

## **COMMITTEE OF THE WHOLE JUNE 2, 2003**

### **OFFICIAL PLAN AMENDMENT FILE OP.02.022 ZONING BY-LAW AMENDMENT FILE Z.02.079 MAPLEVIT ESTATES INC. REPORT #P.2003.29**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.02.022 (Maplevit Estates Inc.) BE APPROVED and that the implementing Official Plan Amendment redesignate the subject lands from "Office Commercial" to "Medium Density Residential" and include the appropriate development policies.
2. THAT Zoning Amendment File Z.02.079 (Maplevit Estates Inc.) BE APPROVED IN PRINCIPLE and that the development standards be included in the implementing zoning by-law to be brought forward for Council's consideration, together with the required draft plan of subdivision application 19T-03V04.

#### **Purpose**

On November 26, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to the appropriate residential category to permit a draft plan of subdivision consisting of 60 semi-detached residential units on a 2.13ha. parcel.

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

The 2.13 ha parcel is located on the southwest corner of Keele Street and Drummond Drive, being Part 2 on Reference Plan 65R-23893, in Lot 24, Concession 4, City of Vaughan. The lands are currently vacant.

The lands are designated "Office Commercial" by OPA No. 350 (Maple Community Plan). The lands are zoned C8 (H) Office Commercial Zone with the addition of the Holding Symbol (H), subject to Exception 9(840). The surrounding land uses are:

- North – Drummond Drive; vacant C4 Neighbourhood Commercial site
- South – seniors facility (A Agricultural Zone)
- West – semi-detached dwellings (RV4 Residential Urban Village Four Zone)
- East – Keele Street; industrial (M1 Restricted Industrial Zone)

On March 14, 2003, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands, the Maple Springs Ratepayer Association and the Gates of Maple Ratepayer Association.

A letter was received from the History Hill Group, owners of the lands on the northwest corner of Keele Street and Drummond Drive. The letter states that they support the applications, however Keele Street is an arterial road and the lands should be developed with higher densities at this location.

On April 7, 2003, the Committee of the Whole recommended that the public hearing for the application be received and that a comprehensive report be brought forward for Council's consideration. Council ratified this recommendation on April 14, 2003.

### Official Plan and Zoning

The subject lands are designated "Office Commercial" by OPA No. 350 (Maple Community Plan). This designation does not permit a residential use on this site and accordingly, an Official Plan Amendment is required.

The lands are zoned C8(H) Office Commercial with the Holding Symbol and residential uses are not permitted. To implement the proposal, the lands would be zoned RS1 Residential Semi-Detached Zone in accordance with the City's new development standards included in By-law 1-88. Zoning exceptions may be required to implement the draft plan of subdivision and can be detailed in a future technical report to the Committee of the Whole.

### Residential Use

Substantial commercial development has occurred at the Jane Street and Major Mackenzie intersection, and to a lesser degree, commercial uses have located in the Maple Core area in the proximity of the Keele Street and Major Mackenzie Drive intersection. Furthermore, lands along the east side of Jane Street, between Major Mackenzie Drive and Springside Road, are designated for commercial use and development applications have been approved. The Office Commercial designation for this site, and other commercial designations along Keele Street in this area have been in place for several years, yet the lands remain undeveloped. This may suggest that a market is unavailable for the extent of lands designated for commercial and office commercial in the area. The "Office Commercial" designation in particular, permits only business and professional offices.

The lands to the west are developed with semi-detached and detached dwellings, and the Maple Health Centre is located to the south. A vacant property at the northwest corner of Keele Street and Drummond Drive, currently designated for commercial purposes. Commercial and industrial uses are located on the east side of Keele Street, opposite the subject lands.

Staff is satisfied that residential uses can be appropriately located and developed on the subject lands. Residential use is compatible with the abutting land uses, from both a use and building form perspective. The proposed residential development represents a logical extension of the existing community, and its location will provide the future residents with access to community services, such as schools, community centres, parks and libraries, available within the neighbourhood. Particular attention must be paid to the design of the subdivision to address the interface of the subject plan with Keele Street and the existing industrial uses on the east side of Keele Street.

The proposal for 60 semi-detached units over 2.128 ha yields a density of approximately 28.2 units/hectare. The appropriate designation to implement the proposed density is "Medium Density Residential" under the Maple Community Plan.

### Noise

A noise study, prepared by Valcoustics Canada Ltd. has been submitted in support of the proposed application. The study concludes that with the incorporation of various noise control measures identified in the report, the Ministry of the Environment indoor noise guidelines will be achieved. The sound exposure levels for outdoor amenity areas will be within the maximum permitted by the MOE guidelines, accounting for required mitigation. The Engineering Department has reviewed the study and concurs with its recommendations. Any design considerations would be incorporated into the draft plan of subdivision upon review.

## Region of York

The applicant has applied and received an exemption from Regional Approval for the subject official plan amendment application. The Region has commented that they have no objection and consider the application to be of local significance.

## Servicing

At this time, sanitary servicing capacity for the proposed development is unavailable. Accordingly, the draft plan of subdivision application will be held in abeyance, together with the specific zoning requirements, until capacity can be allocated to the development. At that time, the actual design of the subdivision plan will be reviewed in context of the Maple Streetscape and Urban Design Guidelines, the interface with Keele Street and industrial use, and the parkland, access and noise mitigation requirements.

## Conclusion

The subject lands have been designated and zoned for Office Commercial uses for several years, permitting only business and professional office buildings, and remain undeveloped. Staff is satisfied that the proposal to change the official plan designation to permit a residential use can be supported. The residential development represents a logical extension of the existing community, and subject to certain design criteria, can be implemented in an appropriate manner. Through the subdivision and zoning approval process, the design of the plan can be refined to address particular aspects such as the Maple Streetscape and Urban Design Guidelines, the interface with Keele Street and industrial uses, and parkland, access and noise attenuation requirements.

To this end, Staff recommends approval of Official Plan Amendment Application OP.02.022 (Maplevit Estates Inc.) and approval in principle of Zoning Amendment Application Z.02.079 (Maplevit Estates Inc.). Should Committee concur, the "Recommendation" section of this report can be adopted.

## Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

## Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

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Director of Community Planning

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SUBJECT LANDS



OAK RIDGES MORaine BOUNDARY

KEELE STREET

BOLIVIA AVENUE

MCNAUGHTON ROAD

TESTON ROAD

ST. JOAN OF ARC AVENUE

ST. JOAN OF ARC AVENUE

ORANSTON PARK AVENUE

# Attachment

FILE No.:  
19T-03V04, OP.02.022  
& Z.02.079

March 5, 2003  
Not to scale

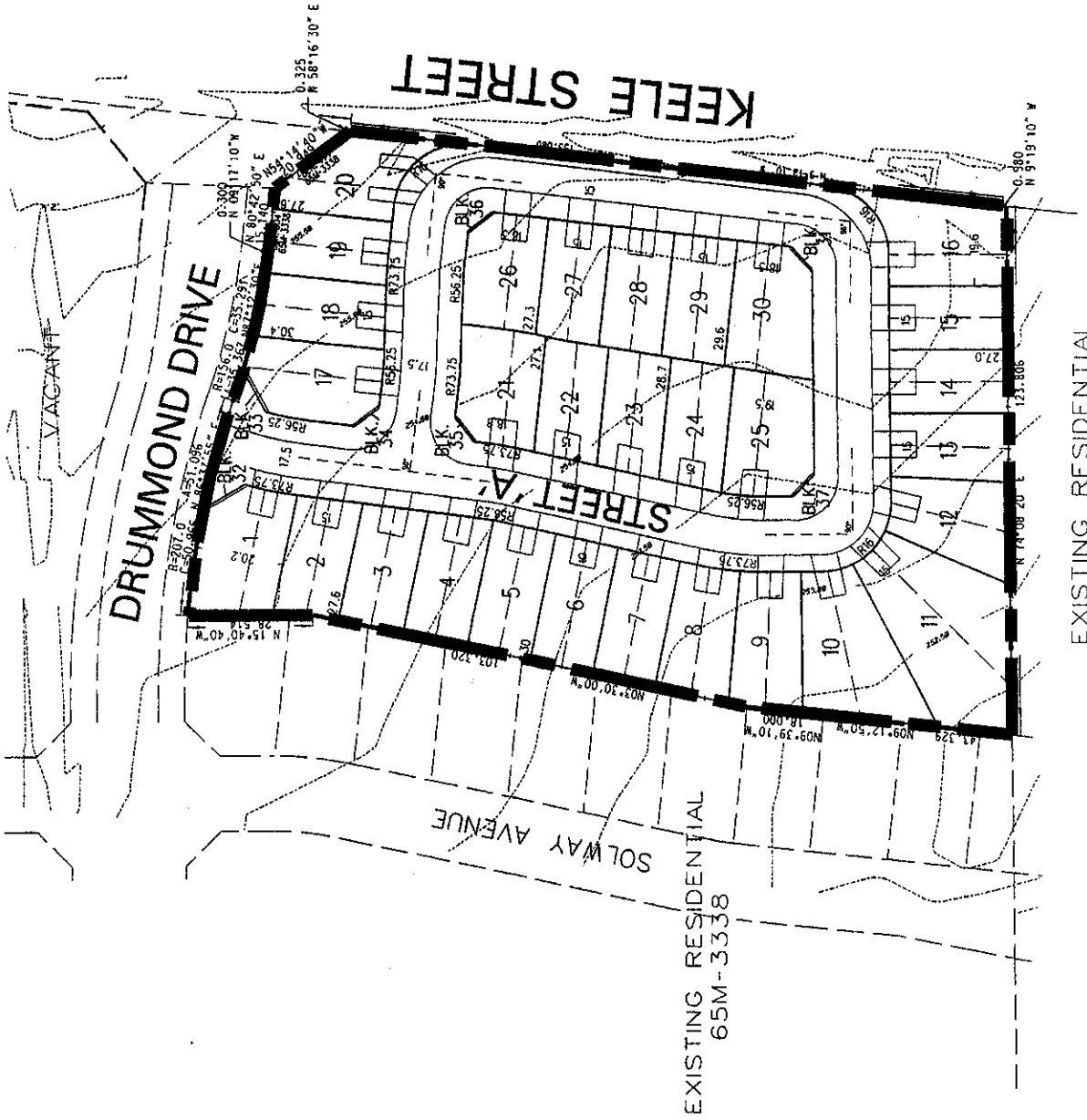
# City of Vaughan

Community Planning Department

# Location Map

Lot 24,  
Concession 4

APPLICANT:  
MAPLEVIEW ESTATES INC.



SUBJECT LANDS



EXISTING RESIDENTIAL  
65M-3338

EXISTING RESIDENTIAL

## Draft Plan of Subdivision

Lot 24,  
Concession 4

APPLICANT:  
MAPLEVIEW ESTATES INC.

City of  
**Vaughan**

Community Planning Department

## Attachment

# 2

FILE No.:  
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March 5, 2003  
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