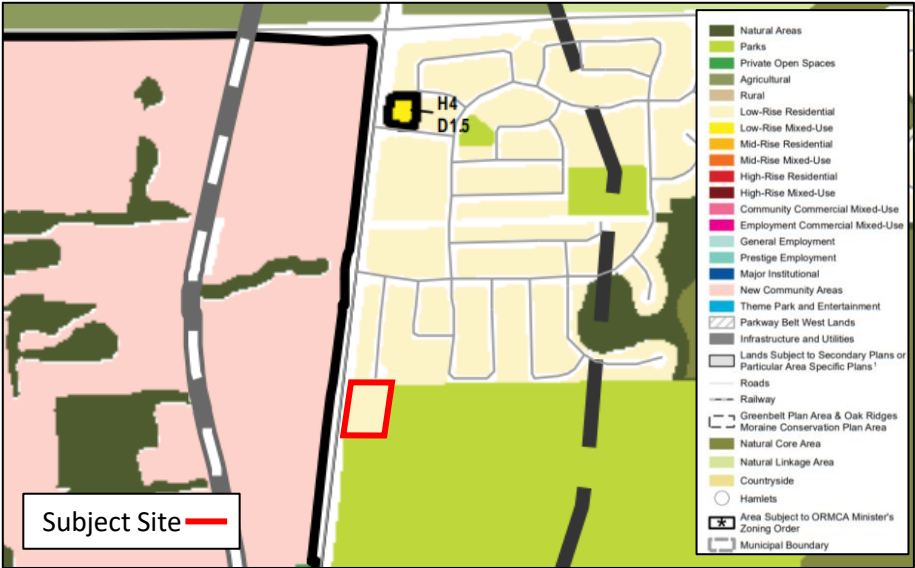


Figure 3: Schedule 13 – Land use (City of Vaughan Official Plan, 2010)

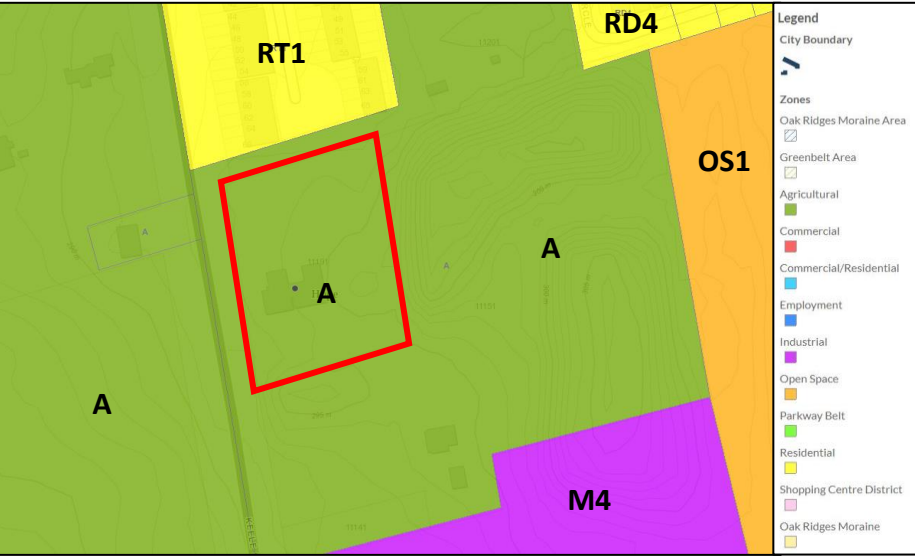


Figure 4: City of Vaughan Zoning By-law 1-88 (City of Vaughan)

# DEVELOPMENT PROPOSAL

## Development Summary

Total Site Area	10,108 sq.m
Lot Coverage	40.3%
Total Residential Units	42
Total Density	41.55 UPH
Building Height	3 storeys
Lot Depths:	24.0m – 24.11m
Lot Frontages:	6.0m – 6.5m



## Parking Statistics

Resident Parking	2 spaces (1 in the garage and 1 in the driveway)
Units C1, D4, E1, and F4	2 spaces in the garage and up to 2 spaces on driveway
Visitor Parking	14 (on-street)
Accessible Parking	1 Space

# **DEVELOPMENT PROPOSAL**

- The subject rezoning application intends to replace the current 'A-Agricultural' Zone category with the 'RT1-Residential Townhouse' Zone and site-specific exceptions to permit the proposed development.
- The following are a list of the site-specific exceptions:

	<b>Required (RT1 Zone)</b>	<b>Proposed</b>
Permitted Use	Street Townhouse Dwelling	Street Townhouse Dwelling
Minimum Lot Area	180 sq.m /unit	144 sq.m /unit
Minimum Front Yard Setback	4.50 m	3.50 m
Minimum Exterior Side Yard Setback	4.50 m	1.35 m
Minimum Rear Yard Setback	15.0 m	4.50 m
Minimum Lot Depth	30.0 m	24 m



# RENDERINGS



Front Elevation

# RENDERINGS



Rear Elevation



## **STUDIES COMPLETED**

- **Hydrogeological Report**, prepared by Fisher Engineering, dated September 1, 2021;
- **Geotechnical Soils Report**, prepared by Fisher Environmental, dated March 4, 2021;
- **Noise & Vibration Report**, prepared by HGC Engineering, dated September 14, 2021;
- **Transportation Study**, prepared by PTSL, dated July 2021;
- **Phase 1 ESA**, prepared by Fisher Environmental, dated July 22, 2021;
- **Phase 2 ESA**, prepared by Fisher Environmental, dated July 28, 2021;
- **Stormwater Management & Functional Servicing Report (& Water Balance)**, prepared by FP&P, dated August 31, 2021;
- **Stage 1 & 2 Archaeological Assessment**, prepared by Irvin Heritage, dated April 23, 2021;
- **Arborist Report & TIPP**, prepared by SBK Landscape, dated September 9<sup>th</sup>, 2021;
- **Urban Design and Sustainability Brief**, prepared by FC Architects, dated October 2021; and
- **Planning Justification Report**, prepared by Humphries Planning Group Inc., dated September 2021.

**THANK YOU**