

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.

3

**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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Item 3, CW(PH) Report No. 25 – Page 2

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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Item 3, CW(PH) Report No. 25 – Page 3

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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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

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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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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

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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:

Margaret Holyday, Planner, ext. 8216

Christina Napoli, Senior Planner, ext. 8483

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

May 17, 2013

City of Vaughan

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

C	5
COMMUNICATION	
CW (PH) -	MAY 21 / 13
ITEM -	3

RE: OFFICIAL PLAN AMENDMENT FOR WARD 1 – VICINITY OF KEELE AND BARRHILL

Honoured Council Members,

We are writing to express our objection to the proposed development located at 9850 Keele Street, which lies adjacent to the north side of our home.

Upon reviewing some of the reports that have been submitted by the developer to the staff, we noted that the developer clearly gives the impression that our property will be redeveloped. This is outrageous.

The proposed 10 units are simply not acceptable for the following reasons.

- While we would prefer a single-dwelling home built at that site, we are also reasonable and understand Council's aim in building up the existing infrastructure to ensure a sustainable tax base. Out of respect to Council we would be comfortable with a 4-unit town house development.
- The proposed development calls for a condominium road running adjacent and perpendicular to our property. This will have a negative impact on our safety, security, quality of life and property value. We did not build our home to have the noise and pollution generated by the private and visitor vehicular traffic of ten residences impact our quality of life, our safety and our privacy. We did not build these home to be T-boned by another road.
- Our upstairs bedroom and our kitchen windows face the proposed road. As it stands now, the developer has no substantial plan for mitigating the impact of street and property lighting from the proposed unit streaming into our bedroom and kitchen.
- We do not believe that the landscaping and ornamental fence proposed in the plans are sufficient to protect our home from the traffic on the condominium roadway; nor is it effective as a barrier to the noise and fumes.

- Noise is a significant factor. The number of units proposed in the plan and the services their new owners will require: such as air conditioning and garbage, will affect among other things local noise levels and odours and consequently the quality of life and enjoyment of our property – as well as the effect on the usage of the park. Their noise feasibility study just addresses the noise levels on their lot and does not address the impact of their noise on others.
- Regarding basic items such as garbage service, the more people on the lot, the more difficult it will be to keep clean and maintain.
- The Access Study as of April 15, 2013 submitted to City of Vaughan Transportation Depart claims that plans for long term modification include redeveloped of our lots (our own and that of our parents) which is expressed on pg. 2 and pg. 9 of the report . This grievous error is can also be seen on Page 8 where there is a site drawing that shows the extension of the condominium road well onto our property. This significant error calls into question the integrity of this report to council and should be re written without reference to redeveloping our property. It is our property and we have no intention to move or redevelop the property. We find this outrageous that they should even be considering our property and presenting this to Council. We built these new homes only eight years ago.
- To further aggravate this error, the Storm Management Report and the Functional Servicing Report dated April 18 also shows our homes (our own and that of our parents) as the site for the development.
- Another significant error can be seen in the Design Brief by Ware Malcomb. This document describes our homes as semi-detached. Again, another significant error because they are fully, detached single-dwelling homes. Thus, the design presented to the City gives the impression that we have set a precedent for multiple residences on one property.
- According to the 2006/2011, census data our neighborhood is predominantly comprised of single family detached homes. The families in these homes have a medium income of about \$98000 with an average of 3.3 persons per house. The homes have an average value of over \$600,000. Any redeployment should not have a negative effect on these demographics or change the essential nature of the community.
- The smaller units do not encourage longer-term home ownership and have a high potential for being purchased as investment properties and offered for rent. Rental units would have a severely negative impact upon your neighbour's property values.
- We could support four units, as the price point would encourage home ownership. In addition, we feel the large units would allow for the appropriate number of parking spaces for vehicles and potential guests, less the potential of noise and other inappropriate by products that a dense development would bring.
- Impact on the park and trees of adjacent properties, to meet the number of units the plan has pushed the units too close to our property line which may place undue stress on the trees adjacent to the property – including the park. In fact, we are also very concerned over the health and well-being of our mature walnut tree which may be fatally damaged during construction.

- We also insist that the building architecture be fully in compliance with heritage rules and regulations.
- We also insist upon high quality and attractive landscaping between our properties to ensure full privacy and not less than a six foot brick wall erected between our properties at the expense of the owner.

In conclusion, we are grateful to you for your vision and leadership and the opportunity to share our concerns. We believe that this report is too fraught with errors that call it into question and it should therefore be sent back to Planning Staff for review.

Sincerely,

Bill and Jana Manolakos

9838 Keele Street

Branko and Karin Dzeletovic

9838 Keele Street



9846 Keele Street, Vaughan

Proposed Re-development: 10 luxury townhouses

C	8
COMMUNICATION	
CW (PH) -	MAY 21/13
ITEM -	3

PUBLIC MEETING PRESENTATION

Official Plan Amendment
Zoning By-law Amendment
Plan of Subdivision
Site Plan Approval

May 21, 2013

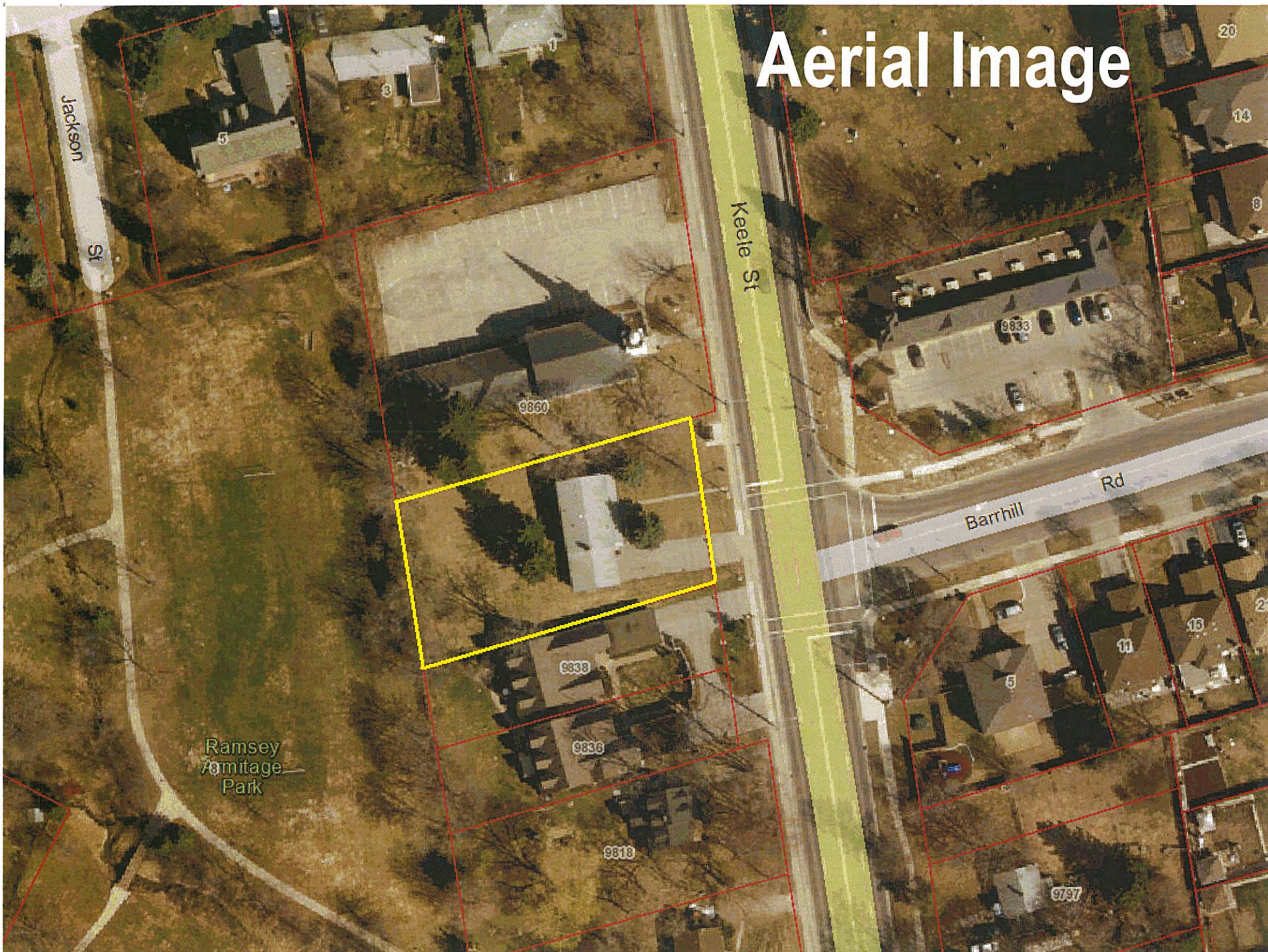
Brutto Consulting

999 Edgeley Blvd - Unit 6
Vaughan, ON L4K 4Z4

Tel. (905) 851-1201 Fax (905) 761-9890
info@bruttoconsulting.ca



Aerial Image



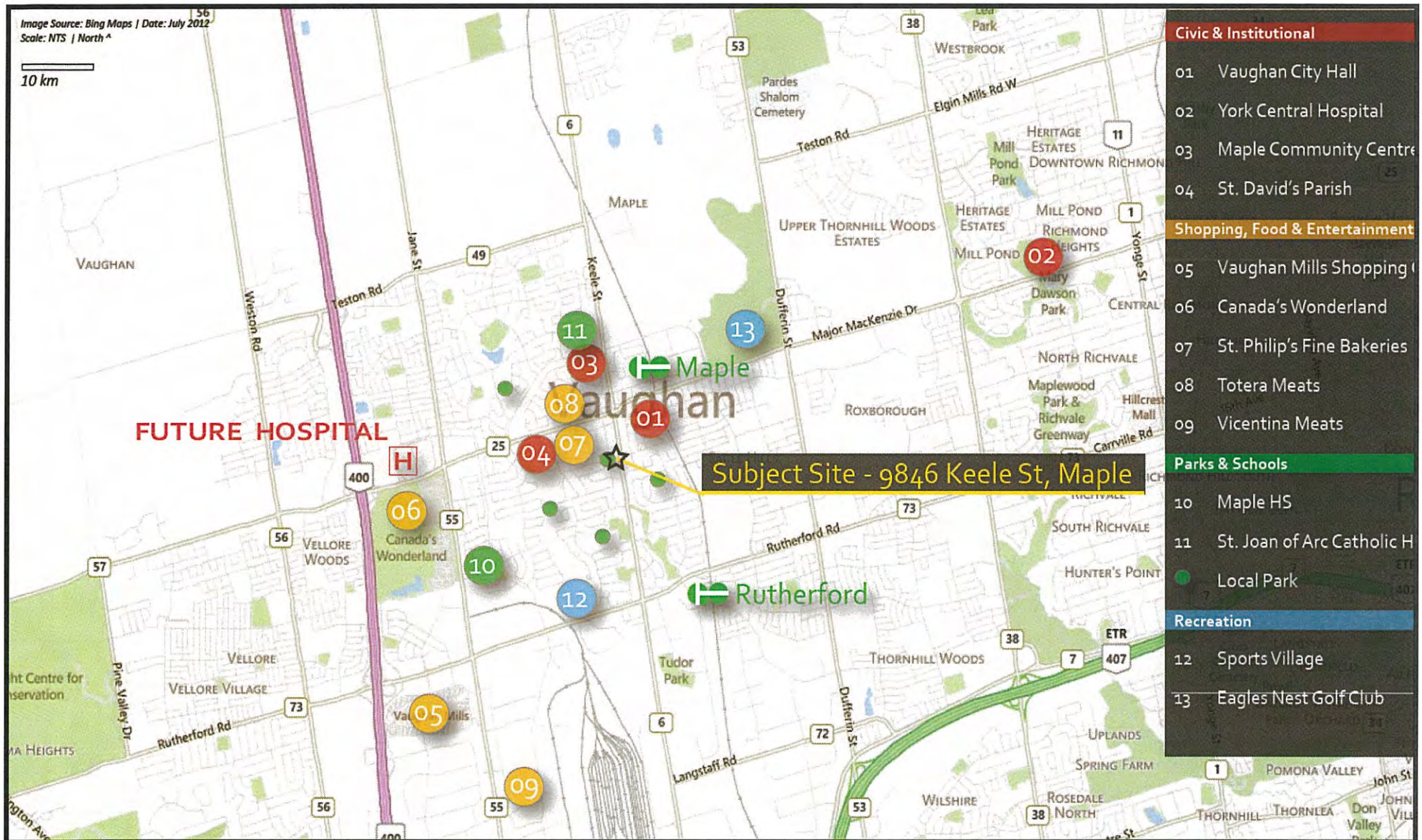
Subject Site: 9846 Keele Street



Currently at 9846 Keele Street



Maple Community Context



Adjacent Property | Historical Context



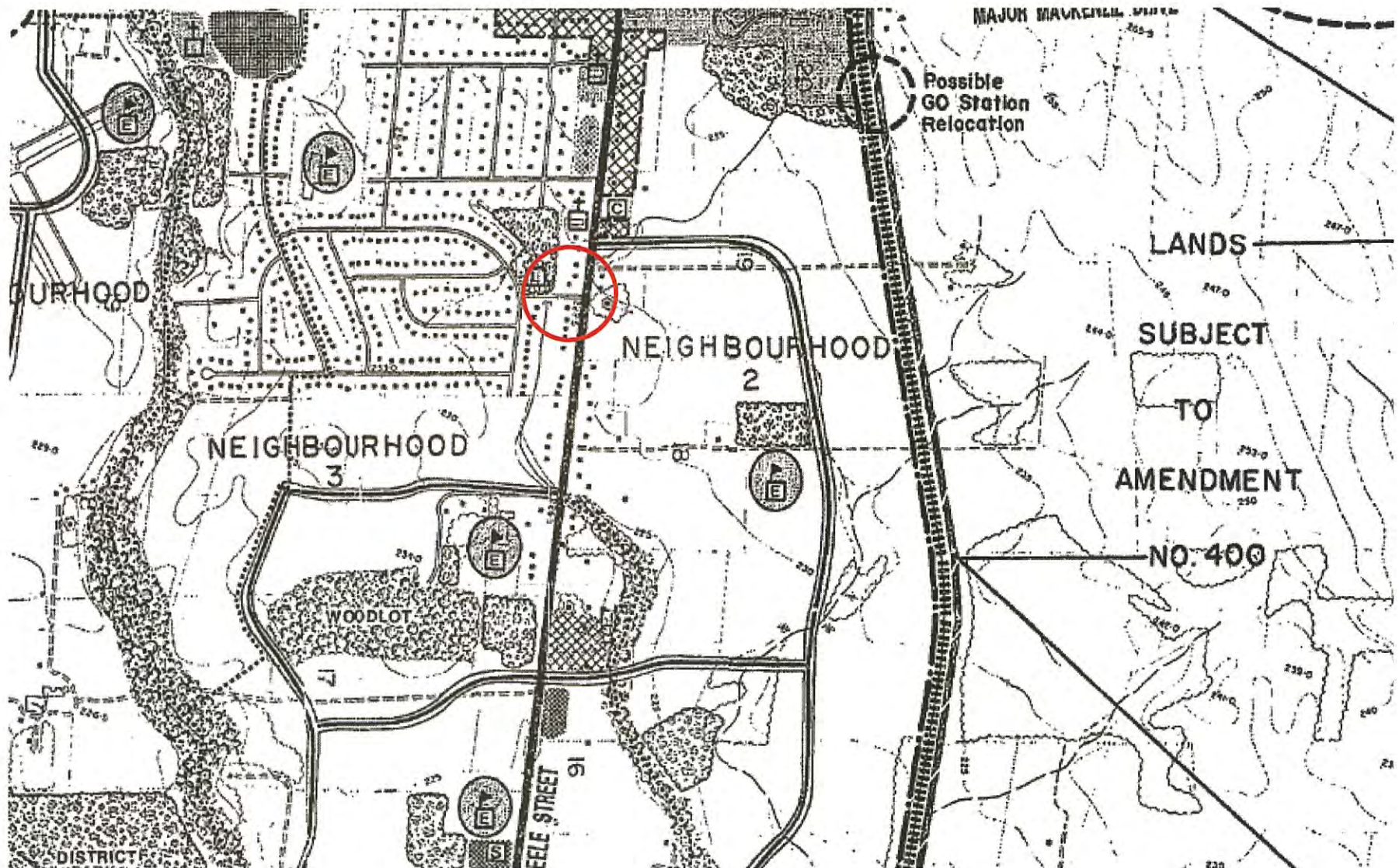
Local Amenities



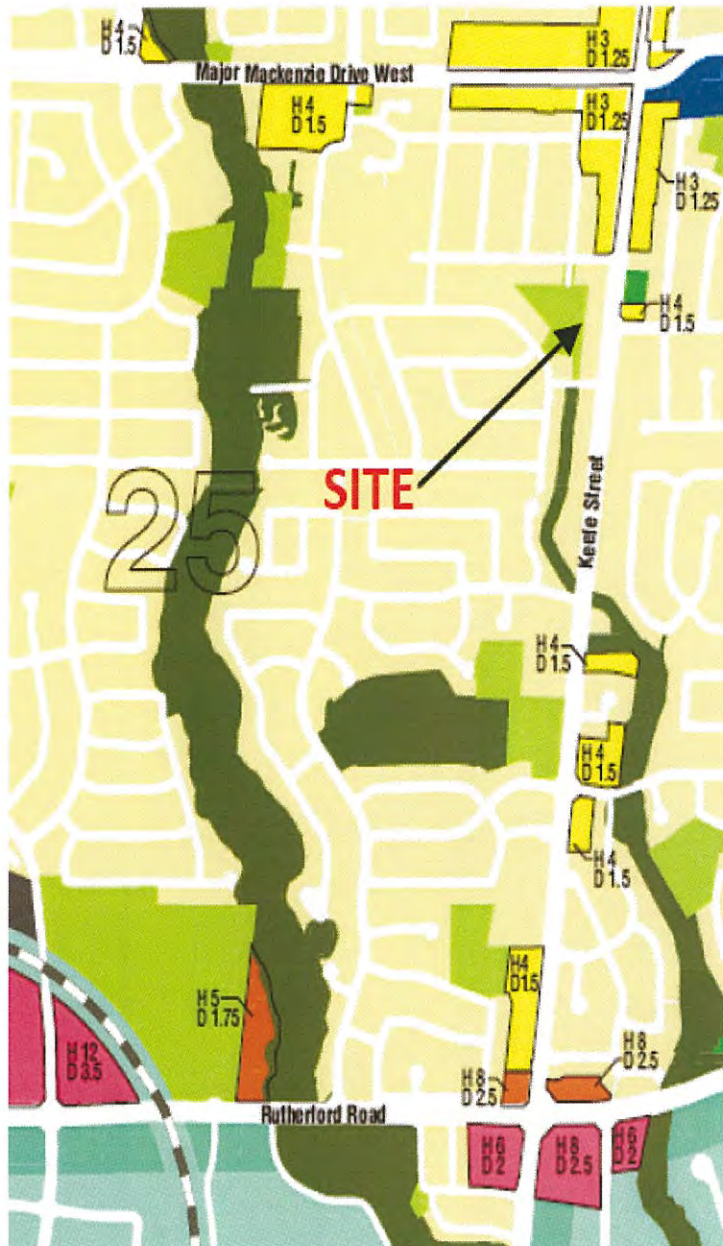
Broader Community Ammenities



Current Official Plan 350



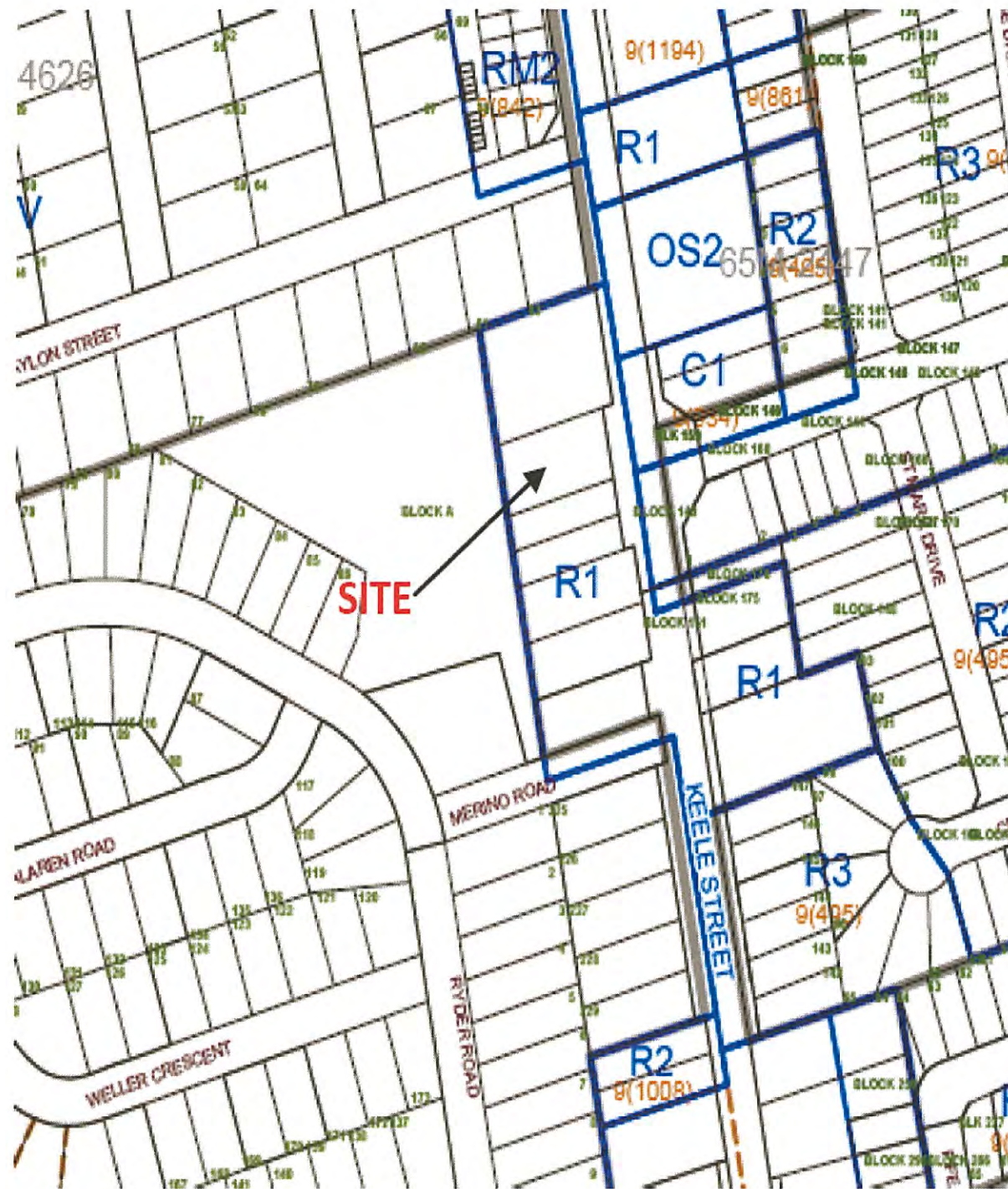
OFFICIAL PLAN – Low Rise Residential



New Official Plan



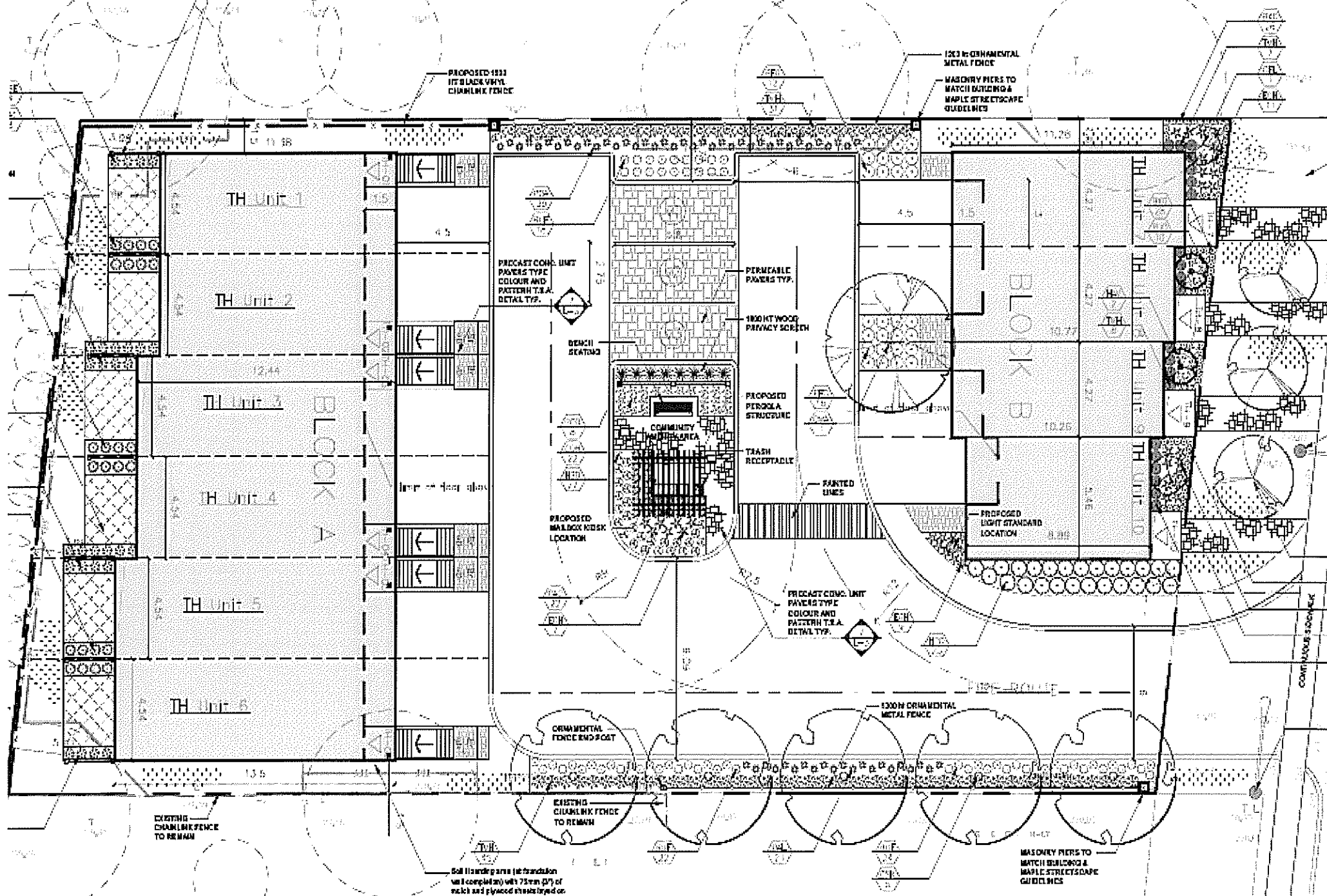
ZONING – R1



[illegible]

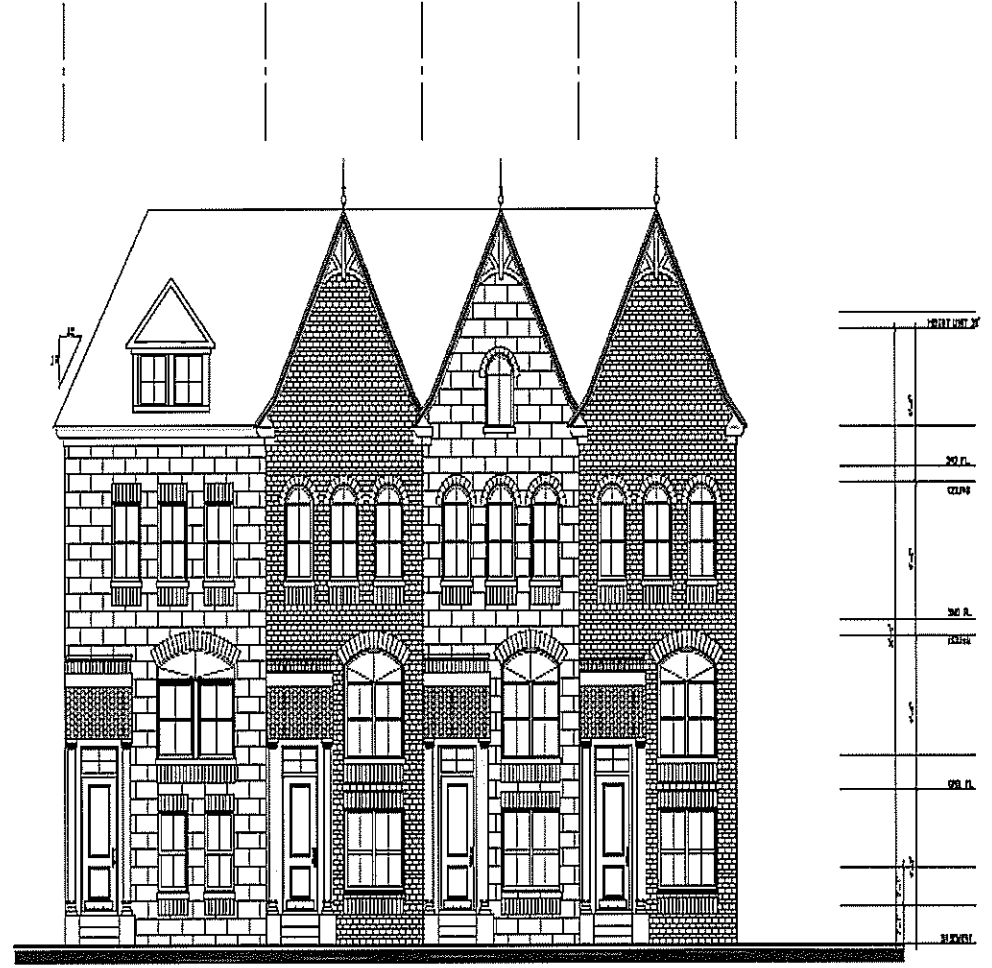
File 0355-1534

Prepared tissue and postmortem data: To avoid potential tissue injury, post-hoc in T2's men the dig by hand. If rods of firm diameter or greater are exposed they can be preserved and the post-hoc shifted to their location. If more slender rods of diameter are exposed they can be cut sharply.





REAR ELEVATION



CONCEPTUAL ELEVATION



Contact Information

Address

Mr. Claudio Brutto MCIP RPP
999 Edgeley Boulevard – Unit 6
Vaughan, Ontario
L4K 5Z4

Telephone

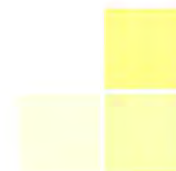
[\(905\) 851-1201](tel:(905)851-1201)

Fax

[\(905\) 761-9890](tel:(905)761-9890)

Email

cbrutto@bruttoconsulting.ca



Comments on

Development 9850 Keele St. Maple, On.

C 9
COMMUNICATION
CW (PH) - MAY 21/13
ITEM - 3

Building height

The drawing on attachment #4 shows 4 floors plus a roofline above that.(No measurements are given) So, assuming 10 ft per floor plus the roofline a height of 50 feet would appear to be reasonable.

These structures would effectively block the site line of the Church to anyone looking north on Keele St. from south of the project. Driver pedestrians, cyclists etc. Would be looking at a sterile block wall, instead of a historically important building that has been honoured by theProvince, Vaughan Council and indeed the community. In fact a family has just recently donated a stained glass window to add to the importance of the Church.

Keele St. would resemble other communities in Vaughan were thoughtless development created soulless streetscapes.

St. Andrews Presbyterian Church
9860 Keele Street
Maple, Ontario
L6A 3Y4

Comments on

Development 9850 Keele St. Maple, On

Parking

The projects offers 3 parking spots for visitors. (I did not see any indication of residential parking) Given the number of units proposed this would be inadequate and visitors will attempt to park in the church parking lot to the north.

However this lot is already used extensively by the Church and outreach groups such as ESL, AA and others. As a result additional demand for parking cannot be accommodated.

Therefore adequate parking both residential and visitor must be provided by the project. If the developer is not willing or able to do so, the application should be denied.

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Comments on
Development 9850 Keele St. Maple, On.

Trees

On the northern edge of the development are large Pine and Maple trees dating back over 100 years.

Developing, excavating near the root system will damage and probably kill these trees, as has happened in other locations.

What assurance can the developer provide, (other than pious words) that these valuable specimen will be protected for the enjoyment of future generations?

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Comments on

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Water run off

The project is located on what is basically a swamp. Dig down a few feet and you find water.

The drainage creek on the Westside of the park already overflows during any good size rainstorm and additional development at Keele & Church St. will add to the existing problem, including more frequent flooding of Naylor St.

Therefore given the size of the proposed development it would only be fair to owners demonstrate conclusively that no additional run off will occur from the new structures driveways etc.

If the developer cannot provide such guarantees than the project should be denied.

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 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

Recommendation

The Commissioner of Planning recommends:

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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.
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.
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.

	MATTERS TO BE REVIEWED	COMMENTS
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.
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.

	MATTERS TO BE REVIEWED	COMMENTS
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.

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:

Margaret Holyday, Planner, ext. 8216

Christina Napoli, Senior Planner, ext. 8483

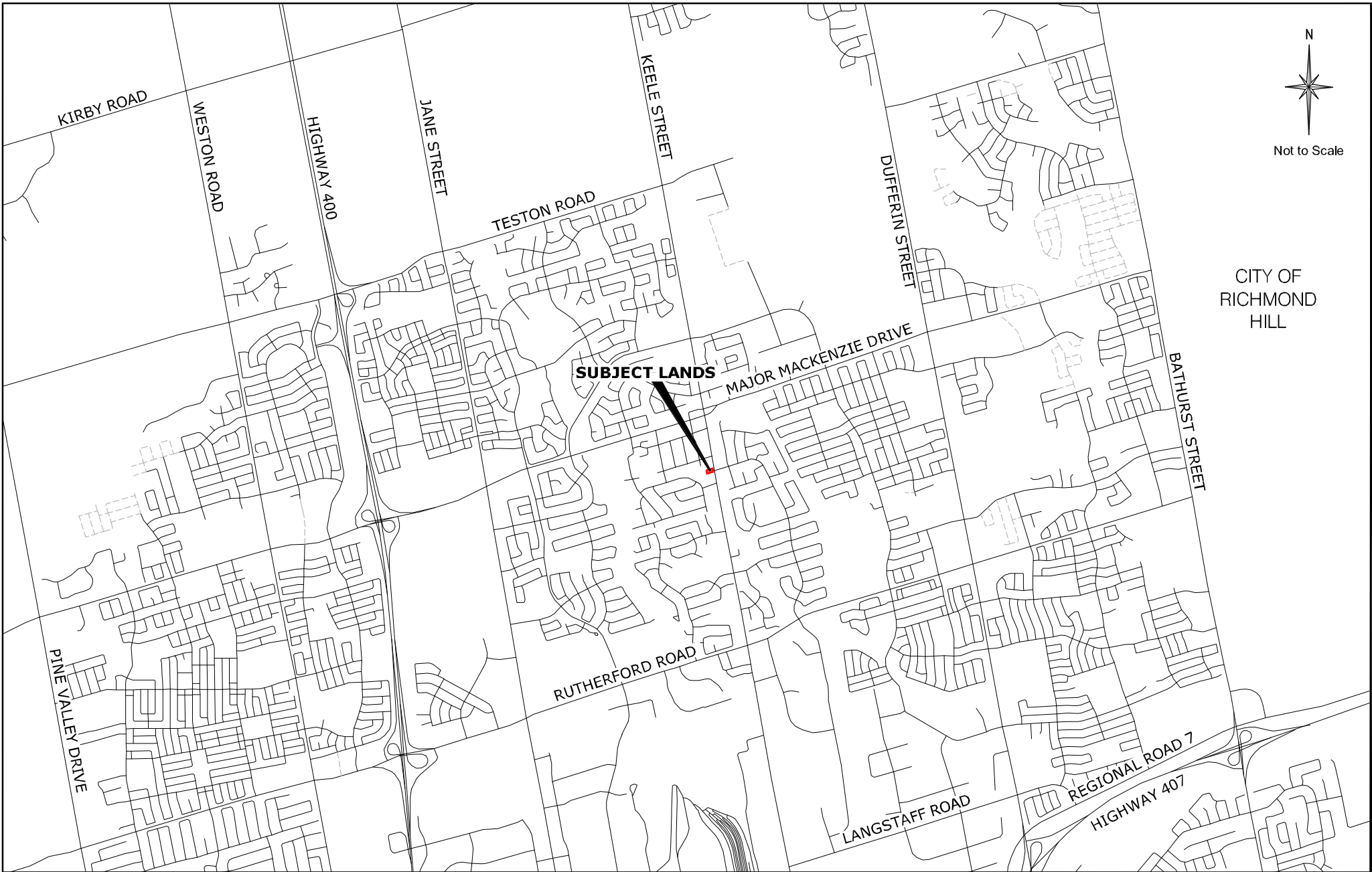
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Not to Scale

CITY OF
RICHMOND
HILL

Context Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Nancy DiManno

N:\DFT\1 ATTACHMENTS\OP\op.13.004\etal.dwg



Attachment

Files: OP.13.004,
Z.13.006 & 19T-13V001

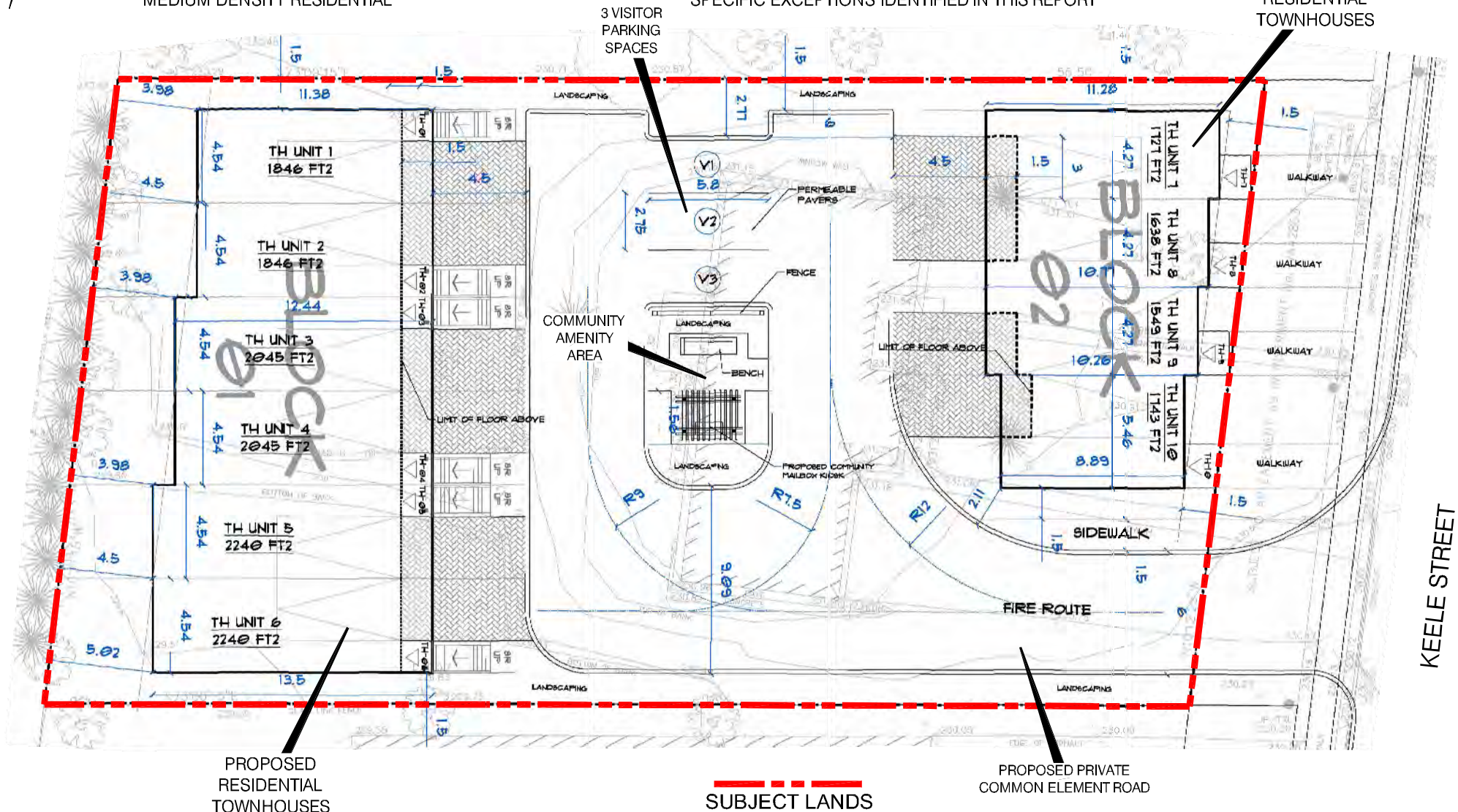
Date: May 21, 2013

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TO AMEND OFFICIAL PLAN AMENDMENT (OPA) #350 (MAPLE COMMUNITY PLAN), SPECIFICALLY TO REDESIGNATE THE SUBJECT LANDS FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE
THE SUBJECT LANDS FROM R1 RESIDENTIAL ZONE TO RM2
MULTIPLE RESIDENTIAL ZONE AND TO PERMIT THE SITE
SPECIFIC EXCEPTIONS IDENTIFIED IN THIS REPORT

PROPOSED
RESIDENTIAL
TOWNHOUSES



Not to Scale

Site Plan

Location: Part of Lot 20,
Concession 4

Applicant:
Nancy DiManno

Attachment

Files: OP.13.004,
Z.13.006 & 19T-13V001

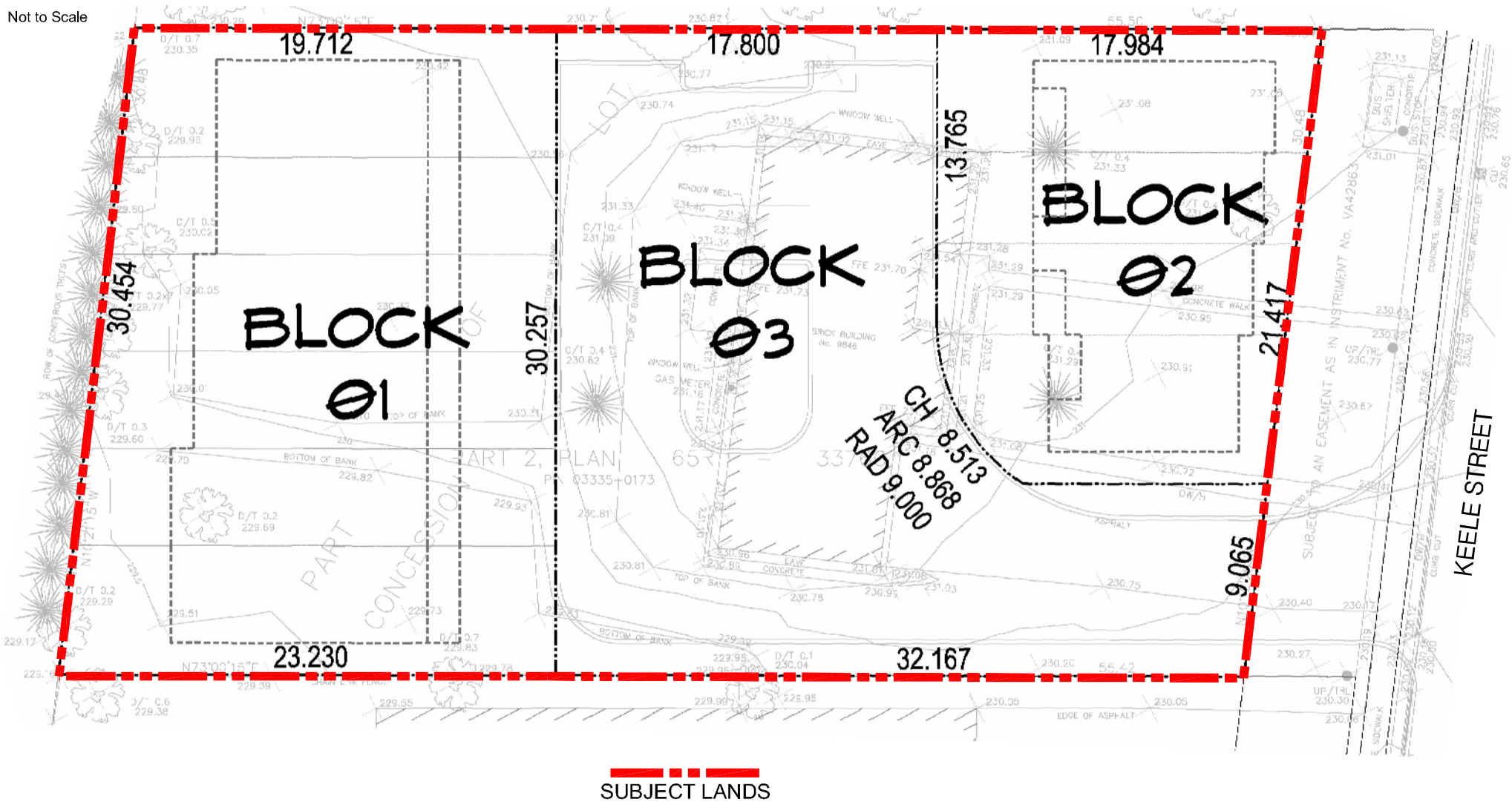
Date: May 21, 2013



DRAFT PLAN OF SUBDIVISION 19T-13V001

TO OBTAIN APPROVAL OF A DRAFT PLAN OF SUBDIVISION CONSISTING OF 2 BLOCKS (BLOCKS 1 & 2) FOR TOWNHOUSE UNITS, AND A COMMON ELEMENT ROAD, VISITOR PARKING & AMENITY AREA (BLOCK 3)

Not to Scale



Draft Plan of Subdivision 19T-13V001

Applicant: Nancy DiManno
Location: Part of Lot 20,
Concession 4



Attachment

Files: OP.13.004,
Z.13.006 & 19T-13V001

Date: May 21, 2013

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STONE
VENEER

ASPHALT
SHINGLES

ASPHALT
SHINGLES

STONE
VENEER

BRICK



BLOCK 2 - FRONT ELEVATION (FACING KEELE STREET)



BLOCK 2 - WEST ELEVATION (FACING INTERIOR ROAD)

Not to Scale

Typical Conceptual Elevations

Location: Part of Lot 20,
Concession 4

Applicant:
Nancy DiManno

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Attachment

Files: OP.13.004,
Z.13.006 & 19T-13V001

Date: May 21, 2013

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