

**3. ZONING BY-LAW AMENDMENT FILE Z.09.014
1620144 ONTARIO LTD. (THE MAPLE GROUP)
WARD 1**

P.2009.30

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File Z.09.014 (1620144 Ontario Ltd. (The Maple Group)) 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 Meeting was circulated: September 4, 2009
- b) Circulation Area: 150 m and individuals requesting notification
- c) Comments Received as of September 15, 2009: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.014), specifically to amend Exception 9(1118) of By-law 1-88, to permit site-specific zoning exceptions to the RM2(H) Multiple Residential Zone as follows:

	By-law 1-88 Standards	By-law 1-88 Requirements RM2 Zone - Exception 9(1118)	Proposed Exceptions to RM2 Zone
a.	Building Setbacks	Approved Building Envelopes, as shown on Attachment #5	New Building Envelopes, as shown on Attachment #6
b.	Maximum Number of Residential Units	68	38 (including 16 live-work units)
c.	Commercial Uses	1,670 m ² of ground floor commercial uses along Major Mackenzie Drive and Keele Street, including bank, business or professional office, personal service shop, photography studio, retail store, and service or repair shop uses, with residential units above	16 live-work units consisting of a total of 485 m ² along Major Mackenzie Drive and Keele Street for business or professional office uses only

The Zoning By-law Amendment application would facilitate the development of the subject lands with a mixed use development consisting of 16 live-work units fronting onto Keele Street and Major Mackenzie Drive, 22 street townhouse dwelling units and the preservation of two heritage buildings (9980 Keele Street and 1 Jackson Street), as shown on Attachment #3. The live-work units are proposed to include business and professional offices on the ground floor.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Bounded by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10 and 12 Church Street; and 1 Jackson Street), shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #556. ▪ Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ RM2(H) Multiple Residential Zone with the Holding Symbol "H", by By-law 1-88, subject to Exception 9(1118). ▪ Application 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

MATTERS TO BE REVIEWED	COMMENTS
a. Appropriateness of the Proposed Uses and Zoning Exceptions	<p>The By-law Exception 9(1118) currently permits 16 townhouse units in Building Envelopes "C" and "D" and a maximum of 52 apartment dwelling units and 1,570 m² of ground floor commercial uses in Building Envelopes "A" and "B", as shown on Attachment #5. "Commercial Use" has been defined in Exception 9(1118) to only include a bank or financial institution, business or professional office, personal service shop, photography studio, retail store, and a service or repair shop.</p> <p>Through the proposed Zoning By-law Amendment and as shown on Attachment #6, the Owner is now seeking permission to permit 16 live-work units in Building Envelopes "A", "B", and "C" for the purposes of only business and professional office uses. Within Building Envelopes "D", "E", "F", "G", and "H", the Owner proposes 22 townhouse units. Building Envelopes "I" and "J" will be maintained as residential units within the existing heritage buildings.</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>The appropriateness of permitting changes to the approved building envelopes and permitting the live-work units in Building Envelopes "A", "B", and "C" on the subject lands will be reviewed with regard to compatibility with the surrounding land uses.</p> <p>Through the review of the application, the appropriateness of permitting additional uses on the subject lands will be assessed, in particular, provisions for street-related uses, e.g. small eating establishments with outdoor patios. If deemed appropriate and agreed to by the Owner, the Zoning By-law Amendment application should be amended to reflect any changes.</p> <p>The appropriateness of the proposed exceptions to the Zoning By-law that are required to implement the proposal will be reviewed in consideration of the conceptual site plan to facilitate a development that is compatible with the surrounding land uses.</p>
b.	Heritage Issues	<p>The proposed development must conform to the Maple Heritage Conservation Plan respecting the design, building materials and landscaping for the subject lands. The preservation plans for the existing heritage buildings on 9980 Keele Street and 1 Jackson Street must be to the satisfaction of Heritage Vaughan Committee and the Vaughan Cultural Services Division.</p> <p>A final heritage assessment of the existing buildings on the subject lands must be undertaken to the satisfaction of the City.</p>
c.	Traffic Impact Study	<p>The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York and the Vaughan Engineering Department.</p>
d.	Sustainable Development	<p>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 considered through the zoning application and more comprehensively reviewed and implemented through the site plan approval process, if approved.</p>
e.	Future-Related Site Plan Application	<p>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.</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>The proposed development must conform to the Maple Streetscape Urban Design Guidelines and be considered by the Maple Streetscape Community Advisory Committee.</p> <p>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.</p>

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has 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 application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting 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 Landscape Plan
5. Approved Building Envelopes
6. Proposed Building Envelopes

Report prepared by:

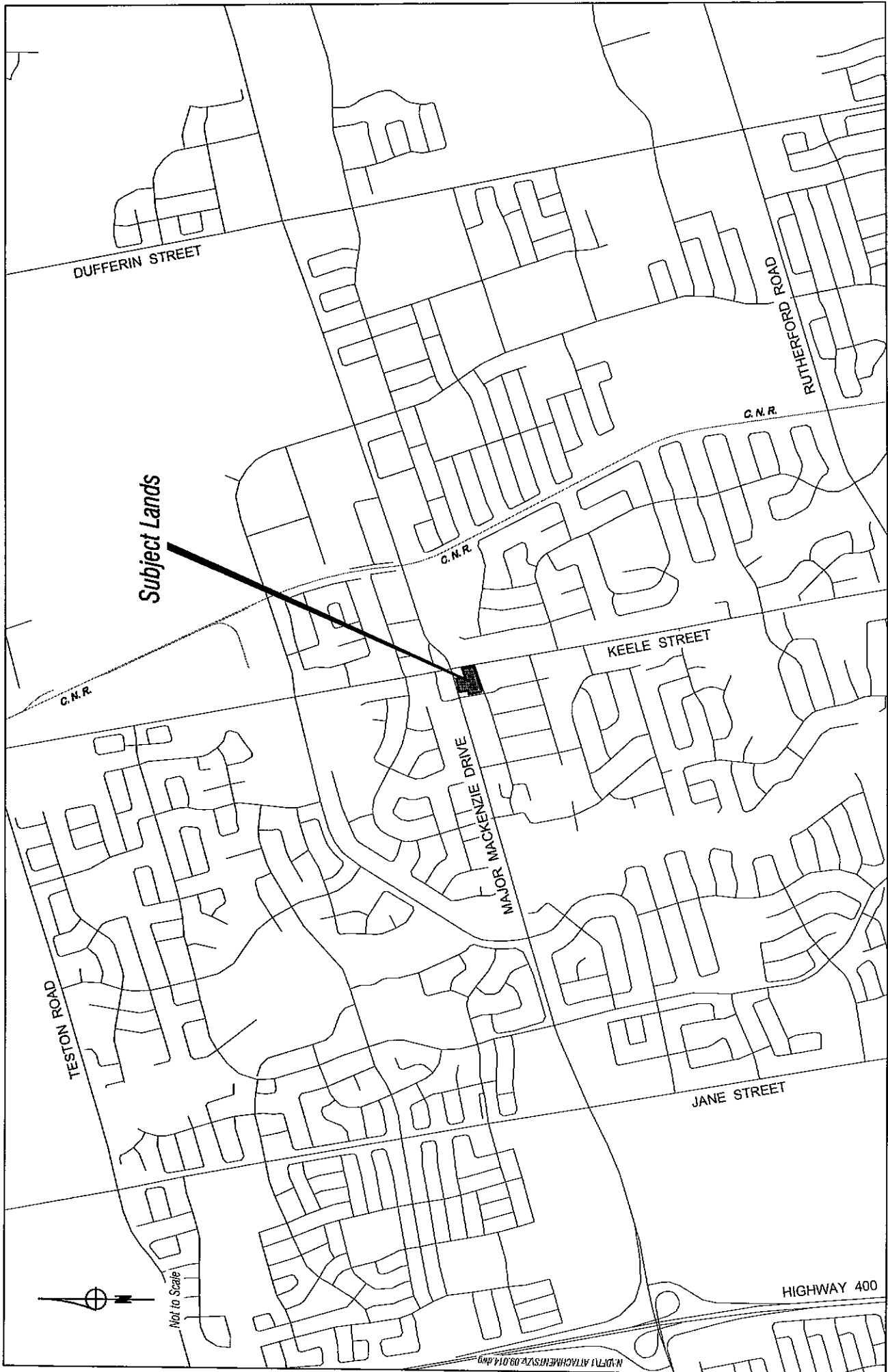
Stephen Lue, Planner, ext. 8210
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 20, Concession 4

APPLICANT:
1620144 Ontario Ltd. (The Maple Group)

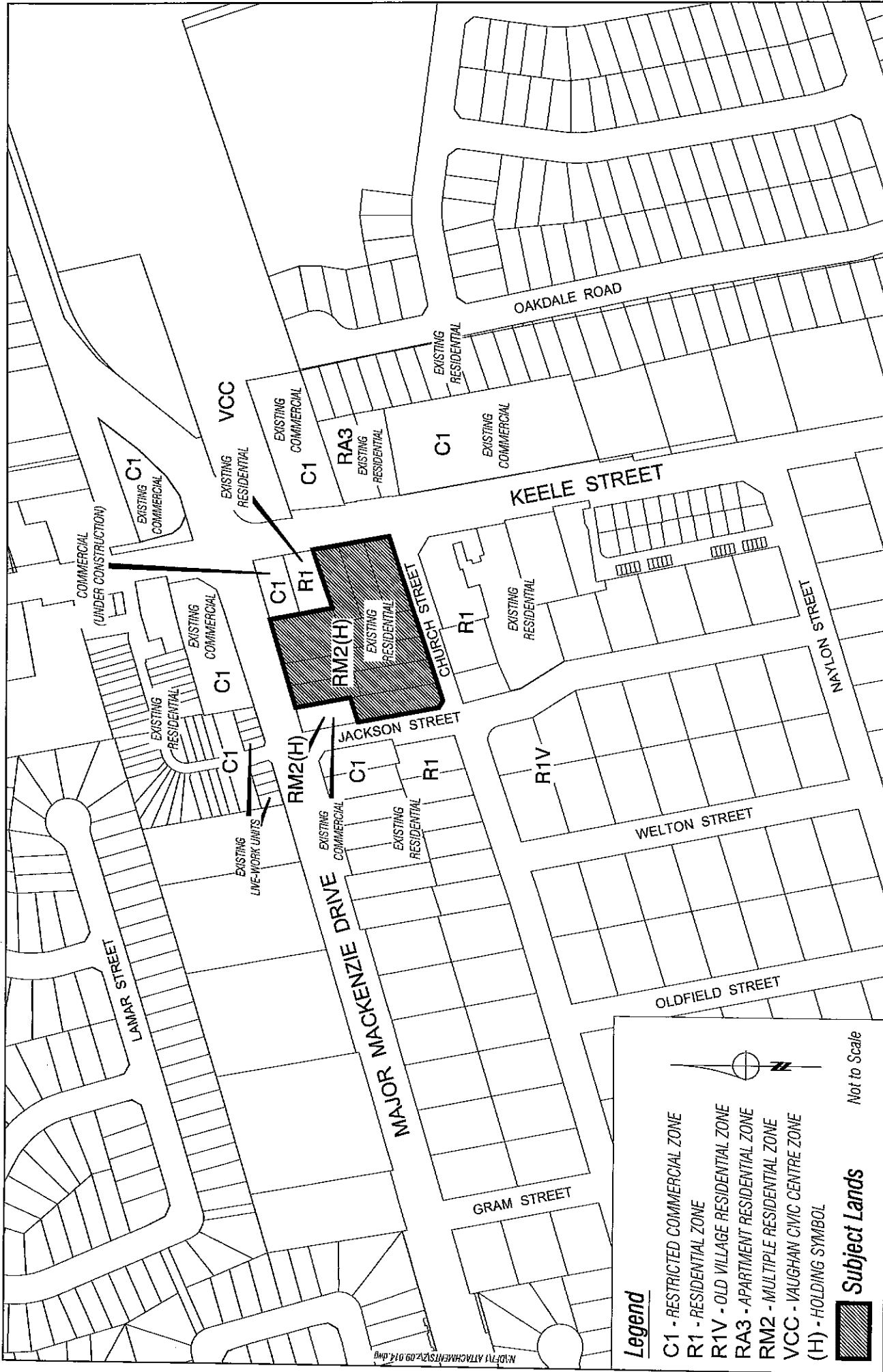


Attachment 1

FILE: Z.09.014
RELATED FILES: Z.97.109, OP.97.026

DATE:
September 08, 2009

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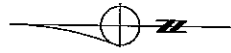
Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- R1 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- VCC - VAUGHAN CIVIC CENTRE ZONE
- (H) - HOLDING SYMBOL



Subject Lands

Not to Scale



Location Map

LOCATION:
Part Lot 20, Concession 4

APPLICANT:
1620144 Ontario Ltd. (The Maple Group)



Development Planning Department

Attachment

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DATE:
September 08, 2009

MAJOR MACKENZIE DRIVE

HERITAGE HOUSE
TO BE PRESERVED
(9980 Keele Street)

PROPOSED
LIVE-WORK UNITS
ALONG MAJOR
MACKENZIE DRIVE
& KEELE STREET

HERITAGE HOUSE
TO BE PRESERVED
(1 JACKSON STREET)

KEELE STREET

JACKSON STREET

CHURCH STREET

Proposal:

To permit site-specific zoning exceptions to the RM2(H) Multiple Residential Zone to facilitate:

1. 38 residential units, including 16 live-work units along Major Mackenzie Drive and Keele Street totaling 485m² ground floor business and professional office uses; and
2. amendments to the building envelopes.

Subject Lands

Conceptual Site Plan

LOCATION:
Part Lot 20, Concession 4

APPLICANT:
1620144 Ontario Ltd. (The Maple Group)



The City Above Toronto
Development Planning Department

Attachment 3

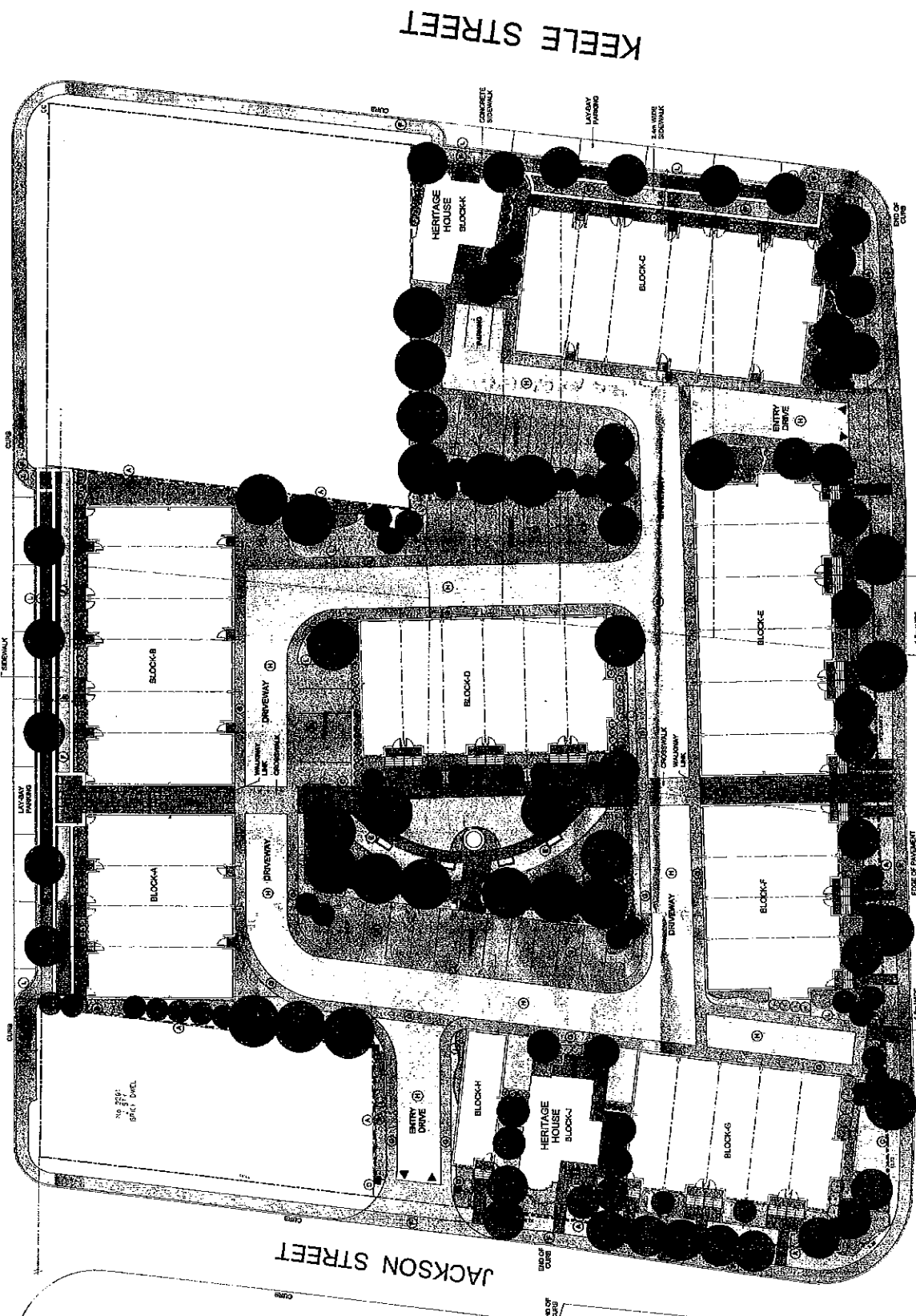
FILE: Z.09.014
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DATE:
September 06, 2009



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MAJOR MACKENZIE DRIVE



Not to Scale

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Conceptual Landscape Plan

Location:
Part Lot 20, Concession 4

Applicant:
1620144 Ontario Ltd. (The Maple Group)



Development Planning Department

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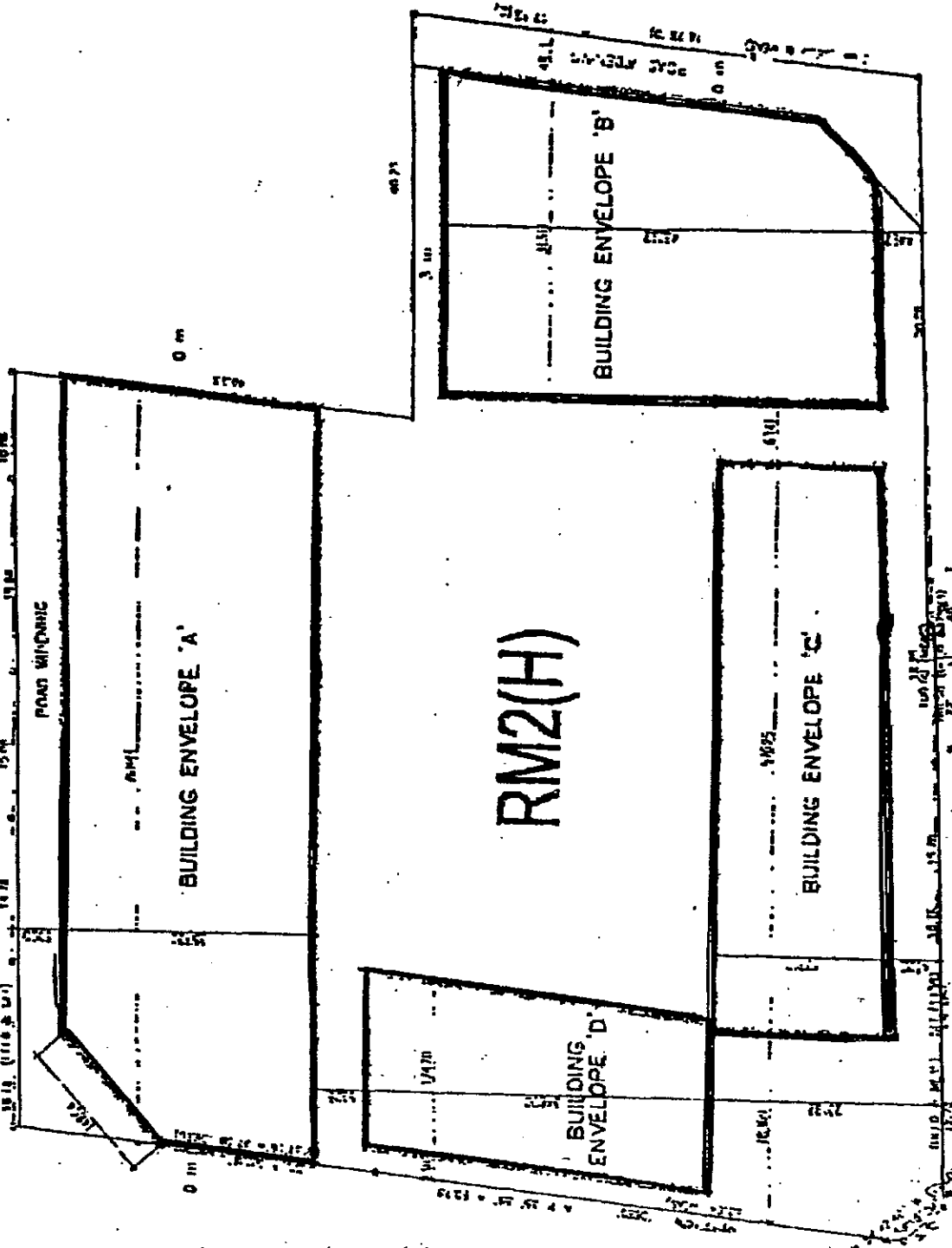
DATE:
September 08, 2009

MAJOR MACKENZIE DRIVE

KEELE STREET

CHURCH STREET

JACKSON STREET



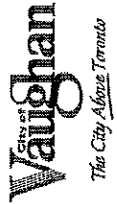
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MONTI ARCHITECTS 09 014 AND

Approved Building Envelopes

Location:
Part Lot 20, Concession 4

Applicant:
1620144 Ontario Ltd. (The Maple Group)



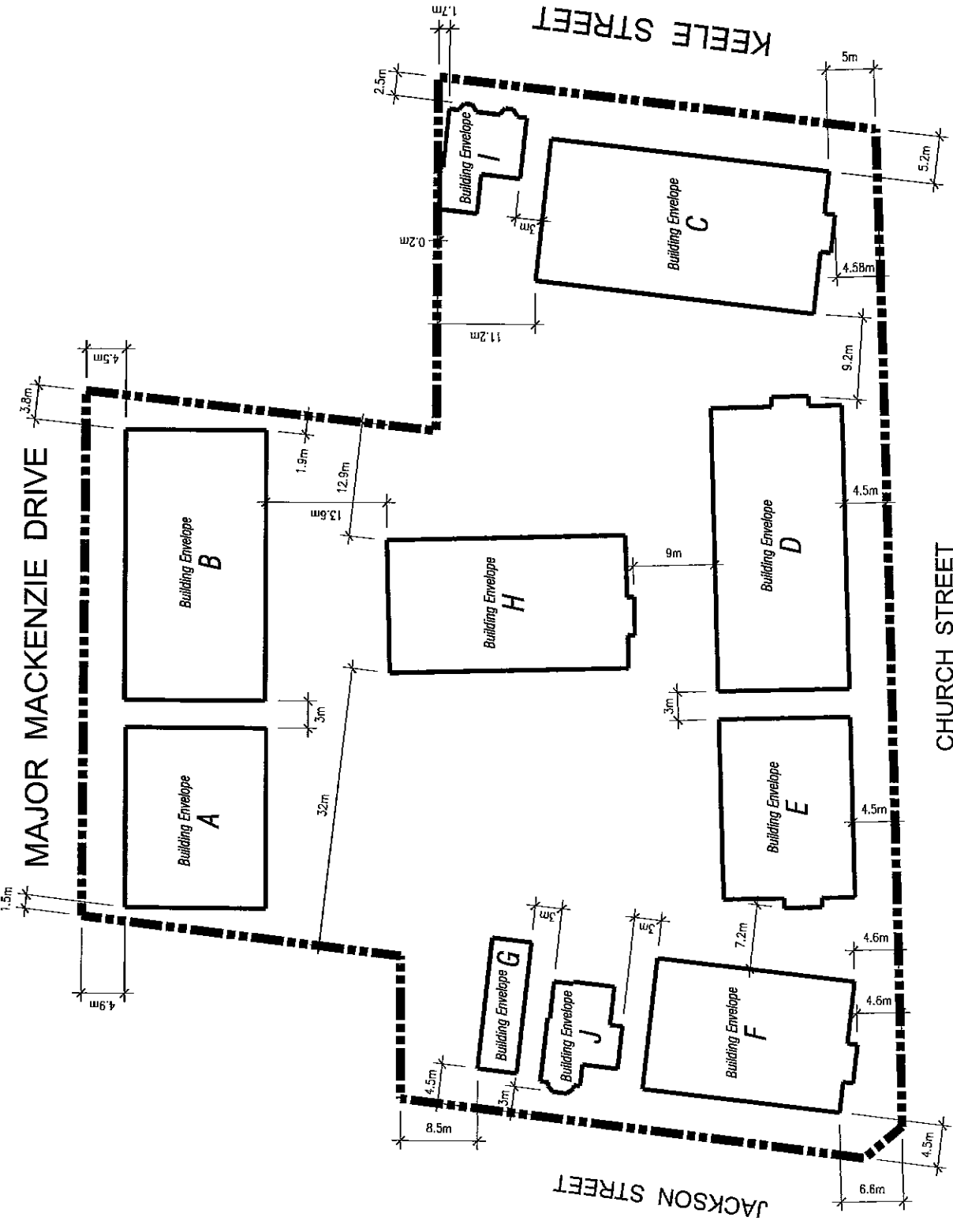
Development Planning Department

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September 08, 2009

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Subject Lands

Proposed Building Envelopes

Location:
Part Lot 20, Concession 4

Applicant:
1620144 Ontario Ltd. (The Maple Group)

Development Planning Department

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DATE:
September 08, 2009

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