

COMMITTEE OF THE WHOLE APRIL 3, 2006

SITE DEVELOPMENT FILE DA.05.004 1556615 ONTARIO LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT Council provide direction with respect to the Region of York's decision to replace 12 lay-by parking spaces with a right-turn lane on the east side of Keele Street, south of Eagle Rock Way, for Site Development File DA.05.004 (1556615 Ontario Limited).
2. THAT Council provide direction concerning the disposition of the final site plan approval for Site Development File DA.05.004 (1556615 Ontario Limited).

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The purpose of this report is to obtain Council direction in response to Region of York comments, wherein the Region has recommended the deletion of 12 lay-by parking spaces along Keele Street for approved Site Development File DA.05.004 (1556615 Ontario Limited) as shown on Attachment #2, in lieu of a right-turn lane as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Eagle Rock Way (future McNaughton Road) and Keele Street, being Block 96 on Registered Plan 65M-3784 (10197, 10211 and 10243 Keele Street), in Part of Lot 22, Concession 3, City of Vaughan.

On June 27, 2005, Vaughan Council approved Official Plan and Zoning By-law Amendment and Site Development Files OP.04.012, Z.04.038 and DA.05.004 (1556615 Ontario Limited), respectively to facilitate a mixed-use commercial/residential development, including 12 lay-by parking spaces along the Keele Street frontage, as shown on Attachment #2. Earlier the Region of York on June 17, 2005 provided comments to the City recommending approval of the proposal in principle, subject to the removal of the lay-by parking spaces. Lay-by parking spaces are encouraged by the Maple Streetscape Urban Design Guideline's (MSUDG's) in this area.

Planning Department staff consulted with Regional Transportation staff regarding the possibility of the Region allowing the lay-by parking spaces along the Keele Street frontage, and on October 17, 2005, the Region of York forwarded a letter to the City approving the lay-by parking spaces, in principle.

However, on October 18, 2005 the Region of York revised their comments to protect for a future right-turn lane and taper as shown on Attachment #3, for northbound traffic onto eastbound Eagle Rock Way (future McNaughton Road), in order to facilitate the future growth and traffic demands for future developments on lands to the east. As a result, the lay-by parking spaces would be eliminated.

The Owner amended their approved site plan on February 20, 2006 in accordance with the Region's comments as shown on Attachment #3, and it was subsequently considered by the Maple Streetscape Advisory Committee (MSAC) on February 22, 2006. The MSAC adopted a motion at that meeting indicating that the proposed right-turn and taper lane contravenes the

intent of the Maple Streetscape and Urban Design Guidelines to make Maple a more pedestrian-friendly community and that MSAC strongly supports the implementation of lay-by parking and requests that the Region proceed with a reduced number of lay-by parking spaces.

The Owner has forwarded an e-mail to the Development Planning Department and to the Mayor and Members of Council expressing concern about the delays caused by the change in the Region's comments respecting the lay-by parking spaces and the inconsistency between the City and Regional positions respecting this issue. In order to respond to the motion adopted by MSAC and the Owner's concerns, a formal Council position respecting the lay-by parking spaces for this development is being sought, for subsequent consideration by the Region of York. In addition, given that the unresolved issue of lay-by parking is delaying final approval of the site plan, direction from Council is required concerning the disposition of the site plan approval.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

On June 27, 2005, Vaughan Council approved Site Development File DA.05.004 (1556615 Ontario Limited) to facilitate a mixed-use commercial/residential development as shown on Attachment #2, which included 12 lay-by parking spaces along the Keele Street frontage. The Region of York has advised that it is protecting for a right-turn lane and taper as shown on Attachment #3, and as a result, the lay-by parking spaces on Keele Street would be eliminated. On February 22, 2006, the Maple Streetscape Community Advisory Committee adopted a motion stating that the right-turn lane contravenes the Maple Streetscape Guidelines. The Owner is being delayed by the uncertainty respecting this issue.

The Development Planning Department is seeking formal direction and resolution from Council as to how to proceed with respect to the deletion of the 12 lay-by parking spaces, which will be forwarded to the Region of York.

Attachments

1. Location Map
2. Council Approved Site Plan (June 27, 2005)
3. Revised Site Plan (February 20, 2006)

Report prepared by:

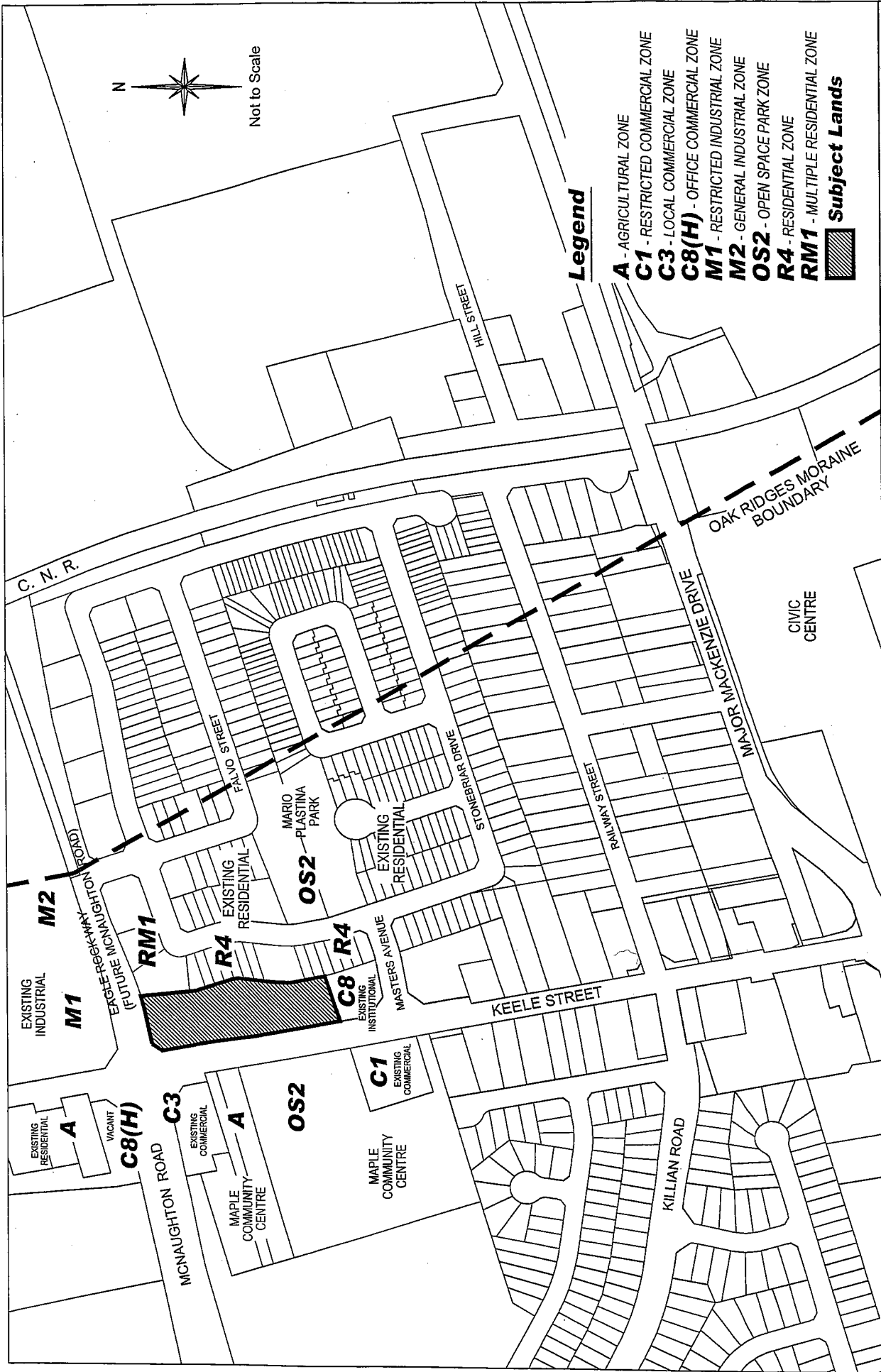
Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,


JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

LG\



Legend

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8(H) - OFFICE COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R4 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
-  Subject Lands

Location Map

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
NA/DPT/1 ATTACHMENTS/DA/05.05.004

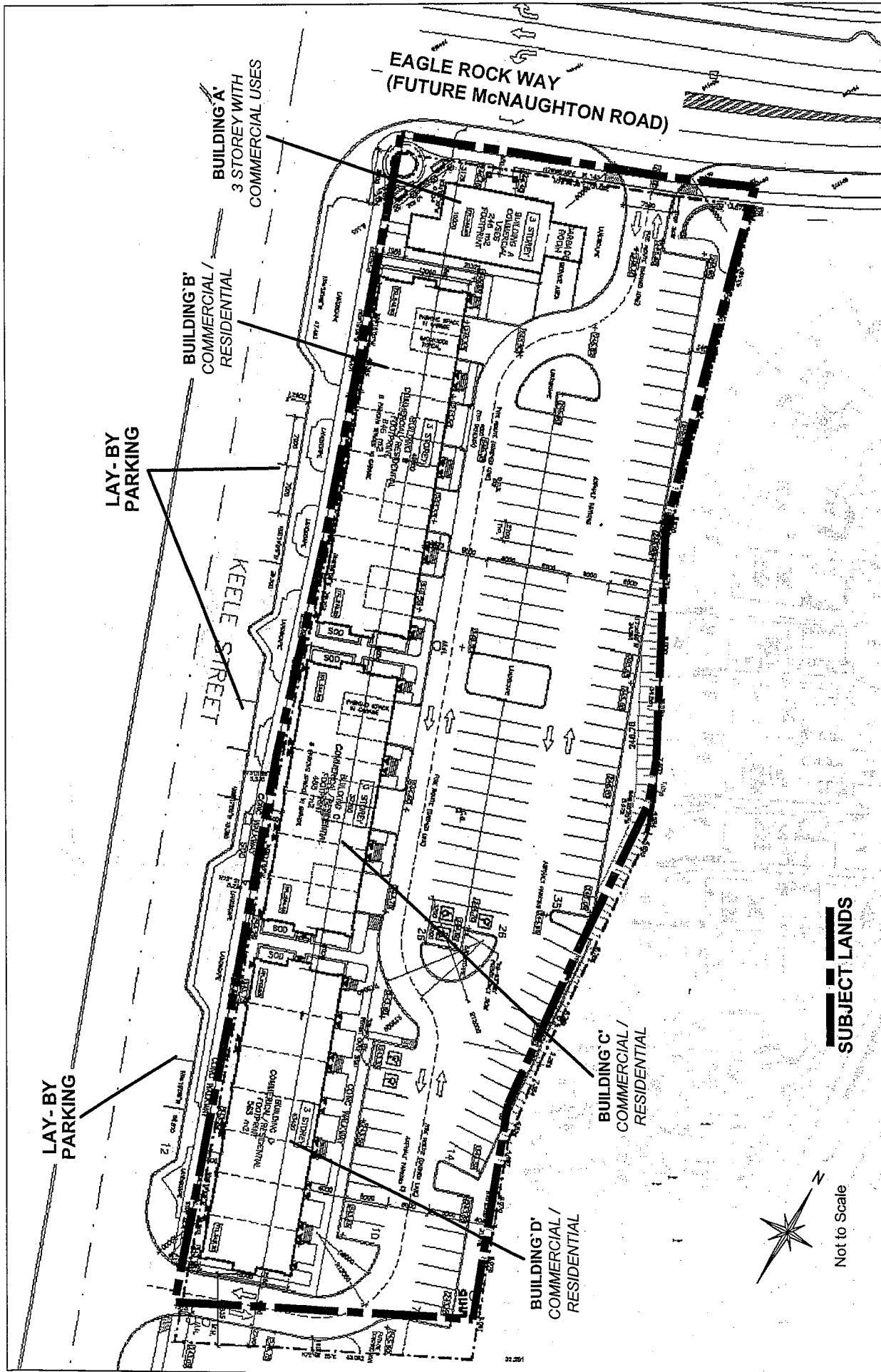


Development Planning Department

Attachment 1

FILE No.: DA.05.004
RELATED FILE No.:
Z.04.038 & OP.04.012

March 14, 2006



SUBJECT LANDS

Attachment 2
 FILE No.: DA.05.004
 RELATED FILE No.:
 Z.04.038 & OP.04.012
 March 14, 2006

City of
Vaughan

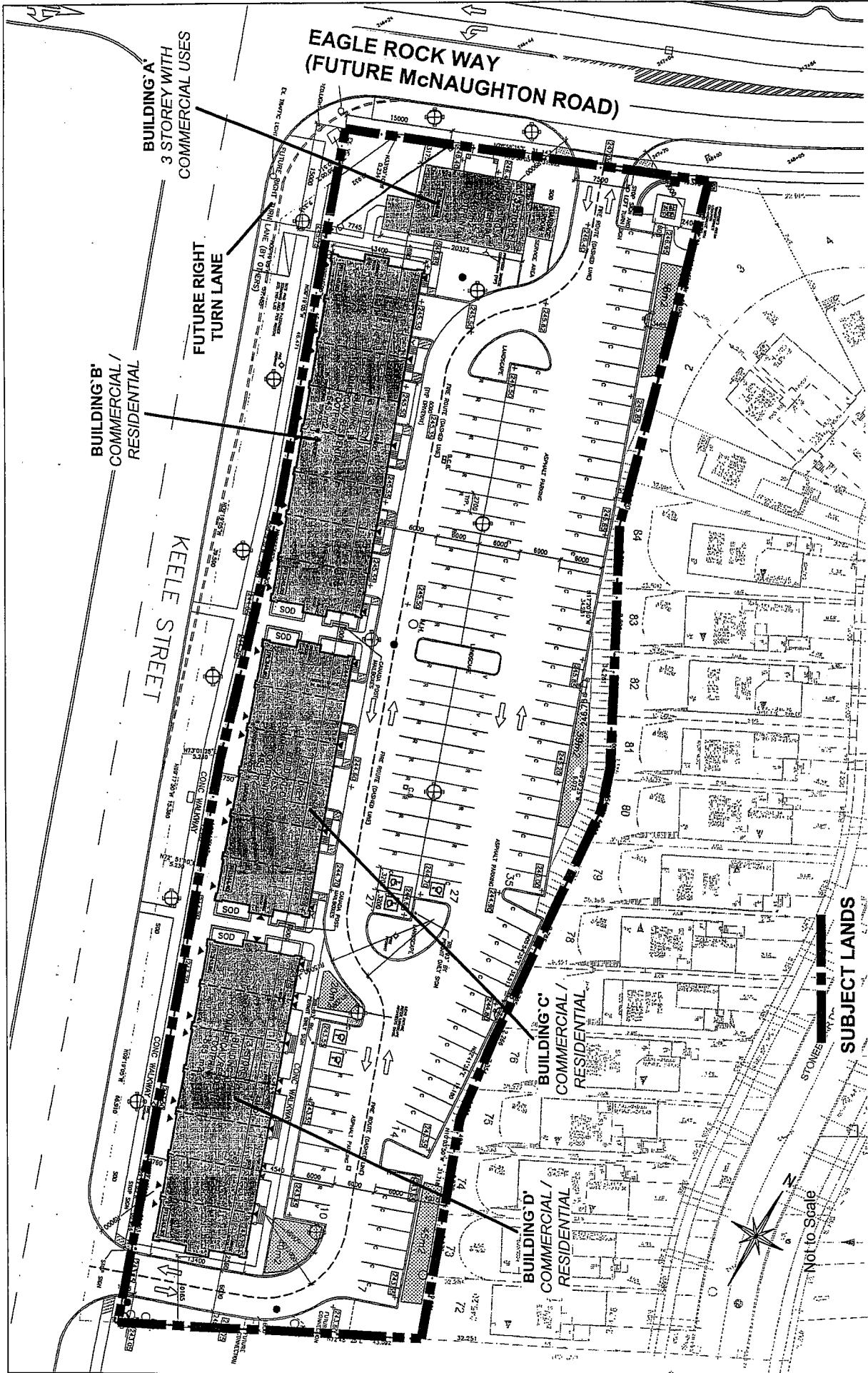
Development Planning Department

Council Approved Site Plan

Part Lot 22,
 Concession 3

APPLICANT:
 1556615 ONTARIO LTD.

NA\DP\ATTACHMENTS\DA\da.05.004



Attachment
3
 FILE No.: DA.05.004
 RELATED FILE No.:
 Z.04.038 & OP.04.012
 March 14, 2006

City of
Vaughan
 Development Planning Department

Revised Site Plan
(February 20, 2006)
 APPLICANT:
 1556615 ONTARIO LTD.
 Part Lot 22,
 Concession 3
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