

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 3, Report No. 25, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 4, 2013.

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**OFFICIAL PLAN AMENDMENT FILE OP.13.004
ZONING BY-LAW AMENDMENT FILE Z.13.006
DRAFT PLAN OF SUBDIVISION FILE 19T-13V001
NANCY DIMANNO
WARD 1 – VICINITY OF KEELE STREET AND BARRHILL ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 21, 2013, be approved; and**
- 2) That the following deputations and communications be received:**
 - 1. Mr. Claudio Brutto, Brutto Consulting Ltd., Edgley Boulevard, Vaughan, on behalf of the applicant, and Communication C8, presentation material, entitled “9846 Keele Street, Vaughan – Proposed re-development: 10 luxury townhouses”, dated May 21, 2013;**
 - 2. Bill and Jana Manolakos, also representing Branko and Karin Dzeletovic, Keele Street, Maple, and Communication C5, dated May 17, 2013;**
 - 3. Mr. Udo Schonberg, Naylor Street, Maple, on behalf of St. Andrews Presbyterian Church, and Communication C9, dated May 21, 2013; and**
 - 4. Ms. Kim Arnold, Underhill Drive, North York, on behalf of St. Andrews Presbyterian Church.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT the Public Hearing report for Files OP.13.004, Z.13.006 and 19T-13V001 (Nancy DiManno) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: April 26, 2013**
- b) Circulation Area: 150 m**
- c) Comments received as of May 7, 2013: None**

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 10 block townhouse units (freehold) within 2 blocks accessed by a private common element condominium road together with visitor parking spaces and an amenity area, as shown on Attachments #3 to #5:

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1. Official Plan Amendment File OP.13.004, specifically to amend in-effect OPA #350 (Maple Community Plan) to redesignate the subject lands from “Low Density Residential” (maximum density of 22 units per hectare or 4 units) to “Medium Density Residential” (maximum density of 60 units per hectare or 10 units).
2. Zoning By-law Amendment File Z.13.006 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone (single-detached) to RM2 Multiple Residential Zone (townhouse) and to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, RM2 Zone Requirements	Proposed Exceptions to the RM2 Zone
a.	Minimum Lot Area	230 m ² /unit	167.6 m ² /unit
b.	Minimum Front Yard Setback (Keele Street)	4.5 m	1.5 m
c.	Minimum Rear Yard Setback (West)	4.5 m	3.98 m
d.	Minimum Landscape Strip Width Abutting a Street (Keele Street)	6.0 m	1.5 m
e.	Minimum Amenity Area	90 m ² /unit	44.3 m ² /unit

3. Draft Plan of Subdivision File 19T-13V001 to create 2 blocks for residential townhouse units, and 1 block for a private road, visitor parking spaces and an amenity area, as shown on Attachment #4, and with the following site statistics:

Block 1 – (Freehold) Townhouse	6 units	0.065 ha
Block 2 – (Freehold) Townhouse	4 units	0.035 ha
<u>Block 3 – (Condominium) Road, Visitor Parking, Amenity Area</u>		<u>0.067 ha</u>
Total	10 units	0.167 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the west side of Keele Street, south of Major Mackenzie Drive (municipally known as 9850 Keele Street) shown as “Subject Lands” on Attachments #1 and #2. ▪ The property is currently developed with a residential dwelling, which is proposed to be demolished.
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Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low Density Residential” by in-effect OPA #350 (Maple Community Plan), which permits single detached and semi-detached dwelling units. The maximum permitted density is 22 units per net residential hectare, which would yield a maximum of 4 units on the subject lands. A 10 unit block townhouse dwelling is not a permitted use in the “Low Density Residential” designation and the proposed density of 59.52 units/ha does not conform to the Official Plan, and therefore, an Official Plan Amendment is required. The subject lands are designated “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The “Low-Rise Residential” designation permits the proposed townhouse residential development, and there is no density requirement in the new Official Plan.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, which permits single-detached residential units. The proposed block townhouse use is not permitted in the R1 Zone, and therefore, an amendment to the Zoning By-law is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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	COMMENTS
a.	Provincial Policies/ Regional and City Official Plan	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of the Proposed Development	<ul style="list-style-type: none"> The appropriateness of the proposed development and site-specific zoning exceptions will be reviewed in consideration of, but not limited to, compatibility with the existing surrounding area including the existing low density residential uses, the place of worship to the north, and Ramsey Armitage Park to the west.
c.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the technical report being forwarded to a future Committee of the Whole meeting for consideration.

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d.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The proposed development is located within the Maple Heritage Conservation District Plan (HCDP) area and shall conform to the Plan. The proposal must be reviewed by the Heritage Vaughan Committee. ▪ The Owner has submitted a Design Brief that assesses conformity to the HCDP, which must be reviewed and approved by the Vaughan Cultural Services Division.
e.	Supporting Documents	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of York Transportation and Community Planning Department and/or the City of Vaughan Development Planning and Development/Transportation Engineering Departments: <ul style="list-style-type: none"> ▪ Traffic Impact and Access Study; ▪ Planning Justification Report; ▪ Noise and Vibration Report; and, ▪ Functional Servicing and Stormwater Management Report.
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 plan application must comply with the requirements of the Maple Streetscape and Urban Design Guidelines, which includes prescribed streetscape materials, street furniture and lighting.
g.	Servicing	<ul style="list-style-type: none"> ▪ Servicing allocation for water and sanitary servicing must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" will be placed on the subject lands. Removal of the Holding Symbol "(H)" will be conditional upon Vaughan Council identifying and allocating servicing capacity to the subject lands.
h.	Conceptual Site Plan/Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the proposed development as shown on Attachment #3, should the subject applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application: <ul style="list-style-type: none"> ▪ proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed road; ▪ built form and site design; ▪ accessibility and location of the proposed parking spaces; ▪ the relationship of the proposed built form with the immediate neighbourhood; ▪ snow storage areas; and, appropriate building setbacks and design to and from the existing low density residential and institutional uses surrounding the site; and, ▪ opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, and a reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved.

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i.	Proposed Parking	<ul style="list-style-type: none">▪ The appropriateness of the proposed parking supply and layout will be reviewed and must be approved by the Vaughan Development/Transportation Engineering Department.
j.	Road Widening	<ul style="list-style-type: none">▪ The Region of York must confirm the final planned road right-of-way width for Keele Street. Should a road widening be required, the proposal must be revised, accordingly. In addition, access improvements, if required, must be reviewed and approved by the Region of York.
k.	Draft Plan of Subdivision	<ul style="list-style-type: none">▪ The applicant is proposing freehold townhouse units served by a private common element condominium road, amenity area and visitor parking spaces. The Draft Plan of Subdivision Application facilitates the creation of 3 Blocks under a registered plan of subdivision as shown on Attachment #4, which must be reviewed.
l.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A future Draft Plan of Condominium application will be required, if the subject applications are approved, to create a condominium corporation for the private internal road, visitor parking and amenity space, which form the common elements as shown on Attachment #3.▪ The Condominium Application will address the condominium tenure of the common elements, and is subject to a future Public Hearing as required by the Planning Act.
m.	Future Part Lot Control Application	<ul style="list-style-type: none">▪ A future Part Lot Control Application will be required to create the individual freehold residential townhouse lots.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered. The Region of York has recommended exemption of File OP.13.004 from Regional approval, should the City approve the Official Plan Amendment application, which the Region considers to be a matter of local significance.

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 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.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Draft Plan of Subdivision 19T-13V001
5. Typical Conceptual Elevations

Report prepared by:

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(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.)