

COMMITTEE OF THE WHOLE JUNE 4, 2001

**OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
REPORT P.2001.18
G. D'ORIO ET AL
FILES: OP.01.001 & Z.01.004**

Recommendation

The Commissioner of Planning & Urban Design recommends:

1. THAT Official Plan Application OP.01.001 (G. D'Orio et al) BE APPROVED.
2. THAT Zoning Amendment Application Z.01.004 (G. D'Orio et al) BE APPROVED subject to the implementing zoning by-law to rezone the subject lands RM2 Multiple Residential Zone with a Holding Symbol (H) be lifted when:
 - i) servicing capacity is allocated by Council;
 - ii) a site plan application has been approved by Council; and,
 - iii) the preservation of the heritage building is addressed to the satisfaction of Heritage Vaughan and the Community Planning Department.
3. THAT the implementing by-law:
 - i) limit the commercial uses to a bank or financial institution, business or professional office, personal service shop, photography studio, retail store and a service or repair shop;
 - ii) limit the maximum height of the townhouses to 7 metres; and,
 - iii) provide the necessary zoning exceptions required to implement the proposed site plan.
4. THAT the following information be provided in support of the site plan application:
 - i) sun/shade diagrams;
 - ii) an updated traffic study;
 - iii) an outline describing how the revised proposal complies with the Maple Streetscape Urban Design Guidelines and OPA No. 533;
 - iv) a plan identifying the location and size of all the proposed amenity areas in Buildings "A" and "B";
 - v) an updated tree preservation and assessment study prepared by a qualified arborist;
 - vi) a Phase I Environmental Assessment report and the appropriate funds required to conduct a peer review of the document;
 - vii) a parking plan which illustrates the distribution of parking spaces for each use; and,
 - viii) coloured elevations identifying all building materials, colours and other architectural details.
5. THAT any future site plan application preserve and incorporate the building located at 1 Jackson Street, and any other buildings as identified by Heritage Vaughan, into the development proposal.
6. THAT a clause be included in the site plan agreement requiring the Owner(s) to register the appropriate access easements on 9986 and 9994 Keele Street, and the Owner agrees to obtain any necessary approvals from the Committee of Adjustment and register

the appropriate access easements, and that copies of the transfer documents be provided to the City, prior to the issuance of a building permit.

Purpose

On January 19, 2001, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit a mixed-use commercial/residential development consisting of the following:

•	Building "A" (next to Major Mackenzie Drive)		
	- ground floor commercial	899m ²	
	- 2 nd and 3 rd floor residential		16 units per floor (32 units)
•	Building "B" (next to Keele Street)		
	- ground floor commercial	767m ²	
	- 2 nd and 3 rd floor residential		10 units per floor (20 units)
•	Building "C" (next to Church Street)		
	- ground floor residential		10 townhouse units
▪	Building "D" (next to Jackson Street)		6 townhouse units
	Total Commercial	1,666m ²	
	Total Residential		68 units
•	Parking		
	- Surface Spaces	95	
	- Enclosed Townhouse Spaces	32	
	- Underground Parking Spaces	<u>70</u>	
	Total	197 spaces	
	Additional On-Street Parking	14 spaces	

Background - Analysis and Options

The site is subject to previous development applications Files OP.97.026, Z.97.109 and DA.00.007 to permit the development of two 4-storey commercial and residential (107 condominium units) buildings, 14 townhouse units, and a parkette. The Ontario Municipal Board (OMB) refused these applications on June 14, 2000 on the basis that the proposal was too intense for the subject lands. However, the OMB did conclude that townhouses were an appropriate form of development and would act as the transition and buffer to the adjacent stable residential neighbourhood. The OMB further determined that townhouses are perfectly acceptable and compatible with lower density forms of residential.

Location

- southwest corner of Major Mackenzie Drive and Keele Street
- 9964 and 9980 Keele Street; 2269, 2273, 2279, 2285 and 2291 Major Mackenzie Drive; 8, 10, and 12 Church Street; and, 1 Jackson Street
- Part of Lot 20, Concession 4, City of Vaughan

Land Use Status

- Designated - "Maple Commercial Core Area" and "Low Density Residential" by OPA No. 350 (Maple Community Plan) as amended by OPA No. 533
- Zoned - C1 Restricted Commercial Zone subject to Exception 9(891), and R1 Residential Zone.

Site Description

The site is approximately 9,179.68 m², and is developed with residential and commercial buildings, and is bounded by Major Mackenzie Drive to the north, Church Street to the south,

Jackson Street to the west, and Keele Street to the east, with the exception of two properties located at 9986 and 9994 Keele Street. The surrounding land uses are:

- North - Major Mackenzie Drive; undeveloped lands and Shoppers Drug Mart (R1 Residential and C1 Commercial Zones)
- South - Church Street; Maple United Church; Residential (R1 Zone)
- West - Jackson Street; professional building; Residential (R1 Zone)
- East - Keele Street; plaza, vacant building and a dwelling, professional building, Beaverbrook Centre (C1, C6 Commercial Zones and R1 Residential Zone)

Public Hearing

On January 26, 2001 a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Maple Village Ratepayers Association, Maple Ratepayers Association, Maple Springs Ratepayers Association, and those individuals on file from the previous applications.

Staff received five letters in support of the application, which generally address the need to improve the Keele Street and Major Mackenzie Drive intersection. A letter was received from the owner at 9986 Keele Street, which outlines the chronology of events leading to the current proposal, addresses the previous OMB decision respecting these lands, and identifies the property owner's opposition to the application.

A second letter was received from the owner at 9986 Keele Street identifying the following issues of concern: rezoning, servicing and scale of development for 9986 Keele Street should not be impacted by the current application; setbacks, buffering and privacy screening; tree protection; access right(s) of way for 9986 Keele Street; preservation of 9980 Keele Street; impact of the proposed expropriation of 9984 Keele Street; impact of potential uses in the Lord Beaverbrook House; and protection of development rights for 9986 Keele Street.

At the Public Hearing on February 19, 2001, the Committee of the Whole received the application and referred the item to the Committee of the Whole for a Staff technical report. It was further moved that a consultant be hired to review the proposed application to determine if the proposed development conforms to the Official Plan. Council adopted the Committee's recommendation on February 26, 2001.

On May 18, 2001, notice of this Committee of the Whole meeting was also sent to the Maple Village Ratepayers Association, Maple Ratepayer Association, Maple Springs Ratepayers Association and those individuals on file having requested notice or appeared at the public hearing.

Official Plan

a) OPA No. 350 (as amended by OPA No. 533)

The portions of the block fronting onto Keele Street and Major Mackenzie Drive are designated Maple Commercial Core Area by OPA No. 350 and permit the proposed uses. The proposal complies with Section 2.2(a)(i) of the Official Plan that states that 70% of the frontage at grade level be used for street related retail, office and service uses. The Official Plan also includes design objectives to assess new development applications, which will be reviewed in this report.

OPA No. 533 amends OPA No. 350 to more clearly define Council's goals and objectives as they relate to the future development of the Maple Core Area. The plan encourages mixed use development in order:

“to revitalize and provide for the improvement and redevelopment of the Maple Core Area for commercial/residential purposes at a scale and character that: (i) reinforces street-related retail and service uses; (ii) is complementary, consistent and compatible with adjacent land uses; and, (iii) recognizes as deemed appropriate, the heritage character of the area.”

OPA No. 533 further states that,

“the principal building form within the Maple Commercial Core Area shall be commercial and residential uses in mixed-use buildings which are of a low scale and which have a character harmonious and compatible with adjacent low density residential areas.”

Section A, Planning Strategy and Policies, Subsection III, Paragraph 6, addresses the intensification Maple Commercial Core Area, as follows (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 lands fronting onto Jackson Street and Church Street are designated “Low Density Residential” and permits single, semi-detached and other residential building forms not exceeding 22 units/net hectare. The proposed development exceeds the permitted density and therefore, an official plan amendment is required.

The Maple Community Plan sets out a number of development objectives and criteria for the Core Area, including:

i) Preservation of Buildings of Historic and Architectural Merit

The Official Plan requires that buildings having architectural and/or historic merit as identified by Heritage Vaughan be incorporated into new development, be compatible, and achieve an integrated streetscape. On May 16, 2001, the Heritage Vaughan Committee reviewed the proposed development applications and deferred the item to a future meeting.

The development proposal incorporates the heritage structure located at 9980 Keele Street, however, all other buildings are to be demolished. Staff recommends that the heritage building at 1 Jackson Street be retained and incorporated within the proposed development.

The Applicant will be required to satisfy the requirements of Heritage Vaughan with respect to the development of the subject lands. Design issues will be considered in more detail at the site plan stage.

ii) Transportation Issues

The Official Plan requires that new development achieve several transportation objectives such as, designing an efficient vehicular circulation system, parking areas located behind new buildings and on-street parking. A preliminary review of the site plan indicates that the proposal satisfies these objectives.

Pedestrian circulation is also addressed in the Official Plan, therefore a pedestrian connection should be provided from the parking lot area to Keele Street.

iii) Building Design

Achieving appropriate urban design in the Maple Core area is an objective of the Official Plan and the Maple Streetscape and Urban Design Guidelines (MSUDGs). The Official Plan establishes guidelines for building height, scale and massing which will be assessed in greater detail at the site plan stage. These objectives are achievable using the building form and mass being proposed.

iv) Site Plan Control

OPA No. 350 requires that developments in the Maple Core Area be subject to a site plan agreement, which must be submitted by the Owner. Staff recommends that the land be zoned with a Holding Zone Symbol (H), which shall be lifted when Council approves a site plan.

v) Servicing

The Engineering Department has advised that no sewage servicing capacity is available in the Maple Service Area for the proposed development. The Official Plan also allows Council to consider and approve development applications with a Holding provision pending service allocation, which is recommended by Staff.

A full set of engineering drawings, including, storm water management, site grading and servicing drawings is required as part of the site plan approval application, in accordance with OPA No. 350.

vi) Compatibility With Existing Development

Compatibility with existing development must be assessed under the Official Plan and is reviewed in greater detail later in this report.

vii) Development Criteria Summary

Staff are satisfied that the proposed application meets, or can satisfy the applicable development policies of the Official Plan. The issue of historic building preservation must be resolved to the satisfaction of Heritage Vaughan prior to final approval.

c) Region of York Official Plan (RYOP)

The Region of York Official Plan (RYOP) includes policies that support the proposed development, including, encouraging a broad range of housing to meet the needs of different kinds of households. A variety of housing stock enables people to remain in their community through various stages of their lives and can also affect the Region's labour force by providing opportunities for people who work in the Region to also live in the Region. The RYOP also identifies Major Mackenzie Drive and Keele Street as an "Urban Corridor" which has the potential for new residential growth that would make transit service possible.

The Region of York Planning Department has advised that they have no objection to the proposed development subject to comments from the Transportation and Approvals Branch will be provided at the site plan approval stage.

d) Provincial Policy Statement

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

e) Planning Consultant Review

On February 21, 2001, Council directed that a Planning Consultant be retained to evaluate this application with respect to conformity with the policies of OPA No. 350, as amended. Ted Davidson (Consultants) Inc. was retained by the City to review the applications.

With respect to the lands designated Maple Commercial Core Area, the review concludes that:

- the Applicant has responded to the use and height considerations outlined in OPA No. 533;
- the density is significantly reduced and the fourth floor has been eliminated;
- street retail with on-street and surface parking located behind the building are positive aspects of the plan; and,
- consideration should be given to limiting the nature of commercial uses in order to match the parking supply.

With respect of the Church Street and Jackson Street portion of the proposal, the review concludes that the townhouse form of housing proposed is common in many newer projects and allows for appropriately sized dwelling units sympathetic to lower scaled surrounding uses. The proposed townhouse configuration also effectively shields the surface parking area and the reduced height is in keeping with the lower scaled neighbourhood to the southwest.

The review states that the parkette provides a pedestrian connection to the commercial area, however, its function, as a City owned space might be limited. It may, however, be designed in such a manner as to offer amenity space to the residents of the proposal and act as a transition from the predominantly single family neighbourhood to the southwest to the higher intensity building form associated with the Commercial Core Area.

With respect to heritage conservation, the report states that incorporating 9980 Keele Street into Building "B" may not be successful because the main floor of this building is elevated and makes access awkward and inconsistent with portions of Building "B". The existing large trees and the proposed setback to 9986 Keele Street appear sufficient to buffer the existing use while promoting a building form that may continue when the corner properties are redeveloped. The report also states that a reasonable rationale should be provided for the deletion of 1 Jackson Street from the plan, unless Heritage Vaughan indicates otherwise.

The report concludes that the reduced massing prevails over the original proposal by providing a more gradual transition of building heights approaching the Maple Commercial Core Area. Matters pertaining to pedestrian linkages, landscaping of the proposed parkette and dwelling unit requirements can be left to the site development stage. The appropriate Official Plan designation and zoning by-law standards, including, but not limited to, building setbacks, height, parking standards, dwelling unit size and personal amenity space can be dealt with as part of the approvals being sought at this time.

Zoning

By-law 1-88 does not contain a mixed-use zone category, which is required to implement the proposal therefore, Staff recommend that the site be zoned RM2 Residential Zone with the appropriate exceptions to permit the residential and commercial uses.

Planning Analysis

i) Land Use

The Official Plan permits the proposed commercial and residential uses along the Keele Street and Major Mackenzie Drive frontages. The introduction of mixed-use development into the Maple

Core Area is considered appropriate for the following reasons: increased pedestrian traffic and vitality in the 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 in the community. Furthermore, the site is well located, provides an opportunity to revitalize a significant portion of the core area on a comprehensive basis and future residents will have access to many services including the TTC bus route on Keele Street, commercial uses, institutional and recreational uses.

With respect to the lands on Church Street and Jackson Street, the proposed townhouse development is considered an appropriate land use transition, between the existing development and the proposed Maple Core development in this specific context. Furthermore, the Ontario Municipal Board concluded (in part):

“After considering the evidence and with the benefit of a walkabout, I am not opposed to townhouses acting as the transition and buffer. I am not opposed to expanding the core to incorporate the entire block. I find both perfectly acceptable given the location.

I find townhouses can be compatible with other lower density forms of residential.”

ii) Building Form

The vision for the Maple Core Area, from a physical built form perspective, is implemented through the Official Plan and the Maple Streetscape and Urban Design Guidelines (MSUDGs). The compatibility between existing and proposed development is important and required by the Official Plan, however, it does not necessarily mean that new development must be identical to existing development.

The three-storey built form proposed for the Keele Street and Major Mackenzie Drive frontages complies with the Official Plan and is considered appropriate for a core area. The massing along the street combined with the proposed streetscape work, the lay-by parking, the main rear yard parking area, and the incorporation of the front and side facades of a heritage structure, are all encouraged by the Official Plan and the MSUDGs. The final details in this respect will be reviewed at the site plan stage.

An existing heritage structure is located at 9986 Keele Street, immediately north of Building “B”, as shown on Attachment No.3. Compatibility between these buildings is addressed by including the façade of 9980 Keele into the front elevation of Building “B”, thereby maintaining the existing street relationship of these buildings, and creating a transition between the structures. In addition, the proposed 8.75m height of Building “B” is lower than 9.5 m permitted under the R1 zoning of 9980 Keele Street.

As noted above, the report prepared by Ted Davidson (Consultant) Inc. questions the viability of maintaining the building at 9986 Keele Street. This detail can be finalized as part of the site plan approval. Since only a partial underground parking area is proposed, the tree assessment and preservation study should be updated to assess the opportunity for saving additional trees, and specifically those located between 9980 and 9986 Keele Street. Additional screening measures such as privacy fencing and landscaping may also be required. Staff is satisfied that compatibility between these buildings can be achieved, and will review this issue in greater detail at the site plan stage.

With respect to the remaining two frontages, the Maple United Church occupies a large portion of the Church Street, with two dwellings completing the block to Jackson Street. The west side of Jackson Street frontage is occupied by an existing professional building, its associated parking lot, and the flankage of one dwelling at 18 Church Street.

To address the compatibility issues along Church and Jackson Streets, the Applicant has proposed street townhouse dwellings and a parkette. The townhouse dwellings are 6m in height, which is lower than the 9.5m maximum building height permitted by the zoning by-law. Staff recommends that the dwelling at 1 Jackson Street be preserved and incorporated into the proposed development. It is also recommended that Building "C" be reorganized into two or three townhouse blocks in order to achieve some relief of the massing on Church Street. In light of the specific land use context, street townhouses are considered to be an appropriate transition land use between the existing and proposed development. Staff however, will not support further encroachment of the Maple Core Area designation into the existing low-density residential area.

Townhouse Amenity Area

Staff support townhouses as a transitional land use between the existing residential community and the proposed Maple Core Area, however, the design must be functional. The original site development application for this site included a common amenity area for all the buildings, including the townhouses. The current townhouse design does not include a rear yard amenity area and the front yard amenity area is minimal. In addition, the Engineering Department comments for the original site plan application (File DA.00.007) indicates that a 1.5 metre road widening dedication is required along the entire Church Street frontage, thereby reducing the proposed front yard amenity area. Therefore, Staff recommends an alternative townhouse design be considered, which provides an increased amenity area for each unit.

Maple Streetscape and Urban Design Guidelines (MSUDGs)

These lands are subject to the Maple Streetscape and Urban Design Guidelines (MSUDGs). The specific form, massing, material and architectural details of the proposed development are more appropriately reviewed at the site plan approval stage. On April 25, 2001, the Maple Streetscape Implementation Committee (MSIC), considered the revised site plan and elevations and identified the following issues:

- "Committee would like to see a detailed landscaping plan as site plan shows a lack of any greenbelt areas.
- Would like clarification with respect to the location of entrances and with screening for deliveries to commercial/retail sector.
- Questioned widths of sidewalks on Jackson Avenue, Keele Street and Major Mackenzie Drive with respect to pedestrian safety.
- The Committee will provide detailed comments at the site plan review stage."

c) Density

OPA No. 350 does not include a maximum density for the Maple Commercial Core Area however, it does set out a maximum height limit of 3 storeys. The proposed development results in a density of approximately 74 units per hectare (based on the lot size and not including the 1,666m² of commercial uses) and yields a floor space index (FSI) of approximately 1.0. This density may change through review of the site plan application. Provided the proposal complies with the maximum height and urban design requirements of the Official Plan and MSUDGs, and technical requirements of the City and Region (i.e. traffic, parking etc.) can be satisfied, the density is considered appropriate.

Urban Design and the Environment

The Urban Design Department has provided a preliminary review of the proposed applications and advises that they have no objection to the proposal, however, that detailed building elevations and a Landscape Plan must be provided at the site development stage and approved by Staff. The Staff have provided some preliminary comments to the Applicant which have been incorporated into the revised proposal.

Cultural Services Department

The Cultural Services Department has recommended that the heritage structure at 1 Jackson Street be maintained and included in the development proposal. In addition, the Cultural Services Department has recommended revisions to the building elevations to maintain a consistent historic design for the Maple Core area. These items will be addressed in more detail at the site plan approval stage.

Transportation

a) Traffic Study

The Applicant submitted a traffic study prepared by iTrans Consulting Inc., dated January 5, 1999, and an addendum report dated February 18, 1999 in support of the original applications. Upon review of the original study, the City and Region of York Transportation Divisions were satisfied that, from a traffic operations perspective, the development could be supported. The Applicant has submitted a parking study, also prepared by iTrans Consulting Inc., dated May 2, 2001, which includes a section that reconfirms that the current development proposal can be accommodated within the existing road network. The Engineering Department has advised that it concurs with the findings of the parking study.

b) Parking

The site plan indicates that 197 parking spaces will be provided, comprised of 95 surface spaces, 32 enclosed townhouse spaces and 70 underground parking spaces. In addition, 14 on-street parking spaces are proposed. A plan must be provided to illustrate how the tenant, commercial and visitor parking spaces will be allocated. By-law 1-88 requires a total of 223 spaces, comprised of 100 spaces for commercial uses and 123 parking spaces for the residents.

In addition, 3 spaces devoted for the use of the physically challenged are required.

The applicant proposes to allocate commercial parking at a rate of 4.5 spaces/100m², which is the same standard that has been applied throughout the Maple Core Area.

The Owner has submitted a parking study in support of the application which indicates that the anticipated range of commercial uses consists of business and professional offices, general retail, convenience retail and local commercial uses (included a local supermarket). The Owner's agent has also indicated that personal service uses are being requested. The permitted range of commercial uses will be established in the zoning by-law.

The parking study concludes that the maximum demand for parking will be 193 spaces. By restricting the range of commercial uses, other uses such as restaurants, which generate a high parking demand, would not be permitted. The City's Transportation Division has reviewed the parking study and is satisfied with its conclusions.

c) Site Access

Vehicular access to the site is from Jackson Street and Church Street and no driveways are proposed from Keele Street or Major Mackenzie Drive. Church Street is a one-way eastbound street from Keele Street to Jackson Street, and, therefore, only traffic exiting the site to access Keele Street will use Church Street. The traffic study submitted in support of the original proposal states that a left turn prohibition sign would be posted opposite the Jackson Street driveway, thereby directing all traffic exiting the site northbound to Major Mackenzie Drive. Both these measures are designed to reduce any effect of the proposed traffic on the adjacent residential community. The traffic study must be updated to reflect the current proposal.

d) Lay-By Parking

The proposed development includes on-street 14 lay-by parking spaces as encouraged by the MSUDGs and supported by Staff. The final location and design of the lay-by parking area will be subject to Region of York approval.

Amenity Area

The development proposal includes an open space area/parkette at the northeast corner of Church Street and Jackson Street, which represents the only usable amenity area shown on the plans submitted to date. At the detailed site plan approval stage, drawings must also illustrate other open areas, common rooms, balconies or similar amenity areas for the active or passive recreational enjoyment of future residents. The proposed parkette will not be assumed by the City for parks purposes, and matters such as the future maintenance of this land must be determined, prior to final site plan approval.

Comprehensive Development

The proposal does not include 9994 and 9986 Keele Street, the two properties located at the southwest corner of Keele Street and Major Mackenzie Drive. On February 21, 2001 Council adopted a resolution requesting the Region of York to proceed with the expropriation of 9994 Keele Street, for the ultimate improvement of the intersection and to support the safe movement of increasing vehicular and pedestrian traffic through the Maple Core Area.

A comprehensive development that incorporates all of the properties in the block is considered desirable from a planning perspective. However, failing co-operation amongst all parties, the proposal must facilitate the future integration of the non-participating properties. In this regard, the site plan (Attachment No. 2) illustrates where access easements in favour of the non-participating landowners can be located, thus allowing their lands to develop without direct access to Keele Street or Major Mackenzie Drive. As part of the final site plan submission, the Applicant will be required to delineate the exact size, width and description of the easement on a reference plan.

Environmental

a) Noise

The Owner submitted a noise study, prepared by HGC Engineering, in support of the original site development application (DA.00.007) for the subject lands. The noise study must be updated to reflect the current application. Appropriate noise clauses, if required, will be included in the site plan agreement.

b) Phase 1 Environmental Report

The Owner submitted a Phase 1 Environmental Report, prepared by Soil-Eng Limited, in support of the previous site development application to certify that there are no environmental contamination concerns with respect to the subject lands. This report must be sent out for a peer review, pending receipt of the appropriate fees from the Applicant.

c) Sun/Shade Diagrams

The subject lands abut a number of residential dwellings. The Owner must submit updated sun/shade diagrams indicating the impact of the proposed development on the adjacent properties.

d) Tree Inventory

The Owner submitted a tree inventory and preservation study in support of the original site development, which included an underground parking garage. In light of the revised underground parking design, a qualified arborist should assess the possibility of retaining the existing mature trees complete an updated tree inventory and preservation study.

e) Engineering Submissions

As part of the site plan approval process, the Owner will be required to submit for approval by the appropriate authorities, a storm water management report and grading and servicing plans. The servicing plans should also include street lighting requirements.

Agency Comments

To date, the Toronto and Region Conservation Authority, Canada Post and the York Region District Catholic School Board have advised that they have no objections to the applications.

Conclusion

The proposed development has been reviewed in accordance with the objectives and policies of OPA No. 350 as amended, and the Region of York Official Plan and conforms to these policies. The proposal has also been reviewed in accordance with the policy objectives of the Provincial Policy Statement, specifically as it relates to residential intensification and providing for a broad variety of housing. With respect to density, the proposal complies with the Maple Streetscape and Urban Design Guidelines, which implements density through design guidelines. The proposed applications have been peer reviewed by an outside consultant and have been determined to conform to the policies of the Official Plan. Accordingly, Staff recommends that Official Plan Amendment Application (File OP.01.001) be approved.

To date, the Applicant has not submitted a detailed site plan application. A number of issues related to design and heritage preservation must be resolved as part of the site plan process. Therefore, Staff recommends that Zoning Amendment Application File Z.01.004 be approved, and that the lands be zoned with a Holding Symbol (H), which would be lifted upon approval of a site development application, availability of servicing, and heritage preservation. Should Committee concur, the "Recommendation" of this report can be adopted.

Attachments

1. Location Map
2. Proposed Site Plan
3. Proposed Church Street/Major Mackenzie Drive/Keele Street Elevation
4. Consultants Peer Review (COUNCILLORS ONLY)

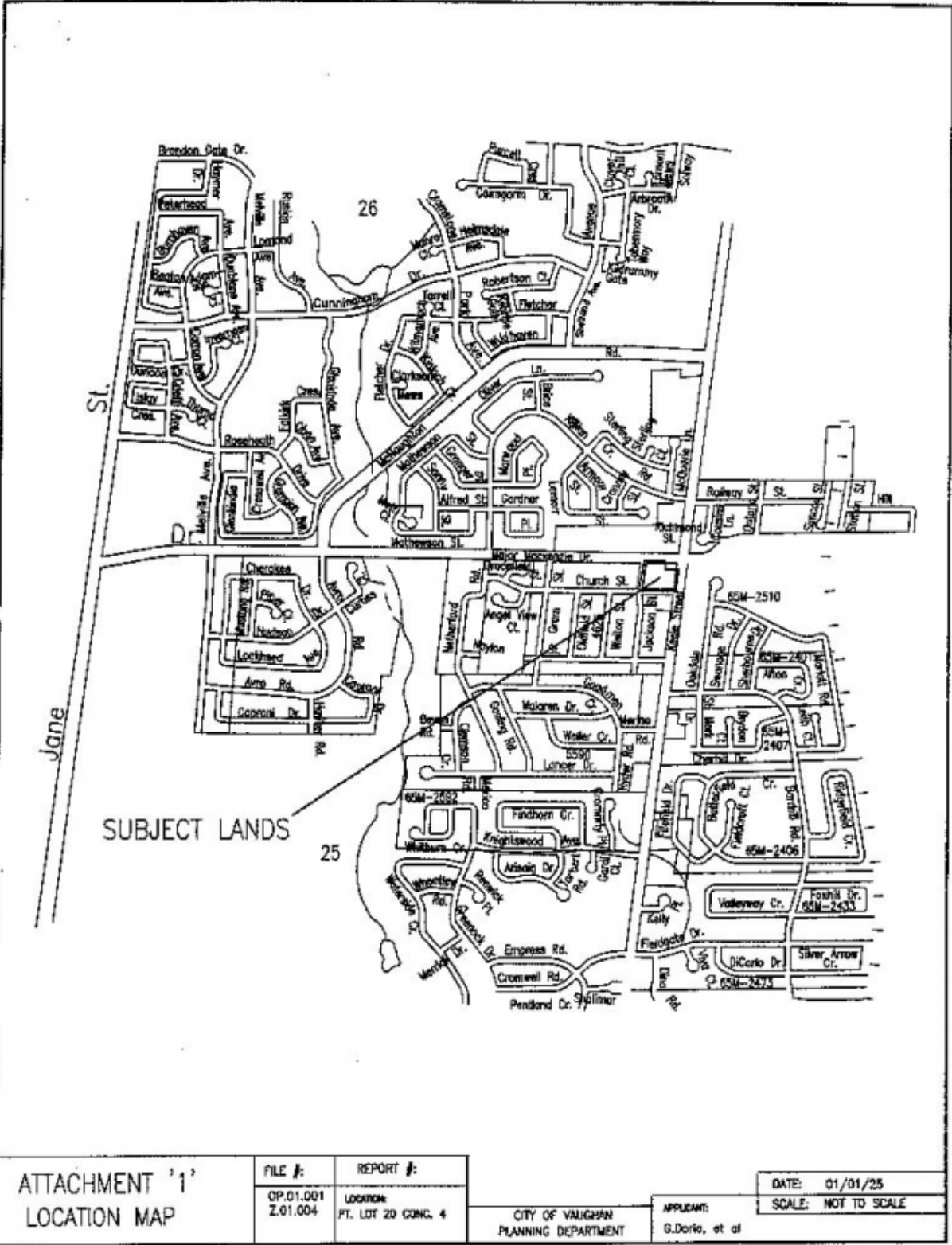
Report prepared by:

Mauro Peverini, Planner, ext. 8368
Art Tikiryani, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning



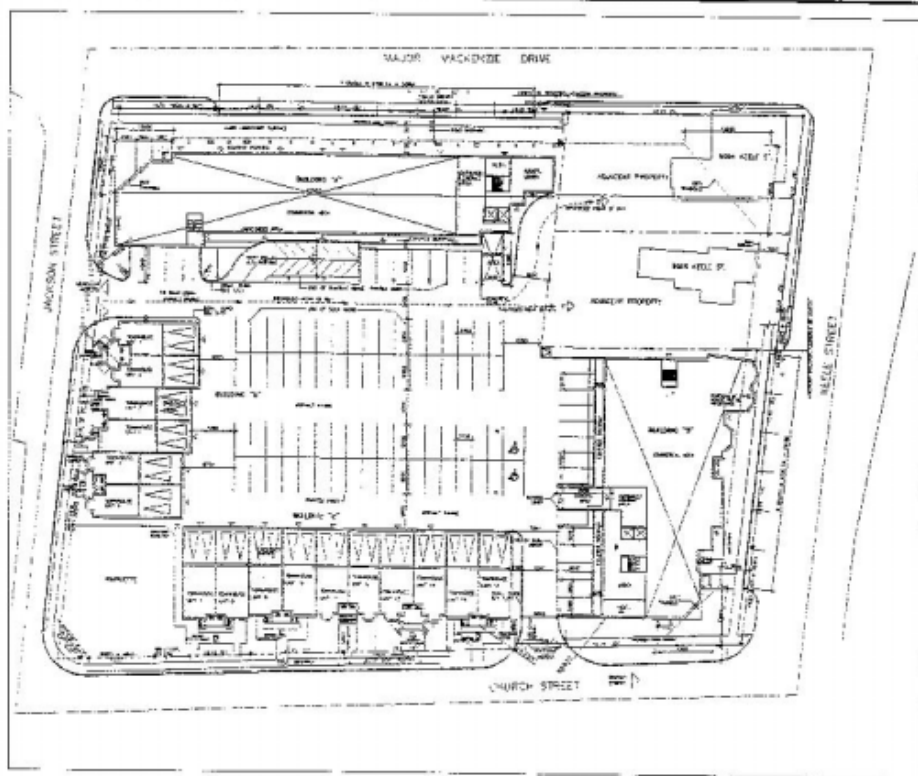
ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
OP.01.001 Z.01.004	LOGBOOK PT. LOT 20 CONC. 4

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
S.Dorke, et al

DATE:	01/01/25
SCALE:	NOT TO SCALE

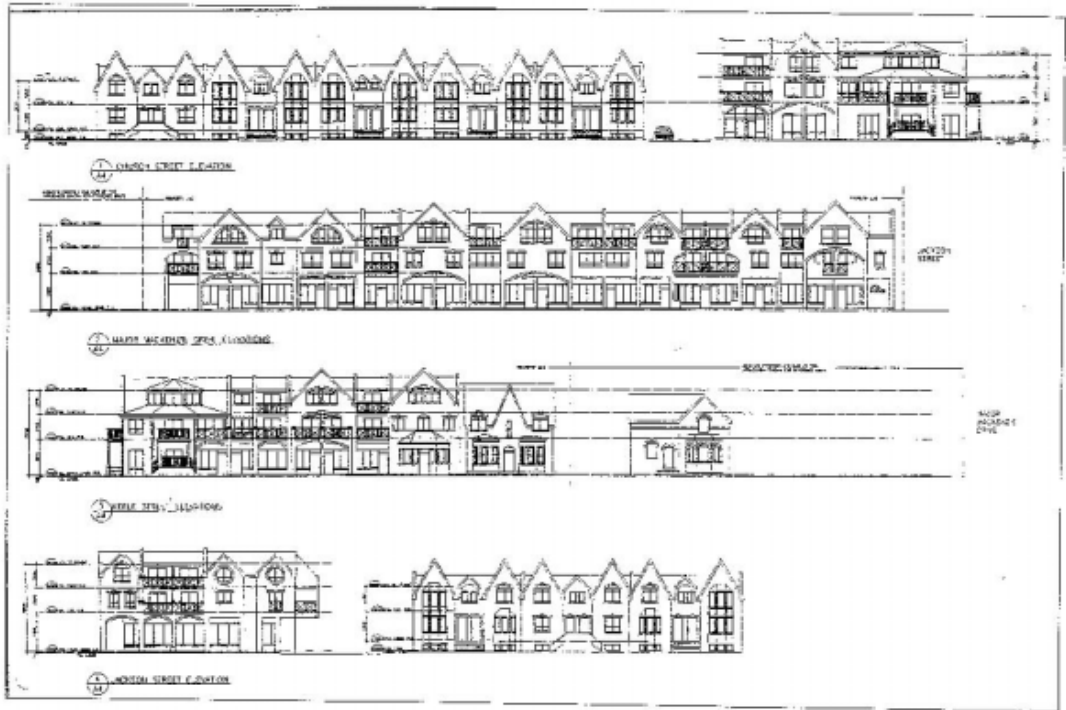


ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
DP.01.001	PT. LOT 20 CONC. 4

CITY OF WAUGHAN
PLANNING DEPARTMENT

DATE: 04/05/2001
SCALE: NOT TO SCALE



ATTACHMENT '3'
ELEVATION

FILE #:	REPORT #:
OP.01.001	LOCATION: PT. LOT 20 CONC. 4

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 04/05/2001
SCALE: NOT TO SCALE

