

**COMMITTEE OF THE WHOLE JUNE 19, 2006**

**ZONING BY-LAW AMENDMENT FILE Z.05.022  
SITE DEVELOPMENT FILE DA.05.046  
MAPLE ORCHARD INVESTMENTS INC.  
REPORT #P.2005.37**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.022 (Maple Orchard Investments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1194), to permit a three-storey, mixed-use building with 335m<sup>2</sup> of ground floor commercial uses and 23 residential units above, as shown on Attachment #2, in the following manner:
  - a) that the subject lands shown on Attachment #1 be rezoned from RA2 Apartment Residential Zone to RA2(H) Apartment Residential Zone with the Holding Symbol "H";
  - b) that the implementing Zoning By-law shall include the site-specific exceptions identified in the staff report; and,
  - c) that the implementing Zoning By-law not be enacted until a parking study has been submitted and reviewed to the satisfaction of the Engineering Department.
  
2. THAT Site Development File DA.05.046 (Maple Orchard Investments Inc.) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the Development Planning Department shall approve the final site plan, landscaping plan, and building elevations;
    - ii) the Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) a functional servicing report shall be submitted and reviewed to the satisfaction of the Engineering Department;
    - v) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and,
  
  - b) That the site plan agreement include the following provisions:
    - i) a clause requiring the Owner to implement the final recommendations of the approved Noise Study; and,
    - ii) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate for the residential component, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's cash-in-lieu policy; and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of

the subject lands for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;

- iii) a clause identifying that snow removal and garbage pick-up shall be privately administered and the responsibility of the Condominium Corporation, which shall also be included in all offers of sale, purchase and/or lease; and,
- iv) a maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to be subject to an one time dollar amount determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department.

3. THAT Council pass the following resolution with respect to the allocation of sewage and water capacity:

"IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.05.046 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 13 residential units following the execution of a site plan agreement to the satisfaction of the City."

### **Economic Impact**

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

### **Purpose**

The Owner has submitted the following applications:

- 1. A Zoning By-law Amendment Application (File Z.05.022) to amend Exception 9(1194) to By-law 1-88, specifically by rezoning the subject lands shown on Attachment #1 from RA2 Apartment Residential Zone to RA2(H) Apartment Residential Zone with the Holding Symbol "(H)", together with site-specific zoning exceptions required to implement the proposed site plan.
- 2. A Site Development Application (File DA.05.046) on the subject lands shown on Attachment #2, to facilitate the development of a 3-storey mixed-use apartment building with 23 residential units and 335m<sup>2</sup> of ground floor commercial uses, served by 5 at-grade and 44 underground parking spaces, on a 0.27 ha site.

### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Keele Street, between Major Mackenzie Drive and Barrhill Road (9891 Keele Street), in Lot 20, Concession 3, City of Vaughan. The 0.27ha rectangular-shaped parcel has 44m of frontage on Keele Street and a lot depth of 62m. The site contains the "George Bailey House", which is listed in the City's inventory of significant structures and will remain on the site and used for commercial purposes.

The subject lands are designated "Maple Commercial Core" by OPA #350 (Maple Community Plan), as amended by OPA #533 (Maple Focus Review), and zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1194). The surrounding land uses are:

- North - residential/commercial building under construction (RA2 Apartment Residential Zone)
- South - vacant (R1 Residential Zone)
- East - existing residential (R2 Residential Zone)
- West - Keele Street; existing residential (RM2 Multiple Residential Zone)

The property is subject to previous development applications (Files Z.02.075 and DA.03.008) filed by the former Owner to facilitate the development of the lands for a 3-storey, mixed-use building with 13 residential units and 123m<sup>2</sup> of ground floor commercial uses, served by 31 at-grade parking spaces, and maintaining the existing heritage building on the site. The applications were approved by Council and By-law 225-2004 (Exception 9(1194)) was enacted on June 28, 2004 to implement the proposal. However, a site plan agreement was never executed, and the previous Owner closed the site development file.

#### Public Hearing

On May 13, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and to the Maple Village Ratepayers Association.

Comments were received from the adjacent neighbours to the east (56 Oakdale Road), and to the south (9869 Keele Street) along Keele Street. The neighbour to the east expressed concerns about noise, screening and their view. The neighbour to the south was concerned about how this proposal would impact the layout and developability of his lands and that the proposed building is too close to his property line.

The recommendation of the Committee of the Whole to receive the Public Hearing of June 8, 2005 and to forward a comprehensive report to a future Committee meeting was ratified by Council on June 15, 2005. On June 9, 2006 a Notice of this Committee of the Whole meeting to consider the planning report was sent to those individuals requesting notification or having expressed interest in the application.

#### Official Plan

The subject lands are designated "Maple Commercial Core" by OPA #350 (Maple Community Plan), as amended by OPA #533 (Maple Focus Review), which permits the proposed mixed-use commercial/residential development. OPA #533 requires that the review of development applications in the Maple Core Area have regard to certain sections of the Maple Streetscape and Urban Design Guidelines. The relevant policies of the Maple Official Plan are identified below, as follows:

##### a) Proposed Land Use

OPA #350 as amended, permits mixed-use development to a maximum height of three storeys.

Section A, Planning Strategy and Policies, Subsection III, Paragraph 6, of OPA #350 states the following with respect to the Maple Commercial Core Area (in part):

"The vitality and function of the existing commercial areas of Maple at the Major Mackenzie Drive and Keele Street crossroads is to be reinforced by encouraging the redevelopment and intensification of property for businesses, residential and commercial purposes."

The Maple Community Plan also includes a policy under Section II, Goals, subparagraph f), which identifies the provision of a full range and mix of housing types as a goal of the plan.

The proposed mixed use development at a height of 3-storeys conforms to the Official Plan.

b) Minimum Frontage Requirement

The Official Plan requires that buildings comprise a minimum of 70% of the lot frontage at grade level for street-related retail, office and service uses. The two buildings include grade related commercial uses for its full width facing Keele Street. The George Bailey House that is located on the property is proposed to be used for office uses. Together, the two buildings occupy 66% of the lot frontage, and of this percentage 100% of the front of the buildings are grade related retail, office and service uses. Given that the location of the George Bailey House is fixed, that 100% of the building at grade level is being used for grade related commercial uses and that access driveway is required, the intent of the Official Plan is being maintained.

c) Pedestrian Linkages

The Official Plan promotes the creation of new pedestrian linkages and references Sections 2.4, 2.6 and 2.7 of the Maple Streetscape and Urban Design Guidelines (MSUDG's). The proposed site plan includes unit pavers along the Keele Street frontage and hard surface landscape connections to and within the site.

d) Parking/Lay-by Parking

OPA #350, as amended, requires that adequate and convenient off-street parking facilities be provided and that regard be had for Sections 5.2 and 5.3 of the Maple Streetscape and Urban Design Guidelines. The MSUDG's indicate that parking should be located at the rear of the buildings or within underground facilities. The proposal includes rear surface parking, and an underground parking garage that is accessed by a single driveway, which is desirable from a land use perspective, as it creates a better relationship between the proposed and existing buildings and the on-street pedestrian environment. The parking objectives of the Official Plan have been met in this respect.

As encouraged by the Guidelines, the Owner has proposed four (4) lay-by parking spaces on Keele Street. However, the Region of York Transportation and Works Department has advised that a minimum length of 32.1 metres is required for 3 spaces (each 6.7m long, and 2.8m wide), and including 6m curb tapers. As a result, the number of lay-by spaces will need to be reduced to three (3) spaces, subject to the requirements and design standards of the Region of York Transportation and Works Department.

e) Preservation of Buildings of Historic and Architectural Merit

The Official Plan requires that buildings having architectural/historic merit as identified by Heritage Vaughan, be incorporated into new development, are compatible, and achieve an integrated streetscape. The heritage structure, known as the George Bailey House, will be retained in its entirety on the subject property. The proposed elevations for the new structure, building mass and exterior finishing materials are considered to be consistent with the George Bailey House.

f) Massing, Scale and Building Height

Policies are included in the Official Plan respecting the massing, scale and building height of a new development in the Maple Commercial Core Area. The policies require that the scale and form of the building be complementary with adjacent development, that buildings fronting onto Keele Street not exceed three storeys, and that regard shall be had to Section 6.4 of the Maple Streetscape and Urban Design Guidelines. The building is a maximum three storeys in height, with locker and maintenance rooms in the roofline. The building is compatible with adjacent development from a scale and massing perspective, and also similar to the mixed-use

development that is under construction on the lands to the immediate north. The massing, design, and building form for the building is compatible with the adjacent development.

g) Site Plan Control

OPA #350, as amended, requires that development in the Maple Core Area be subject to a site plan agreement. The Applicant has applied for site plan approval (File DA.05.046), which is the subject of this report.

h) Summary

In view of the above, the Development Planning Department is satisfied that the Zoning By-law Amendment and Site Development Applications are consistent with the development criteria in the Official Plan, as amended.

Region of York Official Plan

The Region of York Official Plan establishes as objectives, the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region's residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The proposed development provides intensification on Keele Street and introduces live/work units into the Maple Commercial Core Area, which are currently limited in availability. The proposal is consistent with the goals and objectives of the Regional Plan.

Provincial Policy Statement

The Provincial Policy Statement (PPS) includes policies that encourage residential intensification, densities that make more efficient use of land and public infrastructure, public transit supportive development, and the provision of a full range of housing types. The proposed development is consistent with the goals and objectives of the PPS.

Zoning

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1194), which currently permits a three-storey apartment dwelling containing a maximum of thirteen (13) residential units and 123m<sup>2</sup> of commercial uses. The current proposal does not comply with the Zoning By-law.

The Owner has submitted a Zoning By-law Amendment Application to rezone the subject lands from RA2 Apartment Residential Zone to RA2(H) Apartment Residential Zone with the Holding Symbol, and has identified the following site-specific zoning exceptions that are required to implement the proposed site plan as shown on Attachment #2:

- permit the following commercial uses on the ground floor, to a maximum combined gross floor area of 335m<sup>2</sup>: bank or financial institution, business or professional office, personal service shop, photography studio, retail store and video store, to facilitate the proposed development;
- include a clause permitting locker rooms, and electrical and maintenance rooms to be located in the attic/roof level, and prohibiting any dwelling units in this area;
- permit a minimum front yard setback (Keele Street) of 0m, whereas 7.5m is currently required;
- permit a minimum northerly interior side yard setback of 3.5m, whereas 7.5m is currently required;

- permit a maximum building height of three (3) storeys;
- a 0m landscape strip abutting Keele Street, whereas 6m is currently required;
- a 0m landscape strip around the periphery of the outdoor parking area, whereas 3m is currently required;
- a 0m requirement for screening of the parking area, whereas a 1.2m high earth berm or evergreen hedgerow is currently required;
- permit a minimum of 49 parking spaces, comprised of 44 underground and 5 surface parking spaces, whereas 57 spaces are currently required; and,
- include any other zoning exceptions as may be required to implement the final approved site plan.

A clause will be included in the implementing zoning by-law that deems the subject lands to be one lot for the purposes of zoning regardless of future conveyances, severances, etc. This will ensure that technical variances will not be created when the condominium application is considered.

The proposed development does not have sufficient water and sewage servicing allocation. A clause will be included in the implementing zoning by-law limiting the use of the lands zoned with the Holding Symbol "(H)" to a use legally existing as of the date of enactment of the implementing by-law. The Holding Symbol "(H)" shall not be removed until the water and sewage servicing capacity has been identified and allocated by the City.

The Development Planning Department can support the proposed zoning exceptions as they are considered to be technical in nature from the perspective that By-law 1-88 does not presently include a zoning category to implement mixed-use development in a Core Area context. In addition, Exception 9(1194) is a site-specific exception that was designed to implement a previously approved development, and would need to be modified to reflect the current proposal.

#### Compatibility

##### i) Land Use

The Official Plan permits the proposed commercial and residential uses along this part of Keele Street. The introduction of mixed-use development into the Maple Core Area is considered appropriate for several reasons, including: increased pedestrian traffic and vitality in the core area; a population to support commercial enterprises; reduced dependency on the automobile, resulting from the close proximity of retail and residential uses; an around-the-clock presence in the core area; and, a greater variety of housing types in the community. Future residents will have access to many services, including commercial, institutional and recreational uses. Furthermore, the site is well located and provides an opportunity to revitalize a portion of the core area.

The Official Plan policies encourage the proposed use in two specific ways. First, the Plan encourages a variety of housing types in the Maple Area. The Regional Official Plan and the Provincial Policy Statement further reinforces this policy objective. Second, the Plan encourages the redevelopment and intensification of the property for business, residential and commercial purposes at the Major Mackenzie Drive and Keele Street crossroads. The site is located on a major arterial road, providing future residents accessibility to many services.

In view of the above, the proposed land uses are compatible with adjacent land uses.

##### ii) Building Form

Compatibility of the proposed building form with adjacent development is important and required by the Official Plan. Compatibility of building forms does not necessarily mean that new

development is identical to the existing development. Certain building designs, architecture and site planning techniques can successfully integrate a new structure with its surroundings.

The lands to the immediate north of the subject lands is currently being developed with a similar mixed residential/commercial development, and other lands to the north along the Keele Street corridor are all commercial in nature.

The proposed building is a maximum of three-storeys in height as permitted by the Official Plan, and the portion of the building fronting onto Keele Street incorporates variations in roofline, balconies and a commercial ground floor façade to provide visual relief to the massing of the building.

Given the Official Plan policies respecting permitted building heights and the surrounding development context, the Development Planning Department is satisfied that the proposed development will be compatible with the adjacent surrounding lands. Landscaping and fencing will be further utilized to achieve compatibility between the adjacent properties.

### Site Design

The proposed site plan is shown on Attachment #2. The site plan consists of the existing "George Bailey House", which is a two-storey building that will remain and be used for commercial uses, and complement the proposed 3-storey mixed-use residential/commercial building. The driveway leading to the underground parking garage on the east side of the building is located abutting the south lot line. An outdoor amenity area is located on the north side of the building. Parking for the commercial units is provided at the rear of the building and underground.

The adjacent neighbour to the rear (east) expressed concerns about noise, screening and their view. The building is setback 16.19m from the rear lot line, and there is a landscape strip and board fencing to provide screening. In addition, the Owner has submitted a noise report that has been reviewed and approved to the satisfaction of the Engineering Department. The adjacent neighbour to the south was concerned about the proximity of the building to his lot, however since the Public Hearing meeting, the site plan has been revised and the interior side yard setback of the proposed building has increased from 1.89m to 8.08m.

Access to the proposed development is from Keele Street, which is a Regional Road. The Region of York Transportation and Works Department has reviewed the applications and has no objections to the development concept in principle.

As discussed earlier, the proposed site plan shows four (4) lay-by parking spaces, however comments from the Region of York Transportation and Works Department will require that the site plan be revised to reduce the number lay-bys spaces to three (3).

It is intended that the project will proceed by way of a draft plan of condominium, which will be submitted at a future date.

The proposed site plan is satisfactory to the Development Planning Department, subject to the conditions in this report. The Maple Streetscape Community Advisory Committee has reviewed the application and their comments will be discussed later in the report.

### Building Elevations

The proposed building elevations are illustrated on Attachments #4 and #5. The Keele Street elevations are comprised of a variety of materials including brick, stone and stucco, articulated in a manner to create visual interest to the building and to address the massing of the structure. The elevations include mostly red brick with stucco accents and stone at the bottom half of the

ground floor level, as shown on Attachments #4 and #5. The ground floor elevation incorporates larger windows, traditional signage, gooseneck lighting fixtures and entrance porticos to define it as a commercial use, different from the more traditional residential elevations utilized for the second and third floors.

The Owner has not submitted the final signage plans for the commercial portion of the building. However, the Owner has verbally advised that the commercial units will be identified using traditional plank signage and gooseneck lighting fixtures. Prior to final approval of the proposed elevations, the applicant must submit a detailed signage plan to the satisfaction of the Development Planning Department.

Maple Streetscape and Urban Design Guidelines (MSUDGs)

The Maple Community Plan requires that development applications have regard for specific sections of the Maple Streetscape and Urban Design Guidelines. In addition, the balance of the guidelines, are used to assess development proposals in the Major Mackenzie Drive and Keele Street corridors within Maple. The vision for the Maple Core Area from a physical built form perspective is implemented through the Maple Streetscape and Urban Design Guidelines. In this context, Council has established the Maple Streetscape Advisory Committee (MSAC) to implement the MSUDG's. The Committee has considered the proposed development, and is satisfied with the proposal.

Parking

The proposed site plan indicates that 49 parking spaces will be provided. By-law 1-88 requires that parking for the development be calculated as follows:

	<u>Required</u>	<u>Provided</u>
23 residential units X 1.5 spaces/unit	=35 spaces	35 spaces
Residential Visitor Parking @ 0.25 spaces/unit	= 6 spaces	3 spaces
Commercial Uses: 188.74m <sup>2</sup> @ 6 spaces/100m <sup>2</sup>	=11 spaces	9 spaces
Office Uses: 146.18m <sup>2</sup> @ 3.5 spaces/100m <sup>2</sup>	= <u>5 spaces</u>	<u>2 spaces</u>
	<b>57 spaces</b>	<b>49 spaces</b>

The 3 on-street lay-by parking spaces, are not included in the minimum parking requirement of By-law 1-88. A parking deficiency of 8 spaces (14%) is proposed, which must be supported by a parking study, to be submitted by the applicant and approved by the Engineering Department.

Landscaping

The landscape plan as shown on Attachment #3, incorporates the requirements of the Maple Streetscape and Urban Design Guidelines, including the prescribed unit pavers, a seating area with benches, and soft landscaping. Extensive soft and hard landscaping is proposed at the front of the property to enhance the proposed development and at the rear to buffer the development from the existing residential uses to the east. An amenity area comprised of a seating area, a courtyard and a pergola structure for the use of future tenants, is proposed along the north side of the new building.

The subject lands are subject a maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to be subject to an one time dollar amount determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department. The maintenance clause will be incorporated into the site plan agreement. The final landscape plan and cost estimate must be approved by the Development Planning Department.



### Rear Laneway

The MSUDGs identify a rear yard laneway system connecting the properties on the east side of Keele Street. The site plan, as currently designed, will not facilitate a rear laneway without eliminating the ramp to the underground parking area. While there is merit in achieving the rear laneway concept, in this particular situation, the overall aesthetic benefits to the development resulting from the underground parking are significant, including the increased amenity area and minimized visible parking. Furthermore, the property to the north is developed without a rear laneway connection and will have fencing along the site boundary, thereby preventing continuation of the laneway. In addition, the lands to the south, include one property, a cemetery and a commercial plaza facing Barrhill Road. As such, any rear laneway would be practically limited to the subject property and one lot to the south.

### Maintenance Rooms and Lockers

The development includes maintenance and locker rooms within the roof of the building, which is considered an additional storey by By-law 1-88. These rooms provide desirable necessary rooms for the residents and functioning of the building. OPA #350, as amended by OPA #533, restricts the height of new developments in the Maple Commercial Core Area to a maximum of 3-storeys, to control the height, massing and density in new residential and mixed-use projects.

The height and massing of the building would be the same, with or without the maintenance and locker rooms, which are located in the centre of the building, setback from the exterior walls and contained within the typical roof space. The only change to the roof structure resulting from the amenity space is the inclusion of dormers.

Indoor locker and maintenance rooms are not typically included in the density calculation and therefore, do not impact on the overall density of the proposal. To ensure that this space is not converted for residential purposes, the implementing zoning by-law will restrict the attic space for the specific purposes.

In view of the above, the intent of the Official Plan is maintained, subject to the by-law restricting the roof space for maintenance and locker room purposes.

### Heritage Vaughan

The subject property contains the George Bailey House, which is listed on the City of Vaughan's *Listing of Significant Heritage Structures* (approved June 2005). This property is also within the proposed Maple Heritage Conservation District Study Area.

It is recognized that the George Bailey House is to be preserved and incorporated in the proposed site development and the Cultural Services Department is satisfied with the proposed development subject to some minor changes as indicated below:

- the Site Plan indicates an irregular floor shape for the front porch which is not indicated in the elevations. The plan view also indicates the front porch as "concrete porch". These descriptions are not accurate and would not be desirable in any proposed renovation to the front porch.
- the elevations should more accurately represent the existing original features of the George Bailey House. The front porch must retain its belcast roof shape, the scrollwork brackets, and turned wood posts. The elevation drawings also need to include the south and east facades of the George Bailey House as a commitment to the preservation of the entire building exterior "in the round", which is required by Cultural Services and Heritage Vaughan.

The Owner is required to address the above noted elevation comments to the satisfaction of the Cultural Service Division Heritage Vaughan.

#### Engineering

##### a) Noise

A noise study has been prepared by SS Wilson Associates, dated March 20, 2006, which has been reviewed and approved by the Engineering Department, subject to the Owner satisfying all requirements with respect to noise attenuation and ensuring that it is in accordance with the noise features recommended by the report.

##### b) Servicing

The Engineering Department has reviewed the proposed development plan and has advised that the subject lands have allocation for a total of 13 residential units, and that servicing allocation capacity for the remaining 10 units has not been reserved at this time. Therefore servicing allocation capacity is currently not available to support the additional number of units.

A Functional Servicing Report must be submitted for review and approval in support of the proposed applications. The report must address and ensure that the proposed development can be serviced in accordance with all City of Vaughan Engineering Department Design Standards and Criteria.

#### Parkland Dedication

The Owner will be required to pay the City, cash-in-lieu of the dedication of parkland for the respective residential and commercial components, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

#### Hydro

The Owner will be required to satisfy all hydro requirements to the satisfaction of PowerStream Inc.

#### Relationship to Vaughan Vision 2007

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

#### Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment and Site Development applications in accordance with the goals and objectives of the Provincial Policy Statement, Regional Official Plan, OPA #350 as amended, and the Maple Streetscape and Urban Design Guidelines. The proposed development concept conforms to the intent of the Maple Community Plan (OPA #350) and the Region of York Official Plan. The concepts inherent in the proposal, specifically as they relate to residential intensification and providing a mix and broad variety of housing are further supported by the Provincial Policy Statement. With respect to density, the proposal complies with the Official Plan and Maple Streetscape and Urban Design Guidelines, which implements density through site design and by limiting the maximum building height to three storeys. The Development Planning Department is satisfied that the proposed Zoning By-law Amendment with site-specific exceptions and the Site Development Plan are appropriate to facilitate the mixed use commercial/residential building development, while maintaining the existing "George Bailey House".

Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the comments and conditions of approval in this report.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. West & South Elevation Plan
5. East & North Elevation Plan

**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

R:\SER\WORKING\HOLYDAYM\Maple Orchard Investments Inc\June 19.CW.doc



**City of Vaughan**

Development Planning Department

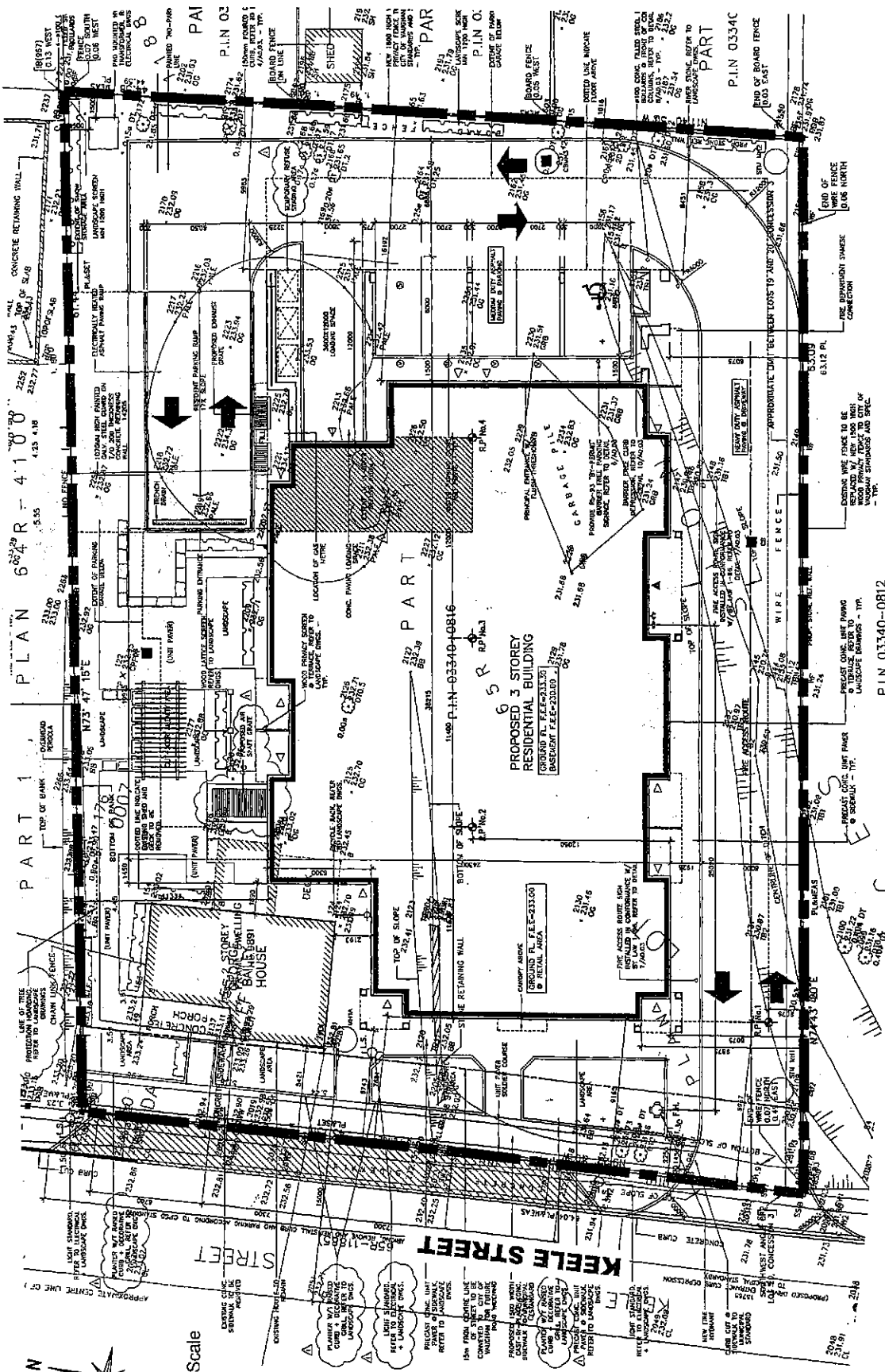
**Location Map**

Part of Lot 20,  
 Concession 3  
 APPLICANT:  
 MAPLE ORCHARD INVESTMENTS INC.  
 N:\DFA\1 - ATTACHMENTS\VA\06-05-046

**Legend**

- C1** - Restricted Commercial Zone
- OS2** - Open Space Park Zone
- R1** - Residential Zone
- R2** - Residential Zone
- R3** - Residential Zone
- R1V** - Old Village Residential Zone
- RA2** - Apartment Residential Zone
- RM2** - Multiple Residential Zone

**Subject Lands**



PLAN 64R-4100

PART 1

PART 2

PART 3

PART 4

PROPOSED 3 STOREY  
RESIDENTIAL BUILDING  
GROUND F.L. F.E.E. = 333.00  
BASEMENT F.E.E. = 230.00

KEELE STREET

Not to Scale

SUBJECT LANDS

P.I.N. 03340-0812

# Site Plan

Part of Lot 20,  
Concession 3

APPLICANT:  
MAPLE ORCHARD INVESTMENTS INC.

N:\A\PT\1 ATTACHMENTS\DA\05.05.046

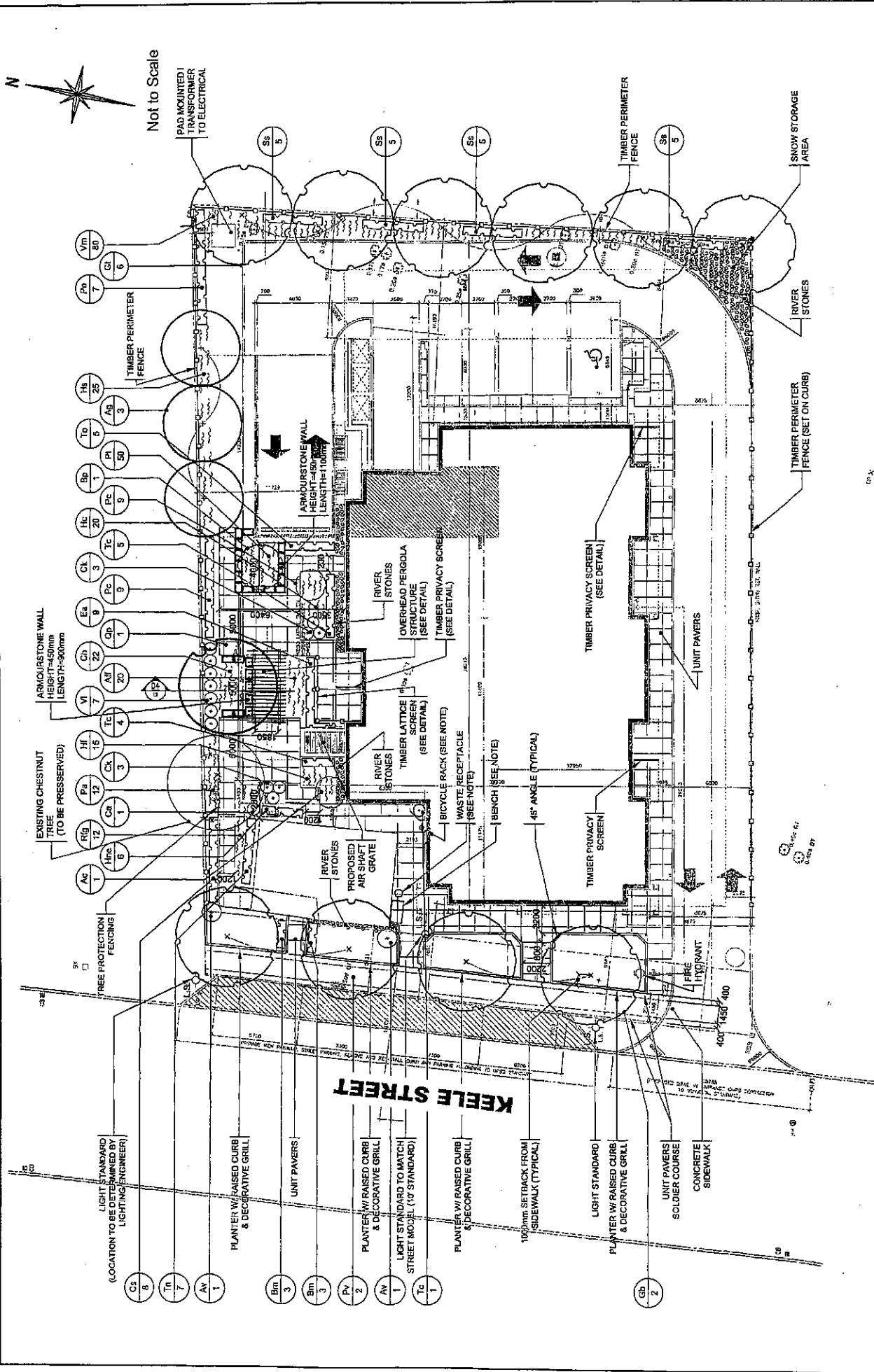
# City of Vaughan

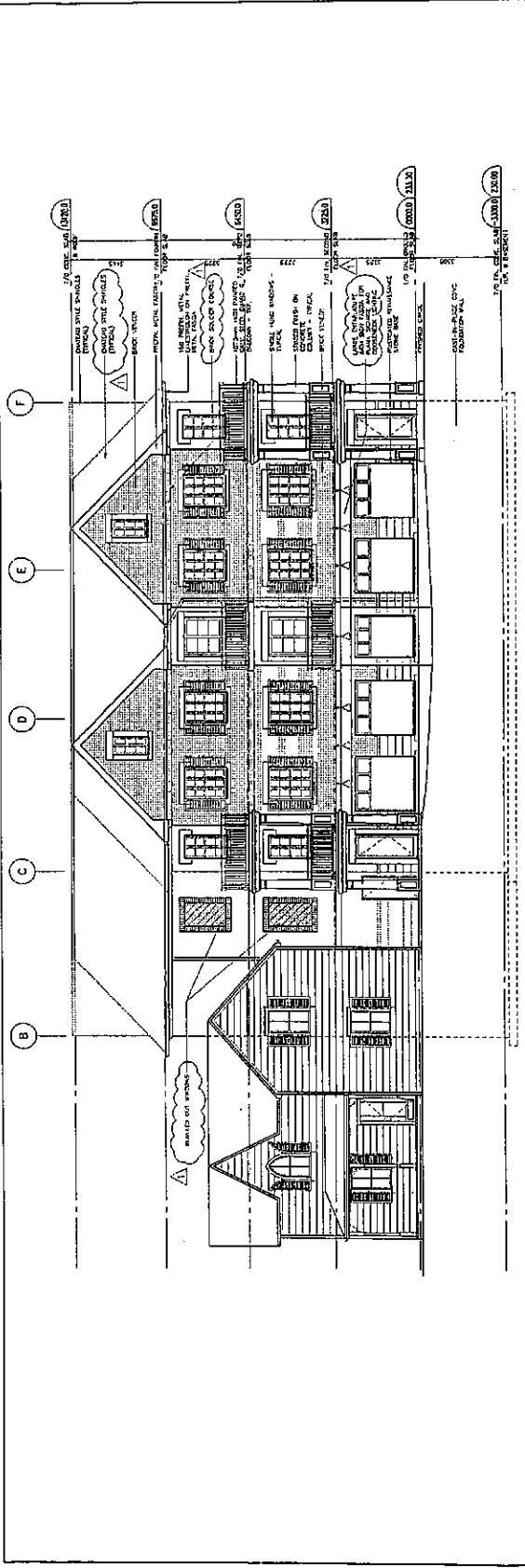
Development Planning Department

# Attachment 2

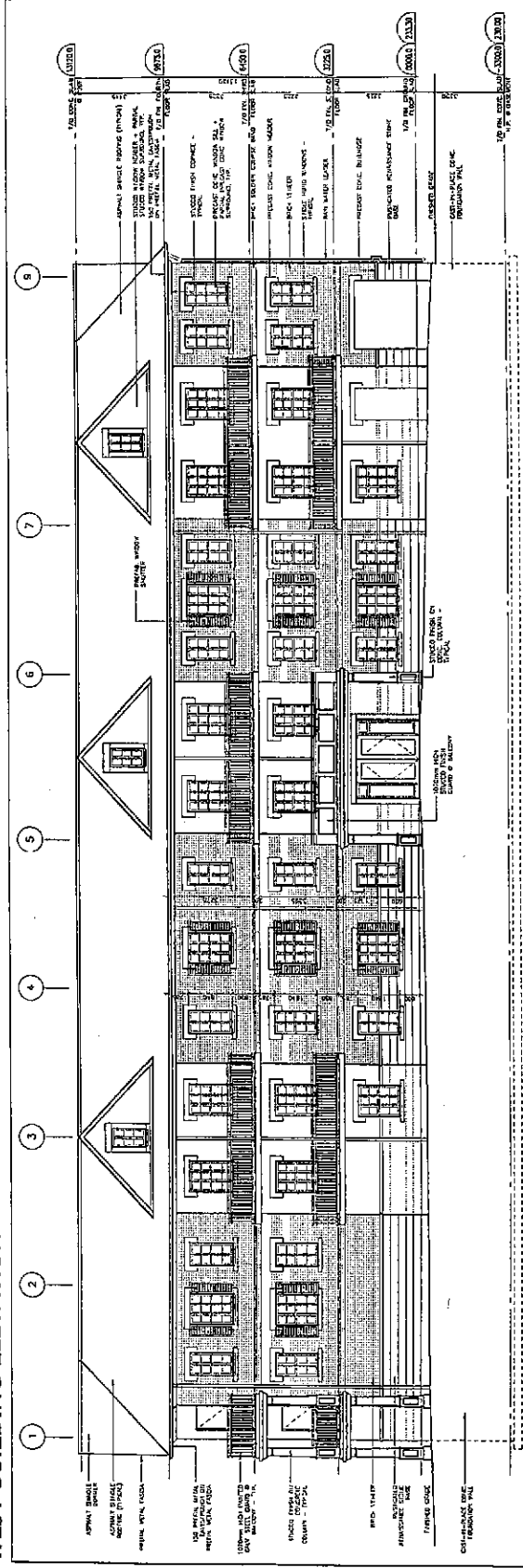
FILE No.:  
DA.05.046 &  
Z.05.022

May 30, 2006





**WEST BUILDING ELEVATION**



**SOUTH BUILDING ELEVATION**

