

1. **OFFICIAL PLAN AMENDMENT FILE OP.06.003
ZONING BY-LAW AMENDMENT FILE Z.06.006
MAPLE-JANE DEVELOPERS INC.**

P.2006.20

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.003 and Z.06.006 (Maple-Jane Developers Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted the following applications:

1. An application to amend the Official Plan (File OP.06.003) specifically OPA #350 (Maple Community Plan) to increase the maximum permitted density from 22 units to approximately 102 units per net residential hectare, on the subject lands shown on Attachment #1, in order to permit a 50-unit residential condominium apartment building.
2. A Zoning By-law Amendment Application (File Z.05.051) to rezone the subject lands as shown on Attachment #1 from R1 Residential Zone and A Agriculture Zone under By-law 1-88 to RA2 Apartment Residential Zone with site-specific zoning exceptions required to implement the final approved site plan, if approved, for the 50-unit residential condominium apartment building.

The Owner has also submitted a corresponding Site Development Application (File Da.06.007) to facilitate a 5,476.62m², 50-unit residential condominium apartment building, on a 0.44ha parcel of land, as shown on Attachment #2. The residential units will be located on the first three storeys with the amenity area located within the roofline. The amenity area will include a lounge/party room, washrooms, library/card room, exercise room, storage, and lockers. The total proposed number of parking spaces is 72 spaces, being all underground.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Keele Street, between Rutherford Road and Major Mackenzie Drive, municipally known as 9589 Keele Street, in Lot 18, Concession 3, City of Vaughan. The 0.44ha property is currently vacant and has frontage of 37.64m along Keele Street and a lot depth of 120.94m.

The site is designated "Low Density Residential" and "Open Space" by OPA #350 (Maple Community Plan), and zoned R1 Residential Zone and A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential uses and open space valley (R3 Residential Zone and OS1 Open Space Conservation Zone)

- South - existing Place of Worship (R3 Residential Zone)
- East - existing residential use and open space valley (R3 Residential Zone and OS1 Open Space Conservation Zone)
- West - Keele Street existing residential uses and a school (R1 Residential Zone)

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers' Association. To date, no comments have been received. Any comments received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the applicable Provincial, Regional, and City policies;
- ii) the appropriateness of the proposed development will be assessed in the context of the proposed land use and site location, building form, density, parkland dedication and compatibility with the surrounding existing and permitted land uses;
- iii) the related site plan application will be reviewed by the Maple Streetscape Community Advisory Committee and in the context of the Maple Heritage Review currently being undertaken;
- iv) a planning justification, traffic, servicing, environmental, and archaeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- v) the Region of York must approve the proposed driveway access location and design, and traffic report; and
- vi) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the residential condominium apartment proposal will be reviewed in consideration of Provincial, Regional, and City policies, and in consideration of the appropriateness of the proposed use, density, building form, compatibility with surrounding land uses, and the ability of the municipal infrastructure to accommodate the proposed development.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevations (North and East)
4. Conceptual Elevations (West and South)

Report prepared by:

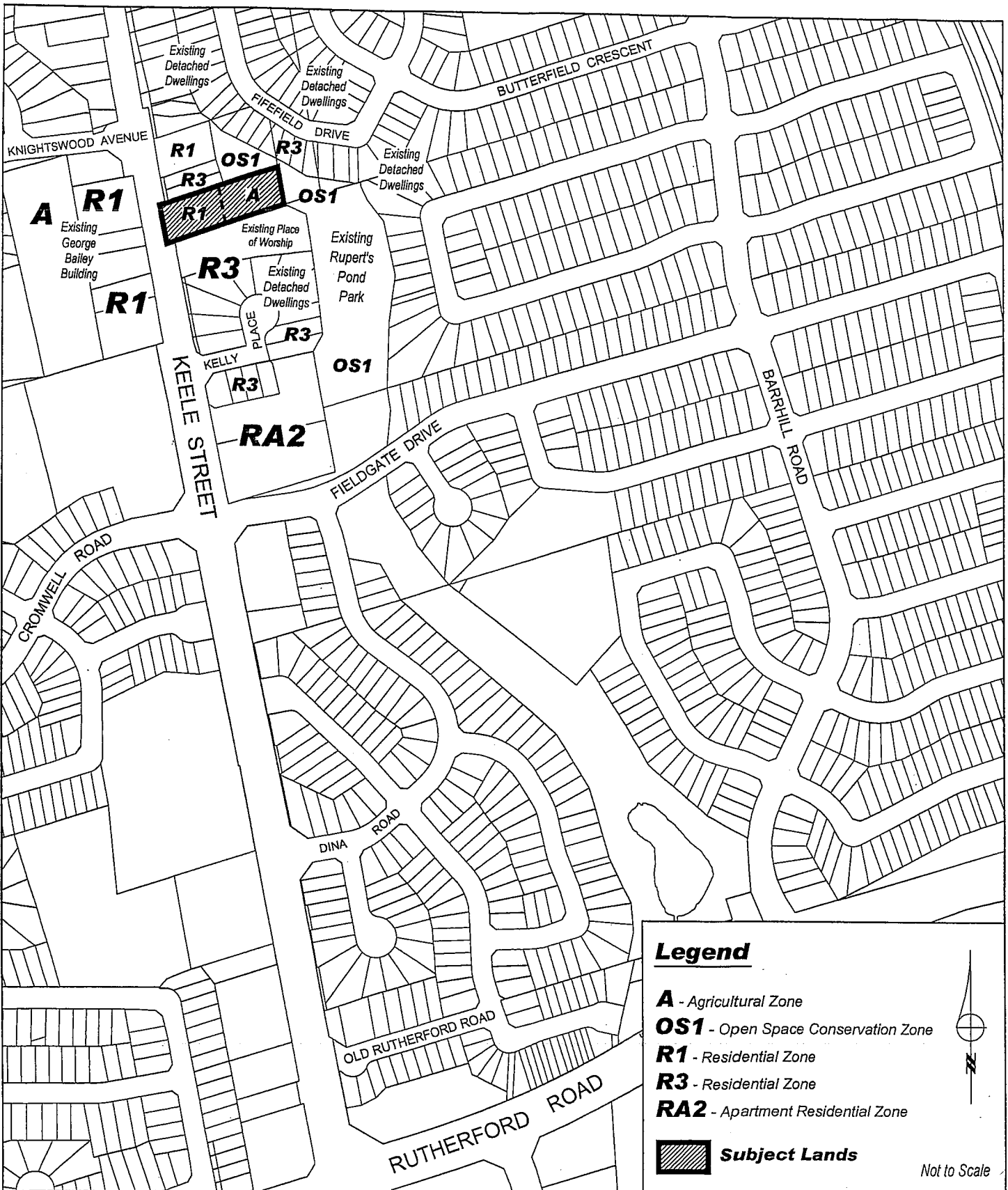
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 18,
Concession 3

APPLICANT:
MAPLE-JANE DEVELOPERS INC.

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Development Planning Department

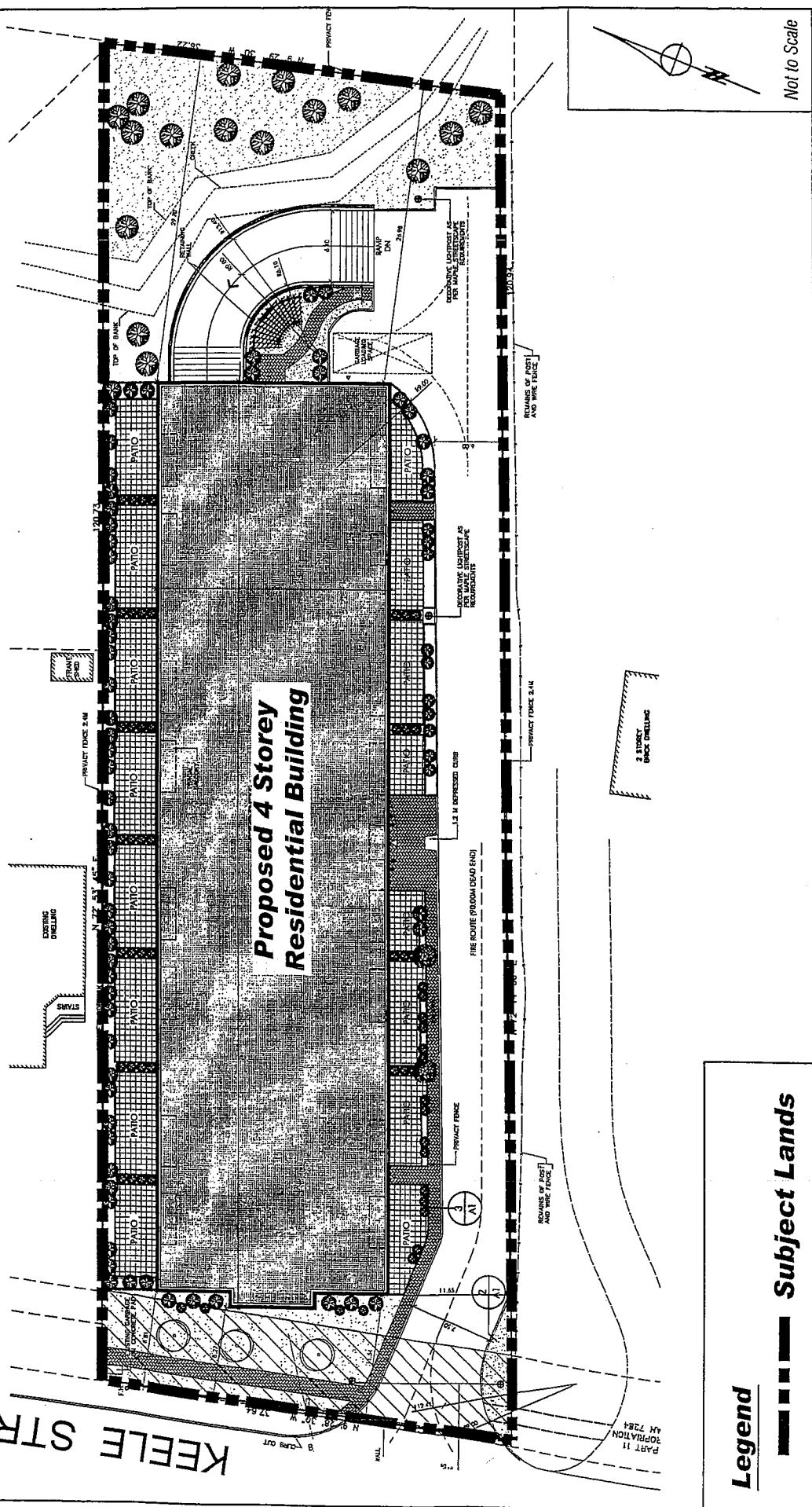
Attachment

FILE No.: OP.06.003,
Z.06.006, DA.06.007

February 03, 2006

1

KEELE STREET



Not to Scale

Legend

— Subject Lands

Conceptual Site Plan

Part of Lot 18,
Concession 3
APPLICANT:
MAPLE-JANE DEVELOPERS INC.

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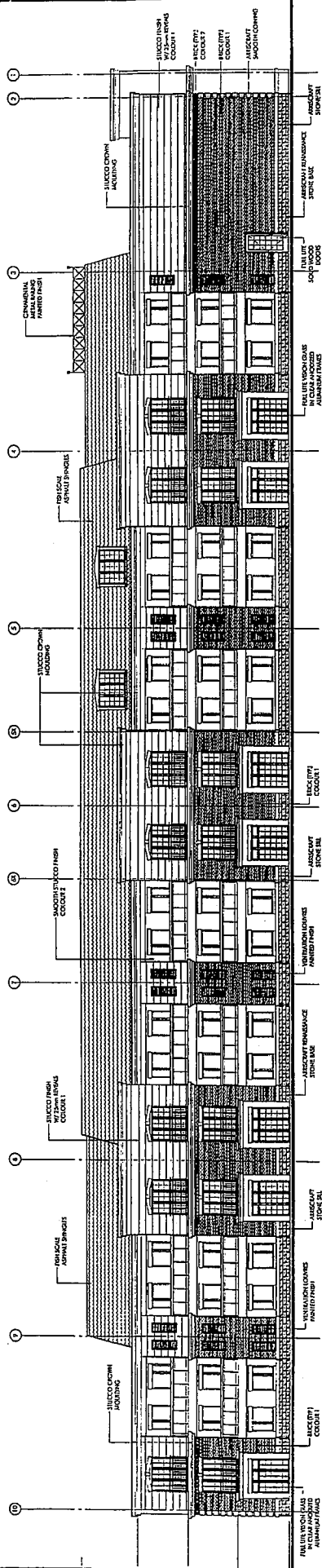


Development Planning Department

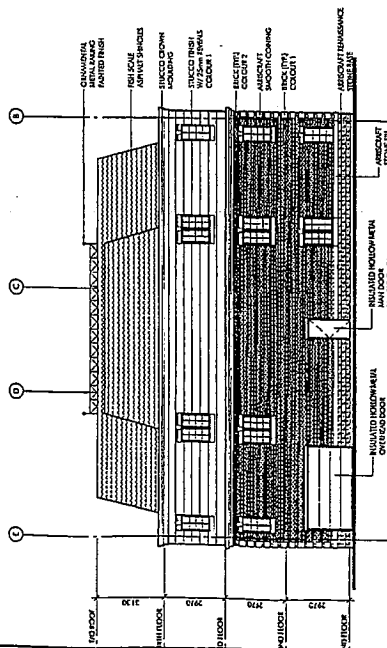
Attachment 2

FILE No.: OP.06.003,
Z.06.006, DA.06.007

February 03, 2006



NORTH ELEVATION
SCALE: 1/125



EAST ELEVATION
SCALE: 1/125

Not to Scale

Attachment 3

FILE No.: OP.06.003,
Z.06.006, DA.06.007

March 28, 2006



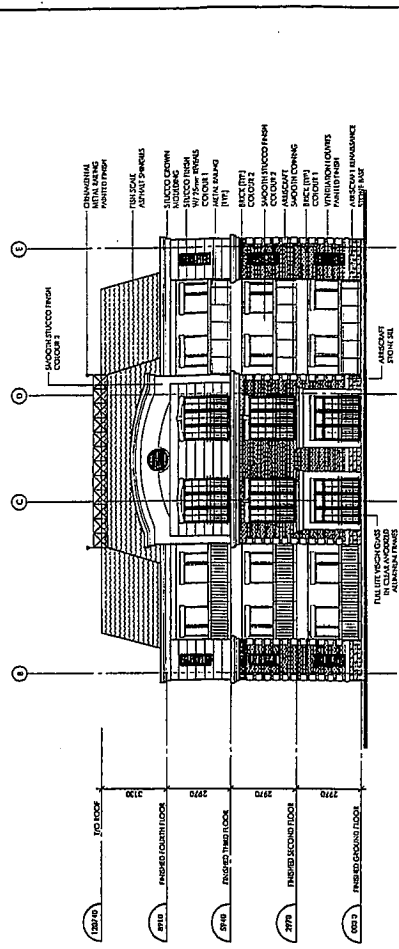
Development Planning Department

Conceptual Elevations (North & East)

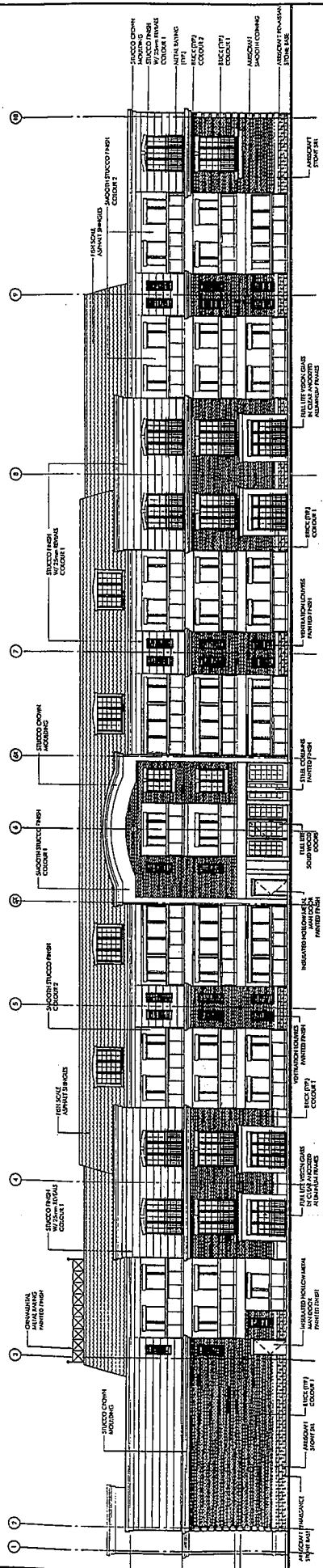
Part of Lot 18,
Concession 3

APPLICANT:
MAPLE-JANE DEVELOPERS INC.

PROJECT ATTACHMENT\Maple.06.007\circulation.dwg



WEST ELEVATION
(KEELE STREET)



SOUTH ELEVATION
SCALE 1:125

Not to Scale

Attachment 4

FILE No.: OP.06.003,
Z.06.006, DA.06.007

March 28, 2006



Development Planning Department

Conceptual Elevations (South & West)

Part of Lot 18,
Concession 3

APPLICANT:
MAPLE-JANE DEVELOPERS INC.

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