

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

Item 3, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 16, 2015.

3

**OFFICIAL PLAN AMENDMENT FILE OP.14.005
ZONING BY-LAW AMENDMENT FILE Z.14.017
791296 ONTARIO LTD.
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, Director of Development Planning, and Manager of Development Planning, dated September 9, 2015, be approved; and**
- 2) That the following deputations be received:**
 - 1. Mr. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan;**
 - 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 - 3. Mr. Bill Manolakos, Keele Street, Maple;**
 - 4. Ms. Pat Canizares, Keele Street, Maple;**
 - 5. Ms. Rina Conforti, Keele Street, Maple; and**
 - 6. Mr. Gino Barbieri, Campania Court, Vaughan.**

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.005 and Z.14.017 (791296 Ontario Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 14, 2015. 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 as of August 25, 2015: A form letter and a petition in opposition dated September 10, 2014, and submitted to the Office of the City Clerk on December 14, 2014, with 82 signatures from residents living on the following streets:
 - Keele Street, Maple
 - Goodman Crescent, Maple

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- Fifefield Drive, Maple
- Butterfield Crescent, Maple
- Ryder Road, Maple
- Kelly Place, Maple

The following perceived concerns regarding the proposed development were identified in the petition:

- i) a decrease in the value of adjacent properties;
- ii) increased traffic and congestion into the area; and,
- iii) loss of privacy as a result of the proposed development.

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 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 20, three-storey freehold block townhouse units within 3 blocks to be served by a future common element condominium private road, 6 visitor parking spaces and common amenity areas, as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.14.005 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 of the surrounding developments.
2. Zoning By-law Amendment File Z.14.017 to rezone the subject lands from R1 Residential Zone (single detached dwellings on lots with a minimum frontage of 18 m and lot area of 540 m²) to RM2 Multiple Residential Zone (block townhouses), together with the following site-specific zoning exceptions to the RM2 Zone standards of Zoning By-law 1-88:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
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 road
b.	Minimum Lot Area	230 m ² / unit	111 m ² / unit

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c.	Minimum Amenity Area	Three Bedroom Unit: 90 m ² Total Amenity Area Required = (20 units x 90 m ²) = 1,800 m ²	Three Bedroom Unit: 21 m ² Total Amenity Area Proposed (20 units x 21 m ²) = 420 m ²
d.	Minimum Exterior Side Yard Setback	4.5 m	3 m (Block 1, Unit 1 if road widening taken; Block 3, Unit 20)
e.	Minimum Front Yard Setback	4.5 m	3 m (Block 2) 4.28 m (Block 3, Unit 16)
f.	Maximum Lot Coverage	50% per Block	69% per Lot

Additional zoning exceptions may be identified through the detailed review of the applications 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"> 9675, 9687 and 9697 Keele Street, located on the east side of Keele Street, south of Barrhill Road, 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 and there is no associated density requirement. 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. VOP 2010 identifies compatibility criteria for new developments in a “Community Area”. The compatibility criteria 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 “Community Areas” within established development areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

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	<ul style="list-style-type: none"> As the proposed townhouse development is located on Keele Street, being an arterial road, within an existing single 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. Therefore, the proposal does not conform to the Official Plan and an amendment to VOP 2010 is required.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, and subject to Exception 9(663), which permits only single 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 RM2 Multiple Residential Zone in order to permit 20 block townhouse units, together with the site-specific zoning exceptions to the RM2 Zone identified earlier. 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.

Preliminary Review

Following a preliminary review of the applications, the Vaughan 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 of the subject lands to facilitate the development of 20, three-storey townhouse dwelling units on the subject lands as shown on Attachment #3, 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, and traffic impact.

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		<ul style="list-style-type: none"> The RM2 Zone is intended to implement block townhouse, apartment and multiple dwelling forms of development. The Zoning By-law Amendment Application will be reviewed to determine the appropriateness of using the RM2 Zone category to implement the townhouse dwellings on freehold lots fronting onto a common element private road, if approved. Consideration will be given to using a more appropriate and recent townhouse zone (e.g. RT1 Residential Townhouse Zone) that is consistent with the surrounding existing area and the site-specific zoning exceptions required to facilitate the development of the subject lands in the manner shown on Attachments #3 to #5. Should the proposed development be approved using the RT1 Zone, the proposed zoning exceptions for the proposal, including building setbacks, lot coverage, lot area and amenity space, will differ from the RM2 Zone exceptions identified in Table 1, which would be identified in the technical report.
c.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> The existing buildings located at 9675, 9687 and 9697 Keele Street are designated under Part V of the <u>Ontario Heritage Act</u>, and are listed in the Vaughan Heritage Inventory given its location within the Village of Maple Heritage Conservation District Plan (HCDP). The proposal must be reviewed by the Vaughan Development Planning Department - Cultural Heritage Division and the Heritage Vaughan Committee. The Owner has submitted a Cultural Heritage Resource Impact Assessment that assesses conformity to the HCDP, which must be approved by the Vaughan Cultural Services Division.
d.	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 Urban Design Brief Functional Servicing Report Tree Inventory/Preservation Plan
e.	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 along Keele Street.

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f.	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 Attachment #3, should the 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 #3: <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 road; appropriate site design and building materials, orientation of units and upgraded elevations for units facing Keele Street and visible flankage elevations, landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading; accessibility and location of the proposed parking spaces; and, the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood the site.
g.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> A future Draft Plan of Condominium Application will be required to create a Condominium Corporation to address the tenure of the common elements (ie. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), if approved.
h.	Future Draft Plan of Subdivision and Part Lot Control Applications	<ul style="list-style-type: none"> Should the Owner proceed by way of a common element condominium (i.e. freehold lots with townhouse units served by a private common element condominium road, amenity area and visitor parking spaces), a future Draft Plan of Subdivision and Part Lot Control Applications will be required to create the individual lots for townhouse dwelling units, if approved.
i.	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 approved.
j.	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 applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.

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k.	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.
l.	Road Widening and Access	<ul style="list-style-type: none">▪ York Region must confirm the final planned road right-of-way width for Keele Street. Should land for a road widening be required, the proposal must be revised, accordingly. In addition, access locations and improvements, if required, must be reviewed and approved by York Region.▪ York Region must review and approve the proposed final driveway locations and designs.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning 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. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Conceptual Elevation Plan (Block 2)

Report prepared by:

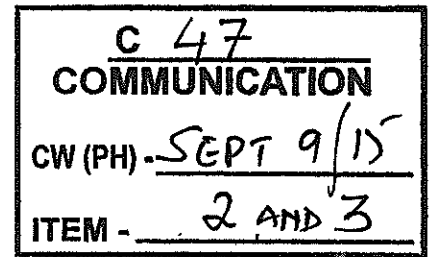
Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

(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.)

Britto, John

From: Iafrate, Marilyn
Sent: Wednesday, September 09, 2015 10:45 AM
To: 'Frank Polera'; Min, Emmy; Clerks@vaughan.ca
Cc: Ciampa, Gina; Abrams, Jeffrey
Subject: RE: Keele Street Development Coming Forward

Follow Up Flag: Follow up
Flag Status: Completed



Thank you for your email – greatly appreciated. We will forward your comments so that they can be incorporated into tonight's meeting documents.

With thanks,

Marilyn Iafrate
Councillor
Ward 1
905.832.8585 x 8344
marilyn.iafrate@vaughan.ca

To subscribe to my E-Newsletter, click [here](#)

From: Frank Polera [<mailto:frank.polera@sympatico.ca>]
Sent: Wednesday, September 09, 2015 9:56 AM
To: Min, Emmy; Iafrate, Marilyn
Cc: Ciampa, Gina
Subject: RE: Keele Street Development Coming Forward

Dear Marilyn;

First off thank you for the notifications, however due to an unexpected funeral viewing I am unable to attend the meeting in person this evening.

I would however like to voice my concerns via this brief email. While I understand the applicants pursuit of free enterprise opportunities, as a resident of 28 years in the same location, I am concerned with the deteriorating quality of life caused by the traffic, noise and gridlock that occurs daily on Keele Street. These applications will simply add to the existing issues, and while the applicants may state that these items are outside the scope of their application, then I ask who is representing the residents of the community?

I also urge Council to consider and adopt the recommendations by Urban Strategies, presented at the June 16, 2015 Public Hearing as they were very well received by the local residents who attended that session.

Regards,

Frank Polera
60 Kelly Place
Maple, ON

3. **OFFICIAL PLAN AMENDMENT FILE OP.14.005 P.2015.25**
ZONING BY-LAW AMENDMENT FILE Z.14.017
791296 ONTARIO LTD.
WARD 1 - VICINITY OF KEELE STREET AND BARRHILL ROAD

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.005 and Z.14.017 (791296 Ontario Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

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The following perceived concerns regarding the proposed development were identified in the petition:

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Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, and subject to Exception 9(663), which permits only single 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 RM2 Multiple Residential Zone in order to permit 20 block townhouse units, together with the site-specific zoning exceptions to the RM2 Zone identified earlier. ▪ 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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	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 of the subject lands to facilitate the development of 20, three-storey townhouse dwelling units on the subject lands as shown on Attachment #3, 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, and traffic impact. ▪ The RM2 Zone is intended to implement block townhouse, apartment and multiple dwelling forms of development. The Zoning By-law Amendment Application will be reviewed to determine the appropriateness of using the RM2 Zone category to implement the townhouse dwellings on freehold lots fronting onto a common element private road, if approved. Consideration will be given to using a more appropriate and recent townhouse zone (e.g. RT1 Residential Townhouse Zone) that is consistent with the surrounding existing area and the site-specific zoning exceptions required to facilitate the development of the subject lands in the manner shown on Attachments #3 to #5. Should the proposed development be

	MATTERS TO BE REVIEWED	COMMENT(S)
		approved using the RT1 Zone, the proposed zoning exceptions for the proposal, including building setbacks, lot coverage, lot area and amenity space, will differ from the RM2 Zone exceptions identified in Table 1, which would be identified in the technical report.
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d.	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 - Urban Design Brief - Functional Servicing Report - Tree Inventory/Preservation Plan
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	MATTERS TO BE REVIEWED	COMMENT(S)
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g.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium Application will be required to create a Condominium Corporation to address the tenure of the common elements (ie. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), if approved.
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j.	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 applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.
k.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned road right-of-way width for Keele Street. Should land for a road widening be required, the proposal must be revised, accordingly. In addition, access locations and improvements, if required, must be reviewed and approved by York Region. ▪ York Region must review and approve the proposed final driveway locations and designs.

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2. Location Map
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Conceptual Elevation Plan (Block 2)

Report prepared by:

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

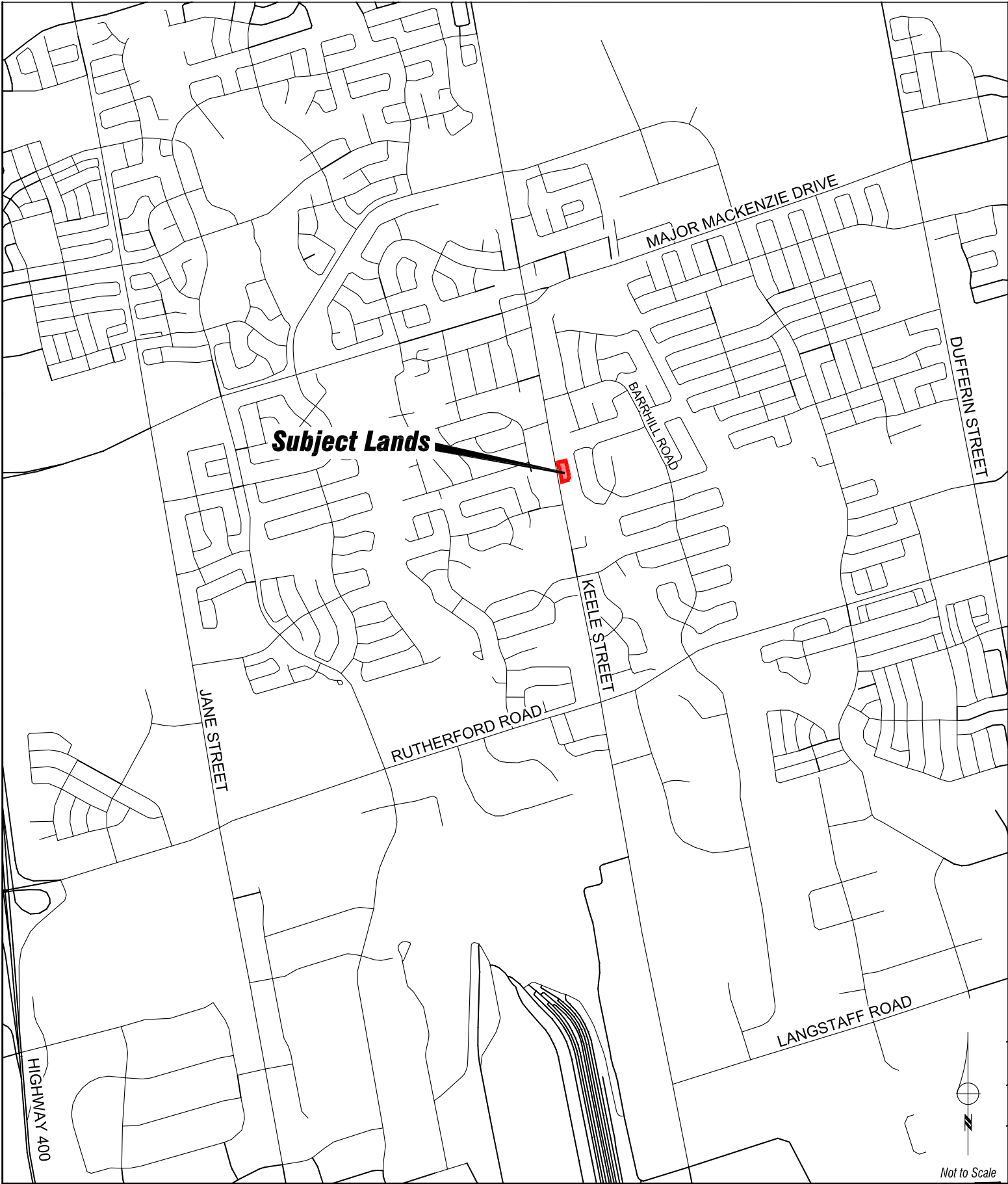
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 18, Concession 3

APPLICANT:
791296 Ontario Ltd.

N:\DFT\1 ATTACHMENTS\OP\op.14.005etal.dwg

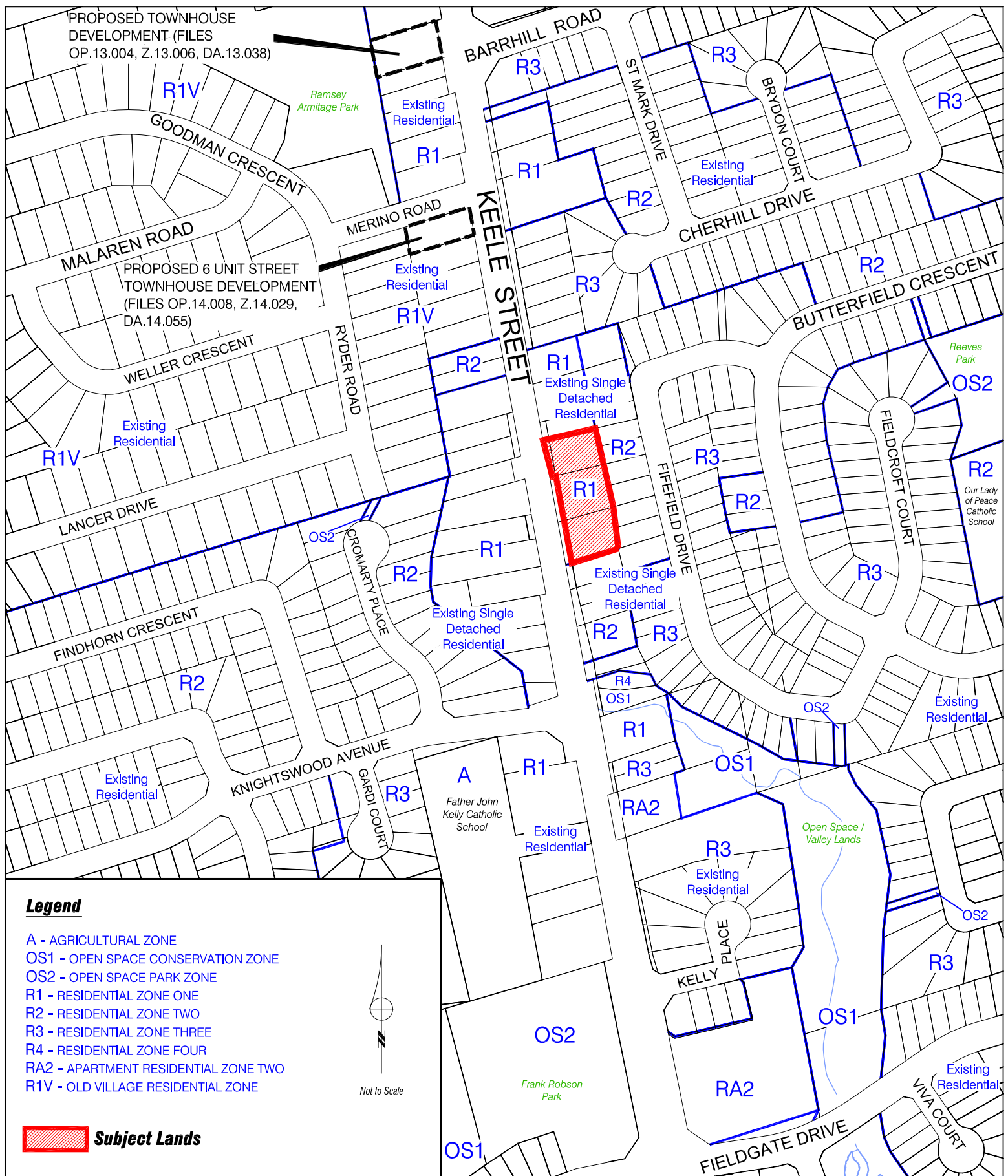


Attachment

FILES:
OP.14.005 & Z.14.017

DATE:
September 9, 2015

1



Location Map

LOCATION:
Part of Lot 18, Concession 3

APPLICANT:
791296 Ontario Ltd.

N:\DFT\1 ATTACHMENTS\OP\op.14.005etal.dwg

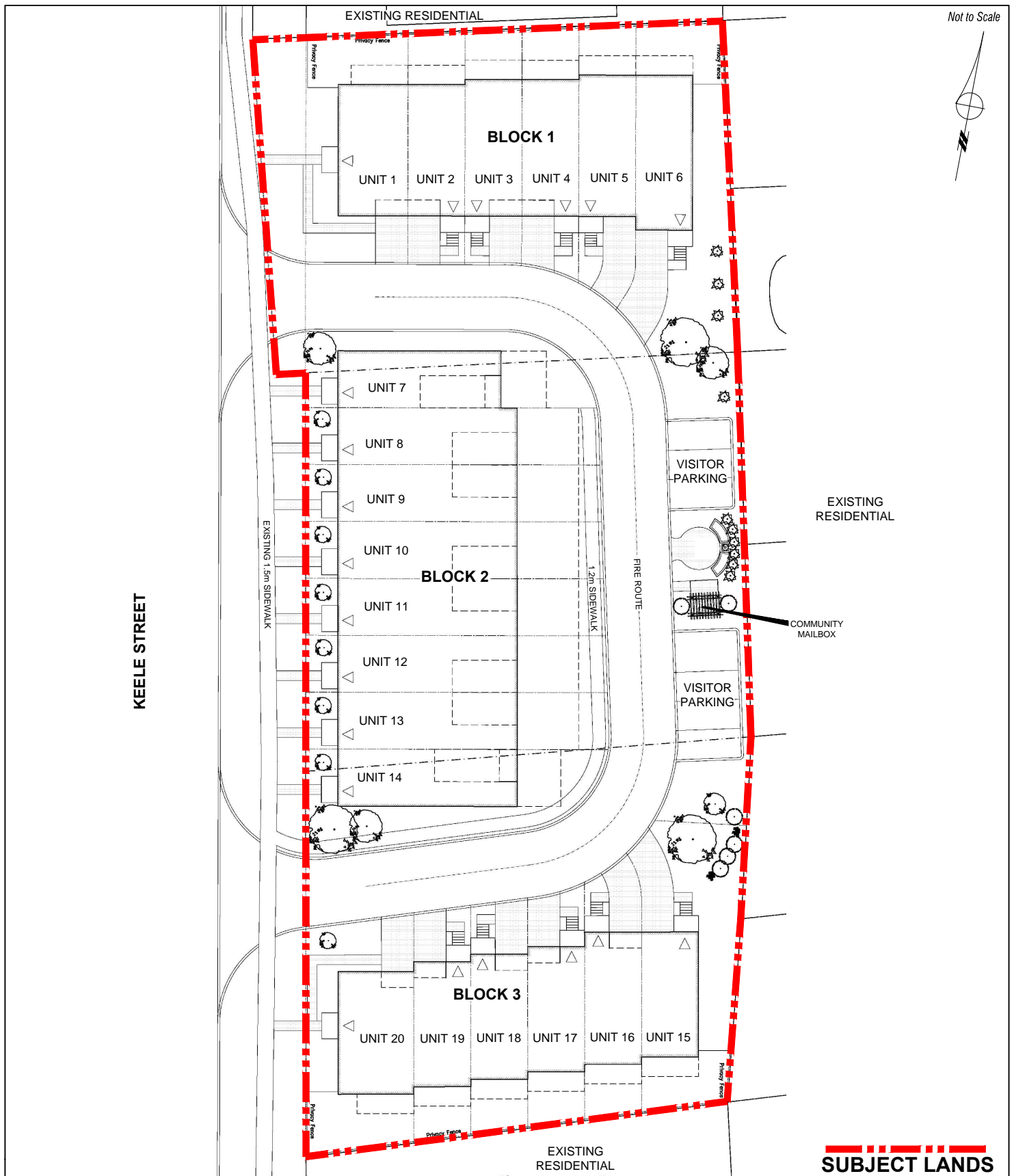


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OP.14.005 & Z.14.017

DATE:
September 9, 2015

2



Conceptual Site Plan

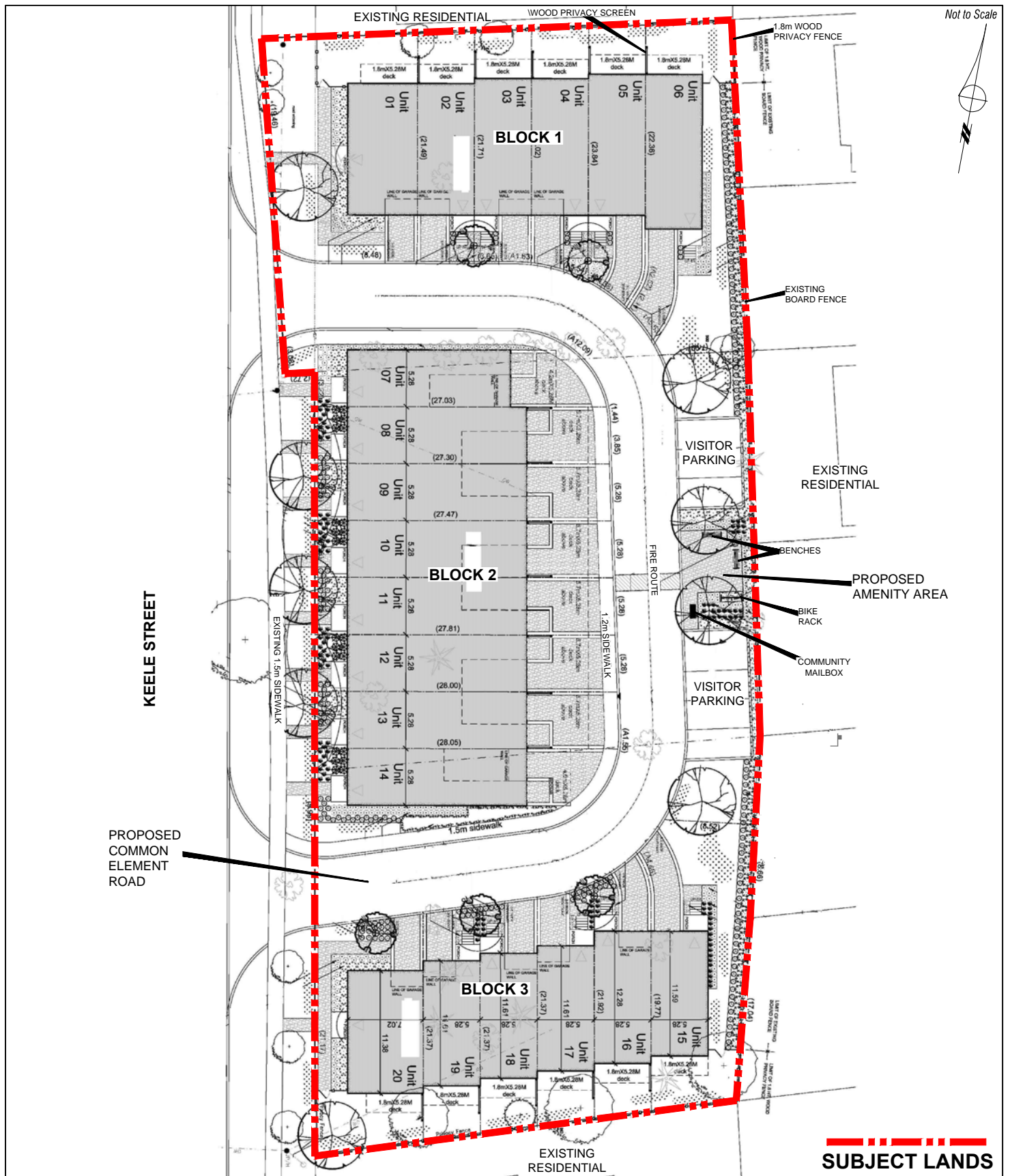
LOCATION:
Part of Lot 18, Concession 3

APPLICANT:
791296 Ontario Ltd.

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FILES:
OP.14.005 & Z.14.017
DATE:
September 9, 2015
3



Conceptual Landscape Plan

LOCATION:
Part of Lot 18, Concession 3

APPLICANT:
791296 Ontario Ltd.

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Attachment

FILES:
OP.14.005 & Z.14.017

DATE:
September 9, 2015

4

EAST (FRONT) ELEVATIONS (FACING KEELE STREET)



NORTH/SOUTH (FLANKAGE) ELEVATIONS

Not to Scale

**Conceptual Elevation
Plan (Block 2)**

LOCATION: Part of Lot 18, Concession 3

APPLICANT: 791296 Ontario Ltd.

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September 9, 2015
5