

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 49, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

49

**INTERIM CONTROL BY-LAW
LANDS DESIGNATED LOW-RISE RESIDENTIAL IN VOP 2010
FRONTING ON KEELE STREET, FROM CHURCH STREET
TO FIELDGATE DRIVE**

The item was forwarded to the Special Council meeting of September 3, 2014, for adoption. Refer to Minute No. 156.

Petition

c <u>24</u>
Communication
cw: <u>Sept 2/14</u>
Item: <u>49</u>

City of Vaughan mayor and council

This Petition is to stop the building of townhouses/condominiums on Keele Street between Barrhill Road and Fieldgate Drive.

A notice dated August 18, 2014 concerning properties at 9675, 9687, and 9697 Keele Street and an application to construct 20 townhouse/condominium units was mailed to residents.

This plan will result in an inappropriate invasion of privacy of the backyards of 6 properties on Fifefield Drive upon which the east border of the planned development backs onto. This encroachment of our backyard will adversely affect the Fifefield Drive owners' enjoyment of their property as these units will be built as close to the property lines as possible and loom over our backyards.

Building townhouses/condominiums with such high density on Keele Street in the above mentioned area is not in keeping with the single family homes in the area. Keele Street does not have the infrastructure to support the additional vehicular traffic and we feel the planned development will decrease the value of our houses and the enjoyment of our neighbourhood.



**COMMUNICATION C24
COMMITTEE OF THE WHOLE
SEPTEMBER 2, 2014**

**RE: Item 49, Report No. 36
 INTERIM CONTROL BY-LAW
 LANDS DESIGNATED LOW-RISE RESIDENTIAL IN VOP 2010
 FRONTING ON KEELE STREET, FROM CHURCH STREET
 TO FIELDGATE DRIVE**

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 22.

Wording:

"This Petition is to stop the building of townhouses/condominiums on Keele Street between Barrhill Road and Fieldgate Drive."

A copy of the entire petition document containing a total of 1 page is on file in the office of the City Clerk.



MEMBER'S RESOLUTION

Date:	COMMITTEE OF THE WHOLE - SEPTEMBER 2, 2014
Title:	INTERIM CONTROL BY-LAW LANDS DESIGNATED LOW-RISE RESIDENTIAL IN VOP 2010 FRONTING ON KEELE STREET, FROM CHURCH STREET TO FIELDGATE DRIVE
Submitted by:	COUNCILLOR MARILYN IAFRATE

Whereas, there are lands fronting on Keele Street between Church Street and Fieldgate Drive that are subject to the Vaughan Official Plan 2010 (VOP 2010) Low Rise Residential Designation, which permits single detached and semi-detached houses, and townhouses;

Whereas, residents have raised concerns with townhouse proposals in existing stable neighbourhoods and have expressed a desire to protect stable residential neighbourhoods, outside of the Intensification Corridors identified in the Vaughan Official Plan 2010, from incompatible forms of development;

Whereas, Section 38 of the Planning Act permits a municipality to pass an interim control by-law prohibiting the use of land, buildings or structures except for such purposes as set out in the by-law and "freezing" development not in accordance with the by-law, for up to a year, to allow the municipality to conduct a review or study in respect of land use planning policies in a part or parts of the municipality as defined in the by-law;

Whereas, staff was directed at the March 18, 2014 Committee of the Whole meeting to conduct a review or study, encompassing the Low-Rise Residential designation City-wide, and to report back to Committee with policy options to protect stable residential neighbourhoods including but not limited to opportunities for amendments to VOP 2010; and

Whereas, applications have come forward for proposals that substantially exceed the level of development in the adjacent residential areas.

It is therefore recommended that Council enact an Interim Control By-law applying to those lands designated Low-Rise Residential by the Vaughan Official Plan 2010, either fronting on or forming part of a development parcel that includes lands fronting on Keele Street in the Maple Community, extending from Church Street to Fieldgate Drive, to preserve the opportunity to complete and implement the Review of the Low Rise Residential Policies as directed by Council on March 18, 2014; and that the study be completed in 2015.

Respectfully submitted,

Marilyn Iafrate
Councillor, Ward 1