

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

2

HATPIN DEVELOPMENTS INC.

WARD 1 - VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated March 7, 2017, be approved; and
- 2) That the following deputations be received:
 1. Mr. Keith McKinnon, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant; and
 2. Mr. Frank Crocco.

1. THAT the Public Hearing report for File Z.16.044 (Hatpin Developments Inc.), BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

Communications Plan

- a) Date the Notice of Public Hearing was circulated: February 10, 2017.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Signs were installed on the Keele Street and McNaughton Road frontages in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m

- c) 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. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 2

Purpose

To receive comments from the public and the Committee of the Whole on the following application for the subject lands shown on Attachments #1 and #2, to facilitate the development of 49 three-storey block townhouse units within 9 townhouse blocks served by privately owned and maintained common elements (through a future Condominium (Standard) Corporation) consisting of a private-road, 17 visitor parking spaces, sidewalks, community mailboxes, landscaping, a pedestrian mews and an urban square, as shown on Attachments #3 and #5:

1. Zoning By-law Amendment File Z.16.044, specifically to amend Zoning By-law 1-88, to rezone the subject lands from C8(H) Office Commercial Zone with the Holding Symbol “(H)” subject to site-specific Exception 9(840), A Agricultural Zone and R1 Residential Zone to RM2 Multiple Dwelling Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to RM2 Multiple Dwelling Zone standards of Zoning By-law 1-88:

	Zoning By-law 1-88 Standard	RM2 Multiple Dwelling Zone Requirements	Proposed Exceptions to the RM2 Multiple Dwelling Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting onto a street separate from any abutting land.	The subject lands shall be deemed to be one lot regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, consents, subdivision, easements, or condominiums.
b.	Maximum Number of Units in a Row	6 units	7 units (Blocks 7 and 9 as shown on Attachment #3)
c.	Minimum Width of Landscaping around the Periphery of an Outdoor Parking Area	3 m wide strip of land with a minimum height of 1.2 m	0.7 m with 0 m height
d.	Minimum Amenity Area	49 three bedroom units @ 90 m ² /unit = 4,410 m ²	49 three bedroom units @ 10.4 m ² /unit = 509.6 m ²
e.	Minimum Lot Area	230 m ² /unit	95 m ² /unit
f.	Minimum Front Yard Setback (McNaughton Road)	4.5 m	Ranges between 2.5 m to 3.6 m for Blocks 1 and 2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 3

g.	Minimum Exterior Yard Setback (Keele Street)	4.5 m	Ranges between 3 m to 3.7 m for Blocks 3-5
h.	Minimum Setback to a Sight Triangle	3 m	2 m
i.	Minimum Width of a Landscape Strip	6 m	<ul style="list-style-type: none"> • 2 m (McNaughton Road) • 3 m (Keele Street)

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.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ West side of Keele Street, north of McNaughton Road, known municipally as 10274, 10286 and 10296 Keele Street, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010) and are located within a "Community Area" as identified in Schedule 1, the "Urban Structure" of VOP 2010. This designation permits townhouse dwelling units having a maximum height of 3-storeys and a maximum density (Floor Space Index - FSI) of 1.25 times the area of the lot. The conceptual development has a height of 3 storeys and a density (FSI) of 0.7. ▪ A "Community Area" is generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. ▪ VOP 2010 identifies compatibility criteria for new developments in a "Community Area". The compatibility criteria direct that new development is designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a "Community Area" within established development areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks. ▪ The proposed townhouse development is located on Keele Street, being an arterial road, and McNaughton Road, being a minor arterial road, and is located in proximity to a similar townhouse proposal to the immediate north, as shown on Attachment #2. McNaughton Park is located to the west.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 4

	<ul style="list-style-type: none">▪ Section 9.2.3.2. in VOP 2010 identifies development criteria for townhouse dwelling units, which states that townhouses shall be up to three storeys in height, not more than six attached residential units in a row and having a minimum facing distance of 18 m. Proposed townhouse Blocks 7 and 9 are designed with seven units in a row, and Blocks 6 to 9 have a proposed facing distance of 12.5m. In accordance with VOP 2010, the Owner has provided an Urban Design Sustainability Brief, to address the development criteria for townhouses, which must be reviewed to the satisfaction of the Vaughan Development Planning Department.▪ Section 10.2.1.7 of VOP 2010 provides for minor variations to numerical standards (except for density and building height), as such, an Official Plan Amendment is not required respecting the proposed 7 unit townhouse blocks (Blocks 7 and 9) and facing distance. <p>The proposed use conforms to VOP 2010. The development proposal will be reviewed to assess consistency with the development and design criteria of VOP 2010.</p> <ul style="list-style-type: none">▪ The subject lands are located within the “Village of Maple Heritage Conservation District Plan”, and are subject to Section 12.2.1.1c “Heritage Conservation Districts” in VOP 2010. The Vaughan Development Planning Department will work with the Owner to ensure conformity with the Plan.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned C8(H) Office Commercial Zone with the Holding Symbol “(H)” subject to site-specific Zoning Exception 9(840), A Agricultural Zone and R1 Residential Zone by Zoning By-law 1-88.▪ The Owner is proposing to rezone the subject lands to RM2 Multiple Dwelling Zone, together with the site-specific zoning exceptions identified in the Purpose section of this report to permit 49 townhouse dwellings units.▪ The development proposal does not comply with Zoning By-law 1-88, and therefore, an amendment to Zoning By-law 1-88 is required to facilitate the development.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 5

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Provincial policies, Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting design and compatibility criteria for new development in a “Community Area” and the requirements of the Village of Maple Heritage Conservation District Plan. ▪ The proposal townhouse built form will be reviewed in consideration of the Urban Design Guidelines for Infill Development in Established Low Rise Residential Neighborhood as approved by Vaughan Council on October 19, 2016.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to facilitate the development of 49 townhouse dwelling units will be reviewed in consideration of the site being located within the Village of Maple Heritage Conservation District, and the compatibility criteria of VOP 2010. The Owner has submitted an Urban Design and Sustainability Brief in support of the proposed development, which must be reviewed to the satisfaction of the Vaughan Development Planning Department.
c.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The existing detached dwelling (10,286 Keele Street) on the subject lands is located within the Maple Heritage Conservation District and therefore, is designated under Part V of the <i>Ontario Heritage Act</i>. The proposal must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and considered by the Heritage Vaughan Committee. ▪ The Owner has submitted a Cultural Heritage Resource Impact Assessment (CHIA) and a Conservation District Conformity Report (CDCR) that assesses the impact of the proposed development and its conformity with the Village of Maple Heritage Conservation District Plan (HCDP). The CHIA and CDCR are currently being reviewed by the Vaughan Development Planning Department to ensure that both documents meet the City of Vaughan’s Guidelines for a CHIA, Section 41.2(1) of the <i>Ontario Heritage Act</i> and whether the proposal is consistent with the Maple Heritage Conservation District Plan. ▪ The demolition of sympathetic non-heritage properties in the Maple HCD is not generally supported. The CHIA should provide a reasonable rationale for supporting this action and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 6

		<p>recommend specific mitigation strategies, which must be reviewed to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. The design, scale and massing of the proposed development must also be evaluated within the CHIA with a discussion of how the development proposal meets the Maple HCD Plan and Guidelines, and specific mitigation recommendations where it does not meet the criteria.</p>
d.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The subject lands are located within the Maple Streetscape and Urban Design Guidelines designated area. If the subject application is approved, the proposed development through a future related Site Development File must comply with the requirements of the Maple Streetscape and Urban Design Guidelines, which includes prescribed streetscape materials, street furniture and lighting within the public realm along Keele Street.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Community Services and Facilities Study - Arborist Report - Cultural Heritage Resource Impact Assessment - Heritage Conservation District Conformity Report - Functional Servicing Report - Stormwater Management Report - Phase One Environmental Site Assessment - Phase Two Environmental Site Assessment - Preliminary Environmental Noise and Vibration Report - Transportation Study
f.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the development proposal must be identified and allocated by Vaughan Council, if the development is approved. If servicing 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 7

g.	Cash-in-Lieu of Parkland	<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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should a future Site Development application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
h.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the proposal and will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> - appropriate building design and materials - site design and building/unit orientation - upgraded flankage elevations - pedestrian and barrier free accessibility - building setbacks appropriate for a Heritage Conservation District - appropriate pedestrian mews, park connection, driveway and vehicular access - landscaping - environmental sustainability - servicing and grading - stormwater management - tree preservation - snow storage ▪ All issues identified through the review of the future Site Development application will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.
i.	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, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if the application is approved.
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium Application will be required to establish the proposed Condominium tenure for the development. The Owner has indicated that they wish to proceed with a Standard Draft Plan of Condominium Application, should the Zoning By-law Amendment and Site

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 8

		Development applications be approved. The future Condominium Corporation will privately administer off-site snow storage, garbage disposal, and manage all common activities including the maintenance of the driveways, amenity areas and landscape.
I.	Keele Street Road Widening and Access	<ul style="list-style-type: none">▪ York Region must confirm the final planned right-of-way width for Keele Street. Should additional land for a road widening be required, the development proposal must be revised accordingly.▪ York Region has advised through the review of the adjacent development proposal to the north (Files Z.15.029, 19T-15V010 & DA.15.071 - Gracegreen Real Estate Development Ltd.) that both properties shall share a coordinated access from Keele Street. York Region must review and approve the proposed final driveway design and access location on Keele Street.
m.	Existing Mature Trees	<ul style="list-style-type: none">▪ The majority of the existing trees on site are proposed to be removed. The Arborist Report submitted in support of this application has been circulated to the Vaughan Parks & Forestry Operations, Development Planning and Parks Development Departments who will review the report. Should it be determined that some/all of the trees must be preserved, it may result in a loss in the number of units on the site, alternatively if trees are to be removed, then appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

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 in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, CW (PH) Report No. 11 – Page 9

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Zoning
4. Conceptual Townhouse Elevations (Blocks 5, 6 and 8)
5. Conceptual Landscape Plan

Report prepared by:

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