

COMMITTEE OF THE WHOLE JUNE 19, 2012

**ZONING BY-LAW AMENDMENT FILE Z.11.022
SITE DEVELOPMENT FILE DA.11.070
1559586 ONTARIO INC., C/O OSKAR GROUP
WARD 1 - VICINITY OF KEELE STREET AND KILLIAN ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.022 (1559586 Ontario Inc., c/o Oskar Group) BE APPROVED, to amend the C1 Restricted Commercial Zone, specifically Exception 9(740), to permit a block townhouse dwelling as a permitted use in the C1 Restricted Commercial Zone, and to permit the site-specific zoning exceptions, identified in Table 1 of this report, to implement the residential/commercial block townhouse development proposal shown on Attachments #5 to #11, inclusive.
2. THAT Site Development File DA.11.070 (1559586 Ontario Inc., c/o Oskar Group) BE APPROVED, to facilitate the development of 8, 3-storey live/work units within a block townhouse setting with commercial uses at grade facing Keele Street, and 8, 3-storey block townhouse dwelling units (west portion of the site) within 2 blocks, as shown on Attachments #5 to #11 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, red-lined landscape plans, materials board and signage plans shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, functional servicing report, and noise study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall provide the City with proof of the registration of the Record of Site Condition (RSC) and the acknowledgement letter from the Ontario Ministry of the Environment (MOE), to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) the Owner shall satisfy all requirements of the Vaughan Cultural Services Division;
 - v) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - vi) the Owner shall satisfy all requirements of Canada Post;
 - vii) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 1 ha per 300 units or 5% of the value of the subject lands or units, prior to the issuance of a Building Permit for the residential component, whichever is higher, and 2% for the commercial component prior to the issuance of a Building Permit, in

accordance with the Planning Act and the City's Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;

- ii) the Owner shall be required to provide a one-time payment to the City of Vaughan for the maintenance of the enhanced landscape features along Keele Street in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department; and,
- iii) the future condominium agreement with the City of Vaughan and the condominium declaration shall include wording to the effect that any truck delivery to and from the subject lands shall be by appointment only and shall be monitored by the condominium corporation.

Contribution to Sustainability

The Owner has advised that the following sustainable features will be included in the building and site design:

- i) permeable pavers for water infiltration;
- ii) construction waste management program: during construction, the separation of waste, recycle wood, plastics and drywall, thereby diverting and reducing materials going to landfill;
- iii) higher quality insulation (Roxul insulation – recycled);
- iv) low-E windows;
- v) low flow water fixtures: shower heads, faucets and toilets;
- vi) upgraded roof shingles (30-year life);
- vii) Energy Star appliances and high efficiency furnaces;
- viii) native and drought tolerant plant and tree species are incorporated into the landscape design; and,
- ix) four bicycle racks and access to public transit to encourage other modes of transportation.

Economic Impact

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

Communications Plan

On August 19, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 13, 2011 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on September 27, 2011. The following issues and concerns were raised at the Public Hearing, and by a deputation from Mr. Joseph DiSimone, 159 Lamar Street:

- a) density may be high;
- b) lack of a children's play area and amenity areas;
- c) the proposed development may be impacted by the sight and smell impacts of an existing garbage bin on the adjacent commercial site;
- d) accessibility for people with disabilities;
- e) the effects on the internal traffic flow; and,
- f) parking reductions.

Following the Public Hearing, a letter dated September 15, 2011, was submitted by DiLuca and Mazzocca Investments Limited, the owners of the existing commercial plaza located south of the subject lands, indicating that the plaza has been in business for over 30 years and the owners have similar concerns, as follows:

1. Parking: Visitors to the townhouse complex would park on the adjacent commercial lands within their tenant parking areas and impede overall internal traffic flow;
2. Garbage Bins: The existing garbage bin, currently located on the northwest corner of the commercial plaza lands, may have to be moved and enclosed; and,
3. Privacy Fence: The proposed wood privacy fence along the west and south property lines of the proposed development lands may deteriorate over time. The owners of the plaza request better quality fencing at these locations.

The Applicant, through extensive consultation with the neighbouring commercial plaza owners, the City of Vaughan, and the Region of York, has revised the site plan drawings to address these concerns, as follows:

a) Density

In-effect OPA #350 (Maple Community Plan) has no density provisions. However, the new Vaughan Official Plan 2010 permits a maximum density of 1.25 Floor Space Index (FSI) on the subject lands. The Owner is proposing a density of 1.38 FSI on the 0.27 ha subject lands, which is within the Maple Commercial Core of the Maple Heritage Conservation District, and the proposed 0.13 FSI increase in density is considered minor. The siting of the proposed buildings was considered in all of the development options that would make the development proposal viable, given the size of the subject lands.

b) Amenity Areas

The site will be developed as a standard condominium including a private landscaped area that will be used as a passive amenity area for the residents. The proposed amenity area, totaling 562m² or 35m² per unit, will be private in the form of roof-top terraces and balconies on the second and third floors of each unit. There is also a private parkette proposed in between the two townhouse blocks located along the west property line. In addition, the subject lands are located in the vicinity of nearby commercial conveniences, such as the neighbouring commercial plaza, and local parks and playgrounds, which would be an amenity to the future residents. The Maple Community Centre and Library, the Maple Community District Park, and McNaughton Park are within a 5 minute walk (500m) from the subject lands. The Development Planning Department is satisfied that the proposed development will be served with sufficient amenities, both within and external to the property.

c) Neighbouring Commercial Garbage

The Owner has confirmed that the Oskar Group has entered into a private agreement with the commercial plaza owners to the south to build a new garbage enclosure on the commercial property as a means to screen the existing garbage bin from the view of the future residents.

d) Accessibility

Two barrier-free ramps have been incorporated into the site design. One is integrated into the streetscape along Killian Road in front of Building "B" (Attachment #5) for access to Buildings "B" and "C". The other responds to the Ontario Building Code requirements and the Vaughan Development/Transportation Engineering Department comments and is located at the southern

end of Building "A" along the Keele Street frontage to serve as barrier-free access to the ground floor commercial uses.

e) Parking and Internal Traffic Flow

Concern has been expressed respecting the proposed reduction in parking, the potential of overflow parking onto the adjacent commercial site, and the internal traffic flow given the size of the site.

The Owner has submitted a parking study that is based on data and surveys of similar developments in the area. The study has demonstrated, to the satisfaction of the Vaughan Development/Transportation Engineering Department, that the number of parking spaces proposed is appropriate for this development. The proposed lay-by spaces along Keele Street can accommodate additional parking choices that will serve the site. The parking study supports the proposed parking for commercial, residential and visitor spaces and sufficiently addresses the needs of the proposed development and uses.

The site plan process allows, in part, for the review of the internal traffic flow. A turnaround in the rear private road has been included along with a 1.3m off-set for more convenient vehicle maneuvering. The Vaughan Public Works Department (waste collection truck maneuverability) and the Vaughan Development/Transportation Engineering Department (fire route and vehicular movements) have reviewed the site plan and are satisfied that the plan meets the requirements of traffic flow and service delivery within the internal laneway.

f) Privacy Fence

The Development Planning Department has reviewed the proposed fence along the west property line and portions of the south property line, shown on Attachment #6, and is satisfied that it meets Vaughan's property standards requirement. The site will be developed as a standard condominium corporation and maintenance of the fence will be the responsibility of the Condominium Corporation. The Owner will also be providing landscaping on the adjacent commercial lands, as part of the private agreement with the adjacent commercial plaza owners, which is described further in the landscape plan section of this report.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.11.022 to amend the C1 Restricted Commercial Zone, specifically Exception 9(740), to permit a block townhouse dwelling unit as a permitted use in the C1 Restricted Commercial Zone and to permit the site-specific zoning exceptions identified in Table 1 of this report, to implement the residential/commercial block townhouse development proposal shown on Attachments #5 to #11.
2. Site Development File DA.11.070 to facilitate the development of 8, 3-storey live/work units within a block townhouse setting with commercial uses at grade (Building "A") along Keele Street, and 8, 3-storey block townhouse dwelling units (Buildings "B" and "C"), as shown on Attachments #5 to #11, with the following statistics:
 - a) a site area of 0.27 ha;
 - b) total gross floor area of 3,306 m²;
 - c) lot coverage of 47.6 %;
 - d) total landscaped area of 23%.
 - e) Building "A", along Keele Street with 8 live/work units totaling 1,531.9 m², including 182.3 m² of the following site-specific ground floor commercial uses:

- i) Bank or Financial Institution;
 - ii) Business or Professional Office;
 - iii) Personal Service Shop;
 - iv) Pharmacy;
 - v) Photography Studio;
 - vi) Retail Store;
 - vii) Service or Repair Shop; and,
 - viii) Video Store;
- f) Buildings "B" and "C", totaling 1,792.4 m² with 8 residential units, and accessed by a private road from Killian Road;
 - g) a maximum building height of 3 storeys or 11.7 m;
 - h) a floor space index (FSI) of 1.38; and,
 - i) 24 parking spaces, 8 of which are tandem spaces for a total of 32 spaces.

Background - Analysis and Options

In 2006, the Owner submitted Zoning By-law Amendment File Z.06.059 to add a townhouse dwelling unit as a permitted use in the C1 Restricted Commercial Zone to facilitate the development of a mixed-use retail, office and residential complex that included 3 levels of underground parking, as shown on Attachments #3 and #4. The Public Hearing was held on March 26, 2007, and no further action was taken by the Owner.

On July 12, 2011, the Owner submitted revised Zoning By-law Amendment File Z.11.022 and Site Development File DA.11.070 for a mixed-use development, as shown on Attachments #5 to #11, which is the subject of this staff report.

Location

The vacant, 0.27 ha, rectangular-shaped property, shown on Attachment #2, is located on the southwest corner of Keele Street and Killian Road (10,056 and 10,068 Keele Street), City of Vaughan. The property consists of two parcels with frontage along Keele Street (approximately 50m) and Killian Road (approximately 40m). The surrounding land uses are shown on Attachment #2.

In-Effect Official Plan

The subject lands are designated "Maple Commercial Core Area" by in-effect OPA #350 (Maple Community Plan), as amended by OPA #533. The proposed mixed residential and commercial development conforms to the in-effect Official Plan.

Vaughan Official Plan 2010 (VOP 2010)

The lands are designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was approved by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is subject to Ontario Municipal Board approval. The development proposal has regard for the policies of VOP 2010 and conforms to the general intent of the Plan as discussed below:

a) Density

VOP 2010 prescribes a maximum building height of 3-storeys and density of 1.25 FSI. The proposed 3-storey building height conforms to the VOP 2010. However, the proposed density of 1.38 FSI does not conform to VOP 2010. As discussed earlier, it is the in-effect OPA #350 and OPA #533 that currently applies to the site.

b) Townhouse Building Types and Development Criteria

Section 9.2.3 of VOP 2010 states the following:

- "d) Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street; and,
- e) The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 metres in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units."

The 16-unit townhouse development has front-door entrances along Keele Street and the along the west property line. The frontage along Killian Road is approximately 40m and includes the vehicular entrance. Given the size of the site, front-door entrances facing Killian Road are not possible. In lieu of the front door entrance along Killian Road, a pedestrian connection with a barrier-free ramp is proposed to the front door entrances for Buildings "B" and "C" along the west property line.

The facing distance between Block "A" and Blocks "B" and "C" is 11.7m, whereas the policies require a minimum of 18m. The 6.3m reduction of the separation distance is supported as the proposed balconies have been staggered to maximize privacy for individual unit owners and by landscaping (trees and shrubs) that has been integrated along the private road.

The proposal will function appropriately to achieve an economically viable development that meets the intent of VOP 2010, given the size of the site. Again, it is the in-effect OPA #350 and OPA #533 that currently apply to the site.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone, and subject to Exception 9(740) by Zoning By-law 1-88. Exception 9(740) contains site-specific zoning provisions for a previous development proposal on a portion of the subject lands and does not permit residential uses, therefore a Zoning By-law amendment application is required. The following site-specific zoning amendments to Zoning By-law 1-88 are required to implement the proposed plan:

| Table 1: Zoning By-law Amendment File Z.11.022 | | | |
|---|------------------------|--|---|
| | By-law Standard | By-law 1-88 C1 Zone Requirements | Proposed Exceptions to C1 Zone |
| a) | Permitted Uses | <p>Commercial Uses in Sections 5.1.4 and 5.2</p> <ul style="list-style-type: none"> ▪ Does not permit a block townhouse dwelling unit | <p>To permit the following:</p> <ul style="list-style-type: none"> ▪ 8 live/work units (Building "A") with the following ground floor commercial uses along Keele Street: <ul style="list-style-type: none"> - Bank or Financial Institution; - Business/Professional Office; |

Table 1: Zoning By-law Amendment File Z.11.022

| | By-law Standard | By-law 1-88 C1 Zone Requirements | Proposed Exceptions to C1 Zone |
|----|---|---|--|
| | | | <ul style="list-style-type: none"> - Personal Service Shop; - Pharmacy; - Photography Studio; - Retail Store; - Service or Repair Shop; - Video Store; and, - A total of 8 residential units will be located on the second and third floor levels of each unit. <p>▪ 8 block townhouse dwelling units (Buildings "B" and "C")</p> |
| b) | Minimum Front Yard Setback (Killian Road) | 9m | 3.1m |
| c) | Minimum Rear Yard Setback (South Property Line) | 15m | 1.5m |
| d) | Minimum Exterior Side Yard Setback (Keele Street) | 9m | 3.1m |
| e) | Maximum Encroachment of an Uncovered Projection into a Required Front and Exterior Yard | 1.8m | Covered porch projections may encroach 1.5m into the Front Yard (Killian Road) and 2.0m into the Exterior Yard (Keele Street) |
| f) | Minimum Setback to a Sight Triangle | 9m | 0m |
| g) | Minimum Lot Depth | 60m | 54m (existing situation) |
| h) | Minimum Landscape Strip Width along a Street Line | 6m | 3.1m along Killian Road 3.1m along Keele Street |
| i) | Maximum Building Height | 11m | 11.7m |

| | | | |
|----|--------------------------------|--|--|
| j) | Minimum Parking Requirement | <p>16 units @ 1.5 spaces/unit = 24 Residential Spaces</p> <p>16 units @ 0.25 spaces/unit = 4 Visitor Spaces</p> <p>6 spaces/100m² GFA × 182.3m² commercial area = 11 Commercial Spaces</p> <p>Total Spaces = 39</p> | <p><u>Building "A" (Mixed-Use)</u></p> <p>8 units @ 1.25 spaces/unit = 10 Residential Spaces</p> <p>8 units @ 0.5 spaces/unit = 4 Residential Visitor Spaces</p> <p>3.3 spaces/100m² GFA × 182.3m² commercial area = 6 commercial spaces (4 spaces shared with Residential Visitor Spaces)</p> <p><u>Buildings "B" and "C" (Residential)</u></p> <p>8 units @ 1 space/unit = 8 Residential Spaces (8 additional tandem spaces provided within garages)</p> <p>Total Spaces = 24 Spaces (plus 8 Tandem Spaces)</p> |
| k) | Handicapped Parking Space Size | 3.9m by 6m | 3.2m by 6m |
| l) | Definition of a Lot | <p>"Lot" – means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p> | <p>"Lot" – means the subject lands to be deemed to be one Lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, or other permissions, and any easements or registrations that are granted, and shall be deemed to comply with the provisions of the By-law.</p> |

a) Permitted Uses

The proposal to add a block townhouse dwelling unit as a permitted use in the C1 Zone with the site-specific ground floor commercial uses identified in Table 1, can be supported by the Development Planning Department, provided that:

- i) the "Service or Repair Shop" definition will be limited to the servicing or repairing of small household appliances and home computers, which would be compatible with the proposed residential use; and,
- ii) the office of a Regulated Health Professional and Veterinarian will be excluded from the definition of "Business or Professional Office", as these uses have the potential of generating a significant parking demand that may not be able to be accommodated on the subject lands.

b) Setbacks

The proposed reduction of the minimum 9m setback from Killian Road (front yard), Keele Street (exterior yard), and the site triangle to 3.1m, 3.1m and 0m, respectively, would facilitate the creation of an environment that encourages a better physical relationship between the pedestrian and built form within the heritage district, without impeding the view of vehicular traffic. A rear yard setback reduction from 15m (south property line) to 1.5m would allow the creation of a compact development. The proposed 1.5m rear setback in the C1 Zone is consistent with the side yard requirement in an RM2 Zone, where block townhouse units are typically permitted in Zoning By-law 1-88.

An exception to permit the encroachment of the covered porch projections into the front yard (Killian Road) and exterior yard (Keele Street) are required. The Vaughan Zoning By-law 1-88 permits a maximum encroachment of 1.8m for uncovered projections. The proposed covered porches project 1.5m into the front yard and 2m into the exterior side yard. The encroachments are minor and are appropriate to create a comfortable pedestrian realm that is protected from sun and rain.

c) Lot Depth, Landscape Widths and Building Height

The reduction of the minimum lot depth from 60m to 54m, recognizes the existing lot depth. Therefore, the Development Planning Department has no objection to this exception.

The proposed reductions of the landscape strip widths from 6m to 3.1m along both Killian Road and Keele Street facilitates compact street-related built form, and the vision of the Maple Commercial Core Area. The Maple Streetscape Urban Design Guidelines require three (3) Maple Streetscape light standards, planting areas, and benches within the landscape strips that will provide a comfortable and animated streetscape. Accordingly, the Development Planning Department has no objection to the reduction of the landscape strip widths.

The proposed building height increase from 11m to 11.7m represents a height increase of 6%, but within the 11.8m height limit of the Maple Heritage Conservation District Plan. For further clarity and for the purposes of the implementing zoning by-law, the maximum building height will be calculated along the front of the buildings, being Keele Street for Building "A" and the west property line for Buildings "B" and "C". The proposed building height increase is acceptable given that the surrounding area consists of developments with similar building heights. The minor increase represents a marginal height differential and a built form that supports the creation of a building scale that is compatible with the existing surrounding area, and therefore, is supported by the Development Planning Department and the Cultural Services Division.

d) Parking and Handicapped Parking Space Size

The Owner has submitted a parking study, dated June 2011, prepared by Cole Engineering in support of a parking standard reduction for the proposed development.

The City's Zoning By-law 1-88 requires that a minimum of 39 parking spaces be provided for the proposed development, including 24 spaces for the residential units, 4 spaces for residential visitor parking, and 11 for the commercial uses. The Owner is proposing a total of 24 parking spaces, with 18 spaces for residential use and 6 spaces for commercial use, of which 4 of the commercial spaces are shared parking spaces with residential visitors. The Vaughan Development/Transportation Engineering Department has reviewed the parking study and concurs with the findings and supports the parking supply reduction.

Although not counted in the required parking count, the development proposal includes 8 tandem spaces contained in the garages of Buildings "B" and "C", and 5 lay-by parking spaces available along Keele Street. The lay-by spaces are within York Region's right-of-way and require Regional approval. The York Region Transportation and Community Planning Department encourages lay-by parking within the Heritage District.

The subject lands are strategically located within an existing transit area and primary intensification corridor that provides the following attributes:

- a) Local Centre – typically developed with a mix of housing types and tenures with retail and office, and includes pedestrian-friendly built form with active uses located at grade; and,
- b) Primary Intensification Corridor – plays an important role in linking various centres and are linear places of activity in their own right that accommodates mixed-use intensification while recognizing good levels of transit service and the desire for compact developments.

These attributes present the opportunity to reduce vehicular reliance as excessive parking supply imposes environmental costs, contradicts community development objectives for more liveable and walkable communities, and it tends to increase driving and discourage the use of alternative modes of transportation. This philosophy is supported by the City's review of the current parking standards in Zoning By-law 1-88 (by IBI Group), where the following parking reductions are recommended:

| Table 2: IBI Group Recommended Parking Standards | | | |
|---|------------------------------------|--|---|
| Development Type | By-law 1-88 Requirement | IBI Recommended Parking Standards | Proposed New Parking Ratio |
| Townhouse Dwellings | 1.75 spaces/unit | Min. 0.95 spaces/unit Max. 1.4 spaces/unit | Building "A": 1.25 spaces/unit Buildings "B" and "C": 1 space/unit |
| Retail/Shopping Centre | 6 spaces per 100m ² GFA | Min. 3 spaces/100m ² GFA Max. 4.5 spaces/100m ² GFA | 3.3 spaces/100m ² GFA |

The proposed parking reductions are within the range recommended in the IBI Parking Standards Report, and therefore, can be supported by the Development Planning Department.

In order to provide accessibility on the subject lands, the Owner has provided a handicapped parking space located between Buildings "B" and "C". Given the size constraints of the subject lands, the handicap parking space width must be reduced from

3.9m to 3.2m. The proposed stand-alone handicapped parking space size of 3.2m by 6m is consistent with a width of a handicapped parking space that is adjacent to another handicapped parking space allowed in the City's By-law 1-88. The reduced handicapped parking space size will accommodate for an additional visitor parking space and a walkway access to the adjacent landscaped area and will provide for an overall functional development. As a result, the Development Planning Department has no objection to the reduced handicapped parking space width from 3.9m to 3.2m, which provides a functional space.

e) Definition of a Lot

The subject lands are comprised of two parcels owned by the Owner. The proposed exception to the definition of a "lot" is required to ensure that for zoning purposes, the subject lands are deemed to be one lot. Given the nature of the proposed mixed-use residential and commercial development, which includes a development proposal with shared parking and amenity areas, this exception is appropriate.

The proposed exceptions to Zoning By-law 1-88 identified in Table 1 are required to implement the mixed use development, which has a compact built form that is transit supportive. Accordingly, the Development Planning Department can support the proposed zoning by-law exceptions.

Site Plan

The original conceptual site plan submitted with Zoning By-law Amendment File Z.06.059, is shown on Attachment #3, and included 4 townhouse dwellings, a 3-storey retail and office building, and 3 levels of underground parking with access from Killian Road. That development concept was determined to be fiscally unfeasible by the applicant. The Owner has since submitted the revised site plan, shown on Attachment #5, which includes three (3) buildings connected by a private road with access onto Killian Road. The buildings have been located close to the streetlines to re-enforce the street edge, and to create a pedestrian-scaled environment.

Building "A" includes 8 townhouse units with a total of 182m² of ground floor commercial uses. The units have primary entrances from Keele Street and are served by a barrier-free ramp and covered porches, which will contribute to the connectivity of the pedestrian environment. Eight (8) garage parking spaces are accessed by the private road with private entrances into each unit from the garage. The private road also provides access to an additional eight (8) parking spaces within an open carport. These eight spaces have provisions for two (2) exclusive commercial parking spaces, two (2) exclusive residential visitor parking spaces, and four (4) shared commercial and residential visitor parking spaces. These parking spaces will be clearly marked and maintained by the future condominium corporation.

Buildings "B" and "C" consists of four (4) townhouse units each with pedestrian access from Killian Road via a concrete walkway to the unit entrances along the west property line. A landscaped amenity area is proposed between Buildings "B" and "C", with two (2) additional parking spaces (one being a handicapped space) that are dedicated to the Keele Street ground level commercial uses. These two spaces are setback to allow for a vehicle turn-around area behind the parking spaces. The eight (8) parking spaces for these units are by garage access from the rear private road. The garages will consist of eight (8) additional tandem parking spaces for the eight (8) units in Buildings "B" and "C".

The community mailbox is located by the entry feature along Killian Road. Two (2) bicycle racks are proposed at the corner of Killian Road and Keele Street. Pedestrian circulation on the property is focused along the periphery and consists of a 1.5m wide concrete walkway along the west property line that will wrap around along the south property line to a 1.2m wide walkway. A

shared 2.3m wide walkway between the existing commercial building to the south and Building "A", will be treated with unit pavers.

In a memorandum dated June 5, 2012, Cole Engineering provided a moving vehicles report respecting the internal vehicle movement impact on the development proposal. The study concluded that the development proposal is expected to operate satisfactorily with a maximum 10m length moving vehicle with minimal impact to site operations and parking within the site. The Vaughan Development/Transportation Engineering Department has reviewed the report and concurs with the study's conclusions.

The Owner will need to submit a Draft Plan of Condominium Application to the Development Planning Department in the future. Snow removal and garbage/recycling collection will be private and the responsibility of the future Condominium Corporation. The management of site operations through signage can be accommodated by the future condominium corporation with respect to ensuring available parking during allocated times for truck deliveries. A clause to this effect will be included in the future condominium agreement with the City of Vaughan and the condominium declaration, as noted in the recommendation of this report.

Landscape Plan

The landscape plan shown on Attachment #6 consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping. In accordance with the Maple Streetscape and Urban Design Guidelines (MSUDG), the Keele Street frontage has been detailed with trees, shrubs, paving and lay-by parking and includes Maple Streetscape planters consisting of limestone curbs. Three (3) Maple Streetscape acorn light standards, benches, trash receptacles, and bicycle racks (2) are proposed along Keele Street. The Site Plan Letter of Undertaking will include a clause requiring the Owner to provide a one-time payment to the City of Vaughan for the maintenance of the enhanced landscaping on the Keele Street right-of-way. The maintenance fee amount will be determined through the approval of the landscape plan and landscape cost estimate to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

The private road will be lined with unit pavers and accented with four (4) landscaped areas. A landscaped and sodded parkette is proposed between Buildings "B" and "C" and will incorporate a bench and trellis for passive recreation.

It was determined through the review of the landscape plan that the proposed retaining wall and privacy fence would create a compact soil condition that would not be conducive to the viability of the existing trees on the adjacent commercial plaza. Through a private agreement with the owners of the neighbouring commercial plaza, the Applicant, in accordance with the tree preservation plan, will be replacing some of the trees and adding shrubs, as identified on Attachment #6. Upon further review of the landscape plan, the Development Planning Department has communicated to the Owner that the total tree caliper that is being removed on the neighbouring commercial lands must be replaced with the same total tree caliper on the commercial lands. Specifically, the total tree caliper proposed for removal is equivalent to approximately 156cm. The landscape plan has been redlined accordingly on Attachment #6, as agreed by the Owner in a memorandum dated June 4, 2012, and has been included in the recommendation section of this report.

Building Elevations

The original conceptual building elevations shown on Attachment #4, were designed with a clock tower and a monotonous repetition of architectural elements. The revised building elevations shown on Attachments #7 to #10 reflect consultation with the Cultural Services Division and the Development Planning Department. The Keele Street elevation has been articulated with various materials to enhance its' appearance. The proposed porches, roof-top terraces and balconies are

used to vary the massing of the buildings to maintain the scale of the streets and the private road area.

The building materials consist of a stone base at grade level with masonry at the second and third floors. Wood siding is also introduced at the centre portion of the upper floors. Signage has been included along the Keele Street façade and must comply with the Maple Heritage Conservation District requirements as discussed in the Heritage Vaughan section of this report. The Cultural Services Division and the Development Planning Department will continue to work with the Owner to finalize the proposed building elevations, as identified in the "Heritage Vaughan" section below. The Owner must provide a materials board to the satisfaction of the Cultural Services Division and the Development Planning Department, as noted in the recommendation of this report.

Vaughan Public Works

The Vaughan Public Works Department has reviewed the development proposal in light of the City's Waste Collection Design Standards. The development proposal was approved to the satisfaction of the Public Works Department on January 23, 2012.

Heritage Vaughan

The subject lands are designated under Part V of the Ontario Heritage Act and are located within the Maple Heritage Conservation District, and subject to the Maple Heritage Conservation District Plan and Urban Design Guidelines. The development proposal was considered at the February 15, 2012 Heritage Vaughan meeting. Heritage Vaughan advised that they have no objection to the development proposal, subject to the following:

- a) That the signage locations provided are acceptable with the following provisions:
 - i) Board signage locations are acceptable, except that the design is to be a simple rectangle and the border feature is acceptable;
 - ii) Decals are to be limited to stand alone lettering only, black in colour and not exceeding 6 inches in height, not exceeding 0.5m² in total area per unit and provided that the Building Standards Department review the proposed signage and related detail information and that they have no objection;
 - iii) Any signage lighting must be exterior;
- b) That the applicant continue to work with Cultural Services staff in the selection of exterior material samples, including details and materials samples regarding decal and board signage, which will be required to be submitted for review and approval by Cultural Service staff;
- c) That all exterior lighting must be indicated, including wall lighting;
- d) That all windows are required to feature exterior muntin bars. The review of the windows and its materials will be required as part of the exterior material samples to be reviewed by the Cultural Services Division;
- e) That the window style of the windows on Block "A", north elevation, ground floor are to be revised to reflect a consistent style with the rest of the development proposal;
- f) That no blind windows will be permitted on any elevation, including the Killian Street facades, except for the quarter circular windows at the gable ends on the attic, provided that the muntin bars are of the exterior type;
- g) That the southwest walls have detail included to create architectural interest with simulated window surrounds in masonry;

- h) That the grade change and narrow circulation paths currently shown in the development proposal along Keele Street be revised and consideration be taken to allow enough space for the circulation of multiple pedestrians; and,
- i) The applicant is advised that if the design changes as a result of addressing issues from other departments, a new submission for review by Cultural Services staff or Heritage Vaughan may be required.

The Owner must satisfy all requirements of the Cultural Services Division. A condition to this effect has been included in the recommendation of this report. The review to ensure that the above items are incorporated into the site design has been delegated to Cultural Service Staff, who are actively working with the Owner to resolve the above-noted comments.

Vaughan Development/Transportation Engineering Department

a) Servicing

The Development/Transportation Engineering Department, Planning Studies Section, in their report dated June 5, 2012 to the Committee of the Whole has recommended the allocation of servicing capacity for 16 units in support of this development proposal, which is to be ratified by Council on June 26, 2012.

The final site servicing and grading plan, stormwater management report, and functional servicing report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect has been included in the recommendation section of this report.

b) Environmental Site Assessment (ESA)

The Phase 1 Environmental Site Assessment (ESA) Report has been peer reviewed by Vaughan's peer reviewer, Decommissioning Consulting Services Limited (DCS). DCS concurs with the findings of the Phase 1 ESA, which recommended a Phase 2 ESA.

The Phase 2 ESA was submitted to the Vaughan Development/Transportation Engineering Department in April 2012. The Phase 2 ESA reported that field works were performed on the subject lands. Soil and groundwater samples were collected and submitted for chemical analysis. A review of the results of the analysis shows that the results are below the reportable detection limit. The Phase 2 ESA concluded that no further environmental investigation is required and that the subject lands are suitable for the proposed development.

The Development/Transportation Engineering Department is satisfied with the conclusions of the Phases 1 and 2 ESA reports. As of early June 2012, the Owner is in the process of registering the Record of Site Condition (RSC) and expects the acknowledgement letter from the Ontario Ministry of the Environment (MOE) in later June 2012. The Owner is aware of the requirement to provide proof of receipt of the RSC and the acknowledgement letter from the MOE prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect has been included in the recommendation of this report.

c) Stormwater Management Report

The stormwater management report must be to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition respecting this matter has been included in the recommendation of this report.

d) Access Study

The Owner submitted an Access Study by Cole Engineering that assessed the proposed site access by analyzing the effects on the fully signalized intersection at Keele Street and Killian Road. The study also measured the required storage length at the proposed site access and determined future level of service conditions at the unsignalized intersection of Killian Road and the proposed site access. The analysis indicated that under total traffic volume conditions, site access is expected to operate at an excellent level of service. The proposed site access on Killian Road will not significantly impact the operation of the Keele Street and Killian Road intersection. The Vaughan Development/Transportation Engineering Department concurs with the findings of the Access Study.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The Region of York is presently protecting for a 30m right-of-way for this section of Keele Street. As such, the municipal setback must be referenced at 15m from the centreline of Keele Street, and additional 1.5m for bicycle lane facilities. The only access to and from the subject lands will be on Killian Road. The Owner is also required to convey the following lands, along the entire frontage of the site adjacent to Keele Street to the Regional Municipality of York, free of costs and encumbrances:

- a) Sufficient property to provide a 16.5m setback from the centre line of construction; and,
- b) Sufficient property to provide a 8m by 8m daylighting triangle at the southwest corner of Keele Street and Killian Road.

The Owner will be required to fulfill all requirements of the Region of York Transportation and Community Planning Department, including the execution of a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Conclusion

The Zoning By-law Amendment File Z.11.022 and Site Development File DA.11.070 have been reviewed in accordance with OPA #350 (Maple Community Plan) as amended by OPA #533, Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed 16 townhouse dwelling units, include 8 live/work units with 182m² of commercial uses along Keele Street is appropriate and compatible with the existing uses in the surrounding area, and conforms to the current in-effect Official Plans. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.11.022 and Site Development File DA.11.070, subject to the conditions in this report.

Attachments

- 1. Context Location Map
- 2. Location Map
- 3. Original Conceptual Site Plan
- 4. Original Conceptual Keele Street Elevation
- 5. Site Plan
- 6. Landscape Plan
- 7. Block "A" Front and Rear Elevations
- 8. Block "A" Side Elevations

9. Block "B" and "C" Front and Rear Elevations
10. Block "B" and "C" Side Elevations
11. Rendered Elevations

Report prepared by:

Stephen Lue, Planner, ext. 8210

Christina Napoli, Senior Planner, ext. 8483

Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Subject Lands

Not to Scale

Attachment

FILES:
Z.11.022 & DA.11.070
RELATED FILE: Z.06.059
DATE: June 11, 2012

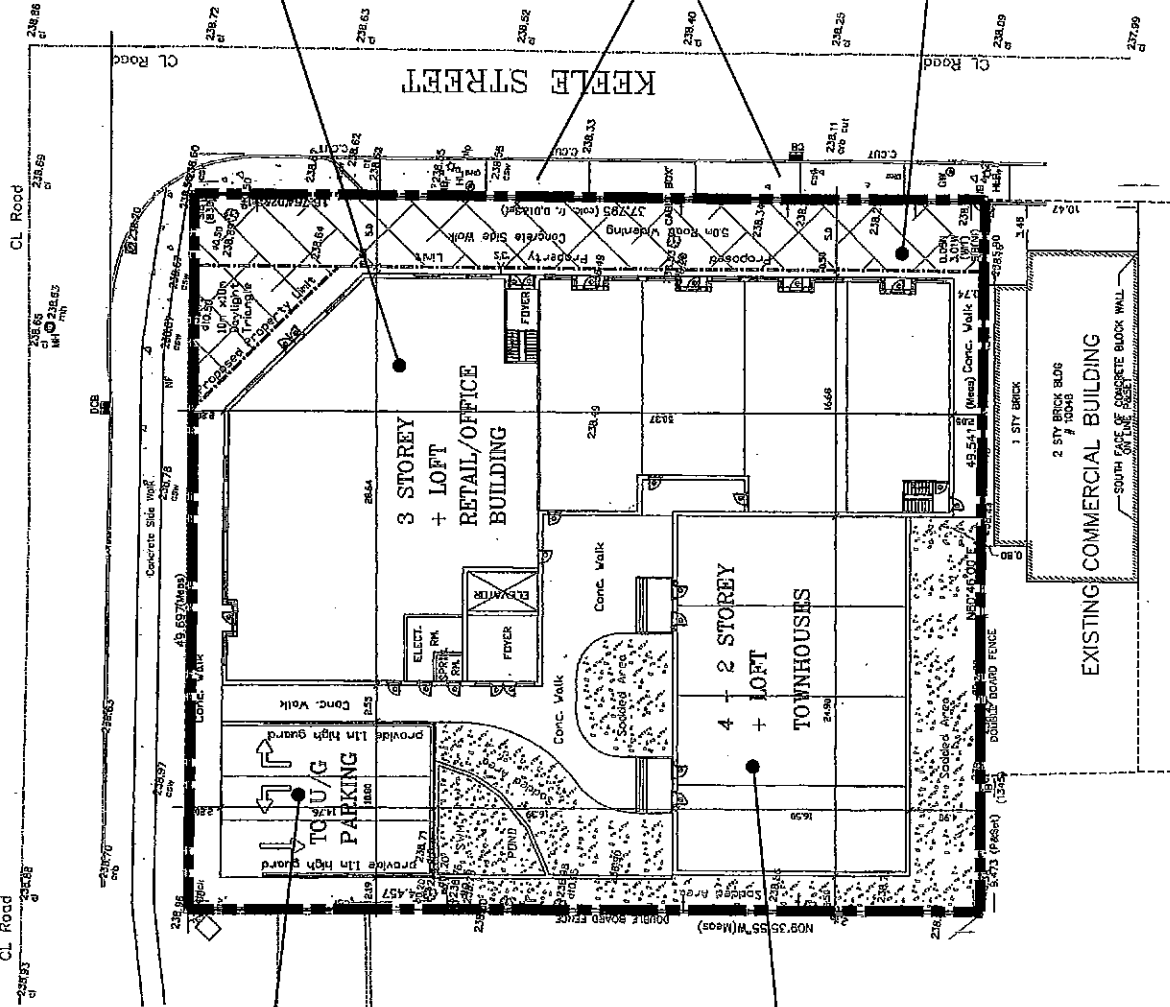


Context Location Map

LOCATION:
Part of Lot 21, Concession 4
APPLICANT:
7559586 Ontario Inc. (Oskar Group)
N:\DFT\1 ATTACHMENTS\Z_e.11.022da.11.070.dwg



KILLIAN ROAD



PROPOSED 3 STOREY
& LOFT RETAIL/OFFICE
BUILDING

PROPOSED 6 LAY-BY
PARKING SPACES ON
KEELE STREET

5m WIDE ROAD
WIDENING

SUBJECT LANDS

RAMP TO PROPOSED
3 LEVEL UNDERGROUND
PARKING

EXISTING COMMERCIAL

PROPOSED TOWNHOUSE
DWELLINGS (4 UNITS)

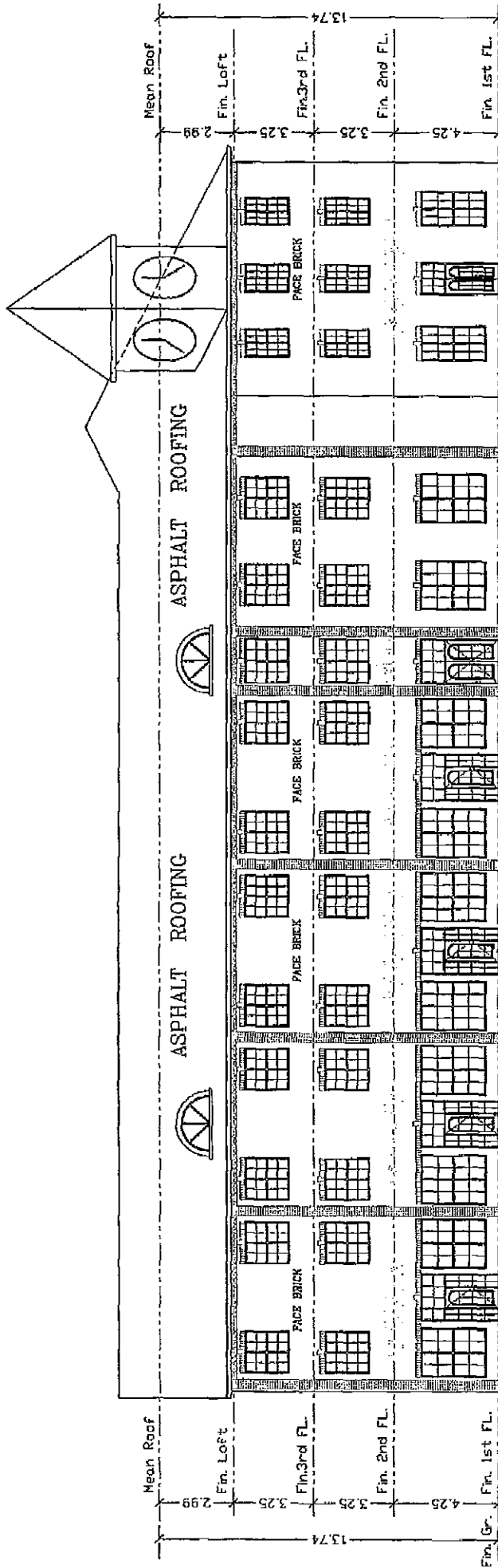
ORIGINAL ZONING BY-LAW
AMENDMENT FILE Z.06.059

TO AMEND BY-LAW 1-88 TO ADD A
TOWNHOUSE DWELLING AS AN
ADDITIONAL PERMITTED USE TO THE
LIST OF PERMITTED USES IN THE C1
RESTRICTED COMMERCIAL ZONE

Original Conceptual Site Plan
(File: Z.06.059)

APPLICANT: 1559586 Ontario Inc. (Oskar Group)
LOCATION: Part of Lot 21, Concession 4
N:\DFT\1 ATTACHMENTS\Z.06.11.022.doc.11.070.dwg





KEELE STREET

Original Conceptual Keele
Street Elevation (File: Z.06.059)

APPLICANT: 1559586 Ontario Inc. (Oskar Group)
LOCATION: Part of Lot 21, Concession 4

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Attachment

FILES: Z.11.022 & DA.11.070
RELATED FILE: Z.06.059
DATE: June 11, 2012

4

ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO AMEND THE C1 RESTRICTED COMMERCIAL ZONE AS AMENDED BY EXCEPTION 9(740) TO PERMIT A TOWNHOUSE DWELLING AS A PERMITTED USE TOGETHER WITH SITE SPECIFIC ZONING EXCEPTIONS IDENTIFIED IN TABLE 1 OF THIS REPORT TO FACILITATE THE DEVELOPMENT OF THE SUBJECT LANDS WITH A 3 STOREY MIXED USE DEVELOPMENT THAT INCLUDES THE FOLLOWING USES:

- i) BANKING OR FINANCIAL INSTITUTION
- ii) PERSONAL SERVICE SHOP
- iii) PHARMACY
- iv) PHOTOGRAPHY STUDIO
- v) RETAIL STORE
- vi) SERVICE OR REPAIR SHOP
- vii) VIDEO STORE
- viii) BUSINESS OR PROFESSIONAL OFFICE

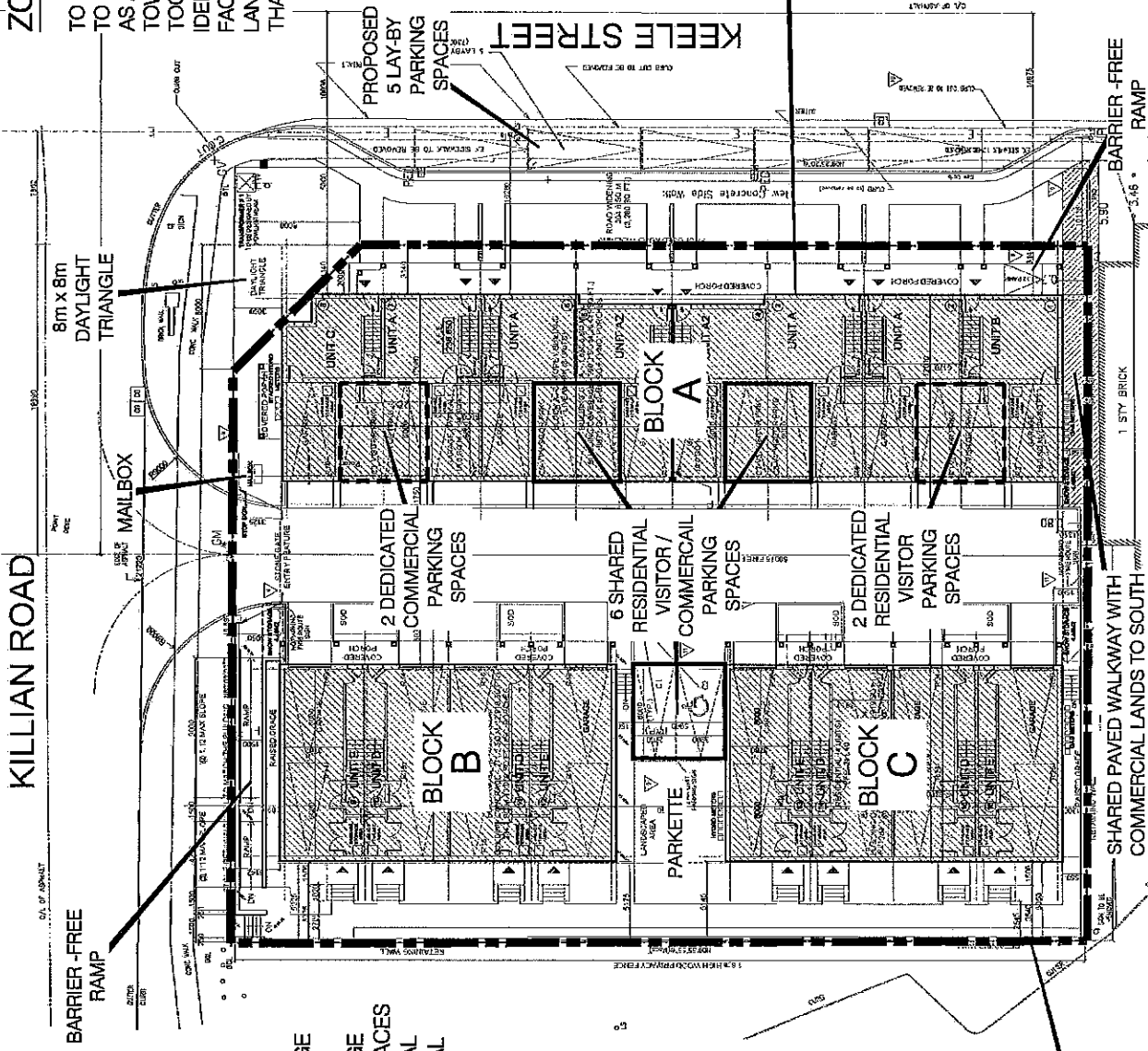
BLOCK "A"

- 8 RESIDENTIAL PARKING SPACES
- 2 DEDICATED RESIDENTIAL VISITOR PARKING SPACES
- 2 DEDICATED COMMERCIAL PARKING SPACES
- 4 SHARED RESIDENTIAL VISITOR AND COMMERCIAL PARKING SPACES

BLOCKS 'B' AND 'C'

- 8 RESIDENTIAL GARAGE PARKING SPACES
- 8 RESIDENTIAL GARAGE TANDER PARKING SPACES
- 2 SHARED RESIDENTIAL VISITOR / COMMERCIAL PARKING SPACES

1.8m HIGH WOOD PRIVACY FENCE ON A RETAINING WALL



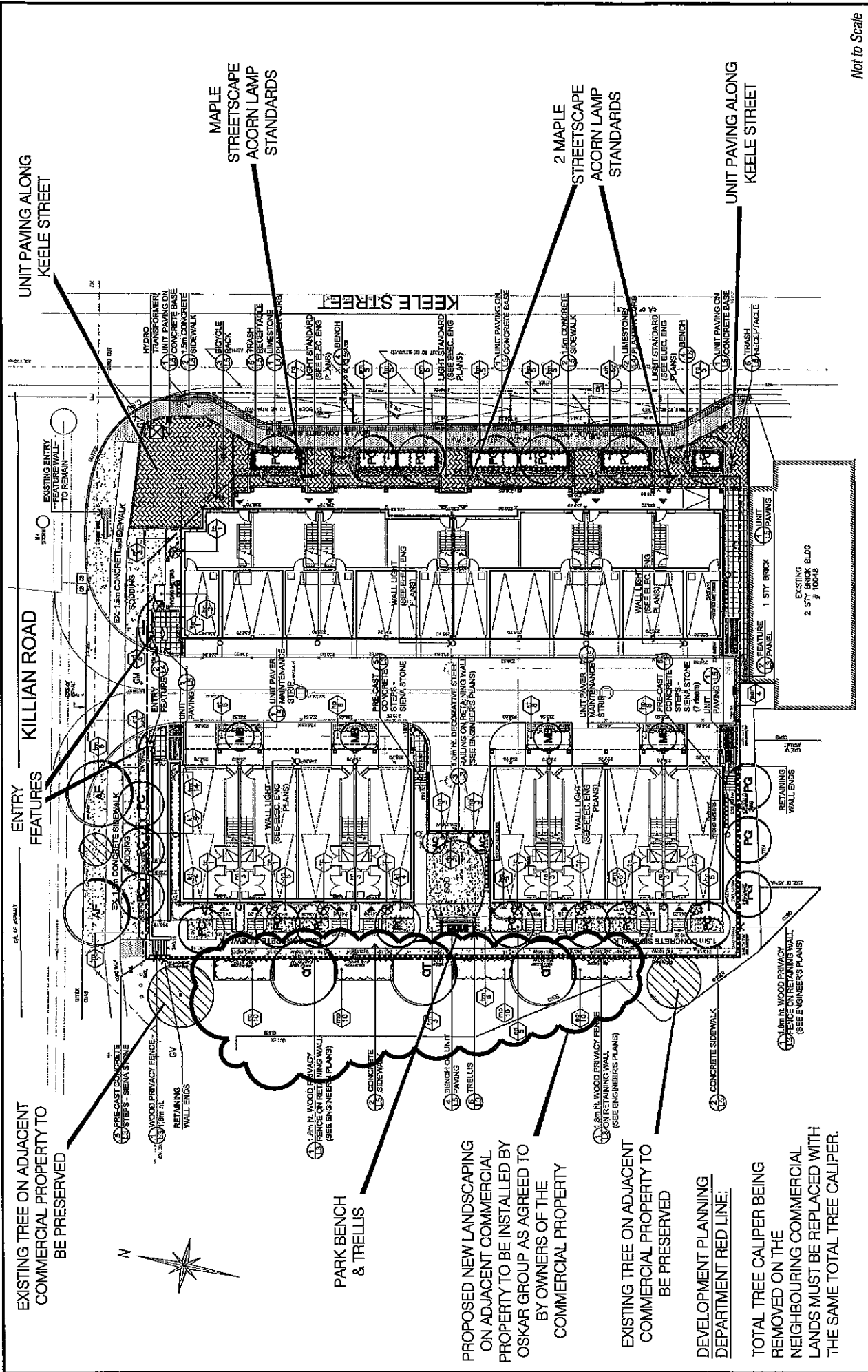
--- SUBJECT LANDS
Not to Scale



Site Plan

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. (Oskar Group)



Not to Scale



Landscape Plan

LOCATION:
 Part of Lot 21, Concession 4
 APPLICANT:
 1559586 Oritario Inc. (Oskar Group)
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UNIT PAVING ALONG KEELE STREET

MAPLE STREETSCAPE ACORN LAMP STANDARDS

2 MAPLE STREETSCAPE ACORN LAMP STANDARDS

UNIT PAVING ALONG KEELE STREET

KILLIAN ROAD

ENTRY FEATURES

EXISTING TREE ON ADJACENT COMMERCIAL PROPERTY TO BE PRESERVED

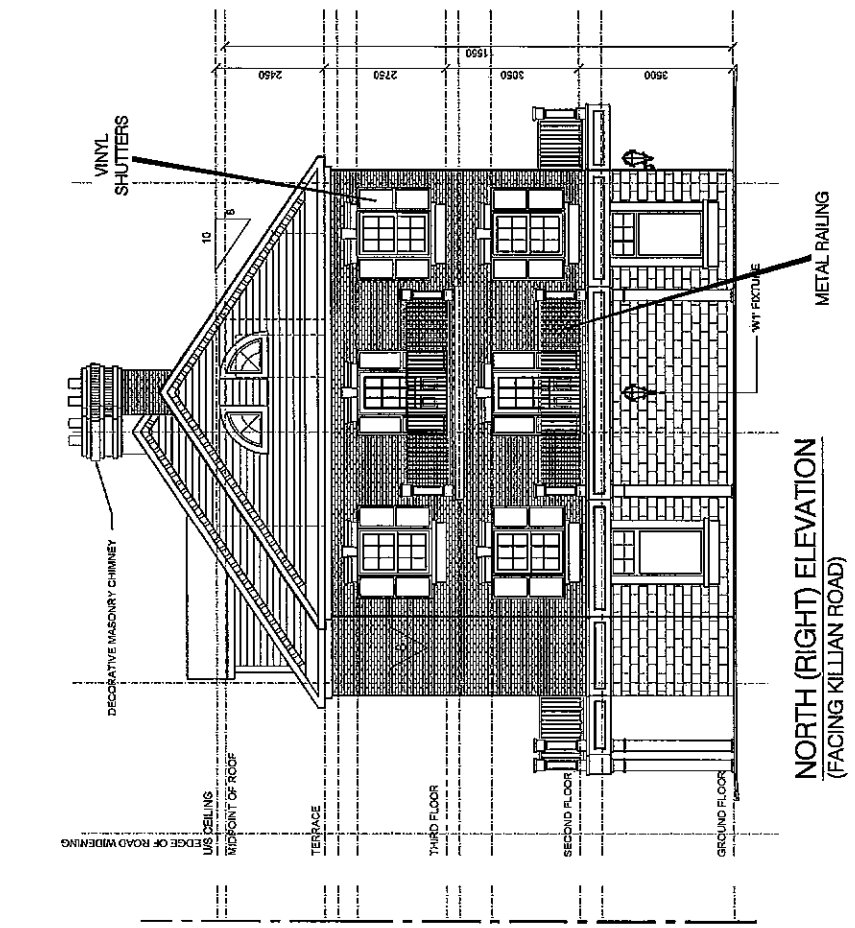
PARK BENCH & TRELIS

PROPOSED NEW LANDSCAPING ON ADJACENT COMMERCIAL PROPERTY TO BE INSTALLED BY OSKAR GROUP AS AGREED TO BY OWNERS OF THE COMMERCIAL PROPERTY

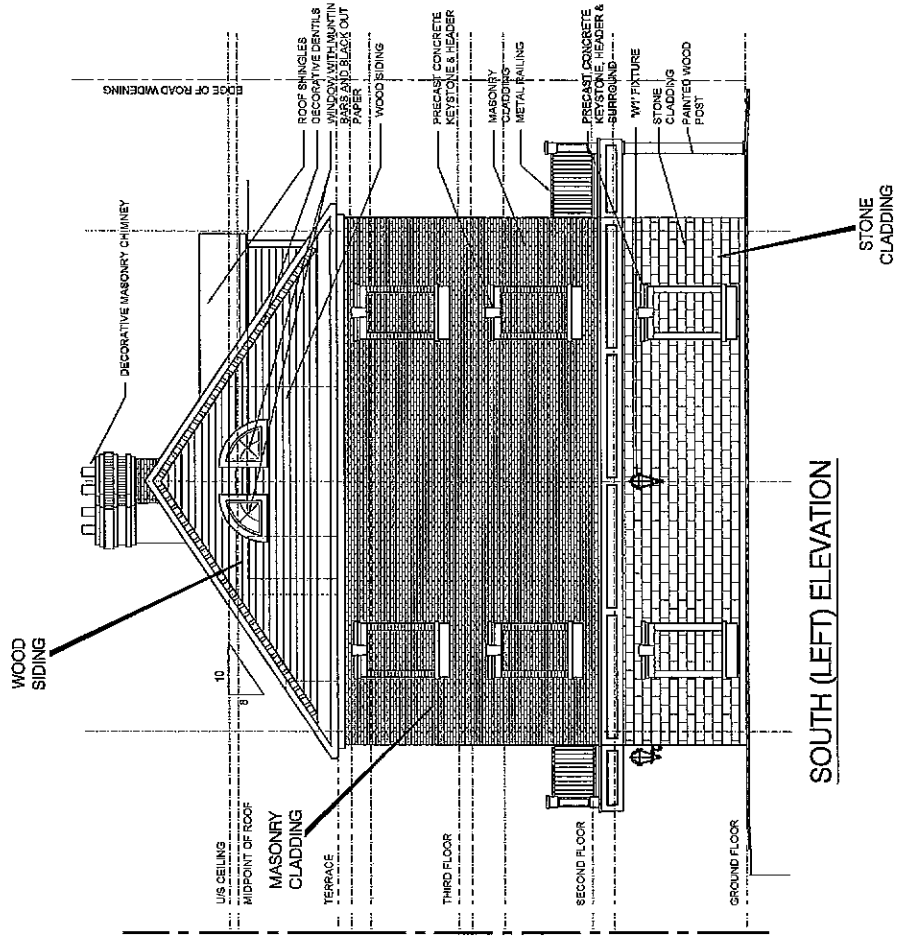
EXISTING TREE ON ADJACENT COMMERCIAL PROPERTY TO BE PRESERVED

DEVELOPMENT PLANNING DEPARTMENT RED LINE:

TOTAL TREE CALIPER BEING REMOVED ON THE NEIGHBOURING COMMERCIAL LANDS MUST BE REPLACED WITH THE SAME TOTAL TREE CALIPER.

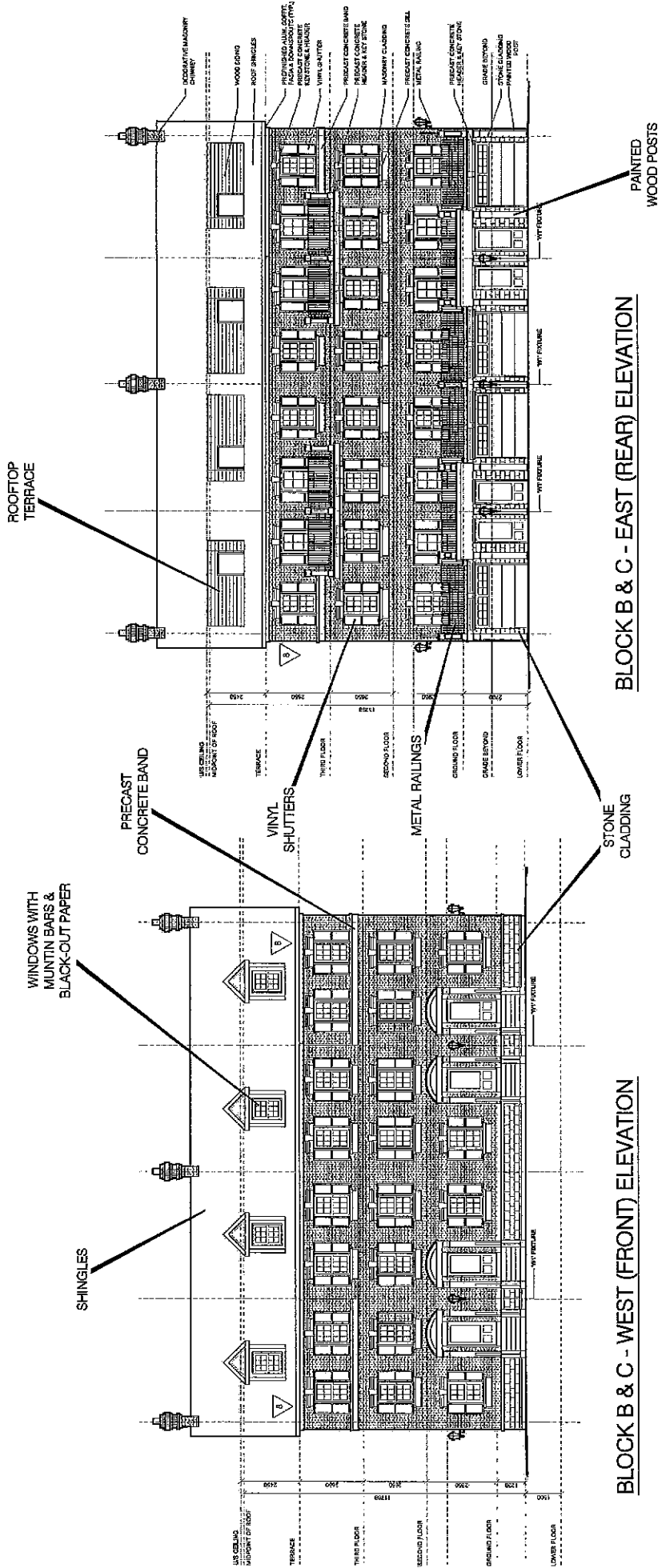


Not to Scale



Block "A" - Side Elevations

APPLICANT: 1559586 Ontario Inc. (Oskar Group)
 LOCATION: Part of Lot 21, Concession 4
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BLOCK B & C - WEST (FRONT) ELEVATION

BLOCK B & C - EAST (REAR) ELEVATION

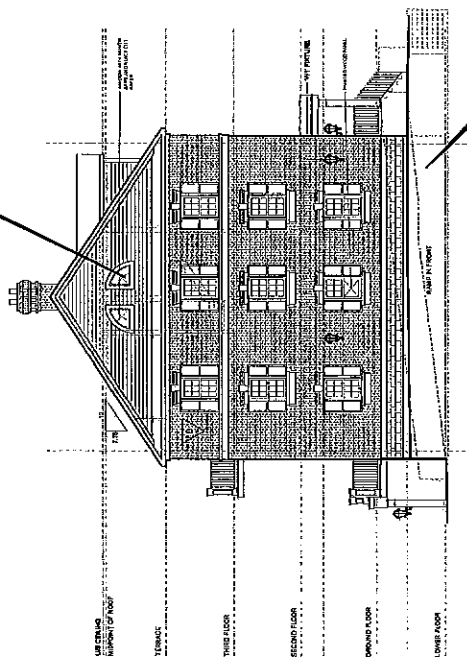
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Block "B" & "C" - Front & Rear Elevations

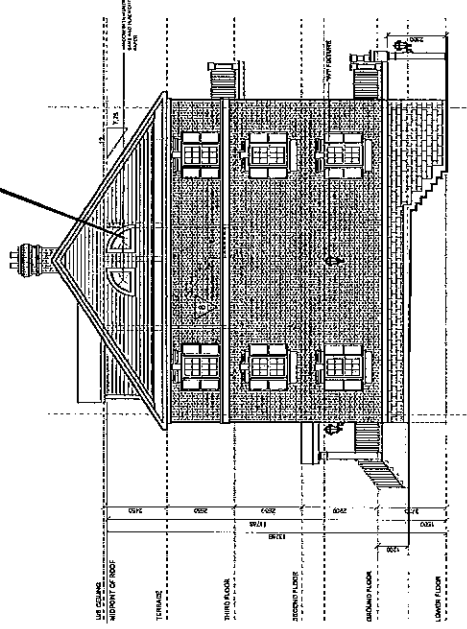
APPLICANT: 1559586 Ontario Inc. (Oskar Group)
 LOCATION: Part of Lot 21, Concession 4
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WINDOWS WITH
MUNTIN BARS &
BLACK-OUT PAPER



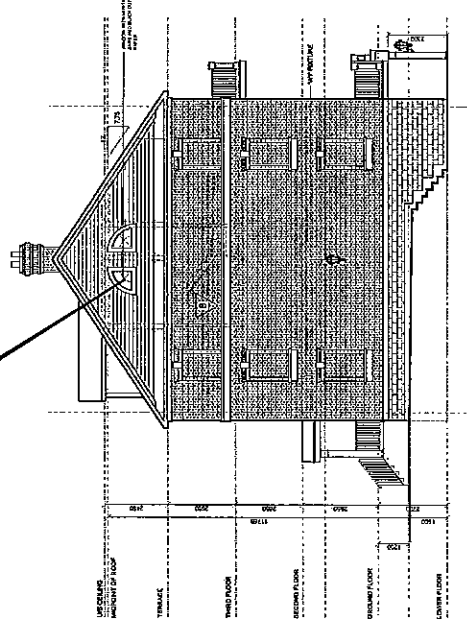
BLOCK B - NORTH (LEFT SIDE) ELEVATION
(FACING KILLIAN ROAD)

WINDOWS WITH
MUNTIN BARS &
BLACK-OUT PAPER



BLOCK B - SOUTH (RIGHT) ELEVATION
BLOCK C - NORTH (LEFT) ELEVATION
(FACING INTERNAL PARKETTE)

WINDOWS WITH
MUNTIN BARS &
BLACK-OUT PAPER



BLOCK C - SOUTH (RIGHT SIDE) ELEVATION
(FACING COMMERCIAL PLAZA TO SOUTH)

Not to Scale

Block "B" & "C" - Side Elevations

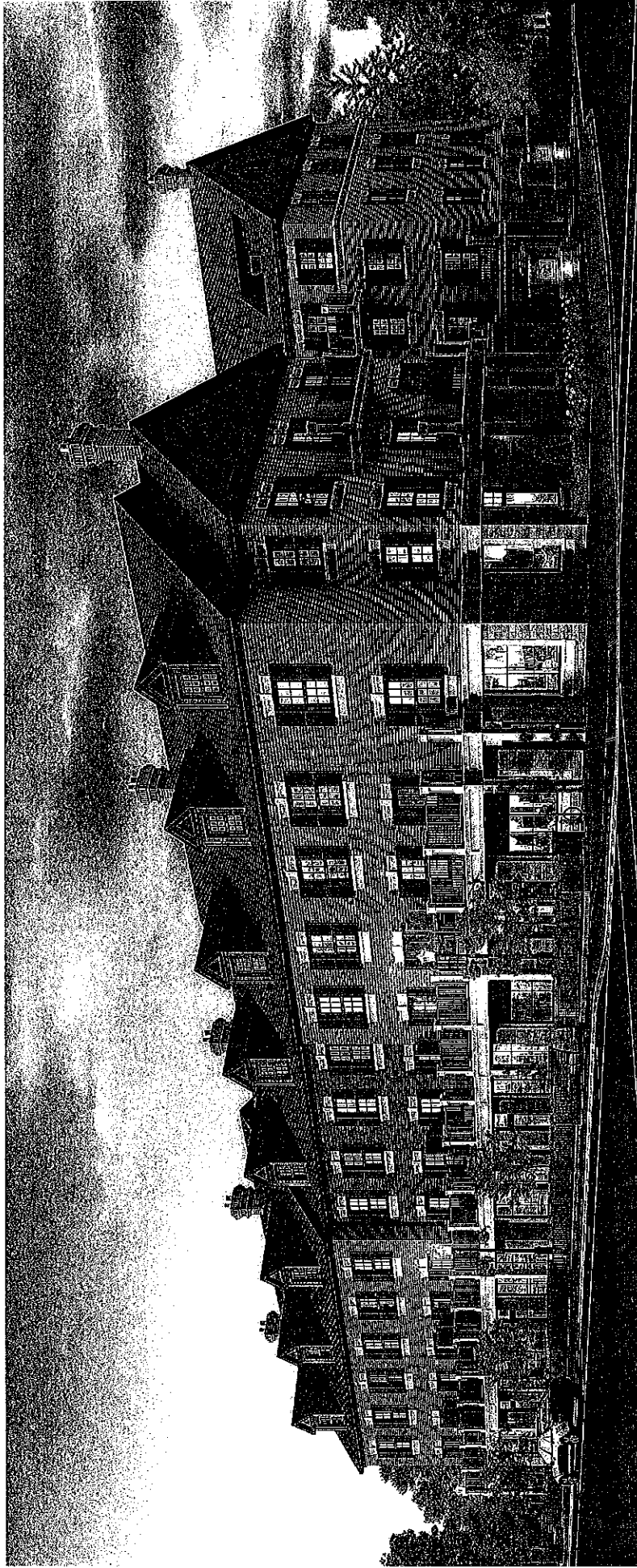
APPLICANT:
1559586 Ontario Inc. (Oskar Group)

LOCATION:
Part of Lot 21, Concession 4



Attachment

FILES:
Z:11.022 & DA:11.070
RELATED FILE Z:06.059
DATE: June 11, 2012



NORTH - EAST VIEW FACING KEELE STREET & KILLIAN ROAD

Rendered Elevations

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. (Oskar Group)

N:\DFT\1 ATTACHMENTS\Z\z.11.022.dwg.11.070.dwg



Attachment

FILES:
Z.11.022 & DA.11.070
RELATED FILE: Z.06.059

DATE: June 11, 2012

11