

COMMITTEE OF THE WHOLE JUNE 19, 2006

**OFFICIAL PLAN AMENDMENT FILE OP.05.025
ZONING BY-LAW AMENDMENT FILE Z.05.051
SITE DEVELOPMENT FILE DA.05.060
LEOPARD LANE DEVELOPMENT INC. AND SHAREWELL INVESTMENTS INC.
REPORT #P.2006.4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.025 (Leopard Lane Development Inc. and Sharewell Investments Inc.) BE APPROVED, to exempt the subject lands shown on Attachment #1, from the policy of the "Maple Commercial Core Area" designation in OPA #350 (Maple Community Plan) which requires a minimum of 70% of the frontage at grade level to be used for street-related retail, office and service uses, in order to facilitate a 30 unit residential condominium apartment building.
2. THAT Zoning By-law Amendment File Z.05.051 (Leopard Lane Development Inc. and Sharewell Investments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(157) to rezone the subject lands as shown on Attachment #1 from C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157) (Sharewell lands) to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)". The site-specific Zoning By-law will also have site-specific zoning exceptions to implement the final approved site plan to permit a 30 unit residential condominium apartment building (Building "C") and to maintain the existing commercial development (Buildings "A" and "B") on the balance of the reconfigured Sharewell lands, as shown on Attachment #2. The site-specific zoning standards will implement the proposed development and maintain the existing commercial plaza.
3. THAT Site Development File DA.05.060 (Leopard Lane Development Inc. and Sharewell 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 cost estimate, and building elevations;
 - ii) the Engineering Department shall approve the final site servicing and grading plan, stormwater management report, access, parking and on-site vehicular circulation;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) a functional servicing, external lighting plan, and noise report shall be submitted and approved to the satisfaction of the Engineering Department;
 - v) an external lighting plan shall be submitted and approved to the satisfaction of the Engineering Department;
 - vi) an archaeological report shall be approved to the satisfaction of the Cultural Services Division;

- vii) prior to the execution of the site plan agreement, the Holding Zone applicable to the subject lands shall be lifted;
 - viii) a Consent application be approved by the Committee of Adjustment and shall be final and binding;
 - ix) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council; and
 - x) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department;
- b) That the site plan agreement shall include the following provisions:
- i) a clause requiring that the residential development shall proceed by way of plan of condominium;
 - ii) "For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate, whichever is higher, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the appraisal appraisal shall form the basis of the cash-in-lieu payment";
 - iii) 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 a one time dollar amount payment to be determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department; and
 - iv) 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;
- c) That the necessary amendment to the existing site plan agreement and zoning by-law for the commercial plaza (Sharewell Investments Inc.) be undertaken to implement the proposed residential development.

Economic Impact

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

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application (File OP.05.025) to exempt for the subject lands shown on Attachment #2, from the policy of the "Maple Commercial Core Area" designation in OPA #350 (Maple Community Plan) which requires a minimum of 70% of the frontage at grade level to be used for street-related retail, office and service uses, in order to facilitate a 30 unit residential condominium apartment building.

2. A Zoning By-law Amendment Application (File Z.05.051) to:
 - a) rezone the subject lands (Leopard Lane lands, and northerly portion of the Sharewell lands in the same ownership) as shown on Attachment #1 from C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157) (Sharewell lands) to RA3 (H) Apartment Residential Zone with the Holding Symbol (H). The site-specific zoning exceptions are required to implement the final approved site plan, for the 30 unit residential condominium apartment building; and,
 - b) provide for the necessary zoning exceptions required to maintain the existing commercial development (Buildings "A" and "B") on the balance of the reconfigured Sharewell lands as shown on Attachment #2.

3. A corresponding Site Development Application (File DA.05.060) to:
 - a) permit a 3,669.34m², four-storey residential condominium apartment building (Building 'C') on 0.142ha of the overall parcel of land (Leopard Lane lands), as shown on Attachment #2; and
 - b) amend the existing site plan agreement for the northerly 0.849ha of the Sharewell lands to facilitate the reconfigured lot, as shown on Attachment #2.

The proposed four-storey apartment building (Building 'C') is comprised of 30 units on the first three-storeys and amenity area on the fourth storey incorporated within the attic space of the roof, as shown on Attachments #4 and #5. The amenity area will only include a lounge/party room, washrooms, library/card room, exercise room, storage, and lockers. The total proposed gross floor area is 3,669.34m².

Background - Analysis and Options

The overall 0.991ha site shown on Attachment #1 (Leopard Lane, 0.142ha and Sharewell, 0.849ha) is located on the east side of Keele Street, south of Major Mackenzie Drive, in Lot 20, Concession 3, City of Vaughan. The site was used for a residence and a service station since the 1920s. The former service station has been abandoned since the late 1980s. The Technical Standards and Safety Authority (TSSA) have indicated that the Ministry of Consumer and Commercial Relations (MCCR) conducted an inspection in 1995. The inspection report stated that the former service station was abandoned and that the tanks and equipment were removed at that time. The license was cancelled from the TSSA's records in 1995.

The surrounding land uses are:

- North - existing business and professional office use (C1 Restricted Commercial Zone)
- South - existing Maple Centre Plaza (C1 Restricted Commercial Zone, subject to Exception 9(157))
- East - existing detached residential use (R3 Residential Zone)
- West - Keele Street; existing residential use and Maple United Church (RM2 (H) Multiple Residential Zone with a Holding Symbol "(H)", and R1 Residential Zone, respectively)

On January 13, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association.

Comments were received from the adjacent resident to the east (128 Oakdale Road) wherein concerns were expressed with respect to the loss of view, privacy and natural sunlight.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 6, 2006 and to forward a comprehensive report to a future Committee meeting was ratified by Council on February 13, 2006. A Notice of this Committee of the Whole meeting was sent to those individuals previously requesting notification or having expressed interest in the file.

Official Plan

The subject lands are designated "Maple Commercial Core Area" in OPA #350 (Maple Community Plan), as amended by OPA #533.

a) Proposed Land Use

OPA #350, as amended by OPA #533, limits a building form within the Commercial Core Area to three-storeys, to be terraced and buffered from the adjacent low-density residential areas.

Section A, Planning Strategy and Policies, Subsection III – Municipal, 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 B, Background, and Subsection 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 development with the first 3-storeys restricted to residential dwelling units only, with amenity area restricted only within the terraced roofline, conforms to the Official Plan.

b) 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 the site.

c) 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 of three-storeys in height, with amenity space terraced back and within the roofline. The building is compatible with adjacent developments from a scale and massing perspective, and also similar to the development that is under construction on the lands to the south (9907 and 9901 Keele Street). The massing, design, and building form for the building is compatible with the adjacent development.

d) Site Plan Control

OPA #350, as amended, requires that development in the Maple Commercial Core Area be subject to a site plan agreement. The Applicant has applied for site plan approval (File DA.05.060), which is also the subject of this report.

e) Minimum Frontage Requirement

The Official Plan requires that development comprise a minimum of 70% of the lot frontage at grade level for street-related retail, office and service uses. The proposed residential condominium apartment building does not include grade related commercial uses, which is the purpose of the Official Plan Amendment File (OP.05.025). Given that the lot is narrow and that the proposed development is in conjunction with the commercial plaza to the south, the Development Planning Department can support the proposed exemption from the 70% requirement for lot frontage at grade level to be street-related retail, office and service uses.

f) Summary

In view of the above, the Development Planning Department is satisfied that the Zoning Amendment File (Z.05.051) and Site Development File (DA.05.060) are consistent with the development criteria in the Official Plan, as amended. The request for exemption from the 70% requirement for lot frontage at grade level to be street-related retail, office and service uses, can be supported by the Development Planning Department for the reason identified above.

Region of York Official Plan

The Region of York Official Plan establishes various objectives, including 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 within the Maple Commercial Core Area. 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 C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157), in By-law 1-88, which permits various commercial uses. The proposed residential development does not comply with the Zoning By-law. The Owner has submitted a Zoning By-law Amendment Application (File Z.05.051) to:

1. Rezone the subject lands (Leopard Lane lands, and northerly portion of the Sharewell lands in the same ownership) as shown on Attachment #1 from C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157) (Sharewell lands) to RA3 (H) Apartment Residential Zone with the addition of the Holding Symbol "(H)". The site-specific zoning exceptions are required to implement the final approved site plan, if approved, for the 30 unit residential condominium apartment building; and,
2. Provide for the necessary zoning exceptions required to maintain the existing commercial development (Buildings "A" and "B") on the balance of the reconfigured Sharewell lands as shown on Attachment #2.

The following are site-specific zoning exceptions that are required to implement the proposed site plan, shown on Attachment #3:

- a) the implementing Zoning By-law for the Leopard Lane Development Inc. lands shall:
- i) rezone the subject lands from C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157) (Sharewell lands) to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)";
 - ii) include a clause permitting locker rooms, electrical and maintenance rooms, and amenity areas to be located in the attic/roof level, and prohibiting any dwelling units in this area;
 - iii) permit a maximum building height of three (3) storeys;
 - iv) permit a minimum front yard setback (Keele Street) of 3.0m, whereas 7.5m is currently required;
 - v) permit a minimum rear yard setback of 4.0m, whereas 7.5m is currently required;
 - vi) permit a minimum interior side yard setback of 6.6m from the north property line, whereas 7.5m is currently required;
 - vii) require that the Holding Symbol "(H)" be lifted upon the availability of sewage and water servicing capacity to facilitate the proposed development;
 - viii) exempt the subject lands from the requirement to provide a minimum 3m wide landscaping strip around the periphery of the outdoor parking area;
 - ix) exempt the subject lands from the requirement to provide a minimum 1.2m high earth berm or evergreen hedgerow around the periphery of the outdoor parking area; and
 - x) include any other zoning exceptions as may be required to implement the final approved site plan;
- b) the implementing amendment to the existing Zoning By-law Exception 9(157) for the Sharewell Investments Inc. lands shall:
- i) exempt the subject lands from the requirement for a 2.4m wide landscape buffer requirement within the Commercial Zone along the property line abutting a Residential Zone;
 - ii) permit a reduction of parking to 79 parking spaces, whereas 100 parking spaces are required;
 - iii) require an amendment to the accompanying Zoning Exception Schedule E-162; and
 - iv) include any other zoning exceptions as may be required to implement the final approved site plan.

The proposed development currently does not have water and sewage servicing allocation. A clause will be included in the implementing zoning by-law that the Holding Symbol (H) shall not

be removed until such time as the availability of water and sanitary servicing capacity for the proposal be identified and allocated by Council and that the use of the lands zoned with the Holding Symbol "(H)" be limited to those uses legally existing on the date of enactment of the By-law, if approved.

The Development Planning Department can support the proposed zoning exceptions as they implement a development which supports the Provincial and Regional initiatives respecting intensification and the broadening of the housing supply in the community. In addition, the amendments will facilitate a development that is compatible with the surrounding land uses from a use and built form perspective. The exceptions will also implement the proposed site plan and maintain the existing commercial development (Buildings "A" and "B") on the balance of the reconfigured Sharewell lands as shown on Attachments #2 and #3.

Compatibility

a) Land Use

The Official Plan permits the proposed commercial and residential uses along this part of Keele Street. The introduction of the proposed residential development into the Maple Commercial 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 residential 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.

b) 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.

A three storey medical building is currently situated on the lands north of the subject lands. The lands to the immediate south of the Sharewell lands are currently being developed with a mixed residential/commercial development with a similar building form. Other lands along the Keele Street corridor are commercial and residential based.

The proposed building is a maximum of three-storeys in height as permitted by the Official Plan, with a terraced amenity area within the roofline, which will include a party/lounge area, storage lockers, exercise room, library/card room, and washrooms. No residential dwellings are permitted in the roofline. The portion of the building fronting onto Keele Street incorporates variations in roofline, façade treatments and an entry feature to provide visual relief to the massing of the building.

Given the policies of the Official Plan 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 #3. The site plan is comprised of one rectangular building, aligned with the northerly property line, on an overall 0.991ha site shown on Attachment #2 (Leopard Lane, 0.142ha; and Sharewell, 0.849ha). There are two principal driveways that provide access to the site. One driveway access is located at the north end of the subject lands and facilitates vehicular access for the residents of the building by way of a concrete ramp down into the underground parking garage consisting of 48 spaces. The other driveway is shared with the Sharewell lands to the south and is the primary vehicular and pedestrian entrance that leads to the visitor parking and garbage pick-up areas. This area is demarcated from the Sharewell lands to the south by an ornamental 1.8m high metal fence and masonry wall combination located on the Leopard Lane lands as shown on Attachment #7. The principal pedestrian entrance into the building is located on the south side of the building. Another entrance into the building is located on the west side along Keele Street, from the public sidewalk.

Outdoor patios, surfaced with unit pavers, for several of the ground floor units are proposed along the north and east elevations, in addition to the two outdoor patios proposed on the south side of the property, closer to Keele Street. These spaces will be surrounded by plantings, for additional screening, and will provide additional amenity spaces. The majority of the pavement treatment will be of unit pavers in order to provide a more urban environment. Landscape planters will soften the hard landscaping.

The proposed building is setback a minimum of 3m from the front property line, 4m from the rear property line, 6.6m from the northerly side property line, and 9.1m from the proposed southerly property line.

The Sharewell lands will continue to consist of the existing one-storey commercial plaza that will remain and be incorporated into the overall site plan. The Sharewell lands will be accessed by the shared driveway with the Leopard Lane lands and with an existing driveway to the south. The Owner intends to realign the property line between the Sharewell and Leopard Lane lands by way of an Application for Consent with the Committee of Adjustment. Upon land severance, the existing site-specific by-law (Exception 9(157)) and accompanying schedules must be amended, if approved.

The adjacent neighbour to the rear (east) expressed concerns about noise, screening and their view. The building is setback 4m from the rear lot line, and there will be a landscape strip and new privacy fencing to provide screening. The rear 11.5m of the building incorporates a flat roof to reduce the visual height of the building. The Owner is required to submit a noise report and an external lighting plan to the satisfaction of the Engineering Department.

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.

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 final site plan shall be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are illustrated on Attachments #4 and #5. The Keele Street (west) elevation is comprised of a variety of materials including brick, architectural block, and stucco articulated in a manner to create visual interest to the building and address the massing of the structure. A stucco accent band above the first storey is carried around the building to further address the massing of the building elevations. The architectural concrete blocks (replica stone) are carried vertically from the building base to the front entrance to create a distinct pedestrian entry feature from Keele Street. A flat roof, accented with a decorative metal railing, septagonal tower is located at the north end of the Keele Street elevation. The elevations include mostly warm red and yellow brick with minor stucco accents framing the windows with architectural concrete block accents at the base of the ground floor level, as shown on Attachments #4 and #5. Prefinished aluminum railings for the proposed balconies on the south, north and east elevations provide visual accents.

The Owner is proposing fake spandrel glass panels on the front (west) elevation, as shown on Attachment #5. Fake spandrel glass is not acceptable, and the final elevation plans will be required to be revised by the applicant for approval by 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 generally satisfied with the proposal.

Parking

The proposed site plan indicates that 53 parking spaces will be provided. Zoning By-law 1-88 requires that parking for the development is calculated as follows:

| | <u>Required</u> | <u>Provided</u> |
|--|-----------------|-----------------|
| 30 residential units x 1.5 spaces/unit = | 45 spaces | 45 spaces |
| Visitor Parking @ 0.25 spaces/ 30units = | 8 spaces | 8 spaces |
| Total = | 53 spaces | 53 spaces |

The proposed development meets the minimum parking requirements of By-law 1-88. As a condition of site plan approval, parking, access and on-site vehicular circulation will be approved to the satisfaction of the Engineering Department.

Landscaping

The proposed landscape plan is shown on Attachments #6 and #7. The landscape plan shall incorporate the requirements of the Maple Streetscape and Urban Design Guidelines including the traditional acorn lamps, the rear landscaping strip to act as a buffer to the adjoining residential area, and the planters provided at the front and side of the building together with the standard Maple streetscape furnishings. One trash receptacle shall be provided on the private property and should conform to the Maple Streetscape requirements. 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. Specifically, Redspire

Ornamental Pear trees are proposed along the north and east property lines to provide landscape buffering with a start height of 3.5m. A 0.9m high concrete wall with a 0.9m upper wood privacy screen (total height of 1.8m) is provided along the north and east property lines for added landscape and privacy feature. Shademaster Honey-locusts are provided on the south side of the building and two English Oaks are proposed along the Keele Street frontage. Unit paved patios are proposed for the ground level residential units surrounded by 0.9m high masonry planter retaining wall.

As shown on Attachment #7, a 1.8m high brick masonry post with precast coping and lamp fixture combined with 1.15m high brick masonry half wall with precast coping and 0.65m high ornamental metal fence is proposed between the Leopard Lane and Sharewell lands. The proposed wall will provide separation of vehicle traffic and reduce internal traffic conflicts and will further frame the Leopard Lane lands for privacy.

The subject lands are subject a maintenance clause requiring 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 a one time dollar amount payment 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 shall be approved by the Development Planning Department.

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 three 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 predominately in the centre of the building, setback from the exterior walls and contained within the typical roof space. These rooms do not require a mansard roof or partial fourth floor, which would have the effect of changing the height and/or massing of the building. The only change to the roof structure resulting from the amenity space is the inclusion of a total of four dormer windows on the north and south elevations.

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.

Cultural Services

The subject lands are within the proposed Maple Heritage Conservation District Study Area. A standard condition of all development application approvals is the determination of potential for any concerns for archaeological resources within the development area. Cultural Services has already issued clearance for the demolition of all buildings on the subject property and this has recently been carried out. However, prior to final approval of the proposed development and prior to the initiation of further grading of the subject property, a preliminary archaeological assessment of the entire area within the proposed development must be carried out by a licensed archaeologist and submitted to the municipality and the Ministry of Culture - Archaeology Branch

for review and approval. Also, the land use history of the subject property includes automotive repair and a gas station, and therefore, may still contain remnants of these uses underground.

The archaeological assessment report shall be approved to the satisfaction of the Cultural Services Division of the Recreation and Culture Department.

Engineering

a) Noise

A noise report is required by the Engineering Department. The report shall discuss the impact of the proposed development on the adjacent residential areas as well as the noise attenuation feature required (if necessary) for the proposed residential units. The noise report shall be approved to the satisfaction of the Engineering Department.

b) Servicing

The Engineering Department has reviewed the proposed development plan and has advised that the subject lands currently do not have allocation for the 30 residential units. In accordance with the City's Servicing Capacity Distribution Protocol, as adopted by Council on November 14, 2005, servicing allocation capacity for the proposed development has not been reserved nor assigned potential future capacity at this time. Therefore servicing allocation capacity is currently not available to support the proposed development.

A Functional Servicing Report must be submitted for review and approval in support of the Official Plan and Zoning applications to the satisfaction of the Engineering Department. The report must address and ensure that the proposed development is serviced in accordance with all Engineering Department Design Standards and Criteria.

The Owner is required to submit to the Engineering Department, a satisfactory Site Servicing and Grading Plan. The Site Servicing and Grading Plan must be signed and dated with a Professional Engineer's Stamp.

Garbage and snow removal will be by private pick-up.

c) Storm Water Management Report

The Owner is required to submit to the Engineering Department, a satisfactory Storm Water Management Report to demonstrate an acceptable outlet for storm water runoff from the subject site and justifying that the allowable site release rate will not be exceeded.

d) Record of Site Condition

The Record of Site Condition (RSC) has been filed and acknowledged by the Ministry of Environment, Environmental Assessment and Approvals Branch on March 9, 2006.

Region of York

The Region of York has no objection to the development concept, in principal, provided water and sewer capacity has been allocated. However, work on or abutting the Regional right-of-way must not proceed without final approval from the Region of York.

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

The Development Planning Department has reviewed the Official Plan and 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 (Maple Community Plan), as amended, the Maple Streetscape and Urban Design Guidelines, and the area context. The proposed development concept conforms to the intent of OPA #350 (Maple Community Plan), with the exception of no longer requiring 70% of the Keele Street frontage at grade to be commercial, which is supported by the Development Planning Department. The Development Planning Department is satisfied that the proposed Zoning By-law Amendment with site-specific exceptions and the application of a Holding "H" provision, and the Site Plan is appropriate to facilitate the residential building development while maintaining the existing commercial plaza to the south.

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

Attachments

1. Location Map
2. Overall Site Plan
3. Leopard Lane Site Plan
4. Elevation Plan – East and North
5. Elevation Plan – West and South
6. Landscape Plan
7. Landscape Plan – Wall Detail

Report prepared by:

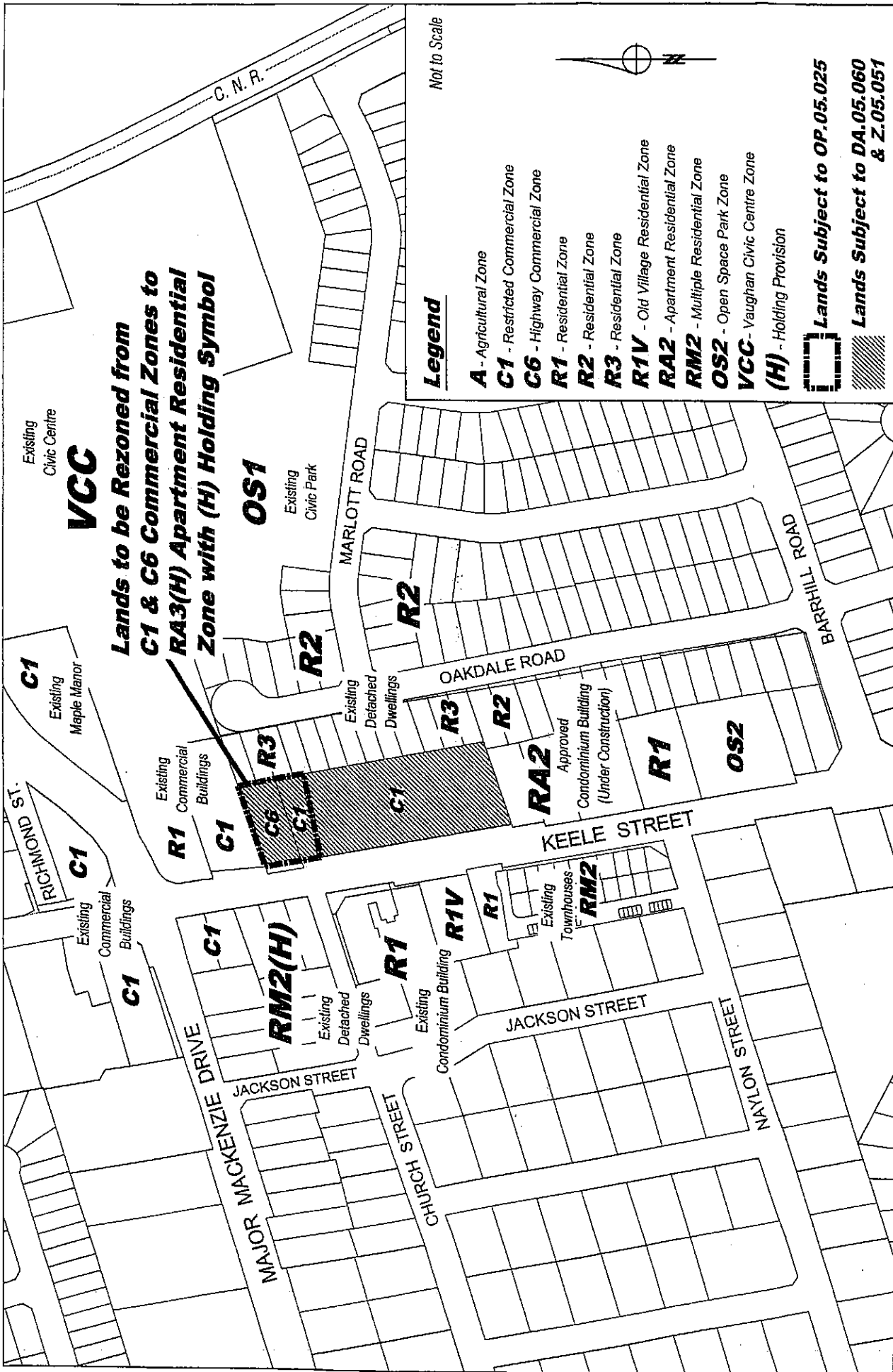
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

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Director of Development Planning

/CM



Lands to be Rezoned from C1 & C6 Commercial Zones to RA3(H) Apartment Residential Zone with (H) Holding Symbol

Not to Scale

Legend

- A - Agricultural Zone
- C1 - Restricted Commercial Zone
- C6 - Highway Commercial Zone
- R1 - Residential Zone
- R2 - Residential Zone
- R3 - Residential Zone
- R1V - Old Village Residential Zone
- RA2 - Apartment Residential Zone
- RM2 - Multiple Residential Zone
- OS2 - Open Space Park Zone
- VCC - Vaughan Civic Centre Zone
- (H) - Holding Provision

Lands Subject to OP.05.025
Lands Subject to DA.05.060 & Z.05.051



Location Map

APPLICANT:
 LEOPARD LANE DEVELOPMENT INC.
 & SHAREWELL INVESTMENTS INC.

Part of Lot 20,
 Concession 3



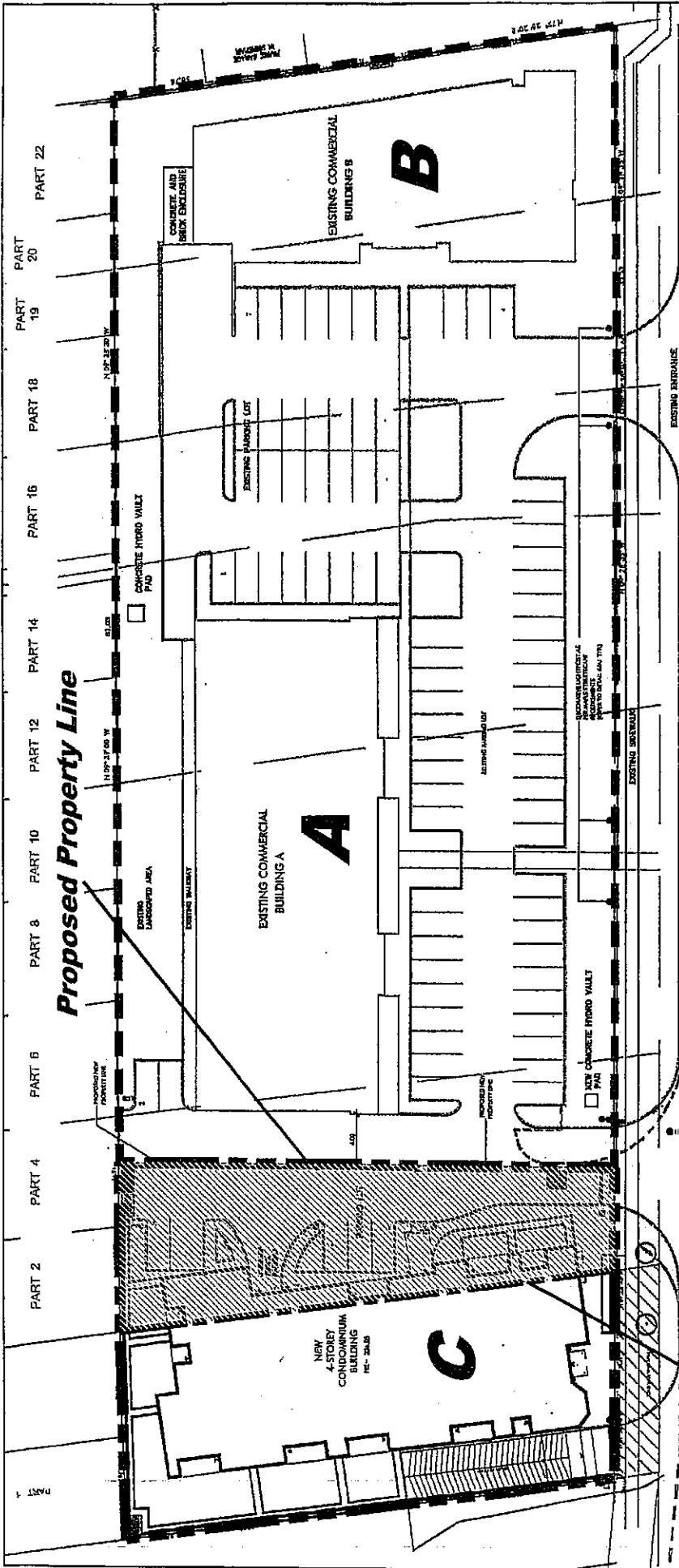
Development Planning Department

Attachment 1

FILE No.'s:
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June 8, 2006

MUPV1 ATTACHMENT SUPP.05.025.05.051.dwg (05.06.06)



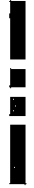
KEELE STREET

Original Property Line

Legend



Lands Currently Owned by Sharewell Inv. Inc. to be Conveyed to Leopard Lane Developments



Lands Subject to OP-05.025



Lands Subject to DA.05.060 & Z.05.025

Not to Scale

Conceptual Overall Site Plan

APPLICANT:
LEOPARD LANE DEVELOPMENT INC.
& SHAREWELL INVESTMENTS INC.

Part of Lot 20,
Concession 3

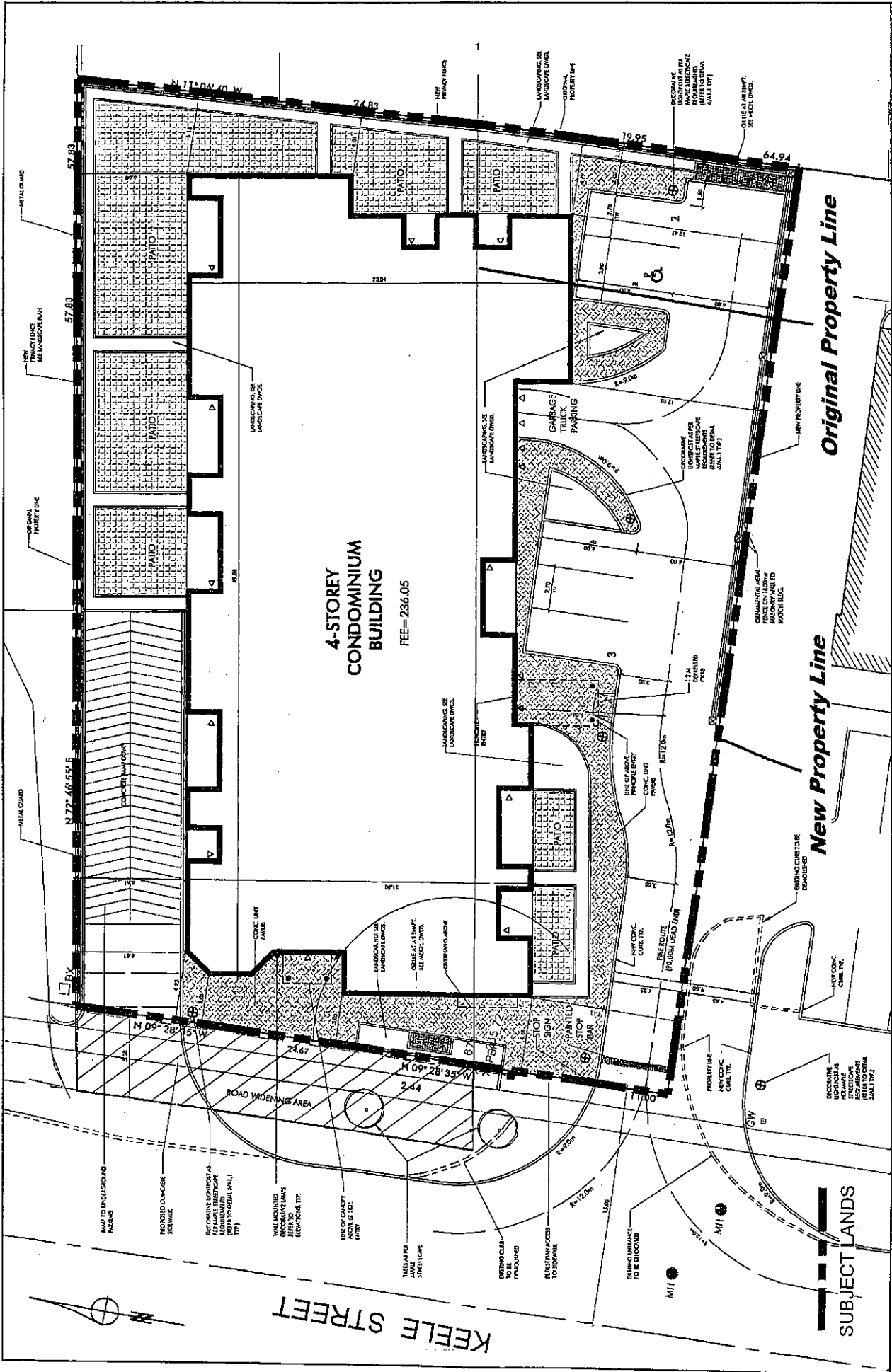


Development Planning Department

Attachment 2

FILE No.'s:
OP-05.025
Z-05.051
DA-05.060

June 8, 2006



Attachment 3

FILE No.'s:
 OP.05.025
 Z.05.051
 DA.05.060

June 8, 2006

City of Vaughan
The City Above Toronto

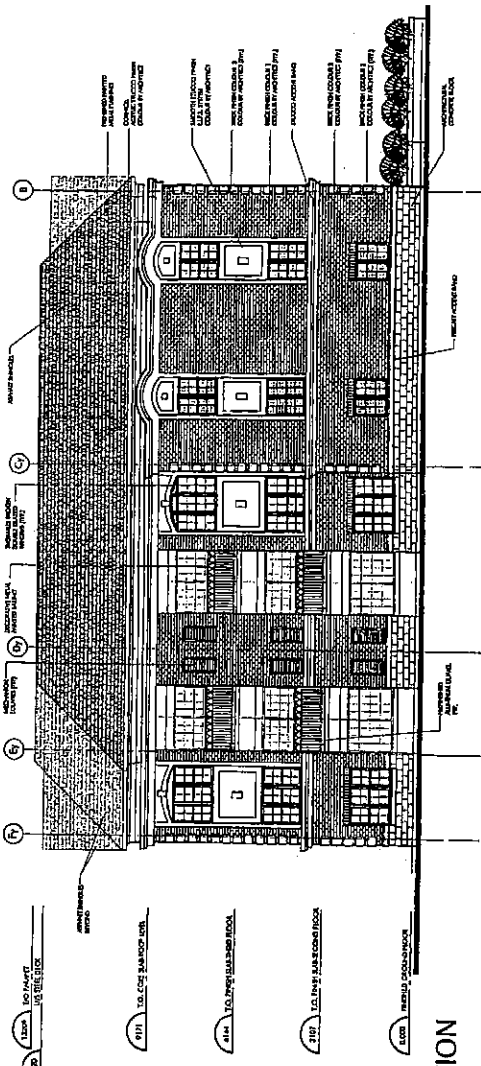
Development Planning Department

Leopard Lane Site Plan

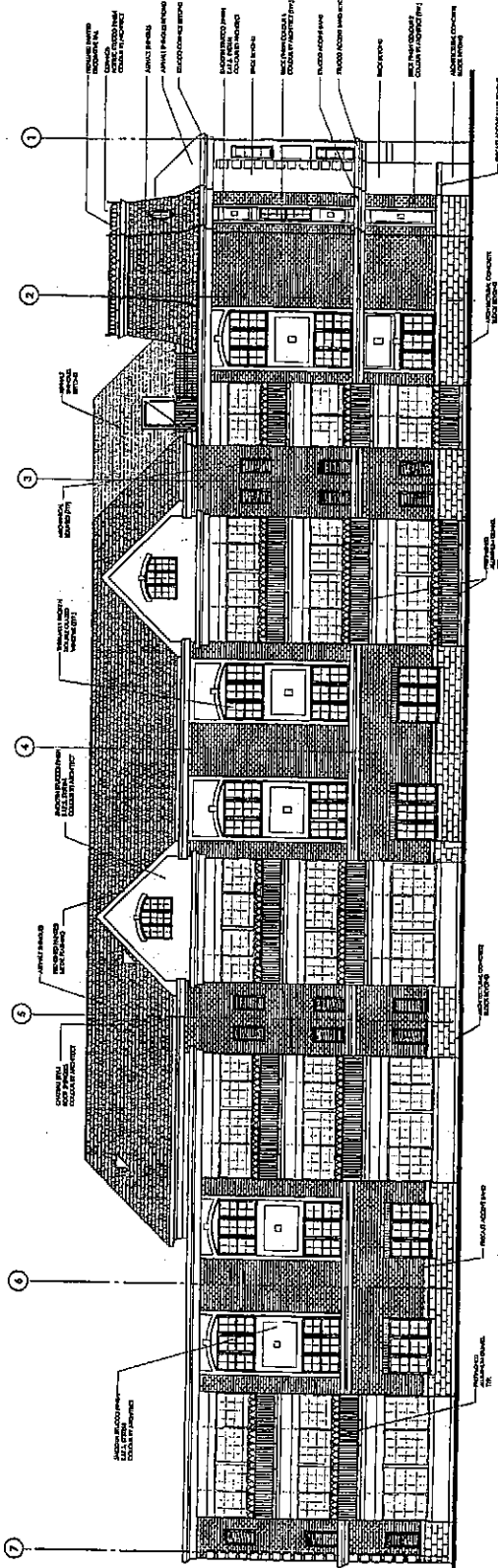
Part of Lot 20,
 Concession 3

APPLICANT:
 LEOPARD LANE DEVELOPMENT INC.
 & SHAREWELL INVESTMENTS INC.

PROPERTY ATTACHMENT(S) DA.05.051 & DA.05.060.dwg



EAST ELEVATION



NORTH ELEVATION

- 1. TO FINISH TO FACE
- 2. TO TOP BALCONY RAIL
- 3. TO FINISH TO FACE
- 4. TO FINISH TO FACE
- 5. TO FINISH TO FACE
- 6. TO FINISH TO FACE

- 1. TO FINISH TO FACE
- 2. TO TOP BALCONY RAIL
- 3. TO FINISH TO FACE
- 4. TO FINISH TO FACE
- 5. TO FINISH TO FACE
- 6. TO FINISH TO FACE

Not to Scale

Attachment 4

FILE No.'s:
 OP.05.025
 Z.05.051
 DA.05.060
 June 8, 2006



The City of Vaughan Toronto

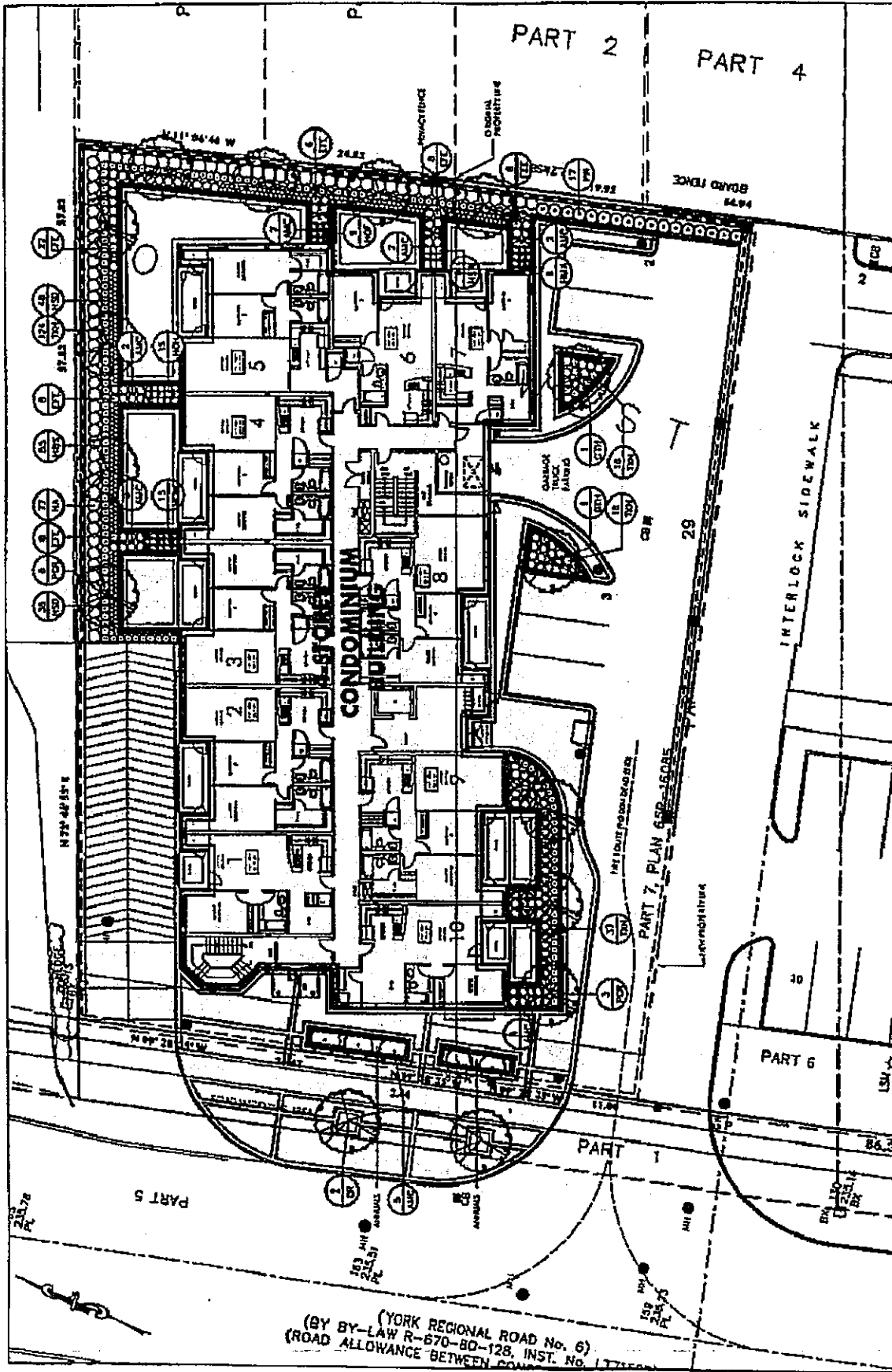
Development Planning Department

Elevation Plan (East & North)

Part of Lot 20,
 Concession 3

APPLICANT:
 LEOPARD LANE DEVELOPMENT INC.
 & SHAREWELL INVESTMENTS INC.

NADPTM ATTACHMENT\SD09pp06.005.05.051da.05.060.dwg



Not to Scale

Attachment 6

FILE No. S:
 OP.05.025
 Z.05.051
 DA.05.060
 June 8, 2006



The City Above Toronto

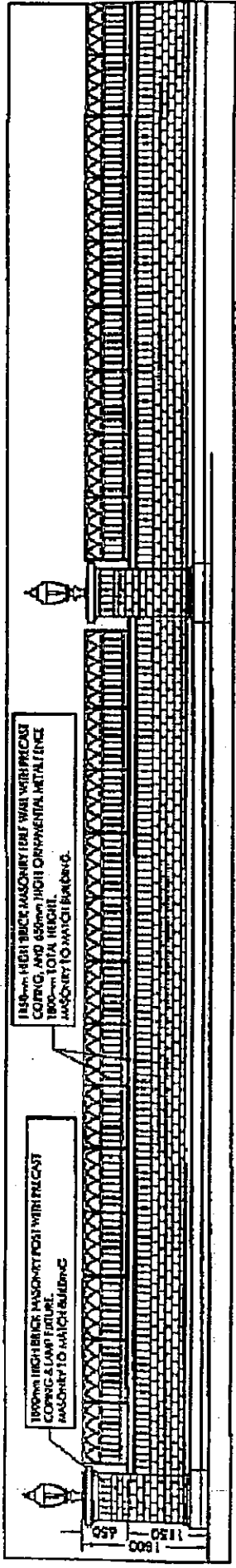
Development Planning Department

Landscape Plan

Part of Lot 20,
 Concession 3

APPLICANT:
 LEOPARD LANE DEVELOPMENT INC.
 & SHAREWELL INVESTMENTS INC.

NSOPN1 ATTACHMENTSDiagrams 025-05-051-05.050.dwg



Not to Scale

Attachment 7

FILE No.'s:
 OP.05.025
 Z.05.051
 DA.05.060
 June 8, 2006



The City Above Toronto

Development Planning Department

Landscape Plan - Wall Detail

Part of Lot 20,
 Concession 3

APPLICANT:
 LEOPARD LANE DEVELOPMENT INC.
 & SHAREWELL INVESTMENTS INC.

MAP#11 ATTACHMENT'S DApt. 05.025.05.051 (d. 05.060).dwg