

**3. OFFICIAL PLAN AMENDMENT FILE OP.06.003
 ZONING BY-LAW AMENDMENT FILE Z.06.006
 AQUATELLA FALLS HOMES LTD.
WARD 1**

P.2009.36

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.003 and Z.06.006 (Aquatella Falls Homes Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: October 19, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of October 27, 2009: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit a 2 and 3 storey residential apartment building, comprised of 22 units, as shown on Attachments #3 to #7:

- 1. An Official Plan Amendment Application (File OP.06.003) to amend the "Low Density Residential" policies in OPA #350 (Maple Community Plan), as follows:

	Official Plan Policy	Proposed Amendment
a.	The maximum permitted density in a Low Density Residential Area shall be 22 units per net residential hectare.	<ul style="list-style-type: none"> ▪ The maximum permitted density in a Low Density Residential Area shall be 105 units per net residential hectare.
b.	All new housing units which directly abut residential units existing at the date adoption of this Plan (the Maple Community Plan) by Council shall be compatible single detached dwelling units on individual lots.	<ul style="list-style-type: none"> ▪ Notwithstanding the policies of Section 1.5 b) i), the lands located on the east side of Keele Street, municipally known as 9589 Keele Street, shall permit a 22-unit residential apartment building.

- 2. A Zoning By-law Amendment Application (File Z.06.006) to rezone the subject lands from R1 Residential Zone and A Agricultural Zone to RA2 Apartment Residential Zone

(tableland) and OS1 Open Space Conservation Zone (valleylands) as shown on Attachment #3. The proposed rezoning of the tableland will facilitate the development of a 22-unit residential apartment building with the following, but not limited to, site-specific exceptions:

	By-law Standard	By-law 1-88 Requirements (RA2 Zone)	Proposed Site-Specific Exceptions (RA2 Zone)
a.	Minimum Front Yard Setback (Keele Street)	7.5 m	3.5 m from road widening
b.	Minimum Interior Side Yard Setback	4.5 m	1.8 m from south property line
c.	Minimum Parking Spaces	39	28
d.	Minimum Parking Space Size	2.7 m by 6.0 m	2.75 m by 5.8 m
e.	Minimum Landscape Buffer Around Parking Area	3 m	0 m along north property line
f.	Landscape Strip Width along Street Line (Keele Street)	6.0 m	3.5 m

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Keele Street, between Rutherford Road and Major Mackenzie Drive (municipally known as 9589 Keele Street), and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Low Density Residential" by OPA #350 (Maple Community Plan), which permits single detached dwellings. ▪ Application to facilitate the development of a 22 unit, 2 and 3 storey apartment building does not conform to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ R1 Residential Zone (single detached dwellings) and A Agricultural Zone by By-law 1-88. ▪ Application to facilitate the proposed apartment development does not comply with By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed residential apartment building use in consideration of the proposed density will be reviewed with regard to compatibility with the surrounding land uses.▪ The appropriateness of the proposed amendments to the "Low Density Residential" policies, and the proposed rezoning of the subject lands and site-specific zoning exceptions to the RA2 Zone that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan to facilitate a development that is compatible with the surrounding land uses, if appropriate.
c.	Heritage Issues	<ul style="list-style-type: none">▪ The proposed development must conform to the Maple Heritage Conservation Plan respecting the design, building materials and landscaping for the subject lands, to the satisfaction of Heritage Vaughan and the Vaughan Cultural Services Division.▪ The Owner must submit a Heritage District Conformity Report prepared by a certified Heritage Consultant, for the review and approval of the City.
d.	Traffic Impact Study	<ul style="list-style-type: none">▪ A Traffic Impact Study and Parking Study must be submitted in support of the applications and reviewed and approved by the Region of York and the Vaughan Engineering Department.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The property abuts open space lands, and the final development limits and any buffer area must be identified and finalized to the satisfaction of the Toronto and Region Conservation Authority. Lands beyond the established development limit will be zoned OS1 Open Space Conservation Zone consistent with the existing zoning for the adjacent open space lands (east and northeast) and dedicated to the TRCA or the City.

	MATTERS TO BE REVIEWED	COMMENTS
f.	Region of York	<ul style="list-style-type: none"> ▪ The subject lands are located on Keele Street, which is a Regional Road. The Owner will be required to satisfy all requirements of the Region of York including the approval of the access driveway location and design, landscaping along Keele Street and any potential dedication of land for a road widening of Keele Street.
g.	Future Related Site Plan Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Site Development Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading. ▪ The proposed development must conform to the Maple Streetscape Urban Design Guidelines including the incorporation of Maple Acorn Lighting along the Keele Street frontage, and be considered by the Maple Streetscape Community Advisory Committee. ▪ A Phase 1 ESA (Environmental Site Assessment) is required to be submitted in support of the future site plan application and must be approved to the satisfaction of the Vaughan Engineering Department. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

Relationship to Vaughan Vision 2020 / Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual West and South Elevation Plan
5. Conceptual East and North Elevation Plan
6. Conceptual North Elevation Plan
7. Perspective from Keele Street

Report prepared by:

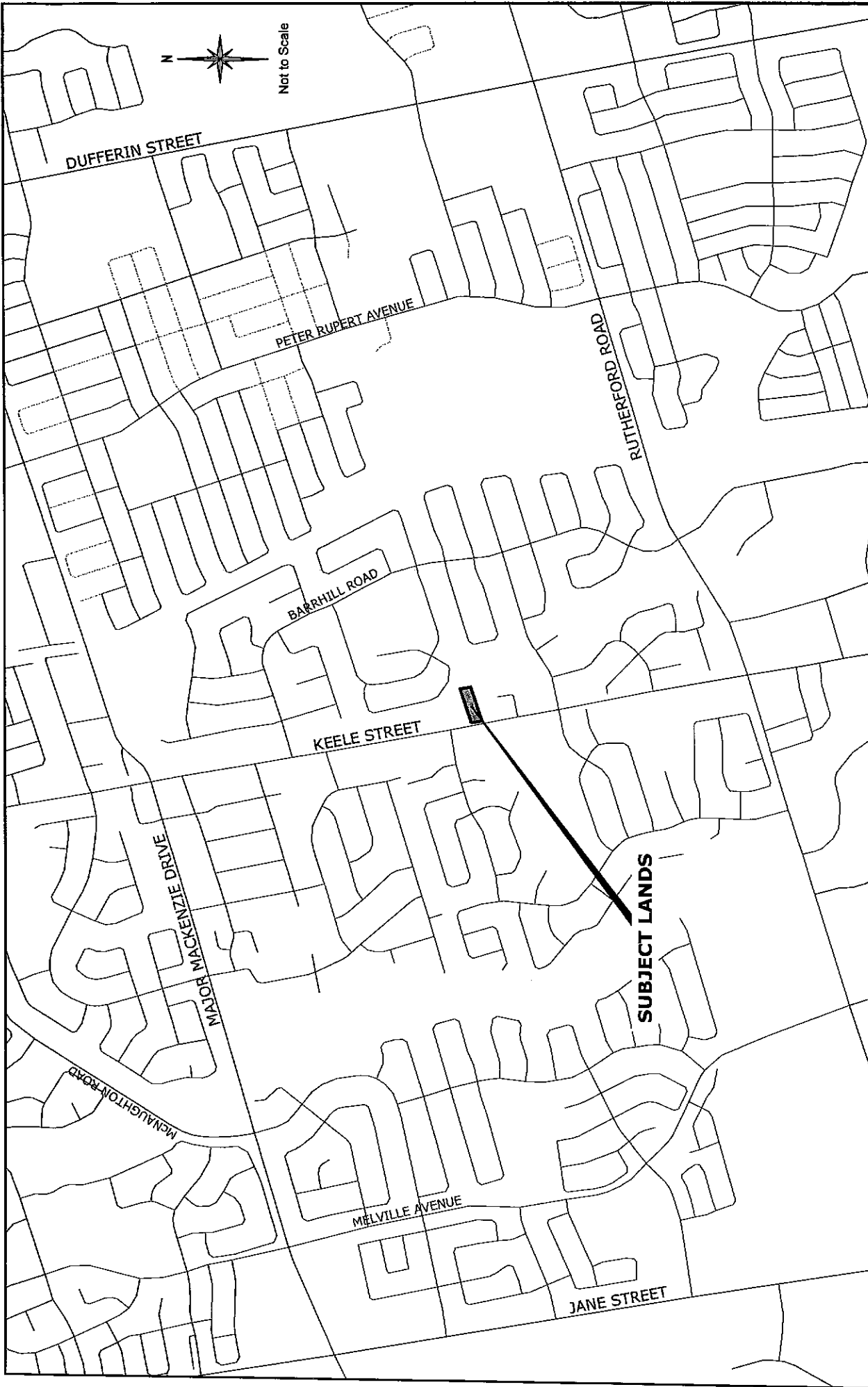
Stephen Lue, Planner, ext. 8210
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Attachment 1

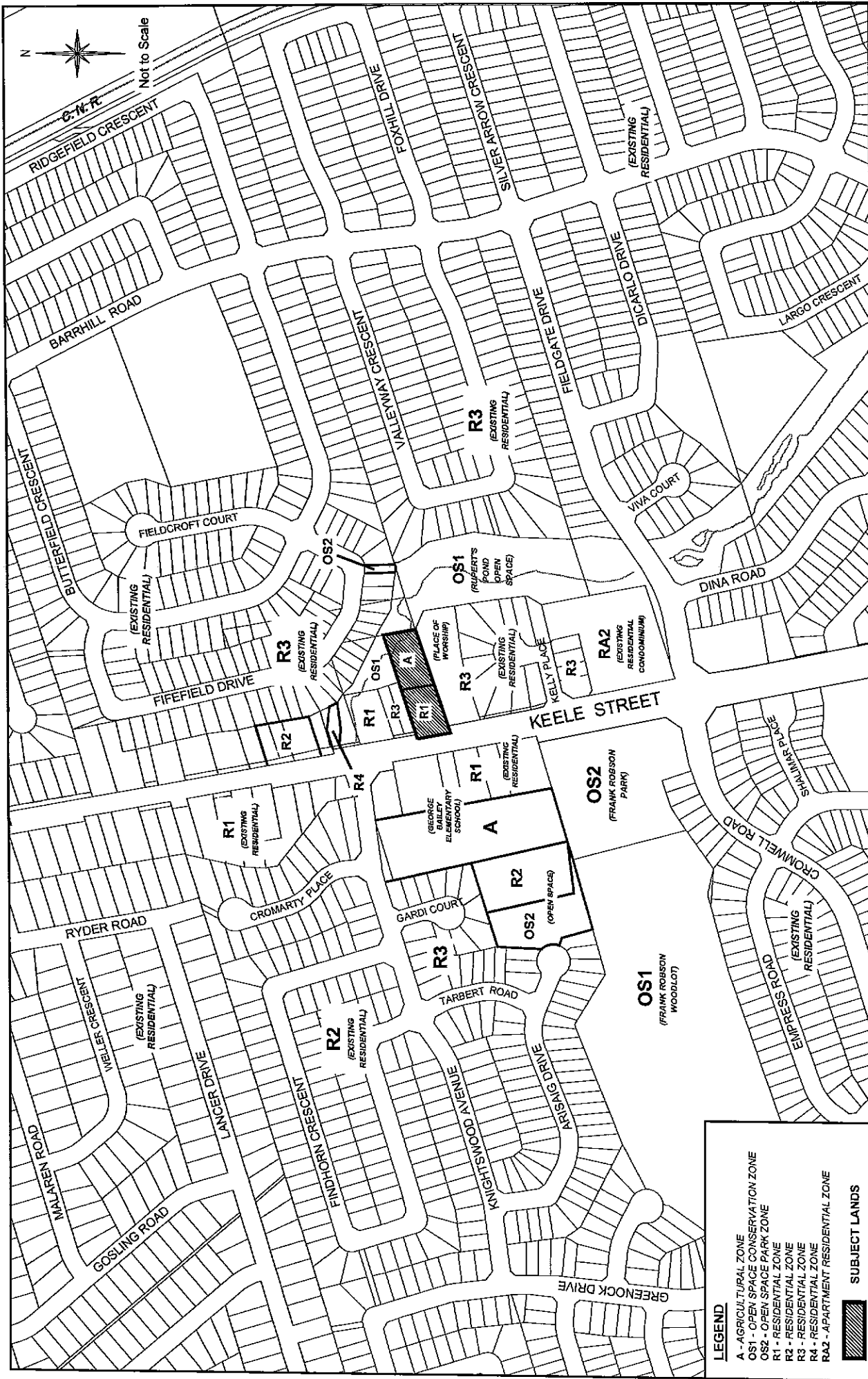
Files: OP.06.003 &
Z.06.006
Date:
October 28, 2009



Development Planning Department

Context Location Map

Location:
Part of Lot 18, Concession 3
Applicant: Aquatella Falls Homes Ltd.
(Formerly "Maple-Jane" Developers)
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LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE

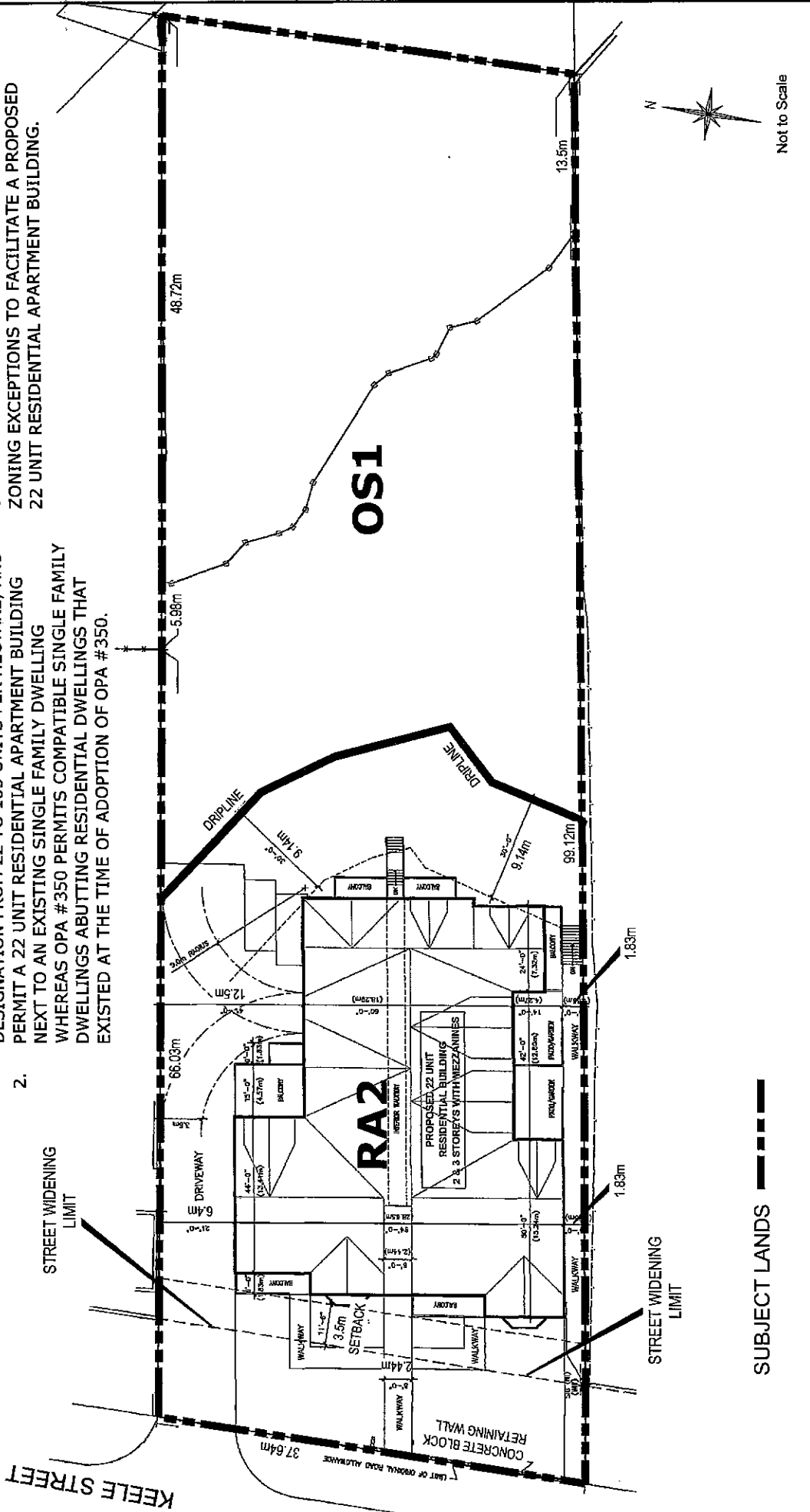
SUBJECT LANDS

ZONING AMENDMENT APPLICATION

REZONE THE SUBJECT LANDS FROM R1 RESIDENTIAL ZONE AND A AGRICULTURAL ZONE TO RA2 APARTMENT RESIDENTIAL ZONE AND OS1 OPEN SPACE CONSERVATION ZONE WITH SITE-SPECIFIC ZONING EXCEPTIONS TO FACILITATE A PROPOSED 22 UNIT RESIDENTIAL APARTMENT BUILDING.

OFFICIAL PLAN AMENDMENT

- AMEND OPA #350 (MAPLE COMMUNITY PLAN) TO:
1. PERMIT AN INCREASE IN THE MAXIMUM PERMITTED DENSITY IN THE LOW DENSITY RESIDENTIAL DESIGNATION FROM 22 TO 105 UNITS PER HECTARE; AND PERMIT A 22 UNIT RESIDENTIAL APARTMENT BUILDING NEXT TO AN EXISTING SINGLE FAMILY DWELLING WHEREAS OPA #350 PERMITS COMPATIBLE SINGLE FAMILY DWELLINGS ABUTTING RESIDENTIAL DWELLINGS THAT EXISTED AT THE TIME OF ADOPTION OF OPA #350.
 - 2.



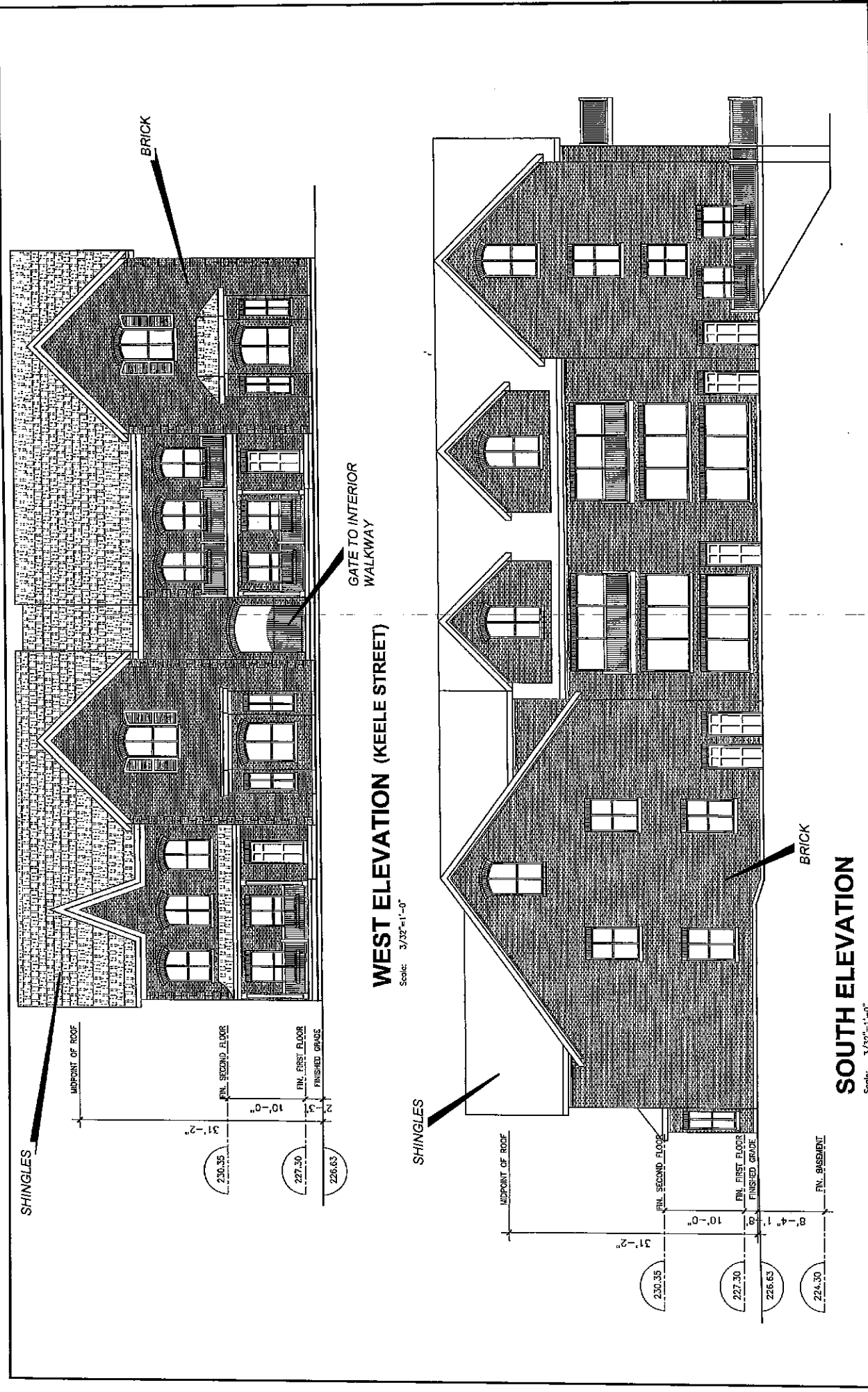
Conceptual Site Plan

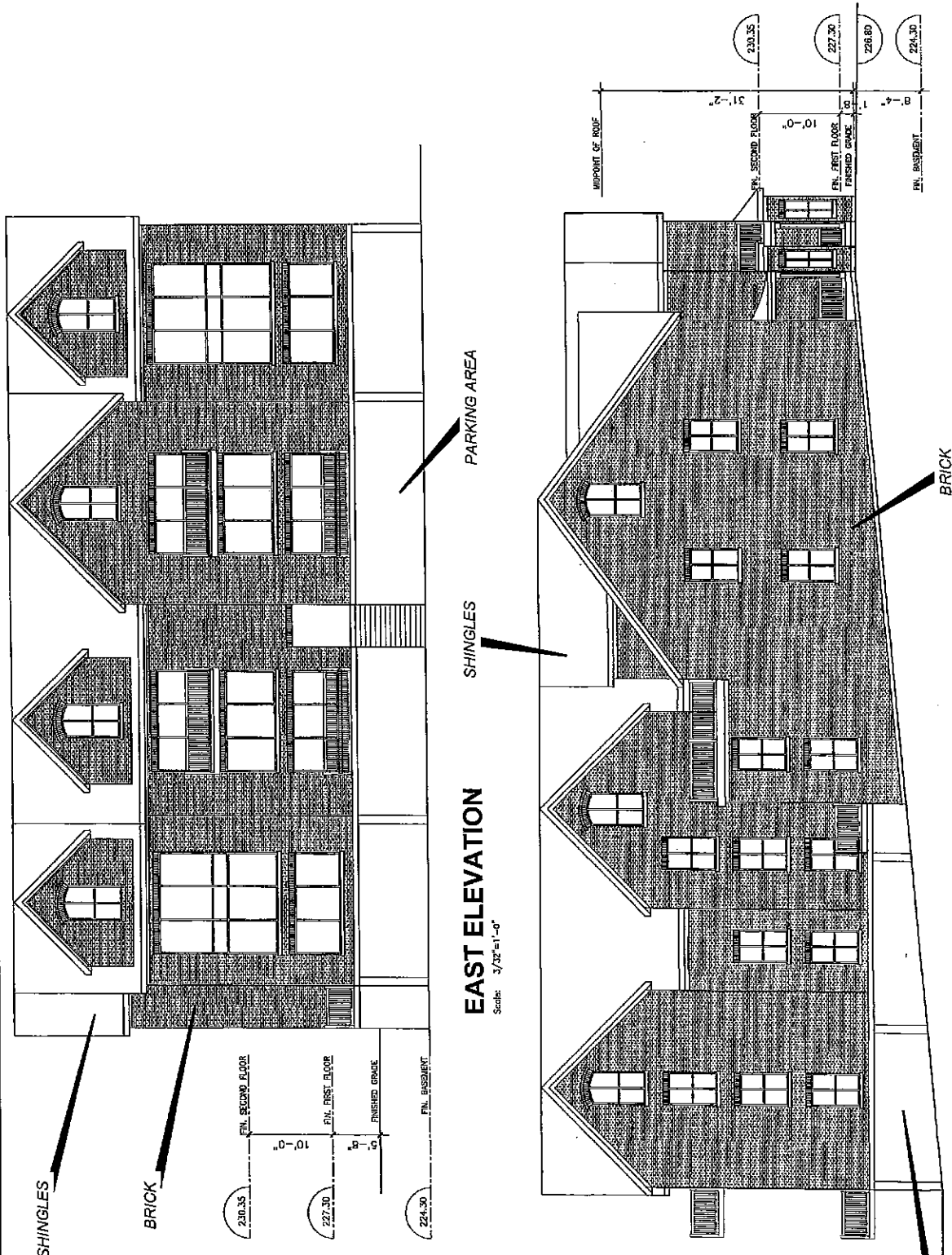
Location: Part of Lot 18, Concession 3
 Applicant: Aquatella Falls Homes Ltd.
 (Formerly "Maple-Jane" Developers)

City of Vaughan
 The City Above Toronto
 Development Planning Department

Attachment 3
 Files: OP.06.003 & Z.06.006
 Date: October 28, 2009

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EAST ELEVATION
Scale: 3/32"=1'-0"

NORTH ELEVATION
Scale: 3/32"=1'-0"

Conceptual East & North Elevation Plan

Applicant: Aquatella Falls Homes Ltd.
(Formerly "Maple-Jane" Developers)
Location: Part of Lot 18,
Concession 3



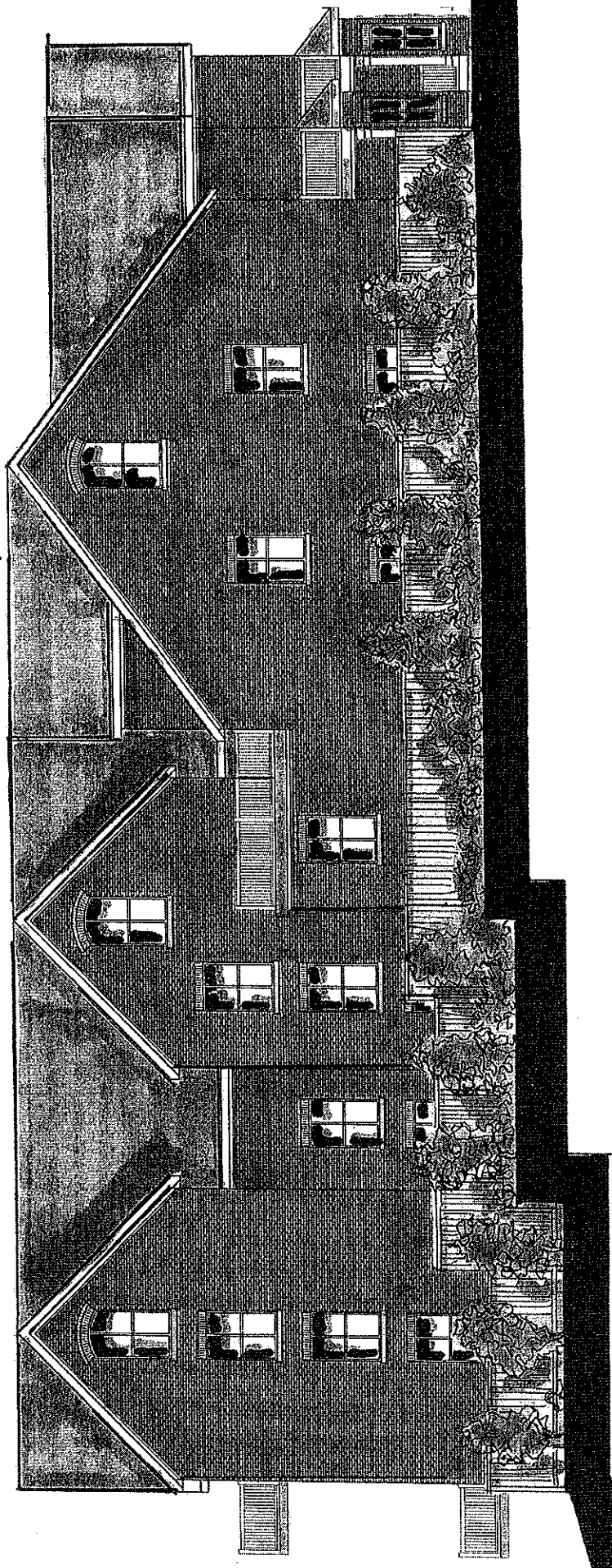
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Attachment

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Date:
October 28, 2009



Not to Scale

Conceptual North Elevation Plan

Applicant: Aquatella Falls Homes Ltd.
(Formerly "Maple-Jane" Developers)
Location: Part of Lot 18,
Concession 3

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CITY OF
Vaughan

The City Above Toronto

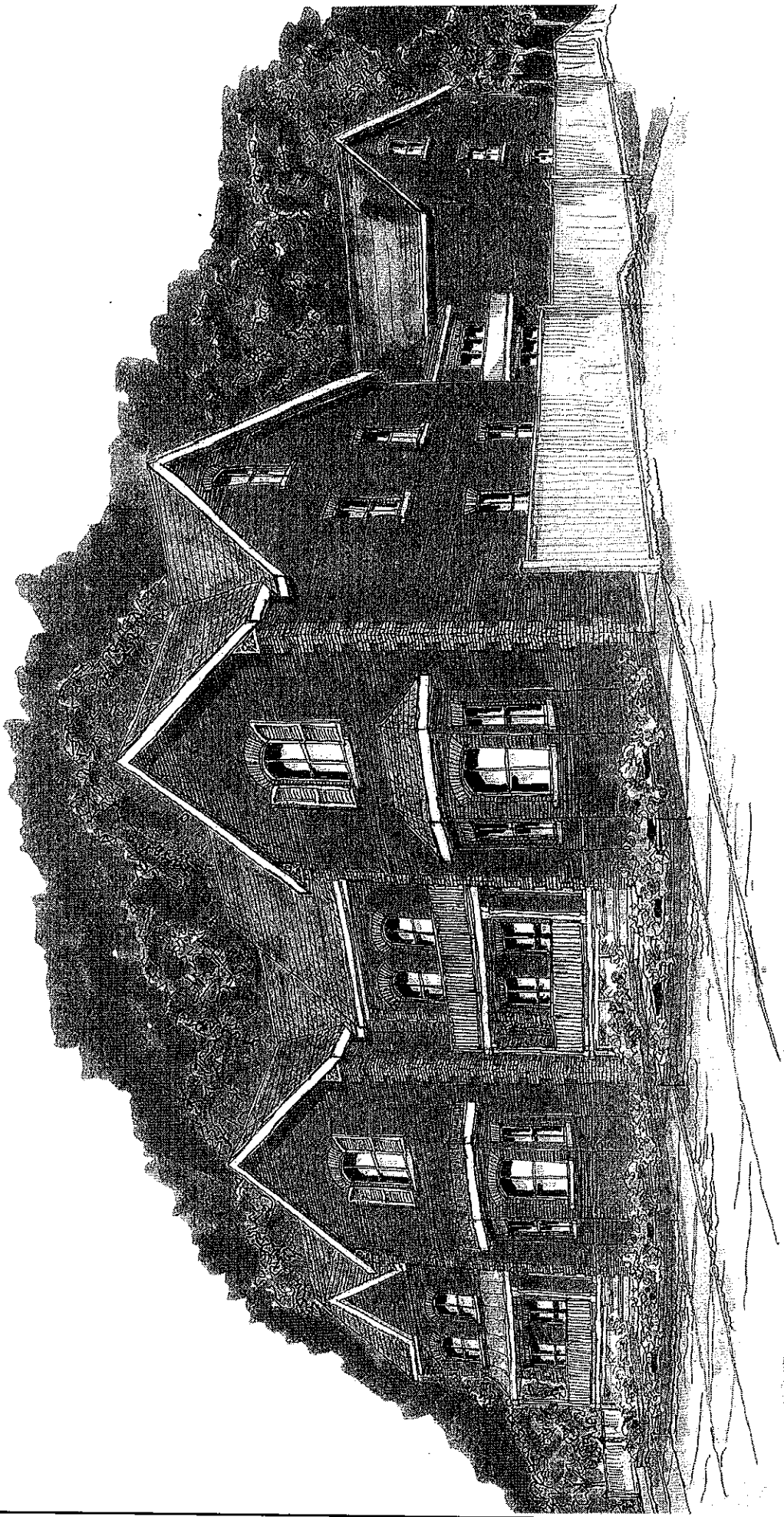
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Not to Scale

Perspective From Keele Street

Applicant: Aquatella Falls Homes Ltd.
(Formerly "Maple-Jane" Developers)

Location: Part of Lot 18,
Concession 3

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Date:
October 28, 2009

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