

COMMITTEE OF THE WHOLE MAY 20, 2008

**OFFICIAL PLAN AMENDMENT FILE OP.08.004
ZONING BY-LAW AMENDMENT FILE Z.07.011
SITE DEVELOPMENT FILE DA.07.046
1556615 ONTARIO LTD.
REPORT #P.2007.21**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.004 (1556615 Ontario Ltd.) BE APPROVED, to amend OPA #350 (Maple Community Plan), as amended by OPA #629, to increase the number of residential units permitted on the subject lands shown on Attachment #1, from 35 to 95, and to decrease the ground floor area dedicated to commercial/retail uses from 1,375 m² to 1,073 m², to facilitate a proposed 3-storey mixed use building, as shown on Attachment #3.
2. THAT the Ontario Municipal Board be advised that Council endorses the approval of Zoning By-law Amendment File Z.07.011 (1556615 Ontario Ltd.), to amend the C4 Neighbourhood Commercial Zone standards in site-specific Exception 9(1171) of By-law 1-88, to facilitate the development of the subject lands shown on Attachment #1, for a 3-storey, 10,892 m² mixed use commercial and residential building, as shown on Attachment #3, as follows:
 - a) increase the maximum permitted number of residential units from 35 to 95 units;
 - b) reduce the minimum required number of parking spaces from 222 to 174 spaces;
 - c) reduce the minimum required amenity area from 4,840 m² to 3,270 m²;
 - d) reduce the minimum required driveway access width (Keele Street entrance) from 7.5 m to 6.9 m;
 - e) reduce the minimum required interior side yard setback (east property line) to the proposed gazebo structure from 11.0 m to 3.1 m;
 - f) amend the building envelopes for the proposed building with the following exceptions:
 - i) an increase to the minimum required front yard setback (McNaughton Road) from 0.8 m to 2.5 m;
 - ii) an increase to the minimum required exterior side yard setback (Keele Street) from 1.0m to 1.5 m;
 - iii) a reduction to the minimum required yard setback (south property line) from 10.0 m to 8.5 m;
 - iv) a reduction to the minimum required interior side yard setback (to east property line) from 18 m to 14.9 m; and,
 - v) an increase to the minimum setback to a sight triangle (McNaughton Road and Keele Street) from 0.0 m to 0.6 m.
3. THAT the Ontario Municipal Board be advised that Council endorses the approval of Site Development File DA.07.046 (1556615 Ontario Ltd.), subject to the following conditions:
 - a) that prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect:
 - i) the final site plan, landscaping plan and cost estimate, building elevations, and the brick and colour samples shall be to the satisfaction of the Development Planning Department;

- ii) the final building floor plans with the details of the tri-sort waste and recycling collection system be to the satisfaction of the Development Planning Department and Public Works Department;
 - iii) the final site servicing and grading plan, stormwater management report, external lighting plan and noise report shall be to the satisfaction of the Engineering Department;
 - iv) the Owner shall submit a detailed parking plan identifying on-site demarcation of tenant, visitor and commercial parking spaces and the proposed method of controlling access to each, to the satisfaction of the Development Planning Department and Engineering Department;
 - v) the Owner shall satisfy all hydro requirements of PowerStream Inc;
 - vi) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
 - vii) the Owner shall obtain a Heritage Permit from Heritage Vaughan through the Cultural Services Division, and shall continue to work with Cultural Services Staff to resolve any other issues; and,
 - viii) the implementing Zoning By-law shall be in full force and effect;
- b) that the site plan agreement or letter of undertaking, whichever is in effect, include the following provisions:
- i) "For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed rate 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";
 - ii) a clause requiring the Owner to pay a one time dollar amount, to be determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department, respecting the maintenance of any enhanced landscaping or features other than tree planting on the Regional Road right-of-way; and,
 - iii) the appropriate clause(s) requiring the Owner to implement all recommendations of the approved noise study.
4. THAT City Staff and Solicitor attend the Ontario Municipal Board (OMB) Pre-Hearing and/or full Hearing in support of the approval of Zoning By-law Amendment File Z.07.011 and Site Development File DA.07.046, and if required, Official Plan Amendment File OP.08.004.
5. THAT the following resolution be adopted allocating sewage and water servicing capacity to the subject lands:

"IT IS HEREBY RESOLVED THAT Site Development File DA.07.046 (Related Files OP.08.004 and Z.07.011) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 60 units; this is in addition to the 35 units previously allocated to the property (Site Development File DA.05.004) on June 27, 2005, subject to the execution of a site plan agreement or letter of undertaking, whichever is in effect, to the satisfaction of the City."

Economic Impact

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

Communications Plan

a) Zoning By-law Amendment (File Z.07.011)

On August 10, 2007, a Notice of a Public Hearing in consideration of the Zoning By-law Amendment Application was circulated to all property owners within a minimum distance of 120m of the subject lands, and to the Maple Village Ratepayers Association. The Public Hearing was held on September 4, 2007, and considered amendments to the site-specific C4 Neighbourhood Commercial Zone provisions of the Exception 9(1171) to By-law 1-88, to permit a 3-storey, 10,892 m² mixed use commercial and residential building comprised of 95 residential condominium apartment units, 1,073 m² of ground floor area for commercial uses (office and retail), and 174 parking spaces consisting of 37 surface and 137 underground spaces.

Comments were received from the area residents and people in attendance at the September 4, 2007 Public Hearing. In particular, a letter dated August 30, 2007 by Mr. John MacTaggart, 177 Stonebriar Drive, was received by the City Clerk. The following concerns were identified:

- a) the size of development;
- b) the increased traffic due to development intensification; and,
- c) the impact on the existing residences to the east.

The applicant was requested at the Public Hearing to hold a subsequent meeting with the affected residents to address the concerns raised. On October 17, 2007, the applicant held a community meeting at the Maple Community Centre. The applicant forwarded a written summary of the meeting to Members of Council and the Development Planning Department by way of a letter dated October 31, 2007. The said letter reported that notification of the community meeting was hand delivered to all those who attended the September 4, 2007 Public Hearing. The following individuals attended the community meeting:

- a) Mr. Alberto Suman, 237 Stonebriar Drive;
- b) Mr. John MacTaggart, 177 Stonebriar Drive;
- c) Ms. Laura Grano, 223 Stonebriar Drive;
- d) Mr. Noel Magalang, 175 Stonebriar Drive;
- e) Ms. Rica Magalang, 175 Stonebriar Drive;
- f) Ms. Muriel Manera, 197 Stonebriar Drive;
- g) Mr. Alessandro Manera, 197 Stonebriar Drive;
- h) Mr. Carlo Ruponi, 79 Flavo Street;
- i) Mr. Jay Kim, 189 Stonebriar Drive;
- j) Mr. Michael Anastasopoulos, 190 Stonebriar Drive;
- k) Ms. Seble Afework, 177 Stonebriar Drive;
- l) Mr. Tony Toste, 184 Stonebriar Drive; and
- m) Mr. Nick Tsaktsiris, 180 Stonebriar Drive.

At the community meeting, a presentation was made on the revised site plan, which showed the south portion of the proposed building closer to Keele Street. A 1.5 m setback to the Keele Street

property line is now provided as shown on Attachment #3. The previous site plan at the Public Hearing provided an approximate setback of 3.0 m to the Keele Street property line. By moving that portion of the building closer to Keele Street, additional distance was provided between the proposed building and the east property line adjacent to the existing residences, which could accommodate additional plantings. A detailed description of the site layout and landscaping will be discussed later in this report.

At the end of the presentation at the community meeting, the applicant gave those in attendance the option to support the new proposed site plan by way of a written petition. The applicant reported in the October 31, 2007 letter that they obtained a majority support from those in attendance, with the exception of the Owner of 177 Stonebriar Drive, Mr. MacTaggart, who reportedly supported the new proposed site plan verbally, but declined to sign the petition supporting the project.

The recommendation of the Committee of the Whole on September 4, 2007, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on September 10, 2007.

b) Official Plan Amendment (File OP.08.004)

Since the last Public Hearing of September 4, 2007, it has been identified that an amendment to the Official Plan is also required to facilitate the proposed mixed-use residential/commercial development on the subject lands, thus requiring another public hearing meeting to deal with the Official Plan Amendment. The proposal is the same as that which was considered at the September 4, 2007 Public Hearing for the related Zoning By-law Amendment File Z.07.011.

On April 11, 2008, a Notice of Public Hearing in consideration of the Official Plan Amendment Application was circulated to all property owners within a minimum distance of 120 m of the subject lands, and to the Maple Village Ratepayers Association and to those individuals requesting notification. As of May 5, 2008, no comments have been received by the Development Planning Department, and no members of the public attended the Public Hearing on May 5, 2008. The recommendation of the Committee of the Whole to receive the Public hearing report of May 5, 2008, will be ratified by Council on May 26, 2008.

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application (File OP.08.004) to amend OPA #350 (Maple Community Plan), as amended by OPA #629, to increase the maximum number of residential condominium apartment units permitted on the subject lands shown on Attachment #1, from 35 to 95 units; and, to decrease the maximum permitted ground floor area dedicated to commercial/retail uses from 1,375 m² to 1,073 m², to facilitate a proposed 3-storey mixed use building, as shown on Attachment #3.
2. A Zoning By-law Amendment Application (File Z.07.011) to amend By-law 1-88, specifically to provide for site-specific exceptions to the C4 Neighbourhood Commercial Zone within Exception 9(1171), to facilitate the development of the subject lands shown on Attachment #1, with a mixed commercial and residential building, as shown on Attachment #3.
3. A Site Development Application (File DA.07.046) to permit a 10,892 m², three-storey mixed use commercial and residential building comprised of 95 residential apartment units, and 1,073 m² of ground floor commercial uses (office and retail), and 174 parking spaces (35 surface and 139 underground), as shown on Attachment #3.

Ontario Municipal Board

On March 6, 2008, the Owner referred their Site Development File DA.07.046 and Zoning By-law Amendment File Z.07.011, to the Ontario Municipal Board (OMB) pursuant to Sections 41(12) and 34(11), respectively, of the Planning Act, R.S.O. 1990, for failure by the City of Vaughan to make a decision on the applications. An Ontario Municipal Board Pre-Hearing is scheduled for June 24, 2008.

Background - Analysis and Options

Location

The 0.83 ha subject lands are located on the southeast corner of Keele Street and McNaughton Road, being Block 96 on Registered Plan 65M-3784, in Part of Lot 22, Concession 3, City of Vaughan, as shown on Attachment #1. The subject lands have frontage of approximately 55 m on McNaughton Road and 150 m of flankage along Keele Street. The surrounding land uses are shown on Attachment #1.

Provincial Policy Statement

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

Places to Grow

The Provincial Places to Grow Plan for the Greater Golden Horseshoe (2006), promotes and facilitates intensification throughout built-up areas. It plans for a range and mix of housing that attracts a diverse and compatible mix of land uses to support vibrant neighbourhoods. The Plan encourages intensification to provide a high quality site design and urban design standards that create attractive and vibrant places, support transit, walking, cycling for everyday activities, achieves higher densities than the surrounding areas, and achieves an appropriate transition of built form to adjacent areas. The intent of the proposed development achieves the goals and objectives of the Growth Plan.

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. The proposal is consistent with the goals and objectives of the Regional Plan.

Official Plan

The subject lands are designated "Neighbourhood Commercial" by OPA #350 (Maple Community Plan), as amended by OPA #629. OPA #629 permits a three storey mixed use building comprised of ground floor commercial uses and a maximum of 35 residential units above.

The Owner has submitted an Official Plan Amendment (File OP.08.004) to increase the maximum permitted number of residential units from 35 to 95, and to decrease the area dedicated to commercial/retail uses on the ground floor from 1,375 m² to 1,073 m². The building form

proposed by the revised applications is 3 storeys with ground floor commercial uses and residential condominium apartment units above.

The proposed site development shown on Attachment #3 provides for smaller residential units and a modified building foot print, which allows the number of residential units permitted on the site to increase from 35 to 95. In light of the Provincial and Regional policies encouraging intensification, the revised proposal can be supported.

The proposed development is consistent with the building form already approved for the subject lands, shown on Attachment #2, and in many respects represents an improvement over the currently permitted development on the subject lands. For example, the amount of at grade landscaped amenity area located between the proposed building and the existing residential uses to the east has been increased, and the amount of at-grade parking has been reduced (from 134 to 35 spaces) and relocated into an underground garage (139 spaces).

Accordingly, the Development Planning Department can support the approval of the Official Plan Amendment application.

Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1171). The by-law currently permits a maximum of 35 residential apartment units within four building envelopes, and commercial and office uses, to facilitate the previous approved site plan shown on Attachment #2. The proposed site development shown on Attachment #3 does not comply with the current site-specific provisions of the Zoning By-law. The following zoning exceptions are proposed to facilitate the development shown on Attachment #3:

Standard	By-law 1-88 Requirement	Proposed
Maximum Residential Units	35 units on second and third floors only	95 units on first, second and third floors (storage lockers in basement)
Minimum Parking Spaces	222	174
Minimum Amenity Area	4,840 m ²	3,270 m ²
Minimum Driveway Access Width for joint egress and ingress (Keele Street entrance)	7.5 m	6.9 m
Interior Side Yard Setback (east) to the proposed gazebo structure	11 m	3.1 m

In addition to the above, if the applications are approved, a revised building envelope will be included in the implementing zoning by-law, and will require the following zoning exceptions:

- i) an increased Minimum Front Yard Setback (McNaughton Road) from 0.8 m to 2.5m;
- ii) an increased Minimum Exterior Side Yard Setback (Keele Street) from 1.0 m to 1.5 m;
- iii) a reduced Minimum Rear Yard Setback (south property line) from 10.0m to 8.5m;
- iv) a reduced Minimum Interior Side Yard Setback (to east property) line from 18 m to 14.9 m; and,

- v) an increased Minimum Setback to a Sight Triangle (McNaughton Road and Keele Street) from 0.0 m to 0.6 m.

The requested exceptions are considered appropriate for the development of the subject lands. The zoning exceptions would result in a development that is compatible with the surrounding land uses, and similar in form and height (i.e. a three storey building along Keele Street) as the approvals that are already in place for the subject lands.

Site Plan

On June 20, 2005, Council approved Site Development File DA.05.004, to permit a mixed-use residential/commercial development comprised of four, three-storey buildings with residential units on the second and third floors (35 residential units), as shown on Attachment #2.

The Owner has since decided to not proceed with the approved site plan and has submitted Official Plan and Zoning By-law Amendment Applications (Files OP.08.044 and Z.07.011) to facilitate a new proposed site plan (Site Development File DA.07.046) for the subject lands, as shown on Attachment #3. This proposal proposes one three-storey mixed-use residential/commercial development with 95 residential apartment units and with the majority of the parking to be located underground, and a private landscaped amenity area between the proposed building and the existing residential to the east. The following chart is a comparison of the approved and proposed plans:

	Approved Site Plan (Attachment #2)	Proposed Site Plan (Attachment #3)
Total Number of Buildings	4	1
Total Building Gross Floor Area	5,823 m ²	10,892 m ²
Total Number of Storeys	3	3
Residential Units	35	95
Commercial Gross Floor Area	1,374 m ²	1,073 m ²
Provided Parking Spaces	134 surface spaces	174 spaces (35 surface, 139 underground)
Lot Coverage	21%	46%
Landscaped Area	31%	44%

Pedestrian access between Keele Street and the private amenity area (landscaped courtyard) will be by way of two pedestrian paths located close to both ends of the building as shown on Attachment #3. The garbage storage area, compactor and recycling bins are proposed to be located in the underground parking garage. A temporary garbage pick-up area is located on the southerly end of the proposed building accessed through the south parking lot. Waste, recycling and snow removal will be undertaken by private contractors. The final site plan must be approved to the satisfaction of the Development Planning Department.

Parking

The proposed site plan includes a total of 174 parking spaces comprised of 139 spaces (including 2 handicap spaces) located in an underground garage and 35 surface spaces (including 2 handicap spaces). The Owner proposes 9 lay-by parking spaces along the Keele Street frontage, which are not permitted to be counted as required parking by By-law 1-88. The required parking under By-law 1-88 and the proposed parking for the development are as follows:

	Required Parking	Proposed Parking
95 residential units @ 1.5 spaces / unit	143	95
95 residential units (visitors) @ 0.25 spaces / unit	24	79 Jointly Used
360 m ² office use @ 3.5 spaces / 100 m ²	13	
713 m ² retail use @ 6.0 spaces / 100 m ²	43	
Total:	223	174

A parking study has been submitted by Mark Engineering in support of the reduced parking supply. The study indicates that the peak demand for the proposed development is expected to be 141 spaces on a weekday and 132 spaces on a Saturday, which is less than the 174 spaces proposed. The City Engineering Department concurs that the proposed parking for the development is sufficient. A zoning exception for the proposed parking supply of 174 spaces will be provided, excluding the 9 proposed lay-by parking spaces. The Region of York Transportation Services Department will be approving the 9 proposed lay-by parking spaces, which is within their Keele Street right-of-way.

The Owner is required to submit a detailed parking plan identifying on-site demarcation of tenant, visitor and commercial parking spaces and the proposed method of controlling access to each, to the satisfaction of the Development Planning and Engineering Departments. The Owner proposes to utilize 79 parking spaces jointly between the proposed residential visitor, commercial and office uses.

Access

There are two vehicular access driveways to the site, as shown on Attachment #3. One driveway is from McNaughton Road, which leads to a 20 space surface parking area that will facilitate the parking for the proposed commercial office uses at the north end of the building (north parking lot). The second access is from Keele Street, which leads to a 15 space surface parking area at the south end of the building (south parking lot). Access to the underground parking and temporary garbage pick-up area will be by way of the Keele Street access. The final design of the two accesses must be to the satisfaction of the City's Engineering Department and the Region of York Transportation Services Department.

Maple Streetscape Community Advisory Committee

In order to implement the Maple Streetscape Urban Design Guidelines (MSUDG), Vaughan Council established the Maple Streetscape Community Advisory Committee (MSCAC). The Committee reviews all development applications subject to the MSUDG. On September 19, 2007, the MSCAC endorsed the proposed site plan and recommended the following:

- a) the applicant to split the lay-by parking on the Regional right-of-way into spaces of 3+3+3;
- b) the Maple acorn lighting be included on the street frontages;
- c) the elevations on McNaughton Road be improved; and,
- d) in-lieu of the corner design, that decorative low railings be incorporated along the landscaped flower beds as already exists on Major Mackenzie Drive.

The Development Planning Department will continue to work with the Owner to implement the MSCAC recommendations of September 19, 2007. The final site plan, elevation plans and landscape plan must be to the satisfaction of the Development Planning Department. A condition of approval has been included in this respect.

Heritage Vaughan

On December 19, 2007, the Vaughan Cultural Services Division arranged for Heritage Vaughan, to consider the development proposal. At the meeting, Heritage Vaughan requested the Owner to improve the tower features on the north and south corners of the building and provide signage and lighting details for approval by Heritage Vaughan.

On January 16, 2008, Heritage Vaughan approved the development proposal, as revised. Heritage Vaughan recommended the following:

- a) that the revised drawing submitted by the Owner be approved, subject to replacing the windows in the tower with 3 over 1 window, as shown on Attachment #5; and,
- b) that the Owner continue to work with Cultural Services to resolve any other issues.

As noted above, Heritage Vaughan has approved the elevations shown on Attachment #5. However, since the January 16, 2008 meeting, the Development Planning Department has negotiated with the Owner to provide a revised elevation along Keele Street, as shown on Attachments #6, #7 and #8. The main differences between the two Keele Street elevations are provided below:

	Heritage Vaughan Approved Elevation (Attachment #5)	Proposed East and West Elevations (Attachment #6)
Roof Line	▪ Predominately flat	▪ Combination of flat, hip and peaked
Tower Features	▪ Brick	▪ Limestone (Attachment #7)

The Development Planning Department is satisfied with the proposed elevations shown on Attachments #6 and #7. An artist's rendering showing southeast corner of Keele Street and McNaughton Road is provided on Attachment #8.

A condition of approval has been included requiring the applicant to obtain a Heritage Permit from Heritage Vaughan through the Cultural Services Division. The submission of an application for a Heritage Permit shall include a letter prepared by a licensed architect who is a professional member of the Canadian Association of Heritage Professional Consultants confirming that the proposed development conforms to the intent of the policies and design guidelines of the Council approved Village of Maple Conservation District Plan.

Landscaping

The Owner has submitted a landscape plan and details as shown on Attachment #4, which must be to the satisfaction of the Development Planning Department.

i) Enhanced Landscaping

The Owner is proposing enhanced landscape features along Keele Street as required by the Maple Streetscape Plan.

The Region of York and the City of Vaughan have agreed that Vaughan acknowledges and agrees that Vaughan shall be responsible for the maintenance of the enhanced landscaping on the Regional road right-of-way (Keele Street), which includes features other than tree planting (e.g. raised planters, flower beds, shrubs, etc.). The Owner will be required to pay to the City a one time fee for maintenance of the enhanced landscaping. A clause to this effect will be included in the site plan agreement or letter of undertaking, whichever is in effect.

ii) Landscape Plan

The landscape plan consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping along the street frontages.

Since most of the parking spaces will be located in the underground garage, the Owner has proposed that the majority of the easterly side of the property be a surface garden anchored by a gazebo. Grassed areas lined with formal gravel pathways and deciduous plantings, and coniferous ground cover makes up the proposed courtyard. A row of Colorado Spruce lines the east property line for added privacy from the residential to the east, as well as, a double row of Maple trees and Scots Pine. The two surface parking areas are adequately screened from the residential to the east, in particular, a 3.7 m to 4.3 m wide landscape strip is provided along the east property line at the south end of the property. The added landscaping has been provided in accordance with the comments made at the Public Hearing and the subsequent community meeting held between the Owner and the local residents, as described earlier.

The formal courtyard is well contrasted with the proposed hard landscaping along Keele Street and McNaughton Road. The hard landscaping consists of the Maple Streetscape Urban Design elements, which includes the flower beds, Maple Streetscape acorn lamp standards (a total of 11 acorn lamp standards), trash receptacles, benches, and bike rings. An urban look is proposed for the streetscape that is in compliance with the Maple Streetscape Urban Design Guidelines.

The Development Planning Department has reviewed the landscape plans and is generally satisfied with the proposed landscaping provided that the planting species is further diversified. The present landscape plans show excessive *Celtis* and *Acer rubrum*, which are not sufficiently salt-tolerant adjacent to a street. The Development Planning Department recommends that the Owner consider *Acer platanoides* ('Crimson Sentry', 'Columnare' or 'Cleveland'), *Gleditsia*, *Tilia cordata*, *Gymnocladus dioica* or *Ginkgo biloba*. *Celtis* is very prone to witches broom and becomes unsightly quickly. On the opposite side of the sidewalk nearest the building, the applicant should consider *Acer platanoides* cultivars, *Syringa reticulata* or *Pyrus calleryana* – two *Celtis* are acceptable here. A monoculture of tree plantings should be avoided. One deciduous genus should not constitute more than 20% of all deciduous tree plantings.

The Owner has been advised that a landscape cost estimate must be submitted and that the landscape works along the Regional right-of-way be separated in the cost estimate for calculation of the maintenance agreement costs for the enhanced landscaping on the Regional road right-of-way, as discussed above. The final landscape plan and cost estimate shall be to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #6 and #7, with an artist's rendering provided on Attachment #8. The proposed elevations are a contemporary interpretation of a "main street" commercial built form style. The Keele Street elevations are horizontally articulated with a mixture of flat, peaked and hip roof styles and further articulated into numerous and varied bays with feature towers at the north and south corners. The feature towers have copper roofing. The proposed building elevations have different styles of parapets, window treatments ("Chicago Style"), and materials which animate the building frontages. The main entrance to the building is located along the Keele Street elevation and is pronounced by a central bay. The corner tower features have clerestory windows with a peaked roof with overhanging bracket eaves. The building elevations are accented with functional balconies for added surveillance on the street and the courtyard. The primary building material is brick in a buff and red earth tones. The mechanical units are located within the hip and peaked roof line, which will be screened from view. The Development Planning Department is satisfied with the building elevations.

Engineering

The Owner has submitted servicing, grading and stormwater management plans, which must be to the satisfaction of the Vaughan Engineering Department.

i) Environmental Site Assessment (ESA)

Phase 1 and Phase 2 Environmental Site Assessment (ESA) Reports have been approved to the satisfaction of the Vaughan Engineering Department. The Record of Site Condition, under Registration Number 39904, has been filed with the Ontario Ministry of the Environment.

ii) Servicing

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on March 31, 2008, formal allocation of servicing capacity is required by Council in conjunction with Site Plan Approval. The Vaughan Engineering Department recommends that Council adopt a resolution with respect to the allocation of sewage capacity for a total of 60 units (Priority 2), from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in addition to the 35 units previously allocated to the property (Site Development File DA.05.004) on June 27, 2005.

Sustainable Development

The Owner has agreed to incorporate a tri-sort system on each floor within the building for garbage, recycling and green waste in compliance with the approved Waste Collection Design Standards Policy for recycling in new residential apartment and condominium buildings. A condition of approval will require that the Owner provide the final floor plans and site plan details for the tri-sort system on each floor to the satisfaction of the Development Planning Department and Public Works Department.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the Official Plan Amendment Application and has exempted it from Regional approval by letter dated April 23, 2008. Furthermore, the site plan must be approved to the satisfaction of the Region of York Transportation Services Department, as the site has access onto Keele Street, being a Regional road, and the McNaughton access being in close proximity to the Keele Street and McNaughton Road intersection, together with the 9 lay-by parking spaces. The Owner is required to comply with all Regional requirements.

Conclusion

The Official Plan and Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the Provincial Policy Statement, Places to Grow, York Region Official Plan, OPA #350 (Maple Community Plan,) as amended by OPA #629, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 10,982 m², three-storey mixed use commercial and residential building consisting of a total of 95 residential units is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Official Plan Amendment File OP.08.004 by Council and the Ontario Municipal Board's approval of Zoning By-

law Amendment Files Z.07.011 and Site Development File DA.07.046, through Council's endorsement of these applications.

Attachments

1. Location Map
2. Previous Approved Site Plan
3. Proposed New Site Plan
4. Landscape Plan
5. Heritage Vaughan Approved Elevations
6. Negotiated East and West Elevations
7. North and South Elevations
8. Artist Rendering

Report prepared by:

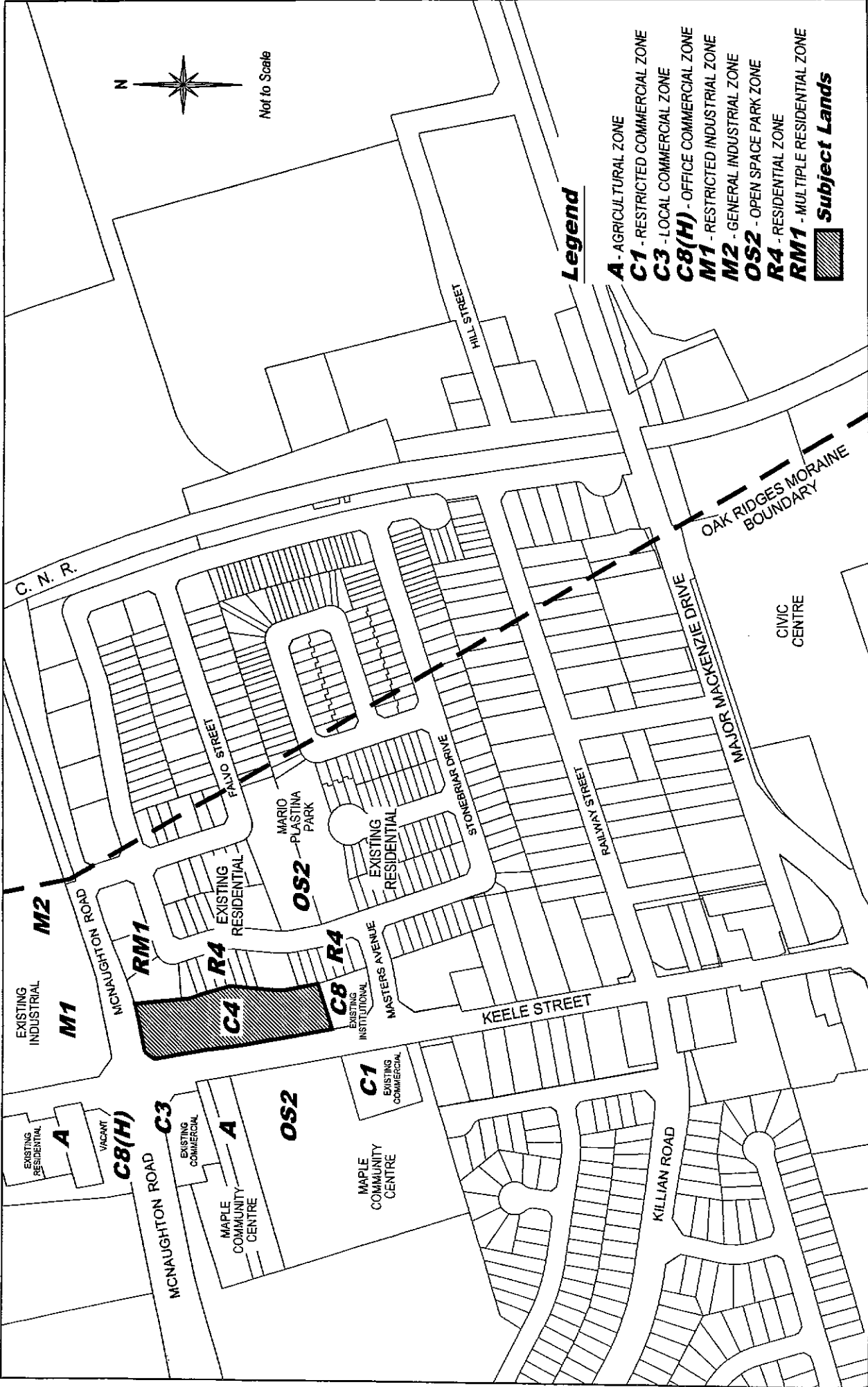
Stephen Lue, Planner, ext. 8210
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



Location Map

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
NA\DF\1 ATTACHMENTS\3.07.011.dwg



The City Above Toronto

Development Planning Department

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**

Attachment 1

FILE No's.:
OP.08.004, Z.07.011,
& DA.07.046

April 30, 2008

BUILDING 'D'
3-STORY
COMMERCIAL/
RESIDENTIAL

BUILDING 'C'
3-STORY
COMMERCIAL/
RESIDENTIAL

BUILDING 'B'
3-STORY
COMMERCIAL/
RESIDENTIAL

BUILDING 'A'
3 STOREY WITH
COMMERCIAL USES

KEELE STREET

McNAUGHTON ROAD

134 TOTAL SURFACE
PARKING SPACES PROVIDED

TOTAL NUMBER OF BUILDINGS: 4
TOTAL BUILDING GROSS FLOOR AREA: 5,823 m²
TOTAL NUMBER OF STOREYS: 3
RESIDENTIAL UNITS: 35
COMMERCIAL GROSS FLOOR AREA: 1,374 m²
PROVIDED PARKING SPACES: 134 surface spaces
LOT COVERAGE: 21%
LANDSCAPED AREA: 31%



Not to Scale

Subject Lands

Previous Approved Site Plan

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
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Development Planning Department

Attachment

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FILE No's:
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McNAUGHTON ROAD

KEELE STREET

LINE OF BASEMENT

POTENTIAL RIGHT TURN LANE

COMMERCIAL OFFICE
360 SQ.M.

COMMERCIAL RETAIL
273 SQ.M.

RESIDENTIAL

COMMERCIAL RETAIL
273 SQ.M.

COMMERCIAL RETAIL
167 SQ.M.

PARKING RAMP
15% SLOPE DN.

SOUTH LOT
15 SPACES
802 S.M.

NORTH LOT
20 SPACES
625 S.M.

TOTAL NUMBER OF BUILDINGS: 1
TOTAL BUILDING AREA: 10,892 m²
TOTAL NUMBER OF STOREYS: 3
RESIDENTIAL UNITS: 95
COMMERCIAL GROSS FLOOR AREA: 1,073 m²
PROVIDED PARKING SPACES: 174 spaces (35 surface, 139 underground)
LOT COVERAGE: 46%
LANDSCAPED AREA: 44%

Subject Lands



Not to Scale

Attachment 3

FILE No's:
OP.08.004, Z.07.011,
& DA.07.046

April 30, 2008



The City Above Toronto

Development Planning Department

Proposed New Site Plan

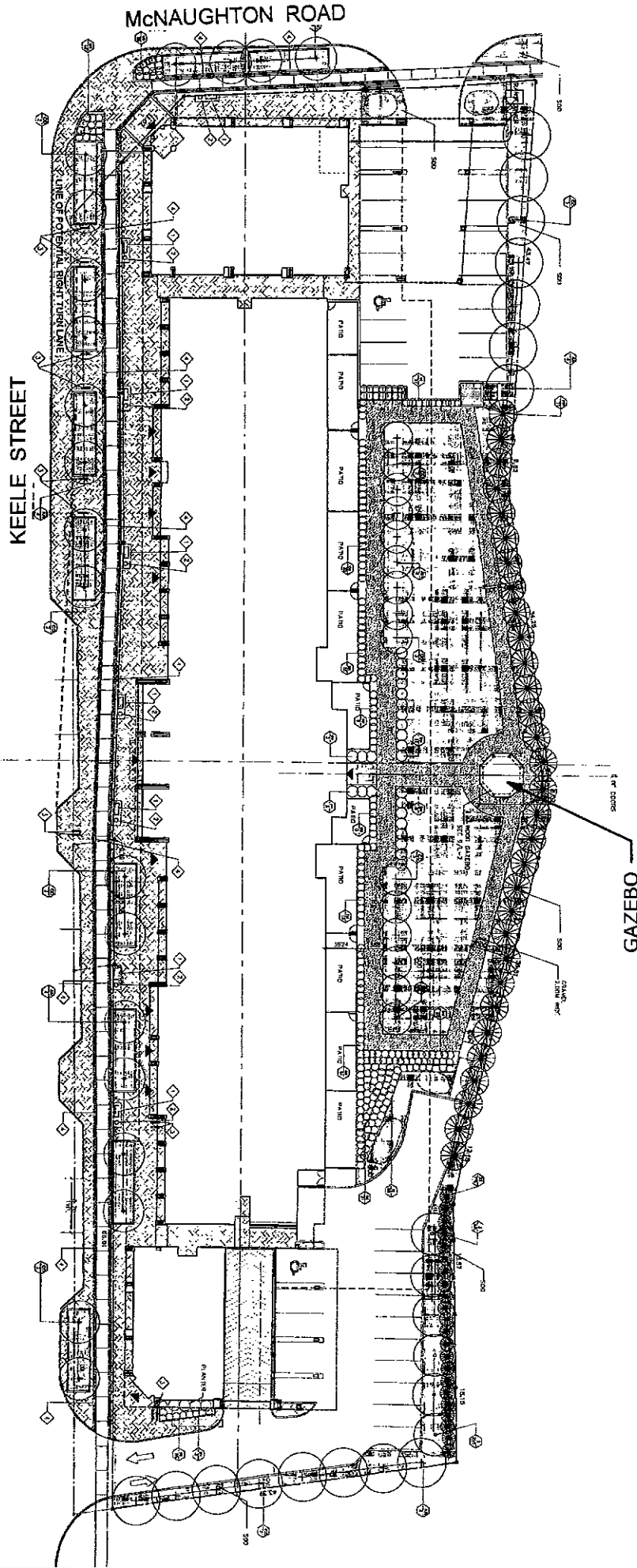
Part Lot 22,
Concession 3

APPLICANT:
1556615 ONTARIO LTD.

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Not to Scale



Landscape Plan

Part Lot 22,
Concession 3

APPLICANT:
1556615 ONTARIO LTD.

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The City Above Toronto

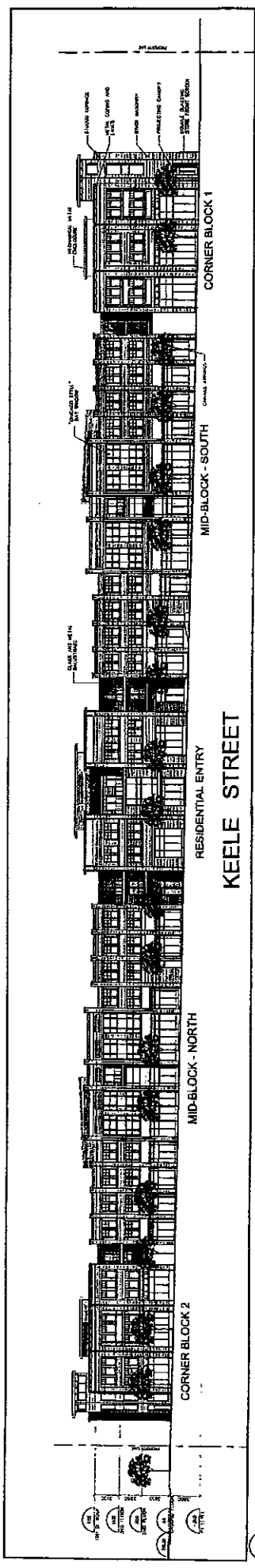
Development Planning Department

Attachment

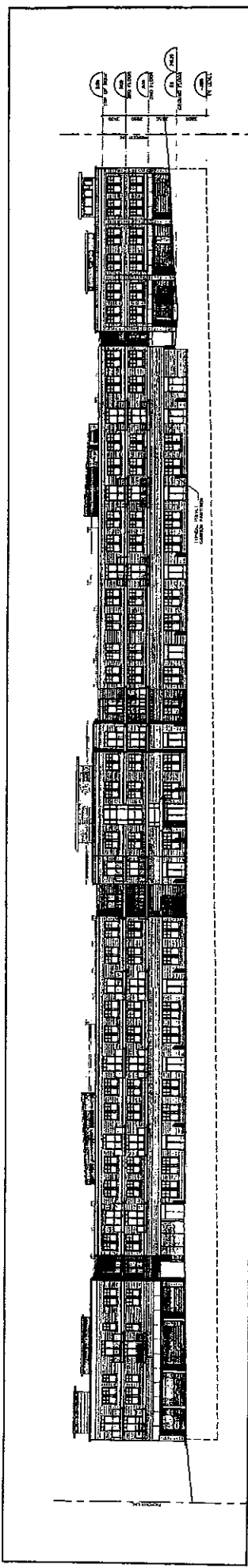
4

FILE No's.:
OP.08.004, Z.07.011,
& DA.07.046

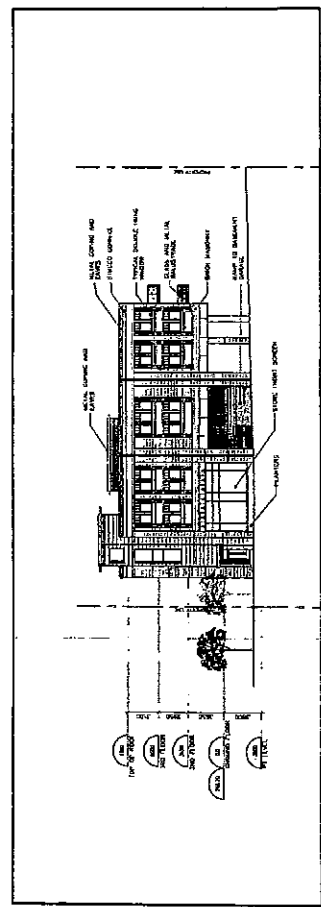
April 30, 2008



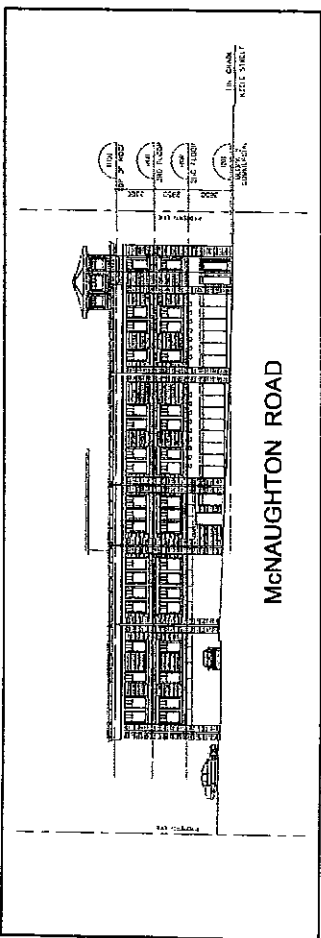
4 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

Not to Scale

Heritage Vaughan Approved Elevations

APPLICANT:
1556615 ONTARIO LTD.

Part Lot 22,
Concession 3

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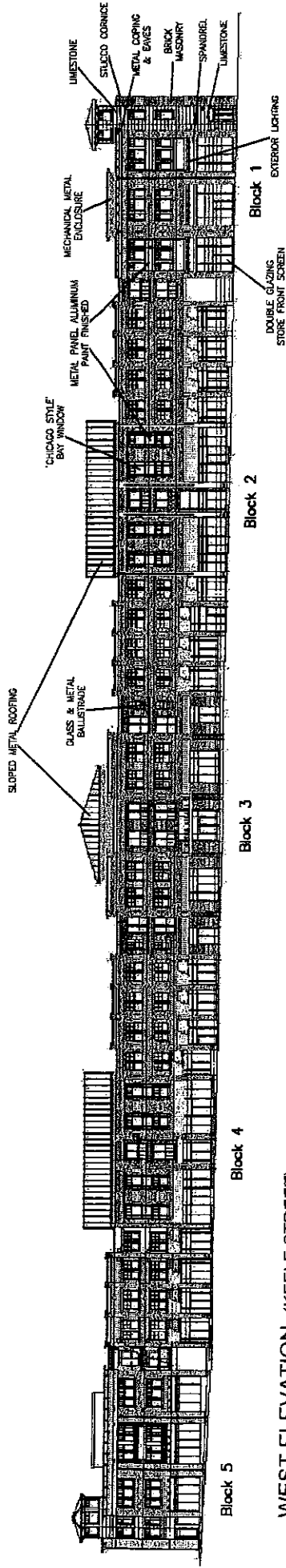


Development Planning Department

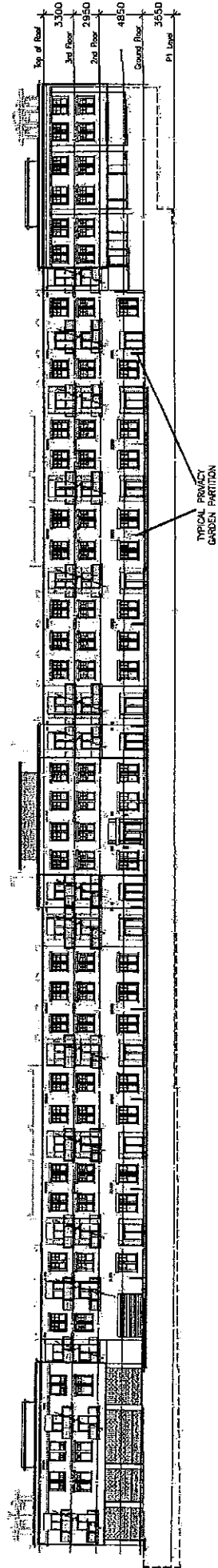
Attachment 5

FILE No's:
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& DA.07.046

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WEST ELEVATION (KEELE STREET)



EAST ELEVATION

Not to Scale

Negotiated East & West Elevations

Part Lot 22,
Concession 3

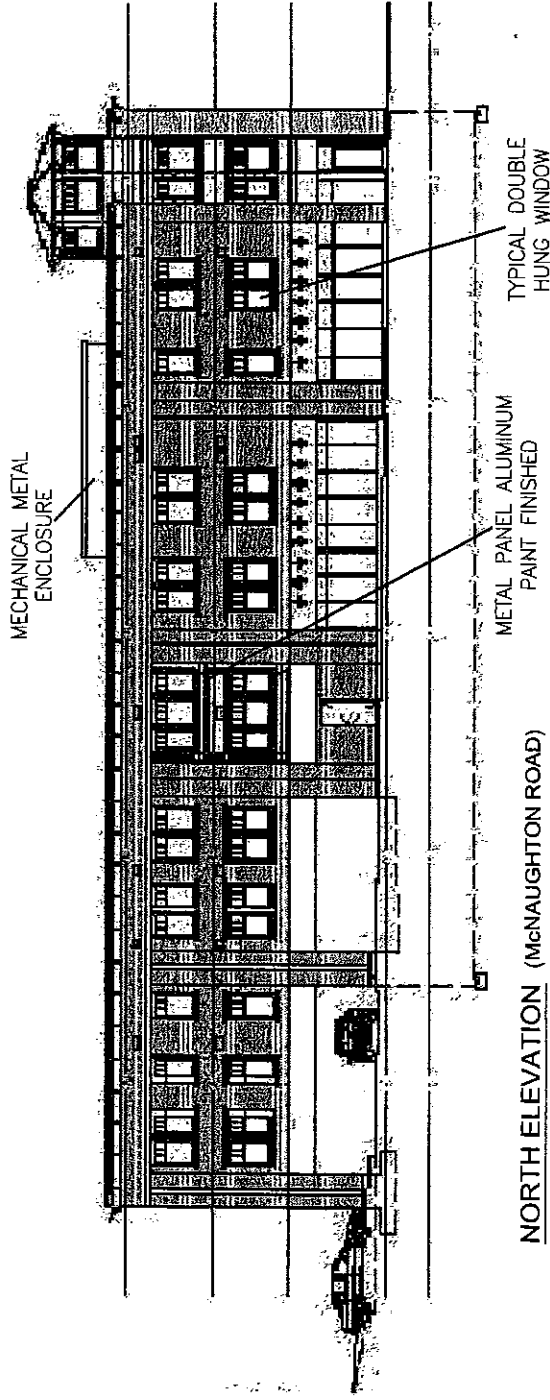
APPLICANT:
1556615 ONTARIO LTD.

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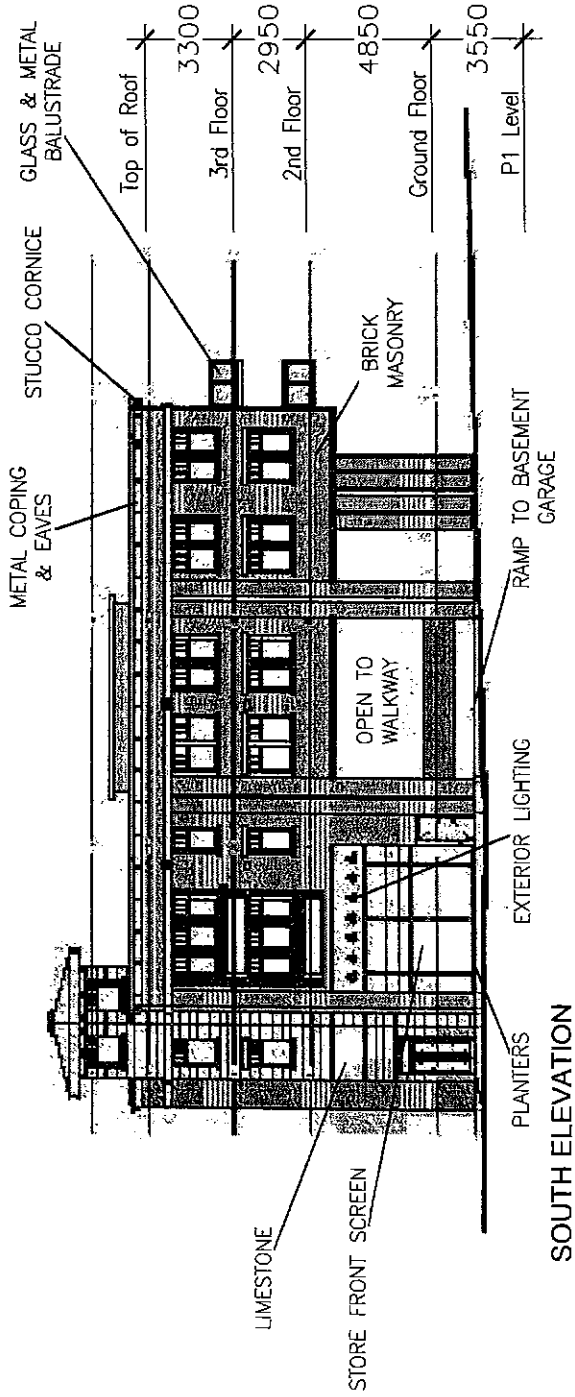


The City Above Toronto

Development Planning Department



NORTH ELEVATION (McNAUGHTON ROAD)



SOUTH ELEVATION

Not to Scale

North & South Elevations

Part Lot 22,
Concession 3

APPLICANT:
1556615 ONTARIO LTD.

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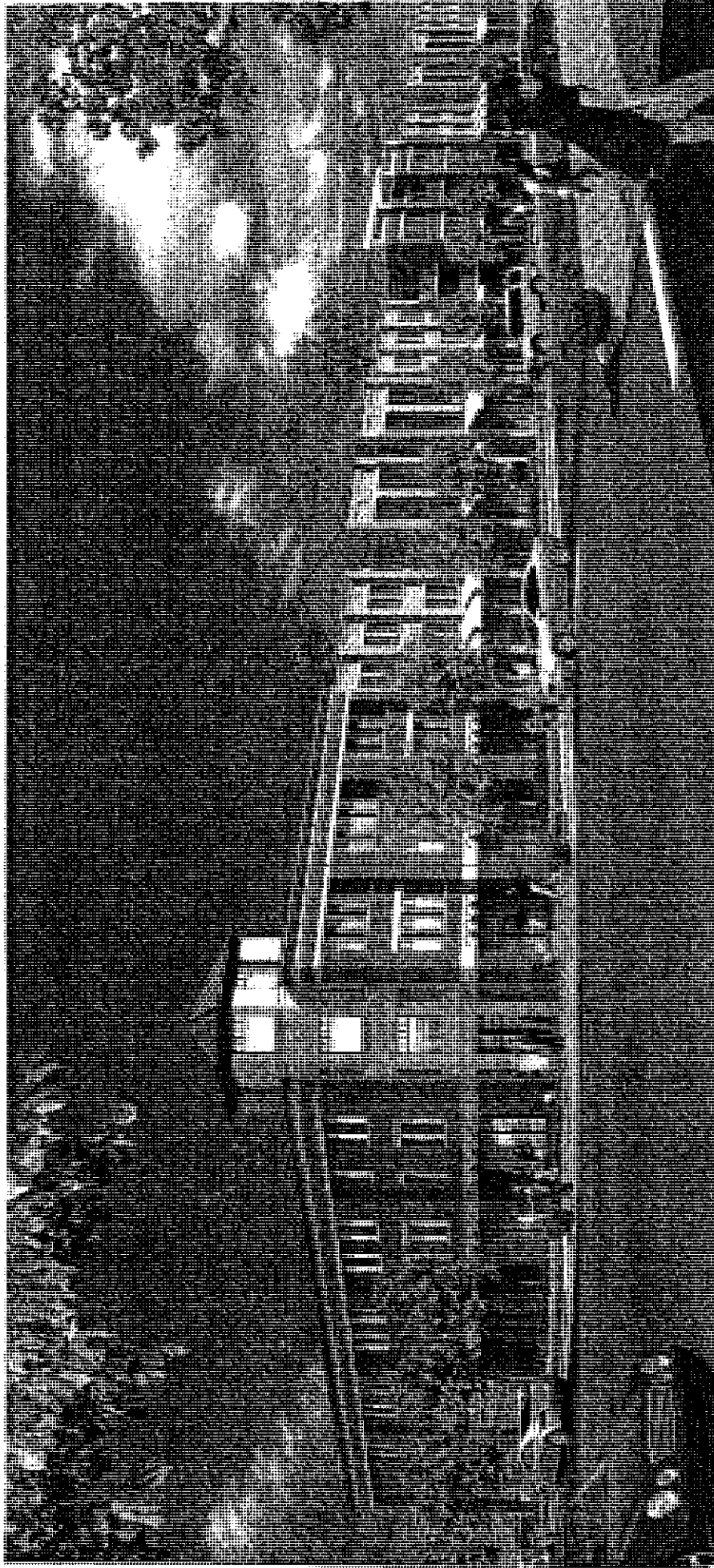
The City Above Toronto

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Attachment 7

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& DA.07.046

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Not to Scale

Artist Rendering

Part Lot 22,
Concession 3

APPLICANT:
1556615 ONTARIO LTD.

MAPTA - ATTACHMENTS \2\2.07.011.dwg



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Attachment

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& DA.07.046

April 30, 2008