

COMMITTEE OF THE WHOLE MAY 29, 2006

**REQUEST FOR REGION OF YORK TO RECONSIDER
RIGHT-HAND TURN LANE FROM MAJOR MACKENZIE
SOUTH ON KEELE STREET, VAUGHAN**

Recommendation

Regional Councillor Mario Ferri and Ward One Councillor Peter Meffe request that the Region of York eliminate the proposed right hand turn lane traveling eastbound on Major Mackenzie turning southbound on Keele Street.

Economic Impact

- n/a

Purpose

To request that the Region of York eliminate this right hand turn lane.

Background - Analysis and Options

The City of Vaughan is working towards creating a pedestrian friendly "Village Corner" area at the intersection of Keele Street and Major Mackenzie. The inclusion of a right hand turn lane at this location will have a negative impact on the plans for this area. If this right hand turn lane is constructed it will remove all form of intended landscaping and pedestrian friendly "Village Corner" intended on this corner.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is our belief that this right hand turn is not necessary and will have a negative impact on the Maple Village Core.

Attachments

Artist Concept
Site Plan
Proposed Commercial Renovation/Addition

Report prepared by:

Adele Panicali
Council Executive Assistant

Respectfully submitted,

Mario Ferri,
Regional Councillor

Peter Meffe,
Councillor



view as seen from corner of Major Mackenzie & Keele



view as seen from Major Mackenzie



ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS

THE LAWRIE HOUSE

9994 KEELE STREET, MAPLE, ONTARIO

March 27, 2006

artist concept

ABBREVIATIONS

- EX. DENOTES EXISTING
- CONC. DENOTES CONCRETE
- SAW DENOTES SANITARY
- STM DENOTES STORM
- T/C DENOTES TOP OF CURB
- B/C DENOTES BOTTOM OF CURB
- M DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- HP DENOTES HYDRO POLE
- WVY DENOTES WATER VALVE
- GV DENOTES GAS VALVE
- V & B DENOTES VALVE & BOX

LEGEND

- BUILDING ENTRANCE
- BARRIER FREE BUILDING ENTRANCE
- LIGHT STANDARD
- BENCH
- GARBAGE RECEPTACLE

UNIT PAVING

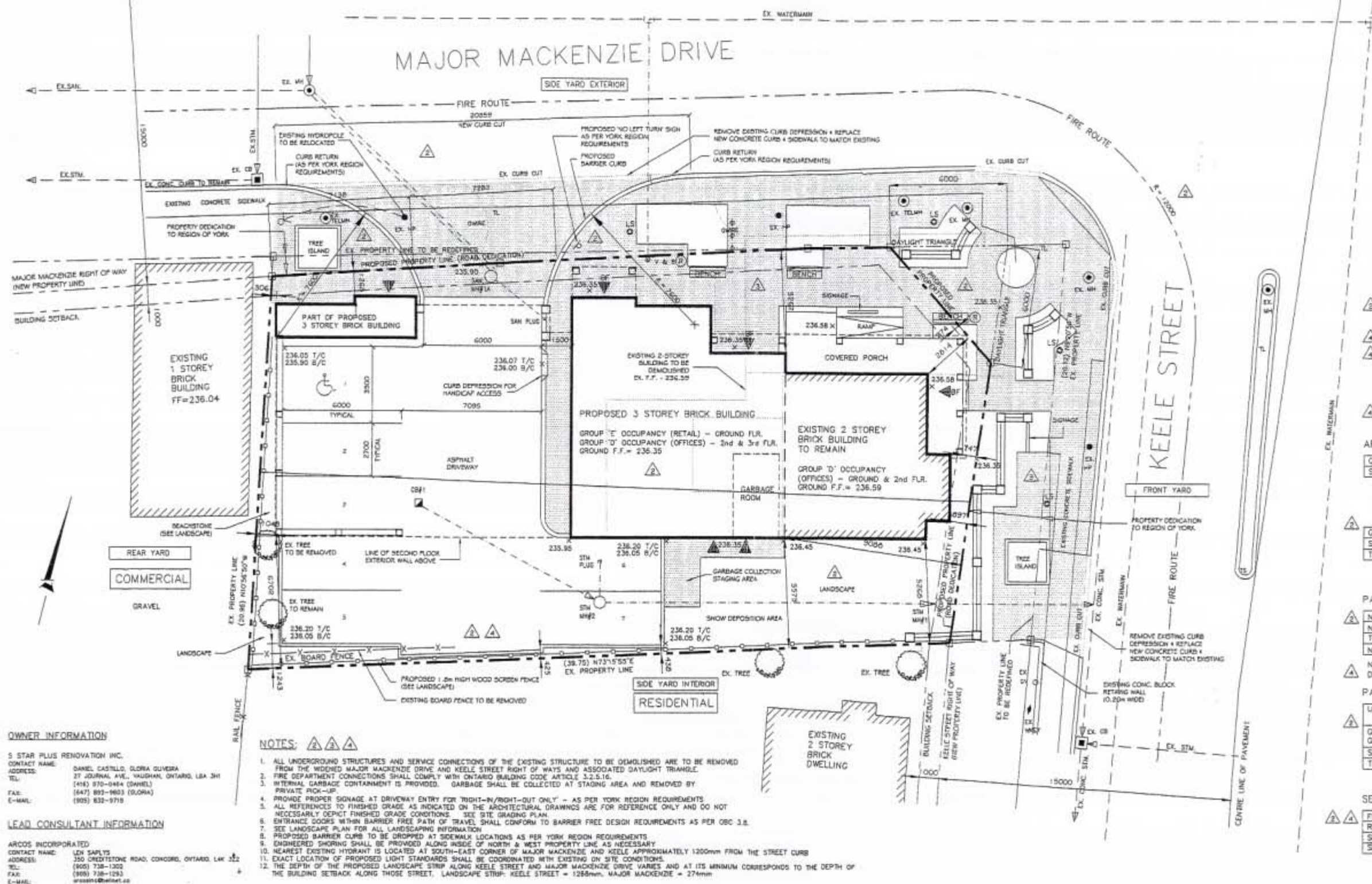
PROPOSED MEDIAN TO EXTEND 30m BEYOND WEST SIDE AT DRIVEWAY ENTRANCE (AS PER YORK REGION REQUIREMENTS)

PROPOSED ONE WAY ARROW SIGN (AS PER YORK REGION REQUIREMENTS)

CENTRE LINE OF PAVEMENT



KEY PLAN N.T.S.



LEGAL DESCRIPTION
 PART OF LOT 20, CONCESSION 4
 CITY OF VAUGHAN
 INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM TOPOGRAPHIC SURVEY, BY TOM E. SENKUS, O.L.S., 40 BURROWS AVE., TORONTO (ISLINGTON), ONTARIO, M9B 4W7. DATED AUGUST 08, 2004

MUNICIPAL STREET ADDRESS: 9994 KEELE STREET, MAPLE, ONT.

SITE STATISTICS

ZONING: C1 RESTRICTED COMMERCIAL

GENERAL:

	REQUIRED	PROVIDED
EXISTING LOT AREA	---	816.79 sq.m.
PROPOSED LOT AREA (AFTER ROAD DEDICATION)	---	714.49 sq.m.
LOT COVERAGE	50% (MAX)	54.45 %
BUILDING AREA (INCLUDING COVERED PORCH)	---	389.07 sq.m.
GROUND FLOOR AREA	---	197.07 sq.m.
LANDSCAPE OPEN SPACE	---	259.61 sq.m.
PAVED AREA	---	257.81 sq.m.
BUILDING HEIGHT (TO PEAK)	---	9.825 m
LOT DEPTH	80.0 m (MIN.)	35.96 m

AREAS:

	EXISTING BUILDING AREA		
	TO REMAIN	TO BE REMOVED	TOTAL EXISTING
GROUND FLOOR	65.95 sq.m.	157.76 sq.m.	223.71 sq.m.
SECOND FLOOR	65.95 sq.m.	135.63 sq.m.	201.58 sq.m.
		TOTAL	425.29 sq.m.

	GROSS FLOOR AREA		
	EX. TO REMAIN	PROPOSED	TOTAL G.F.A.
GROUND FLOOR	65.95 sq.m.	131.12 sq.m.	197.07 sq.m.
SECOND FLOOR	65.95 sq.m.	289.01 sq.m.	354.96 sq.m.
THIRD FLOOR	---	238.12 sq.m.	238.12 sq.m.
		TOTAL	790.15 sq.m. (8,905.4 sq.ft.)

PARKING:

	REQUIRED	PROVIDED
No. of REGULAR PARKING (2.7x6.0)	30 spaces	6 spaces
No. of HANDICAP PARKING (3.9x6.0)	1 space	1 space
TOTAL PARKING	31 spaces	7 spaces
No. of LOADING SPACES (9.0x3.5)	1 space	0 spaces

NOTE: ONLY ONE (1) COMMERCIAL UNIT IS PROPOSED FOR THIS DEVELOPMENT

PARKING CALCULATION:

USE	PARKING CALCULATION	REQUIRED PARKING
GROUND FLR. RETAIL	57.25 sq.m. @ 6.0/100 sq.m.	4 spaces
GROUND FLR. OFFICE	139.82 sq.m. @ 3.5/100 sq.m.	5 spaces
SECOND FLOOR OFFICE	354.96 sq.m. @ 3.5/100 sq.m.	13 spaces
THIRD FLOOR OFFICE	238.12 sq.m. @ 3.5/100 sq.m.	8 spaces
	TOTAL REQUIRED PARKING SPACES	31 spaces

SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (KEELE ST.)	1.0 m	0.274 m
REAR YARD	15.0 m	0.306 m
SIDE YARD EXTERIOR (MAJOR MAC.)	9.0 m	1.268 m
SIDE YARD INTERIOR	9.0 m	5.268 m

OWNER INFORMATION
 5 STAR PLUS RENOVATION INC.
 CONTACT NAME: DANIEL CASTILLO, GLORIA GUERRA
 ADDRESS: 27 JOURNAL AVE., VAUGHAN, ONTARIO, L8A 3H1
 TEL: (416) 970-0484 (DANIEL)
 FAX: (416) 893-9603 (GLORIA)
 E-MAIL: (905) 832-9719

LEAD CONSULTANT INFORMATION
 ARCOS INCORPORATED
 CONTACT NAME: LYN SAMPYLS
 ADDRESS: 350 ONEYSTONE ROAD, CONCORD, ONTARIO, L4K 3J2
 TEL: (905) 738-1302
 FAX: (905) 738-1293
 E-MAIL: info@arcosinc.com

- NOTES:**
- ALL UNDERGROUND STRUCTURES AND SERVICE CONNECTIONS OF THE EXISTING STRUCTURE TO BE DEMOLISHED ARE TO BE REMOVED FROM THE WIDENED MAJOR MACKENZIE DRIVE AND KEELE STREET RIGHT OF WAYS AND ASSOCIATED DAYLIGHT TRIANGLE.
 - FIRE DEPARTMENT CONNECTIONS SHALL COMPLY WITH ONTARIO BUILDING CODE ARTICLE 3.2.5.16.
 - INTERNAL GARBAGE CONTAINMENT IS PROVIDED. GARBAGE SHALL BE COLLECTED AT STAGING AREA AND REMOVED BY PRIVATE PICK-UP.
 - PROVIDE PROPER SIGNAGE AT DRIVEWAY ENTRY FOR "RIGHT-IN/RIGHT-OUT ONLY" - AS PER YORK REGION REQUIREMENTS.
 - ALL REFERENCES TO FINISHED GRADE AS INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADE CONDITIONS. SEE SITE GRADING PLAN.
 - ENTRANCE DOORS WITHIN BARRIER FREE PATH OF TRAVEL SHALL CONFORM TO BARRIER FREE DESIGN REQUIREMENTS AS PER CBC 3.8.
 - SEE LANDSCAPE PLAN FOR ALL LANDSCAPING INFORMATION.
 - PROPOSED BARRIER CURBS TO BE DROPPED AT SIDEWALK LOCATIONS AS PER YORK REGION REQUIREMENTS.
 - ENGINEERED SHORING SHALL BE PROVIDED ALONG INSIDE OF NORTH & WEST PROPERTY LINE AS NECESSARY.
 - NEAREST EXISTING HYDRANT IS LOCATED AT SOUTH-EAST CORNER OF MAJOR MACKENZIE AND KEELE APPROXIMATELY 1200mm FROM THE STREET CURB.
 - EXACT LOCATION OF PROPOSED LIGHT STANDARDS SHALL BE COORDINATED WITH EXISTING ON SITE CONDITIONS.
 - THE DEPTH OF THE PROPOSED LANDSCAPE STRIP ALONG KEELE STREET AND MAJOR MACKENZIE DRIVE VARIES AND AT ITS MINIMUM CORRESPONDS TO THE DEPTH OF THE BUILDING SETBACK ALONG THOSE STREET. LANDSCAPE STRIP: KEELE STREET = 1268mm, MAJOR MACKENZIE = 274mm

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF THE WORK.

DRAWINGS ARE NOT TO BE SCALED

THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFYING AND KEEPS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED ARCHITECT, O.A.A.

REGISTERED UNDER DESIGN IS ISSUED UNDER TITLE OF THE OBC.

A. SEYEDIN
 ARCHITECT, O.A.A. 4800

REGISTRATION INFORMATION
 REGISTERED UNDER DESIGN IS ISSUED UNDER TITLE OF THE OBC.
 ARCOS INCORPORATED 2176



PROJECT LOCATION: PROPOSED COMMERCIAL RENOVATION/ADDITION
 9994 KEELE STREET, MAPLE, ONTARIO

PROJECT NO: 0423

DRAWING TITLE: SITE PLAN

DRAWING NO: A-1

REGIONAL FILE: SP-V-066-04

NO.	REVISIONS	DATE	BY	NO.	REVISIONS	DATE	BY
4	REVISED AS PER PLANS ENGINE (CONC'D) CHANGES INTER-APRIL 1995.	MAY 2002	B.S.				
3	REVISED AS PER PLANNING DEPARTMENT COMMENTS (MAY 1995) (SEE SHEET 11) AND COMMENTS FROM ARCHITECT (MAY 1995) (SEE SHEET 11).	MAY 27 002	B.S.				
2	ISSUED FOR PERMIT (MAY 1995) (SEE SHEET 11) AND COMMENTS FROM ARCHITECT (MAY 1995) (SEE SHEET 11).	MAY 1 002	B.S.				
1	ISSUED FOR SITE PLAN APPLICATION.	JAN 26 002	B.S.				



NORTH ELEVATION (FACING MAJOR MACKENZIE DR.)
SCALE 1:50



EAST ELEVATION (FACING KEELE ST.)
SCALE 1:50

NOTES:

1. EXACT DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY.
2. SEE RENDERED ELEVATIONS FOR THE INDENDED COLOR QUALITIES OTHERWISE DESCRIBED IN THE ABOVE ELEVATIONS AS RED & WHITE OR BROWN.

<p>CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF THE WORK.</p>				<p>SCALE 1:50</p>		<p>ARCOS INCORPORATED ARCHITECTURE BUSINESS PLANNING + DESIGN 250 DUNDAS STREET WEST, SUITE 200 TORONTO, ONTARIO, M5G 1C8 TEL: (416) 738-1300 FAX: (416) 738-1301 E-MAIL: arcos@arcosinc.ca</p>	<p>PROJECT LOCATION PROPOSED COMMERCIAL RENOVATION/ADDITION 9994 KEELE STREET, MAPLE, ONTARIO</p>	<p>PROJECT NO. 0423</p>																			
<p>DRAWINGS ARE NOT TO BE SCALED</p>				<p>DATE ISSUED: JAN 2024</p>			<p>DRAWING TITLE NORTH & EAST ELEVATIONS</p>	<p>DRAWING NO. A-6</p>																			
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> <th>NO</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR SITE PLAN APPROVAL</td> <td>JAN 2024</td> <td>S.S.</td> <td></td> </tr> <tr> <td>2</td> <td>ISSUED FOR CITY OF TORONTO (CONTRACTOR)</td> <td>MAR 12 2024</td> <td>S.S.</td> <td></td> </tr> <tr> <td>3</td> <td>GENERAL REVISIONS</td> <td>MAR 27 2024</td> <td>S.S.</td> <td></td> </tr> </tbody> </table>				NO	REVISIONS	DATE	BY	NO	1	ISSUED FOR SITE PLAN APPROVAL	JAN 2024	S.S.		2	ISSUED FOR CITY OF TORONTO (CONTRACTOR)	MAR 12 2024	S.S.		3	GENERAL REVISIONS	MAR 27 2024	S.S.		<p>DEVELOPER</p> <p>BUILDER</p> <p>STRUCTURAL</p> <p>MEDIA/TEXT</p> <p>LANDSCAPE</p>		<p>REGIONAL FILE: SP-V-066-04</p>	
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