

**6.    ZONING BY-LAW AMENDMENT FILE Z.05.022  
MAPLE ORCHARD INVESTMENTS INC.  
PRELIMINARY REPORT**

**P.2005.37**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.022 (Maple Orchard Investments Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be determined when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the existing site-specific Zoning By-law Exception 9(1194) on the subject lands shown on Attachment #1 to facilitate the development of a 3-storey mixed-use apartment building. The proposal is for 23 residential units and 213.5m<sup>2</sup> of ground floor commercial uses, serviced by 18 at-grade and 24 below grade parking spaces. The existing heritage dwelling on the subject lands will be retained in its current location. The proposed site plan is shown on Attachment #2.

**Background - Analysis and Options**

The 0.27 ha site shown on Attachment #1 is located on the east side of Keele Street, between Major Mackenzie Drive and Barrhill Road (9891 Keele Street), in Lot 20, Concession 3, City of Vaughan.

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

- North – approved residential/commercial (RA2 Apartment Residential Zone)
- East – existing residential (R2 Residential Zone)
- South – existing residential (R1 Residential Zone)
- West – Keele Street; existing residential (RM2 Multiple Residential Zone)

The property is subject to previous development applications (Files Z.02.075 and DA.03.008) proposed by the former owner to rezone the subject lands and for site development approval to permit a 3-storey, mixed-use building with 13 residential units and 123m<sup>2</sup> of ground floor commercial uses, served by 31 at-grade parking spaces, and maintaining the existing heritage building on the site. The applications were approved by Council and By-law 225-2004 (ie. Exception 9(1194)) was enacted on June 28, 2004 to implement the proposal. To date, a site plan agreement has not been executed, however, the previous Owner did close the site plan file.

On May 13, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Maple Village Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

### Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the development criteria prescribed by the Official Plan respecting development in the “Maple Core Area”;
- the property contains the “George Bailey House” (built c. 1890) at 9891 Keele Street, which is listed on the City’s Inventory of Significant Heritage Structures; the integration of this building into the overall development concept will be reviewed in the context of the City’s Official Plan and heritage policies and the Maple Heritage Conservation District Study currently being undertaken by the City; the applications will also be reviewed by Heritage Vaughan;
- the compatibility of the proposed development with the surrounding properties, including adjacent applications, will be reviewed in the context of the Official Plan and the Maple Streetscape and Urban Design Guidelines with respect to building form, streetscape, design, etc.; the application will also be reviewed by the Maple Streetscape Community Advisory Committee;
- a parking plan must be provided which identifies how residential and commercial parking will be arranged and accessed on the site; the opportunity to provide on-street parking will be reviewed;
- the Region of York must approve the proposed driveway location and design;
- the final design and configuration of the outdoor amenity area will be reviewed in consideration of the design, location and appropriateness with respect to accessibility and safety, adjacent to the ramp to the underground parking area;
- a formal site development application must be submitted and approved prior to an implementing zoning by-law being enacted; traffic, noise and sun/shade studies will be required in support of a site plan application; and,
- servicing capacity to facilitate the proposed development must be identified and allocated by Council, if approved.

### Relationship to Vaughan Vision 2007

The applicability of this application to Vaughan Vision will be determined when the technical report is completed.

### Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in consideration of compatibility with the surrounding land uses, the development criteria and heritage policies set out in the Official Plan for commercial/residential uses, the Maple Streetscape and Urban Design Guidelines, and the Maple Heritage Conservation District Study.

**Attachments**

1. Location Map
2. Conceptual Site Plan
3. Elevations (Proposed)
4. Floor Plan (Proposed)

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Location Map**

Part of Lot 20,  
Concession 3  
**APPLICANT:**  
 MAPLE ORCHARD  
 INVESTMENTS INC.

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**Attachment**

FILE No.:  
Z.05.022

MAY 26, 2005  
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# Attachment 2

FILE No.:  
Z.05.022

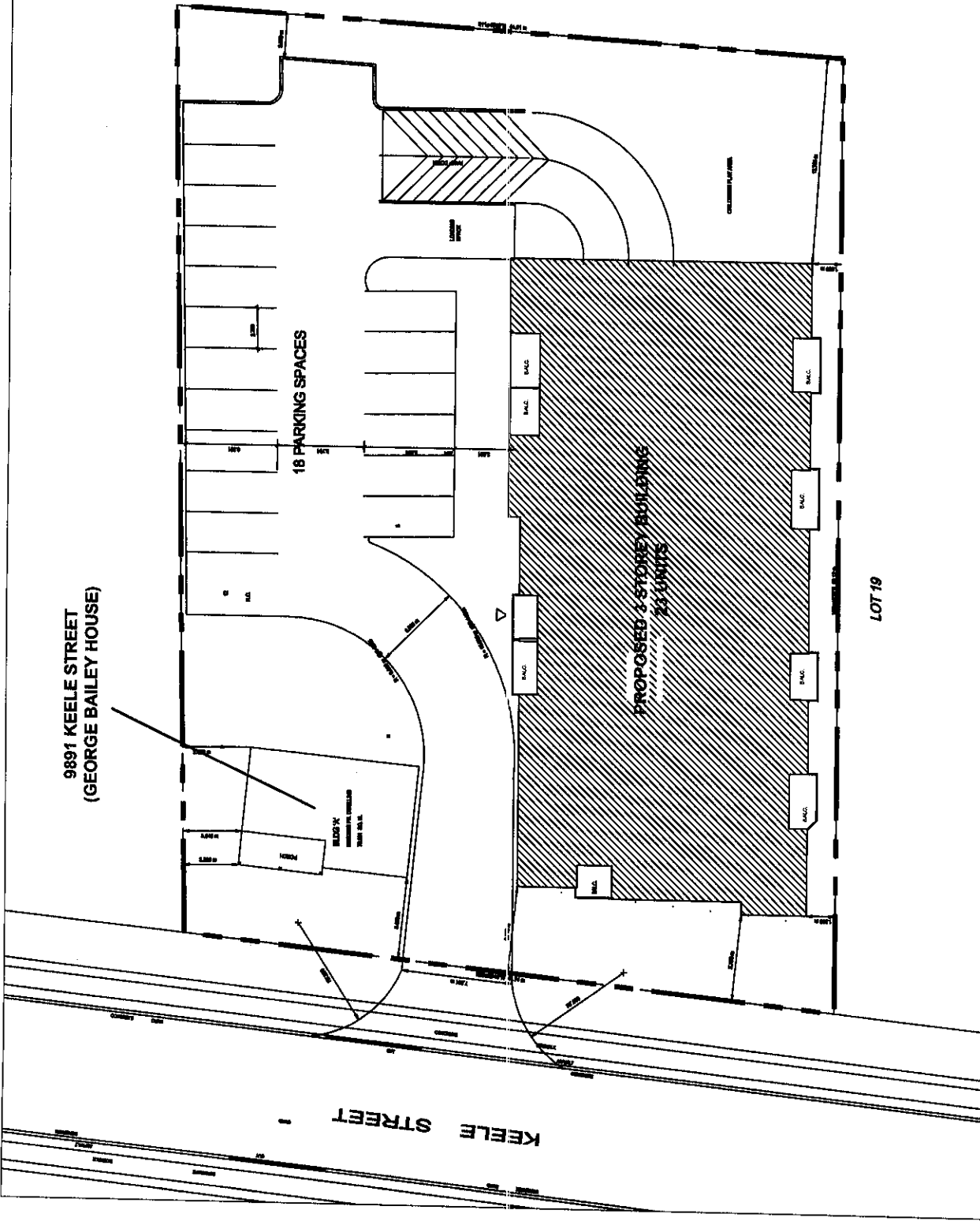
MAY 18, 2005  
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## Conceptual Site Plan

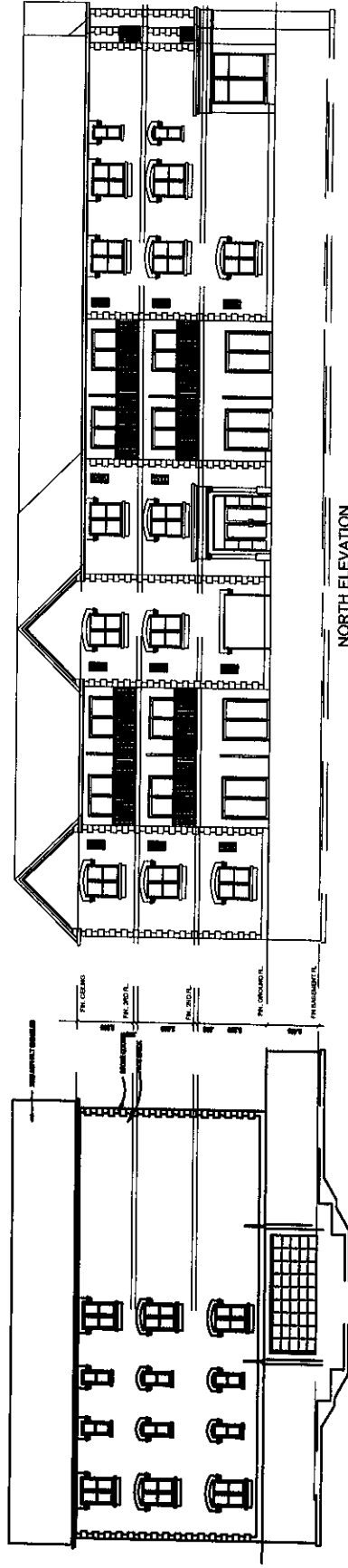
Part of Lot 20,  
Concession 3  
APPLICANT:  
MAPLE ORCHARD  
INVESTMENTS INC.



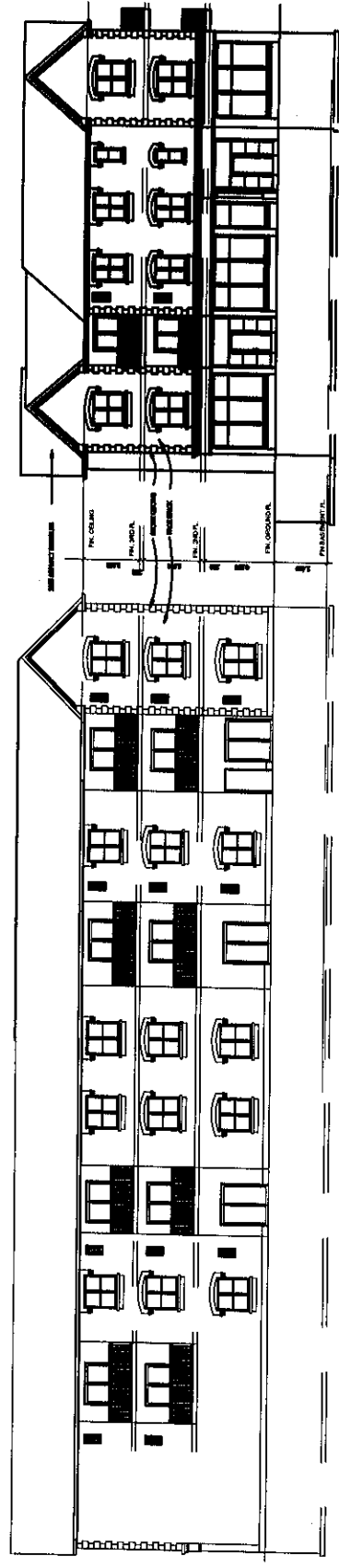
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**SITE STATISTICS**  
ZONING: (REZONING APPLICATION-SITE SPEC.)  
SITE AREA: 2,714,771 m<sup>2</sup>  
GROUND FLOOR AREA:  
BUILDING 'A' 73.33 m<sup>2</sup> (789 S.F.)  
BUILDING 'B' 783.61 m<sup>2</sup> (8432 S.F.)  
TOTAL 856.94 m<sup>2</sup> (9221 S.F.)  
COVERAGE: 31.58%  
COMMERCIAL F.L. AREA: 213.5 m<sup>2</sup>  
23 RESIDENTIAL UNITS  
TOTAL FLOOR AREA: 213.5m<sup>2</sup>  
LANDSCAPED OPEN SPACE: 903 m<sup>2</sup>  
AREA OF ASPHALT PAVING: 288 m<sup>2</sup>  
PARKING REQUIRED:  
23 RESIDENTIAL UNITS  
① 1.75/LINIT 40.25 CARS  
COMMERCIAL:  
(213 m<sup>2</sup> @ 0.10/m<sup>2</sup>) - 12.4 CARS  
PARKING PROVIDED: 18 CARS ON SITE  
24 CARS UNDERGR.  
TOTAL PROVIDED: 42 CARS



NORTH ELEVATION



FRONT (WEST) ELEVATION  
ALONG KEELE STREET

SOUTH ELEVATION

# Elevations (Proposed)

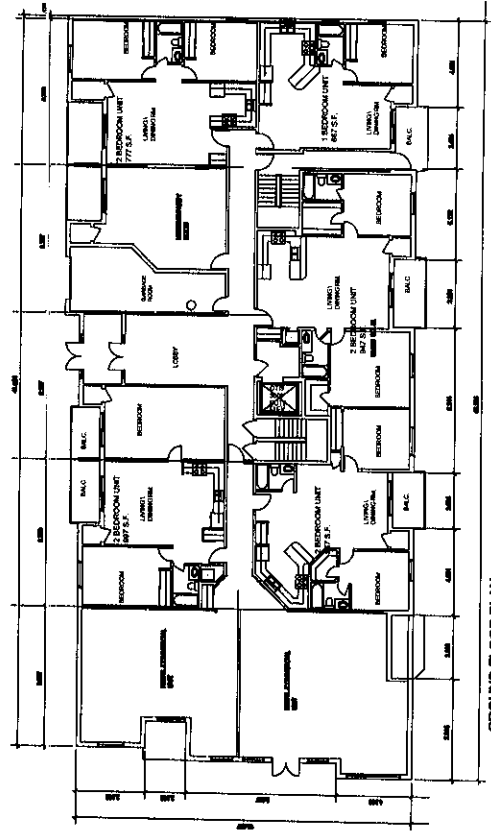
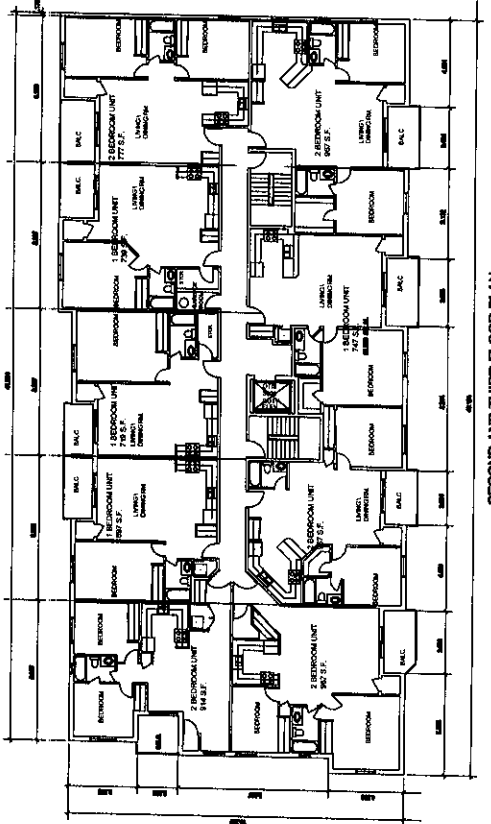
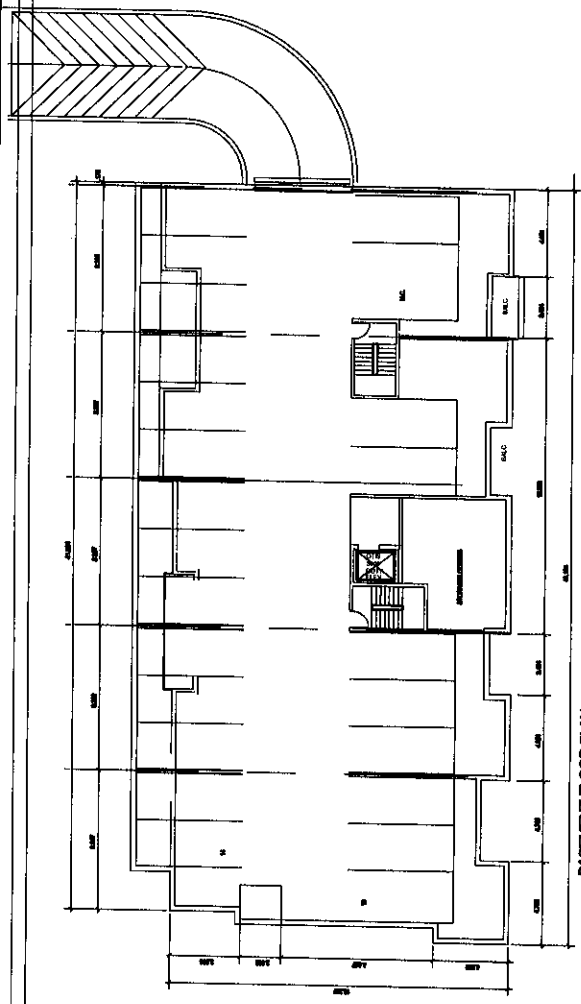
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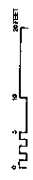
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# Attachment 3

FILE No.:  
Z.05.022  
MAY 18, 2005  
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JOSEPH D. ARCHITECT ARCHITECT 1000 SHEPPARD AV. E. UNIT 100 SCARBOROUGH, ONTARIO M1B 2Y4	PROJECT NO. 2005-001	DATE 06/16	SHEET NO. A4



# Floor Plan (Proposed)

Part of Lot 20,  
 Concession 3  
 APPLICANT:  
 MAPLE ORCHARD  
 INVESTMENTS INC.



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**Attachment 4**  
 FILE No.: Z.05.022  
 MAY 18, 2005  
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