

**COMMITTEE OF THE WHOLE MAY 29, 2006**

**ZONING BY-LAW AMENDMENT FILE Z.06.040  
SITE DEVELOPMENT FILE DA.05.048  
DREAM WORKS PROPERTY INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.040 (Dream Works Property Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands, currently zoned RM2 (H) Multiple Residential Zone as shown on Attachment #1, to facilitate the development of a 19-unit townhouse condominium development on a private road.
2. THAT Site Development File DA.05.048 (Dream Works Property Inc.) BE APPROVED; for a 19-unit townhouse condominium complex on a private road, as shown on Attachment #2, subject to the following conditions:
  - a) the final site plan, building elevations, and landscaping plan shall be approved to the satisfaction of the Development Planning Department;
  - b) the final site grading and servicing plan, lighting plan, stormwater management report, access, parking, and on-site vehicular circulation shall be approved to the satisfaction of the Engineering Department;
  - c) all hydro requirements of PowerStream Inc. shall be satisfied; and
  - d) the final site plan agreement shall include the conditions provided by Trans Canada Pipeline.

**Economic Impact**

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

**Purpose**

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.06.040) to remove the Holding Symbol "(H)" from the subject lands, currently zoned RM2 (H) Multiple Residential Zone as shown on Attachment #1, to facilitate the development of 19-unit townhouse condominium development on a private road.
2. A Site Development Application (File DA.05.048) to permit 19, two-storey townhouse units, within four blocks, on a private road, as shown on Attachment #2. Each townhouse unit will have two parking spaces, and there will be five visitor parking spaces to serve the 0.535 ha site.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Keele Street, south of Kirby Road, being Block 312 in Plan 65M-3878; City of Vaughan. The subject lands consist of a

0.535ha, rectangular parcel of land with approximately 36m frontage along Ravineview Drive and an average lot depth of approximately 160m. The surrounding land uses are:

- North - existing stormwater management facility (OS1 Open Space Conservation Zone), Central Park Lodge (seniors residence) – (RVM2 Residential Urban Village Multiple Dwelling Zone Two)
- South - existing Trans Canada Pipeline Easement (OS2 Open Space Park Zone), approved residential subdivision (RD4 Residential Detached Zone Four)
- East - Ravineview Drive; existing residential (RVM1 (A) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse))
- West - Keele Street; existing agricultural use (A Agricultural Zone)

#### Official Plan

The subject lands are designated "North Maple Residential Area - Special Residential Area" by OPA #332, as amended by OPA#535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed townhouse development conforms to the Official Plan.

#### Zoning

The subject lands are zoned RM2 (H) Multiple Residential Zone with the Holding Symbol "(H)" by By-law 1-88, and further subject to Exception 9(947). The proposed development complies with the requirements of By-law 1-88.

The subject land was originally zoned with the Holding Symbol "(H)" to be removed upon the Owner entering into a density bonussing agreement with the City, and preparing architectural and urban design guidelines, and a demographic and marketing study strategy to the satisfaction of the City. The Owner has satisfied all requirements for the removal of the Holding Symbol "(H)" on their larger overall subdivision land holding to the east and south. The Engineering Department has confirmed that sufficient sewage and water capacity exists for the subject development, and therefore, the Holding Symbol can be removed from the subject lands.

The Owner has made an application to remove the Holding Symbol "(H)", and the implementing by-law will be forwarded to Council, prior to the execution of the implementing site plan agreement.

#### Site Design

The proposed site plan shown on Attachment #2, consists of 19, two-storey townhouse units, within four blocks accessed by a 6.0m wide private road that intersects Ravineview Drive to the east. The private road abuts the southern property line and leads to 5 visitor parking spaces (including one handicap space) located between Blocks '3' and '4'. A 1.5m wide concrete sidewalk is located on the north side of the private road from Ravineview Drive to the community mail box (CMB) and visitor parking areas to the west. The existing emergency flow channel between the two existing stormwater management ponds to the north and south will remain in the location adjacent to Keele Street and townhouse Block 4.

The Development Planning Department is satisfied with the overall site layout, subject to the comments in this report being addressed.

### Building Elevations

The proposed building elevations are shown on Attachments #3, #4, #5, and #6. The proposed townhouse blocks are two storeys (9.11m) in height and provide double door main entrances facing the street. Each unit has a grade level garage facing the private road and will be finished predominately in brick. Parking for each unit is provided by a single car garage and a driveway space. The proposed elevations were circulated to the Control Architect, Michael Spaziani, and no additional concerns were raised.

The elevations plans shall be approved to the satisfaction of the Development Planning Department.

### Parking

The required parking for the site is calculated as follows:

Required Parking:	Multiple Family Dwelling: 1.5 spaces/unit x 19 units	= 29 spaces
	<u>Visitor spaces: 0.25 spaces/unit x 19 units</u>	<u>= 5 spaces</u>
	Total Required Parking	= 34 spaces
Provided Parking:	38 resident and 5 visitor spaces	= 43 spaces

The proposed development meets the minimum parking requirement of By-law 1-88, with a surplus of 9 parking spaces. One handicap parking space is included in the visitor parking count. As a condition of site plan approval, parking access and on-site vehicular circulation will be approved to the satisfaction of the Engineering Department.

### Landscaping

The proposed landscape plan, as shown on Attachment #7, shows a mixture of deciduous, coniferous, shrubs, and ornamental trees. A line of deciduous trees is proposed along the north property line. The trees, together with the 1.8m high wood acoustic fence, will provide privacy from the property to the north. Ornamental trees are proposed along the private road and will consist of Crabapple, Ornamental Pear, and Ivory Silk Lilac. Additional ornamental trees are proposed along the west side of Block 3, adjacent to the visitor parking spaces, in order to provide a privacy buffer for the end unit. Trees, together with a 2.5m high wood acoustic fence will be constructed at the rear of townhouse Block 4, to provide screening from Keele Street. The final landscape plan will be approved to the satisfaction of the Development Planning Department.

### Density Bonusing Agreement

The Owner previously entered into a Density Bonusing Agreement with the City for the Dream Works Subdivision 19T-02V08 (Registered Plan of Subdivision 65M-3878). The subject application will not require any additional cash contribution to be paid by the owner, as they previously satisfied the requirements of the Density Bonusing Agreement, which applied to the subject lands.

### TransCanada Pipeline

The subject lands are located within 30m of the TransCanada facilities, which is located along the south side of the property. Any development within 200m of any TransCanada facility requires approval from TransCanada Pipeline. The proposal was circulated to TransCanada, which had no

objection to the proposed development provided that a number of conditions respecting the proposed development are included in the implementing site plan agreement. A condition of approval has been included in this respect.

#### Services

The Owner has submitted a grading and servicing plan and stormwater management report, which shall be approved to the satisfaction of the Engineering Department.

All hydro requirements shall be to the satisfaction of PowerStream Inc.

#### Servicing Allocation

The Engineering Department has advised that the servicing allocation to accommodate the proposed 19 units was approved in conjunction with Plan of Subdivision 19T-02V08 (Registered Plan 65M-3878).

#### Canada Post

Canada Post has provided a number of conditions that the applicant is required to satisfy, for the placement of the central mailbox, which is located immediately south of the visitor parking spaces.

#### Parkland Dedication

The Parkland Dedication requirement under the Planning Act has been satisfied through the registration of Plan of Subdivision 19T-02V08 (Registered Plan 65M-3878), and no additional cash-in-lieu contribution is required as a result of the subject application.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in the context of the requirements of the Official Plan and Zoning By-law and is satisfied that the plan conforms to the Official Plan and complies with the development standards in Zoning By-law 1-88. The Owner will be required to satisfy all requirements of the City prior to the execution of the implementing site plan agreement. On this basis, the Development Planning Department can support the removal of the Holding Symbol "(H)" on the subject lands currently zoned RM2(H) Multiple Residential Zone and the approval of the Site Development Application.

**Attachments**

1. Location Map
2. Site Plan
3. Elevation (Block '1')
4. Elevation (Block '2')
5. Elevation (Block '3')
6. Elevation (Block '4')
7. Landscape Plan

**Report prepared by:**

Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

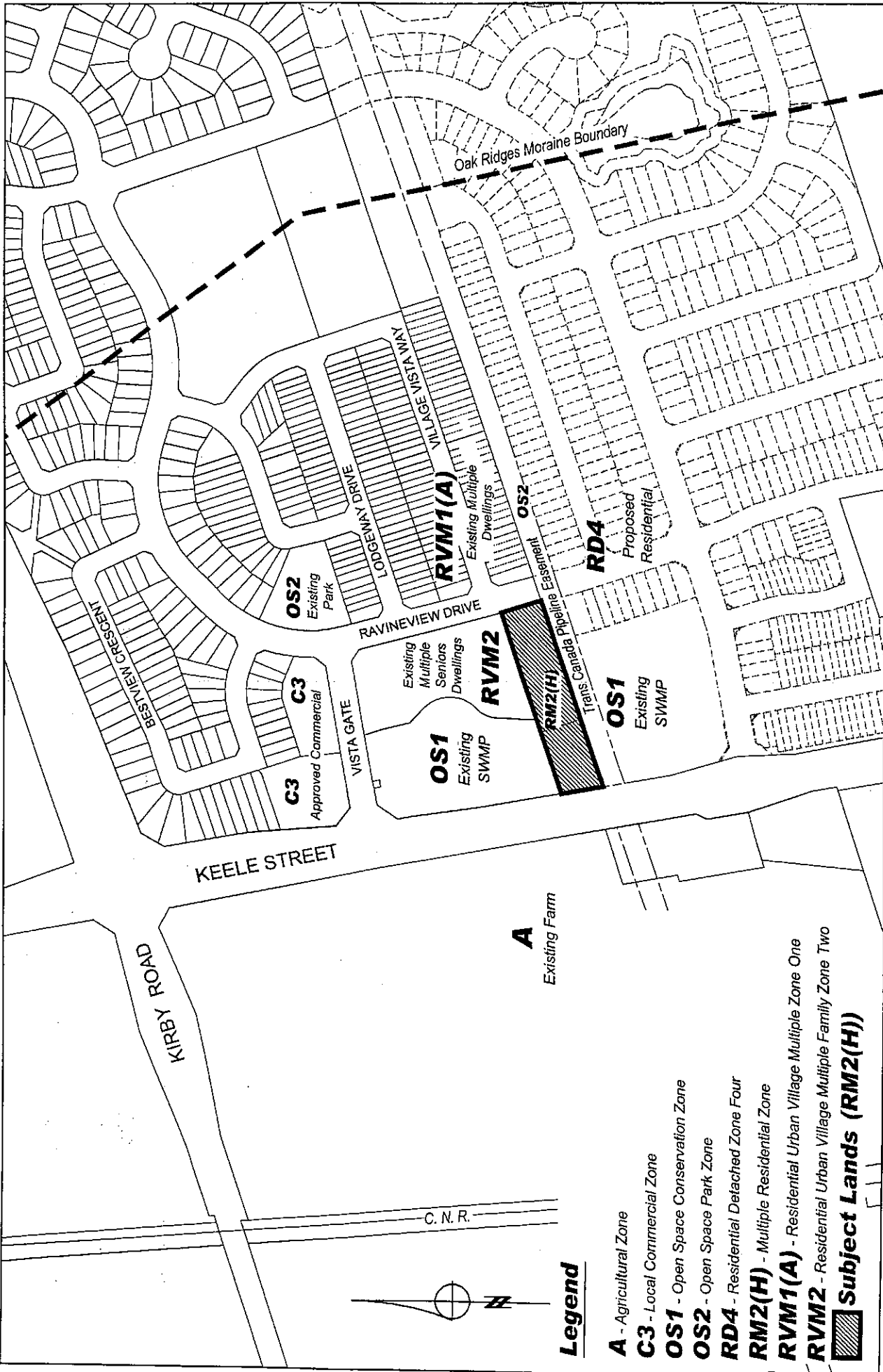
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning


MARCO RAMUNNO  
Director of Development Planning

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**Legend**

- A** - Agricultural Zone
- C3** - Local Commercial Zone
- OS1** - Open Space Conservation Zone
- OS2** - Open Space Park Zone
- RD4** - Residential Detached Zone Four
- RM2(H)** - Multiple Residential Zone
- RVM1(A)** - Residential Urban Village Multiple Zone One
- RVM2** - Residential Urban Village Multiple Family Zone Two
-  **Subject Lands (RM2(H))**

**Location Map**

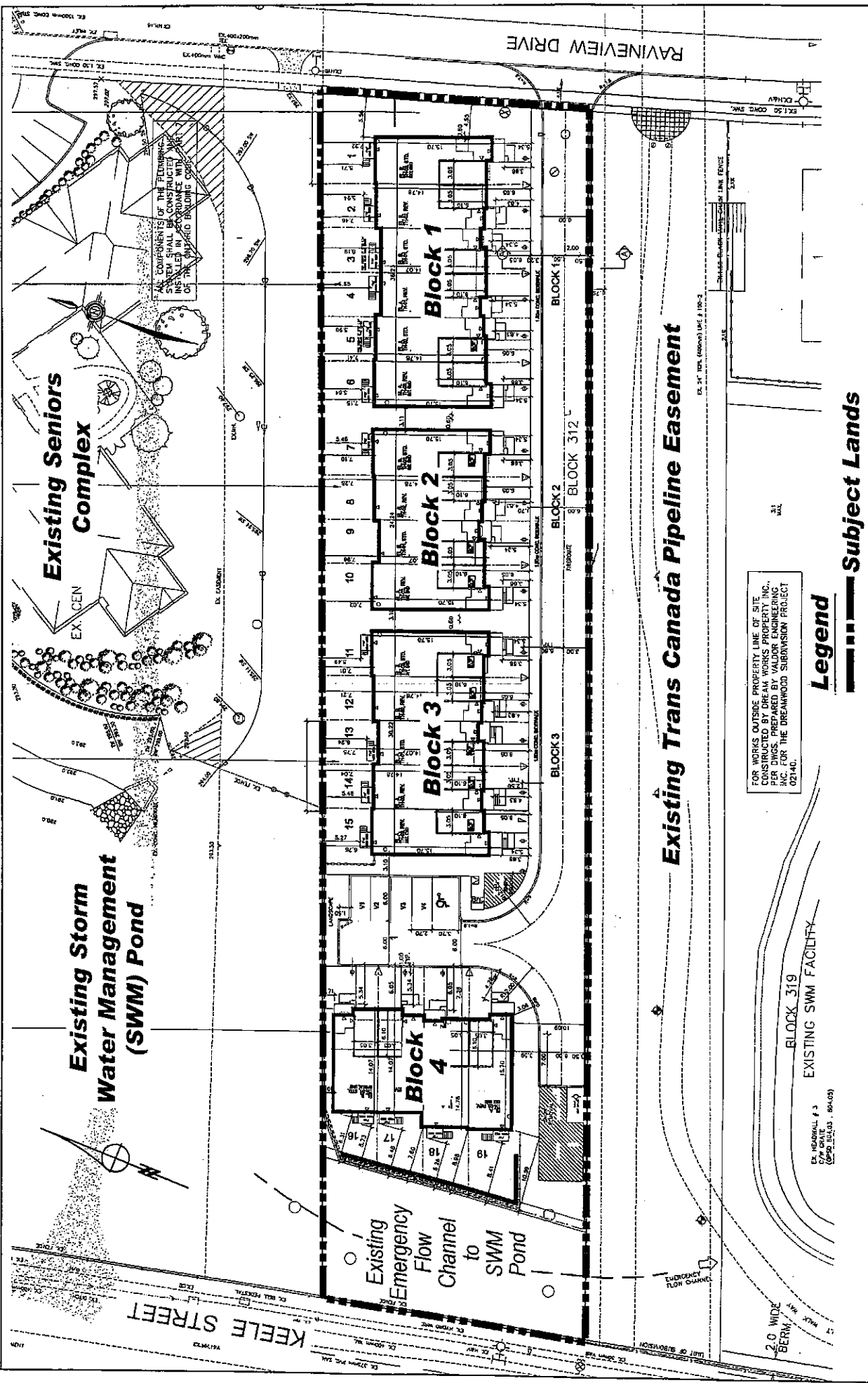
Part of Lot 29,  
Concession 3  
APPLICANT:  
DREAM WORKS PROPERTY INC.  
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**Attachment**

FILE No.:  
DA.05.048  
Not to Scale  
May 08, 2006



# Attachment 2

FILE No.: DA.05.048  
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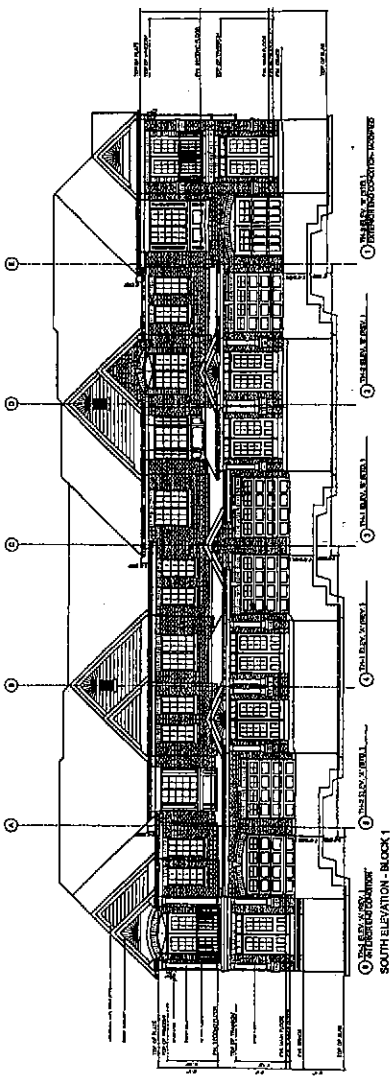
## Site Plan

Part of Lot 29,  
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 APPLICANT:  
 DREAM WORKS PROPERTY INC.

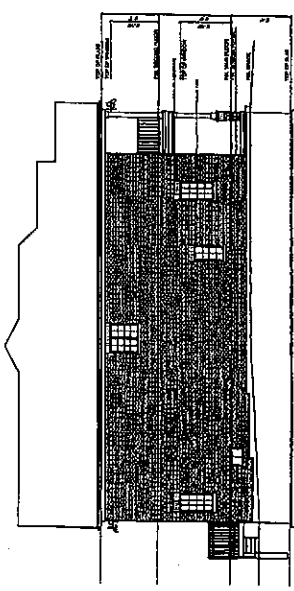
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**Legend**  
 - - - - - Subject Lands

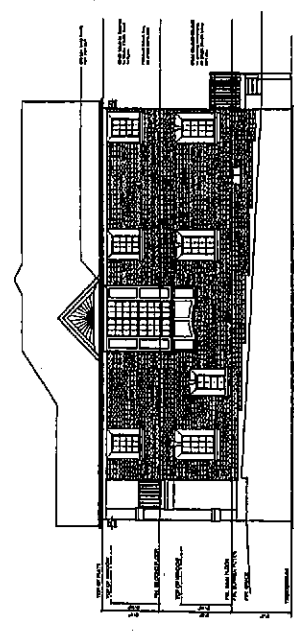
FOR WORKS OUTSIDE PROPERTY LINE OF SITE CONDUCTED BY DREAM WORKS PROPERTY INC., PER DIMS. PREPARED BY WALDOR ENGINEERING INC. FOR THE DREAMWOOD SUBDIVISION PROJECT 02/14/06.



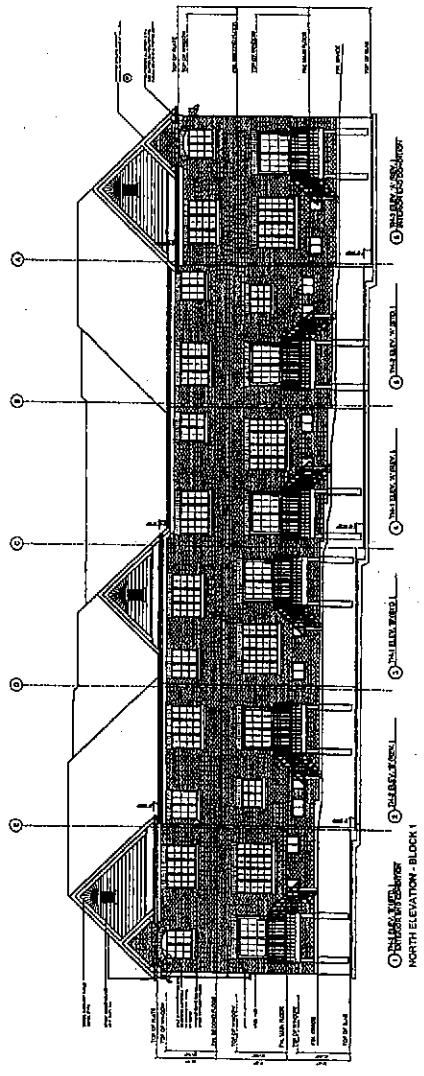
SOUTH ELEVATION - BLOCK 1



WEST SIDE ELEVATION - BLOCK 1



EAST SIDE ELEVATION - BLOCK 1



NORTH ELEVATION - BLOCK 1

# Elevations - Block 1

Part of Lot 29,  
Concession 3

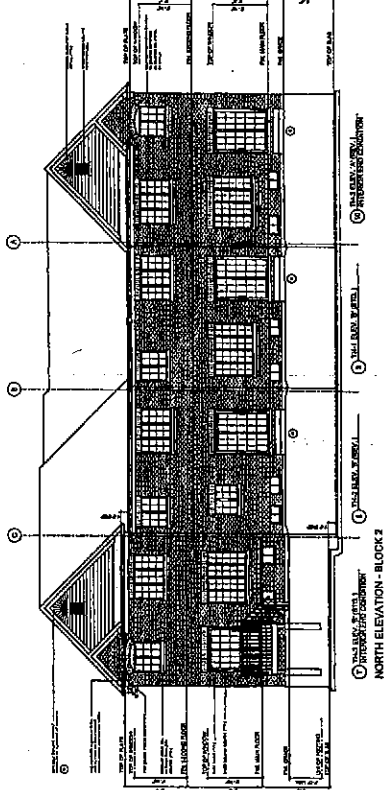
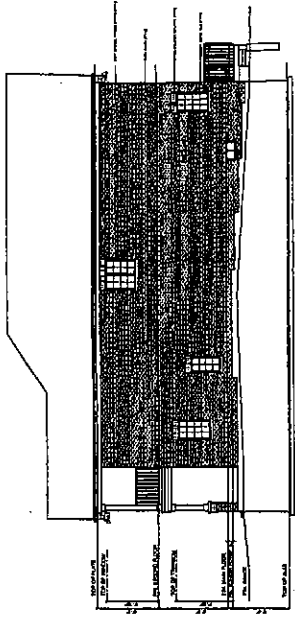
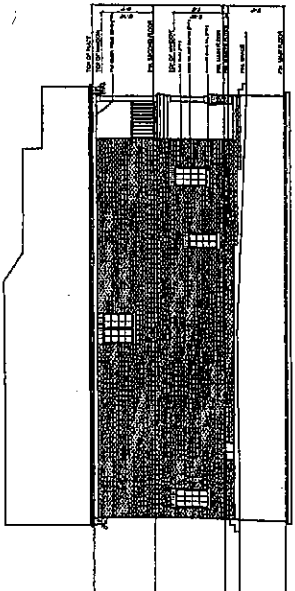
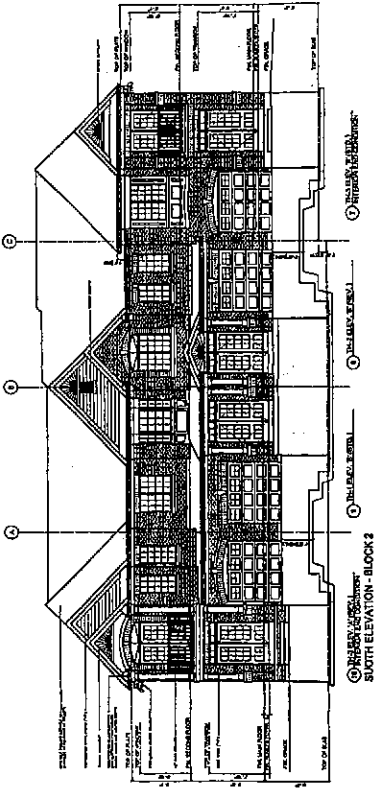
APPLICANT:  
DREAM WORKS PROPERTY INC.

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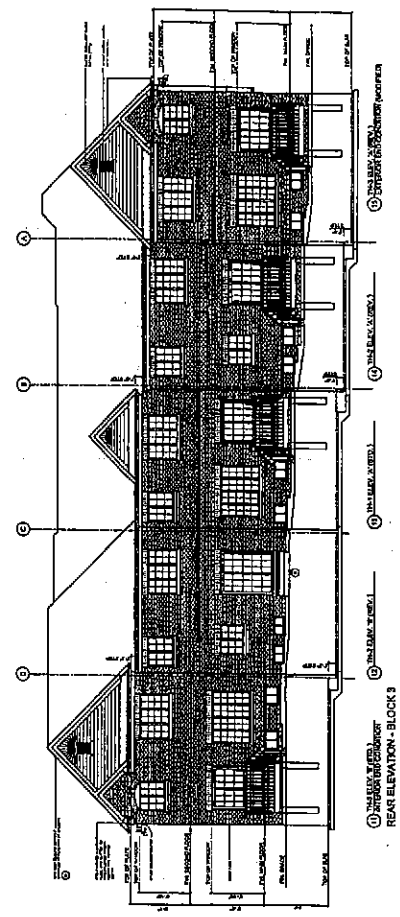
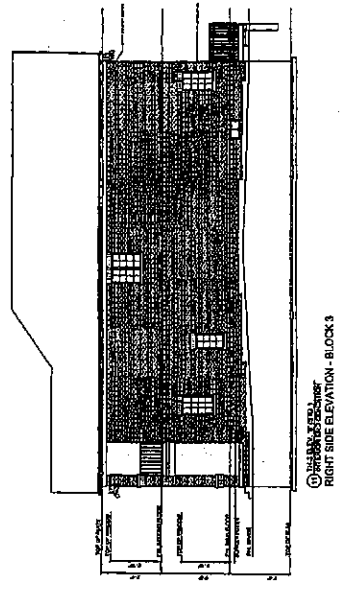
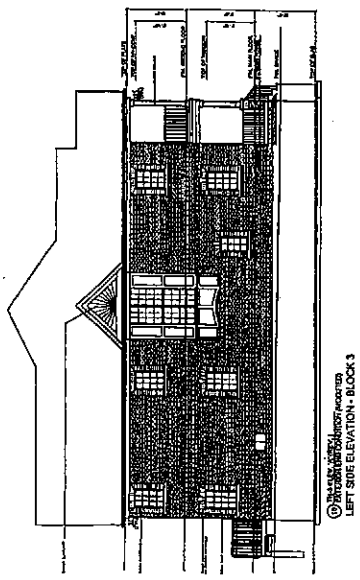
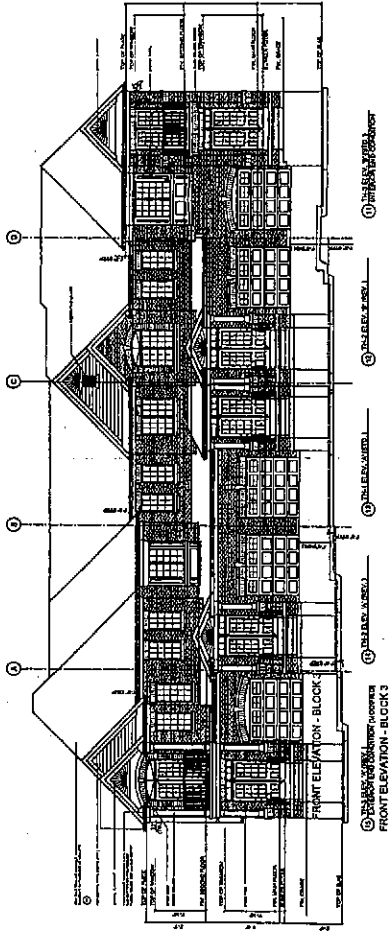


# Elevations - Block 2

Part of Lot 29,  
Concession 3  
APPLICANT:  
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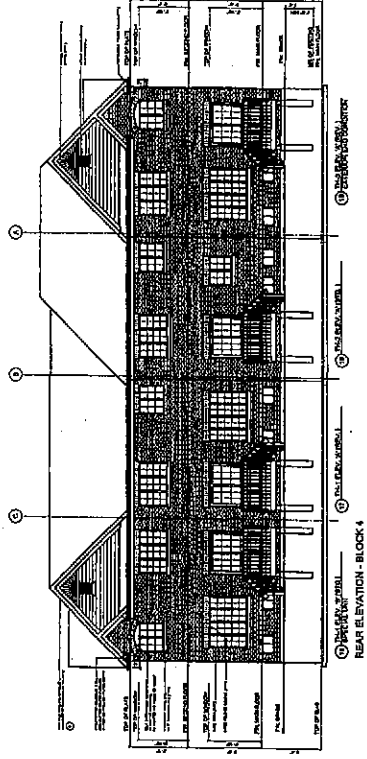
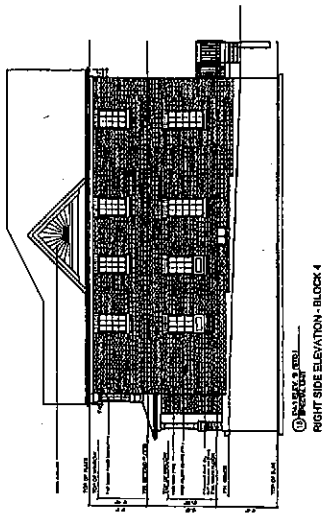
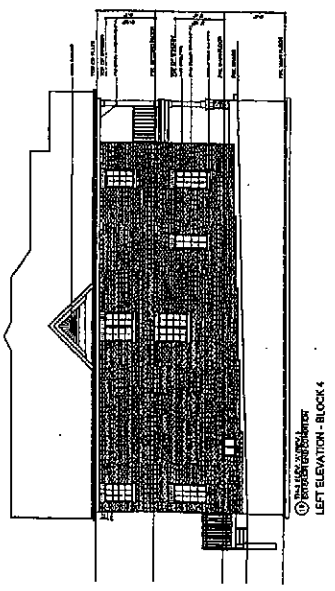
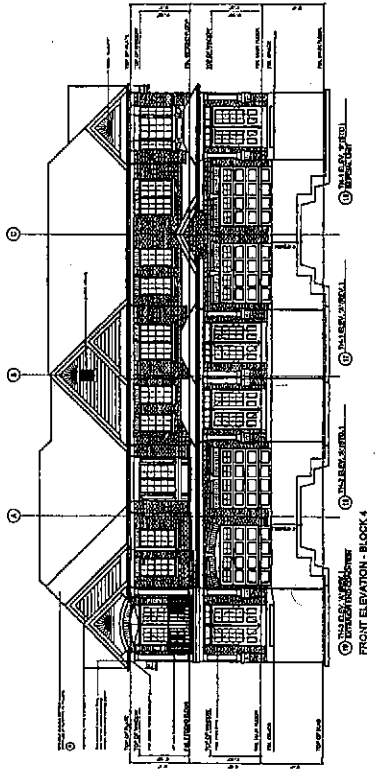


# Elevations - Block 3

Part of Lot 29,  
Concession 3  
APPLICANT:  
DREAM WORKS PROPERTY INC.  
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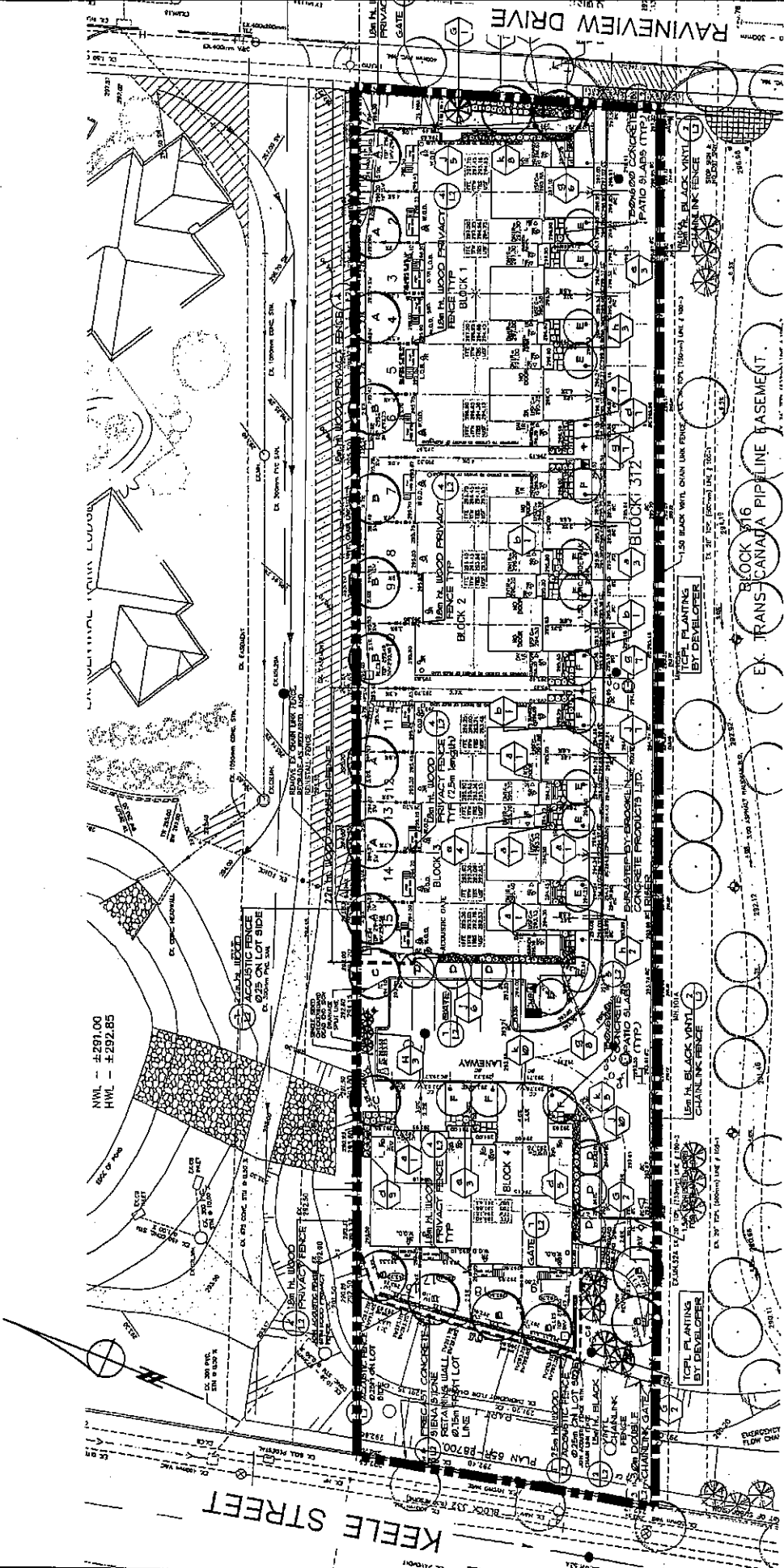


# Elevations - Block 4

Part of Lot 29,  
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 DREAM WORKS PROPERTY INC.  
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**Subject Lands**

# Landscape Plan

Part of Lot 29,  
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DREAM WORKS PROPERTY INC.  
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# Attachment 7

FILE No.:  
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