

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 1, Report No. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

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**OFFICIAL PLAN AMENDMENT FILE OP.15.008
ZONING BY-LAW AMENDMENT FILE Z.15.034
DRAFT PLAN OF SUBDIVISION FILE 19T-15V014
CENTRA (KEELE) INC.
WARD 1 - VICINITY OF KEELE STREET AND CROMWELL ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 3, 2016, be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised; and**
- 3) That the following deputations and Communications be received:**
 - 1. Mr. Ryan Guetter, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;**
 - 2. Ms. Julia Pierdon, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;**
 - 3. Ms. Lesley Knight, Keele Street, Maple and Communication C75 photographs;**
 - 4. Ms. Jana Manolakos, Keele Street, Maple;**
 - 5. Ms. Angela Orsini, Empress Road, Maple;**
 - 6. Mr. Bill Manolakos, Keele Street, Maple;**
 - 7. Mr. Edward Ceccato, Gardi Court, Maple and Communication C76 photographs;**
 - 8. Ms. Maria Donato, Weller Court, Maple;**
 - 9. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and**
 - 10. Mr. Nando De Luca, Keele Street, Maple.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.15.008, Z.15.034 and 19T-15V014 (Centra (Keele) 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.**

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: April 8, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m
- c) Comments Received – Prior to the formal Notice Circulation:
 - i. B. and J. Manolakos, Keele Street, with correspondence dated February 15, 2016, concerning compatibility of the proposed development with the surrounding area and non-conformity with Vaughan Official Plan 2010 and the Maple Heritage Conservation District Plan with respect to scale, massing, and density.

Any additional 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 the final technical report at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 19 three-storey freehold townhouse units within three blocks to be served by a privately owned and maintained (through a future Condominium Corporation) common element condominium road, internal walkway and five visitor parking spaces, as shown on Attachments #3 to #7:

- 1. Official Plan Amendment File OP.15.008 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria for new development within lands identified by VOP 2010 as "Community Area", including lot configuration and size, built form, and physical character with the surrounding developments.
- 2. Zoning By-law Amendment File Z.15.034 to rezone the subject lands from R1 Residential Zone (detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m²) to RT1 Residential Townhouse Zone (freehold townhouse units), together with the following site-specific zoning exceptions to the RT1 Zone standards of Zoning By-law 1-88:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Frontage on a Public Street	A lot must front onto a public street	Permit a freehold lot to front onto a private common element condominium road

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b.	Definition of Exterior Lot Line for Lots Abutting a Private Road	Means the lot line, on a corner lot, which is a street line and which is not the front lot line.	Means the lot line, on a corner lot (Blocks 1 and 2), which is abutting a private road and which is not the front lot line.
c.	Minimum Lot Frontage	6 m / unit	5.5 m / unit
d.	Minimum Lot Depth	27 m / unit	20 m / unit
e.	Minimum Lot Area	162 m ² / unit	110 m ² / unit
f.	Minimum Amenity Area	Three Bedroom Unit: 90 m ² Total Amenity Area Required = (19 units x 90 m ²) = 1,710 m ²	Three Bedroom Unit: 36 m ² Total Amenity Area Proposed (19 units x 36 m ²) = 684 m ²
g.	Minimum Front Yard Setback	4.5 m	Block 2 - 3 m (Keele Street) Block 3 - 4.33 m (Private Road)
h.	Minimum Exterior Side Yard Setback	4.5 m	Block 1 - 2 m
i.	Minimum Interior Side Yard Setback to a Non-Residential Use (Visitor Parking Area)	3.5 m	Block 2 - 3.05 m
j.	Minimum Rear Yard Setback	7.5 m	Block 1 - 4.67 m Blocks 2 & 3 - 4.55 m

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k.	Minimum Landscape Strip Width around the Periphery of an Outdoor Parking Area	3 m	0 m
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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.

3. Draft Plan of Subdivision File 19T-15V014, as shown on Attachment #3, consisting of one 0.333 ha block (Block 1) that has been submitted for technical reasons to create a block within a future Registered M-Plan that would allow a future Draft Plan of Condominium (Common Elements) application to be processed to facilitate the condominium tenure of the common elements under the Planning Act, and proposed site development shown on Attachments #4 to #7; and, one 0.074 ha block (Block 2) for road widening purposes, for a total land area of 0.407 ha.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 9560 and 9570 Keele Street, located on the west side of Keele Street, north of Cromwell Road and Frank Robson Park, 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 Residential” 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. The designation permits townhouse dwelling units with a maximum permitted height limit of 3-storeys. There is no associated density requirement. ▪ VOP 2010 identifies compatibility criteria for new developments in a “Community Area”, which directs that new development be 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. ▪ As the proposed development is located on Keele Street, being an arterial road, within an existing detached subdivision surrounded by larger lots, the proposal does not address the compatibility criteria for new development within an existing “Community Area” designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development.

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	<ul style="list-style-type: none">▪ Section 9.2.3.2 in VOP 2010 provides the following development criteria for townhouse dwellings: that one block of townhouses shall consist of no more than six attached residential dwellings; that townhouse dwellings shall front onto a public street; and, that blocks of townhouses that are not separated by a public street shall have a minimum facing distance of 18 m.▪ The proposal does not meet the development criteria in Section 9.2.3.2 of VOP 2010, as follows: Block 3 consists of eight dwelling units in a row; all three townhouse blocks either have frontage or access from a private road; and, the minimum facing distance between Blocks 1 and 2 is 15.5 m. Section 10.2.1.7 of VOP 2010 permits minor variations from numerical standards (excluding FSI, height and environmental standards), which will be reviewed for appropriateness.▪ The proposal does not conform to the compatibility and development criteria of the Official Plan. Therefore, an amendment to VOP 2010 is required.▪ The Owner has submitted an Official Plan Amendment Application to permit the proposed development in response to the compatibility criteria in the Official Plan.▪ 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 Volume 2 of VOP 2010.▪ The subject lands are located on a "Regional Transit Priority Network" as identified in VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, and permit only detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m².▪ The Owner is proposing to rezone the subject lands from R1 Residential Zone to RT1 Residential Townhouse Zone in order to permit 19 freehold townhouse units, together with the site-specific zoning exceptions to the RT1 Zone identified in the Purpose section of this report.▪ The Owner has submitted a Zoning By-law Amendment Application to implement the proposed zoning to facilitate the proposed development.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a “Community Area”.
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 19 freehold townhouse dwelling units on the subject lands as shown on Attachments #4 to #7, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, built form compatibility, building setbacks and traffic impact.
c.	Village of Maple Heritage Conservation District Plan	<ul style="list-style-type: none">▪ The existing buildings located at 9560 and 9570 Keele Street are designated under Part V of the <u>Ontario Heritage Act</u>, and are listed in the Vaughan Heritage Inventory. The proposal must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee.▪ The Owner has submitted a Cultural Heritage Resource Impact Assessment that assesses conformity to the Village of Maple Heritage Conservation District Plan (HCDP), which must be approved by the Vaughan Development Planning Department.
d.	Review of Low-Rise Residential Development	<ul style="list-style-type: none">▪ On October 20, 2015, Vaughan Council adopted a motion for the Vaughan Policy Planning and Environmental Sustainability Department to undertake a review of Low-Rise Residential development and policies in VOP 2010, including, but not limited to, matters such as:<ul style="list-style-type: none">- Ability to ensure compatibility of new development with the character, form and function of existing surrounding areas.- Ensuring appropriate built form and site organization.- Context sensitive approaches that respond to unique areas such as heritage districts and older established neighbourhoods.

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		<p>As a result of this motion, Vaughan Council considered an options report by the Vaughan Policy Planning and Environmental Sustainability Department on March 1, 2016, identifying design guidelines and possible policy amendments for Low-Rise Residential development.</p> <p>The applications will be reviewed in consideration of the principles of the Low-Rise Residential review.</p>
e.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority:<ul style="list-style-type: none">- Planning Justification Report- Functional Servicing and Stormwater Management Report- Geotechnical Report- Environmental Noise Feasibility Study- Urban Design and Sustainability Brief- Tree Inventory and Preservation Plan
f.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none">▪ The subject lands are located within the Maple Streetscape designated area. If the subject applications are approved, the proposed development through a future Site Development Application 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.
g.	Draft Plan of Subdivision File 19T-15V014	<ul style="list-style-type: none">▪ Draft Plan of Subdivision File 19T-15V014 has been submitted for technical reasons under the Planning Act. to create a block within a future Registered M-Plan to allow a future Draft Plan of Condominium (Common Elements) application to be processed to facilitate the condominium tenure of the common elements (private road, internal walkway, and visitor parking spaces), and the creation of individual lots for townhouse dwelling units, and road widening, and will be reviewed in consideration of the surrounding land uses and to implement any draft plan of subdivision conditions.
h.	Conceptual Site Plan / Future Site Development Application	<ul style="list-style-type: none">▪ A future Site Development Application is required to facilitate the proposed development shown on Attachments #4 to #7, should the subject applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application and will also be considered through the review of the Conceptual Site Plan provided with the subject applications as shown on Attachment #4:

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		<ul style="list-style-type: none"> - pedestrian and barrier free accessibility; - proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private road; - appropriate site design and building materials, orientation of units and upgraded elevations for units facing Keele Street, Frank Robson Park and visible flankage elevations, landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading; - the relationship between the facing distance of each townhouse block in order to maximize daylight, enhance landscaping and ensure privacy; - the number of units for each townhouse block, specifically “Block 3” on Attachment #4; - accessibility and location of the proposed residential visitor parking spaces; and, - the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium Application is required to create a Condominium Corporation to address the tenure of the common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), if the subject applications are approved.
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (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 subject applications are approved.
k.	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 the subject applications 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.
l.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed 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.

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m.	Phase 1 ESA	<ul style="list-style-type: none">▪ The Vaughan Development Engineering and Infrastructure Planning Department must review and approve the Phase 1 ESA (Environmental Site Assessment) in support of the applications.
n.	Road Widening and Access	<ul style="list-style-type: none">▪ York Region must confirm and approve the final planned road right-of-way width and any road improvements for Keele Street.▪ York Region must also review and approve the proposed final driveway access location and design on Keele Street.

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

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

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V014
4. Conceptual Site Plan
5. Conceptual Landscape Plan
6. Typical Front and Side Elevations
7. Interior Elevations (Facing Private Road)

Report prepared by:

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Christina Napoli, Senior Planner, ext. 8483

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)