

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 6, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on October 30, 2012, as follows:

By receiving Communication C4 from Ms. Antonette Nardone, dated October 16, 2012.

6

**OFFICIAL PLAN AMENDMENT FILE OP.12.007
ZONING BY-LAW AMENDMENT FILE Z.12.016
GOLD PARK (WOODBIDGE) INC.
WARD 1 – VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 16, 2012, be approved;
- 2) That a community meeting be convened by the Ward 1 Councillor with the applicant, Regional Councillors, community representatives and staff, if necessary, to address the issues and concerns raised;
- 3) That the following deputations and communication be received:
 1. Mr. Harry Kohn, Kohn Partnership Architects Inc., Spadina Avenue, Toronto, on behalf of the applicant;
 2. Ms. Victoria Globocki, Keele Street, Maple;
 3. Ms. Rita Bisogno, Angelview Court, Maple;
 4. Mrs. Maria Sammut, Welton Street, Maple, and communication C12, dated October 16, 2012;
 5. Mr. Udo Schonberg, Naylon Street, Maple;
 6. Mr. Brock Hansler, Naylon Street, Maple;
 7. Mr. G. Pellegrino, Julia Valentina Avenue, Vaughan;
 8. Mr. Robert Hofland, Welton Street, Maple;
 9. Ms. Norma Brubacker, Naylon Street, Maple;
 10. Ms. Angela Orsini, Empress Road, Vaughan;
 11. Mr. Savino Quatela, Grand Valley Boulevard, Maple;
 12. Mr. Michael Schanck, Goodman Crescent, Maple; and
- 4) That the following communications be received:
 - C1. Petition, dated October 8, 2012; and
 - C3. Mr. Bill and Ms. Jana Manolakos, Keele Street, dated October 14, 2012.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.007 and Z.12.016 (Gold Park (Woodbridge) Inc.) 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.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: September 21, 2012.
- b) Circulation Area: 150 m
- c) Comments received as of October 2, 2012:

The Development Planning Department has received correspondence from Mr. Robert Hofland, of Welton Street, that identifies a number of concerns briefly summarized as follows:

- i) the proposal represents a drastic increase in the population and traffic in the area;
- ii) the proposal is not compatible with the height of buildings or density in the surrounding residential area;
- iii) the proposal is not consistent with the surrounding land uses to the west of the subject lands;
- iv) the proposal will affect the quality of life for residents living in the surrounding area;
- v) the building height should be no higher than 3-storeys along Major Mackenzie Drive and Keele Street and taper to 2 stories along Jackson Street and Church Street;
- vi) the proposal does not include enough green space;
- vii) there are no parkettes or significant recreational areas proposed within the development;
- viii) the proposal may cause overflow parking on the adjacent residential streets; and,
- ix) the development should remain as previously approved which included townhouse dwelling units along Church Street and ground floor commercial uses as it represents a more compatible development for the area.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted the following applications to facilitate the development of the subject lands shown on Attachments #1 and #2 with a 4-storey mixed-use apartment building (future condominium) consisting of 188 dwelling units; a floor space index (FSI) of 1.71; 668 m² of ground floor commercial area; and, a total of 275 parking spaces, as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.12.007 to amend the policies of OPA #350 (Maple Community Plan), as amended by OPA #533 (Maple Commercial Core Plan) and site-specific OPA #556 as follows:

| | Policies of OPA #350, as amended by OPA #533 and OPA #556 | Proposed Amendments to policies of OPA #350 as amended by OPA #533 and #556 |
|----|--|--|
| a. | Portion "A" as shown on Attachment #2 shall only be used for street townhouse dwelling units | Permit apartment dwelling units on the entire subject lands |
| b. | Maximum building height of 3-storeys | Permit a maximum building height of 4-storeys |

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| | | |
|----|--|--|
| c. | A minimum of 70% of the frontage (Major Mackenzie Drive and Keele Street) at grade level is used for street-related retail, office and services uses | Permit a minimum 70% of the Major Mackenzie Drive frontage only at grade level to be used for street-related retail, office and services |
|----|--|--|

2. Zoning By-law Amendment File Z.12.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RM2(H) Multiple Residential Dwelling Zone with the Holding Symbol “(H)”, subject to Exception 9(1341), to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and the following site-specific zoning exceptions to implement the proposal:

| | By-law Standard | By-law 1-88 Requirements of RA3 Apartment Residential Zone | Proposed Exceptions to RA3 Apartment Residential Zone |
|----|---|---|--|
| a. | Permitted Uses | No Commercial and Retail uses are permitted | To permit the following Commercial and Retail Uses: Business or Professional Office; Dry Cleaning Establishment; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take-Out; Outdoor Patio provided it is accessory to an Eating Establishment, including Take-Out and Convenience; Health Centre; Personal Service Shop; Pharmacy; Photography Studio; Retail Store; Service or Repair Shop (for the purpose repairing small household appliances and home computers); and, Video Store |
| b. | Minimum Lot Area per Unit | 67 m ² /unit | 45.4 m ² /unit |
| c. | Minimum Yard Setback to Major Mackenzie Drive | 7.5 m | 3.0 m |
| d. | Minimum Yard Setback to Keele Street | 7.5 m | 3.9 m |

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| | | | |
|----|---|---|---|
| e. | Minimum Yard Setback to Church Street | 7.5 m | 2.8 m |
| f. | Minimum West Interior Side Yard Setback (Abutting 1 Jackson Street) | 7.5 m | 2.4 m |
| g. | Minimum East Interior Side Yard Setback (Abutting 9986 and 9954 Keele Street) | 7.5 m | 3.3 m |
| h. | Minimum Yard Setback to Underground Parking Structure | 1.8 m | <ul style="list-style-type: none"> • 0.6 m to Major Mackenzie Drive • 1.4 m to Keele Street |
| i. | Minimum Parking Spaces Required | <p>Residential Parking – 1.5 spaces x 188 units (282 spaces)</p> <p>Visitor Parking – 0.25 spaces x 188 units (47 spaces)</p> <p>Commercial Parking – 1032 m² @ 6/100 m² (62 spaces)</p> <p>Total Parking Required = 391 spaces</p> | <p>Residential Parking – 1.2 spaces x 188 units (226 spaces)</p> <p>Visitor Parking – 0.095 spaces x 188 units (18 spaces)</p> <p>Commercial Parking – 1032 m² @ 3 /100 m² (31 spaces)</p> <p>Total Parking Proposed = 275 spaces</p> |
| j. | Minimum Loading Space Width | 3.5 m | 3.0 m |
| k. | Minimum Landscape Strip | 6.0 m | <ul style="list-style-type: none"> • 3.0 m abutting Major Mackenzie Drive • 3.9 m abutting Keele Street • 2.8 m abutting Church Street |

Additional zoning exceptions maybe identified through the detailed review of the application.

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Background - Analysis and Options

| | |
|---------------------------|---|
| Location | <ul style="list-style-type: none">▪ The subject lands are bound 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">▪ The properties fronting onto Major Mackenzie Drive and Keele Street are designated “Maple Commercial Core Area” by in-effect OPA #350 (Maple Community Plan), as amended by OPA #533 and site-specific OPA #556; however, OPA #556 permits only street townhouse dwelling units on Portion “A” of the subject lands as identified on Attachment #2.▪ The “Maple Commercial Core Area” designation permits commercial uses that are appropriately integrated with residential uses and that preserve buildings and streetscapes of historic and architectural merit; and, restricts development to a maximum building height of 3-storeys.▪ The proposal for a 4-storey apartment dwelling units on the entirety of the subject lands does not conform to the Official Plan.▪ The subject lands are designated “Low-Rise Mixed-Use” by the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board. The VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI on the subject lands. The development proposal does not conform to VOP 2010. |
| Zoning | <ul style="list-style-type: none">▪ The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1341).▪ The proposed 4-storey residential mixed-use development does not comply with Zoning By-law 1-88, as amended, and therefore, an amendment to the Zoning By-law is required. |
| 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:

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Item 6, CW(PH) Report No. 41 – Page 6

| | 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 consideration of the applicable Provincial policies and the Regional and City Official Plan policies. |
| b. | Appropriateness of the Development Proposal and Commercial/Retail Uses | <ul style="list-style-type: none"> The appropriateness of permitting the proposed 4-storey apartment building with commercial and retail uses at grade, will be reviewed in consideration of, but not limited to, compatibility with the existing heritage structures on the subject lands and the surrounding area including the existing medium density residential and commercial development to the north and east, and the existing low density (RIV and R1 Zones) residential development to the south, built form, urban design, environmental sustainability, parking, traffic and the site-specific zoning exceptions required to implement the proposed development. The appropriateness of the proposed commercial and retail uses will be reviewed on consideration of, but not limited to: required parking; potential location for the outdoor patio(s); compatibility with uses on the subject lands and in the surrounding area; and, shared access and easements as may be required. |
| c. | City of Vaughan Design Review Panel | <ul style="list-style-type: none"> The applications will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of July 26, 2012. |
| d. | Phase 1 Environmental Report | <ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. |
| e. | Archaeological Assessment | <ul style="list-style-type: none"> The archaeological assessment shall be reviewed and approved by Vaughan Cultural Services Department. |
| f. | Maple Heritage Conservation District | <ul style="list-style-type: none"> The proposed development is located within the Maple Heritage Conservation District and shall conform to the Plan. The following properties are identified in the Maple Heritage Conservation District Plan as being Heritage Properties: 9964 and 9980 Keele Street, 2273, 2279 and 2285 Major Mackenzie Drive, 8, 10 and 12 Church Street and 1 Jackson Street. The subject properties are designated under Part V of the <u>Ontario Heritage Act</u> as they are located within the Maple Heritage Conservation District. |

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| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---|--|
| | | <p><u>Item 6, CW(PH) Report No. 41 – Page 7</u></p> <ul style="list-style-type: none"> ▪ 1 Jackson Street and 9980 Keele Street are registered under the <u>Ontario Heritage Act</u> and are proposed to be retained for commercial uses. The preservation plans submitted for these heritage buildings must be approved to the satisfaction of Heritage Vaughan Committee and the Vaughan Cultural Services Department. ▪ The Owner must address the comments of the Vaughan Cultural Services Department in particular the following issues respecting the Maple Heritage Conservation District Guidelines: <ul style="list-style-type: none"> ▪ retaining and conserving the heritage buildings identified in the District Plan; ▪ the overall scale/style of the proposed 4-storey building; ▪ the proposed building height; ▪ the historic built form and use of authentic building materials; ▪ the design of the commercial parking lot in the context of the District; ▪ respect for the natural landforms and existing mature vegetation; new planting should be designed to reflect the traditional pattern of the District and should be of native species; ▪ the use of on-street parking is encouraged; ▪ providing building setbacks and frontages that are consistent with the District; and, ▪ creating a pedestrian-friendly environment. |
| g. | Supporting Documents | <ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> ▪ Traffic Impact and Parking Study; ▪ Noise and Vibration Report; and, ▪ Functional Servicing and Stormwater Management Report. |
| h. | Planning Justification Report | <ul style="list-style-type: none"> ▪ The Planning Justification Report prepared by Humphries Planning Group in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department. |
| i | Maple Streetscape & Urban Design Guidelines | <ul style="list-style-type: none"> ▪ The subject lands are located within the Maple Streetscape designated area. The proposed development must comply with the policies of the Maple Streetscape and Urban Design Guidelines. |

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| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--|--|
| j. | Servicing | <p><u>Item 6, CW(PH) Report No. 41 – Page 8</u></p> <ul style="list-style-type: none"> Servicing Allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol “(H)” will be conditional upon servicing capacity being allocated to the subject lands. |
| k. | Related Site Development Application | <ul style="list-style-type: none"> The related Site Development File DA.12.038 will be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management and servicing and grading. 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. |
| l. | Future Draft Plan of Condominium Application | <ul style="list-style-type: none"> A future Draft Plan of Condominium Application will be required, if the subject applications are approved, to create a condominium corporation for the proposed residential apartment building. |
| m. | Proposed Parking | <ul style="list-style-type: none"> The appropriateness of the proposed parking supply and the proposed amendment to the minimum parking standards in Zoning By-law 1-88 will be reviewed. The Owner is proposing to accommodate 275 parking spaces for the residential apartment building and commercial uses to be located on 2 levels of underground parking and surface parking as follows: <ul style="list-style-type: none"> Surface Level – 17 parking spaces to be used for the commercial/retail uses; 1st level – shared parking comprised of 18 visitor parking spaces; 14 parking spaces for the commercial/retail uses; and, 127 residential parking spaces; and, 2nd level – 99 residential parking spaces. |

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| | MATTERS TO BE REVIEWED | COMMENTS |
|----|-------------------------------|---|
| | | <u>Item 6, CW(PH) Report No. 41 – Page 9</u> <ul style="list-style-type: none">▪ The Owner has submitted a Traffic Impact and Parking Study prepared by Cole Engineering in support of the proposed parking supply. The study must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York Transportation and Community Planning Department |
| n. | Road Widening | <ul style="list-style-type: none">▪ The Region of York shall confirm the final planned road right-of-way widths for Major Mackenzie Drive and Keele Street. Should a road widening(s) be required, the proposed site plan must be revised accordingly. |

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. Site Plan
4. Landscape Plan
5. North and South Elevations
6. East and West Elevations
7. Rendered – View Looking South-East

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

From: Abrams, Jeffrey
Sent: Tuesday, October 16, 2012 10:55 PM
To: Bellisario, Adelina
Subject: Fw: Public Hearing Oct 16, 2012, 7:00

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|--------------------------------|-----------|
| C | <u>4</u> |
| Item # | <u>6</u> |
| Report No. | <u>41</u> |
| <u>Council - OCTOBER 30/12</u> | |

From: Iafrate, Marilyn
Sent: Tuesday, October 16, 2012 09:19 PM
To: Abrams, Jeffrey
Subject: Fw: Public Hearing Oct 16, 2012, 7:00

From: Antonette Nardone [<mailto:anardone@yorku.ca>]
Sent: Tuesday, October 16, 2012 07:58 PM
To: Iafrate, Marilyn
Subject: Public Hearing Oct 16, 2012, 7:00

Hello,

With regard to the subject land at the South West area of Major MacKenzie & Keele, I along with my family, are completely against 188 residential units, four storey structure to be built on such lands. The height of the building is considerably higher than the homes nearby, creating an eye sore for the intersection.

The additional traffic created by these units, will encourage more vehicles to flow through our residential area (South West area of Major MacKenzie & Keele). We are already experiencing a high volume of traffic, many of which are speeding through our neighbourhood, as well as jumping the stop signs. The safety of children and pedestrians will increasingly be jeopardized.

Antonette Nardone



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|----------------------------|
| <u>C 1</u> |
| COMMUNICATION |
| CW (PH) - <u>OCT 16/12</u> |
| ITEM - <u>6</u> |

Communication C1
Committee of the Whole (Public Hearing) – October 16, 2012
Item - 6

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition are: 117

The residents of Vaughan, residing in the vicinity of Old Maple oppose the planning application to facilitate the development of a 4 storey commercial/residential building/rezoning of lands bound by Major Mackenzie, Keele Street, Church Street and Jackson Street. OP.12.007, Z.12.016 and DA.12.038.

A copy of the entire petition document containing a total of 7 pages is on file in the City Clerk's Office.

October 8th 2012

Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: OP.12.007 Z.12.016 and DA.12.038

We, the residents of Maple residing in the vicinity of Olde Maple strongly oppose the planning application to facilitate the development of a 4 storey commercial/residential building and the rezoning of lands bound by Major Mackenzie, Keele Street and Jackson Street.

Please include our petition for the October 16th Committee of the Whole – Public Hearing.

Thank you,

RECEIVED

OCT 9 - 2012

CLERK'S DEPT.

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|---|
| <u>C 3</u> COMMUNICATION CW (PH) - <u>Oct 16/12</u> ITEM - <u>6</u> |
|---|

-----Original Message-----

From: Bill Manolakos [mailto:bill.manolakos@rogers.com]

Sent: Sunday, October 14, 2012 10:08 AM

To: DevelopmentPlanning@vaughan.ca

Cc: jana.manolakos@rogers.com; Council; Iafrate, Marilyn; Schulte, Deb; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael

Subject: 188 Units Condominium Proposal at Keele and Major Mackenize in Maple

Dear City of Vaughan, Development Planning,

We do not agree with the proposed 188 Units Condominium at Major Mac and Keele Street. The reasons are as follows:

- the height of the proposed condominium is greater than the bylaws allow
- the height overwhelms the local street scape
- 188 units provides greater density than the city infrastructure can support
- it contravenes the intent of the heritage protected community that the proposed development is in
- it will add greater traffic congestion to an already severely overloaded location

We have a question for Council: do the development charges and increase in municipal income from additional property taxes from the proposal, off set the city's costs to mitigate the negative impacts of the proposed design?

Overall, the proposed plan degrades the live-ability of the area making it significantly less attractive.

As residents of this community, we would like the proposed plan to meet the existing by-laws, as they currently are without amendment. Thank you.

Regards,
Bill and Jana Manolakos,
9838 Keele Street,
Maple, Ontario

October 16, 2012

City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

| | |
|---------------|-----------|
| C 12 | |
| COMMUNICATION | |
| CW (PH) - | OCT 16/12 |
| ITEM - | 6 |

ATTENTION: Members of Council
Development Planning Department

RE: FILE NUMBER OP.12.007 AND Z.12.016

We have been residents of the village of Maple for approximately twenty-nine years and for the most part extremely happy with our quality of life in this neighbourhood.

On March 30, 1998, there was an application brought to the Committee of the Whole for Official Plan and Zoning Amendments to this same block. In 1998, the plan was for 136 residential units, 1457 sq.m. commercial and a total of 325 parking spaces for all.

At that time, we, the residents of this neighbourhood abutting this proposal, banded together as Maple Ratepayers Association with numerous concerns stemming from the proposed increased density compared to our neighbourhood at R1 and R1V at 8/hectare density; the increased through traffic generated on interior streets; on street parking on the interior streets; as well as added traffic to Keele and Major Mackenzie.

Also, the possible negative impact resulting from the design/mass/height of the buildings and compatibility with existing development concerned us; as well as the precedence setting to the interior of our neighbourhood.

In Spring 2000, the applications had been modified down to 108 block townhouses units and an increased 1750 sq.m. commercial use. These applications went before the Ontario Municipal Board and were refused and the appeals were dismissed. The reason given was as follows—"given the established character of Maple, the Board finds that the subject proposal is too dense and intense, too high and too massive to be compatible within its community." The Vice-Chair, D.L. Santo, continues to say—"After considering the evidence and with the benefit of the walkabout, I am not opposed to townhouses acting as the transition and buffer. I find townhouses can be compatible with other lower density forms of residential. Height and intensity though can create negative impacts."

Years later and along the way, the City did eventually change the Zoning to RM2(H) to accommodate a 40 unit townhouse plan for this block. Now, instead of going forward with this project, we are presented with these applications that are more intense than the one presented in 1998.

Our concerns pertaining to the current applications have not changed from those presented to Council in 1998. If anything, they have become even more intensified as a result of the increased development proposed set on a smaller parcel of land.

OPA 350 clearly states that the objectives in development within the Maple Commercial Core Area include the following:

To ensure harmonious interface between the commercial core area and the adjacent land uses, development with the Maple Commercial Core areas shall be in a scale and form which is complimentary and compatible with adjacent low density residential development. These areas shall be developed with low rise buildings incorporating a residential design and scale.

Based on the objectives of OPA 350, our experiences with the previous proposal and the Decision of the OMB on June 14, 2000—OP.12.007 and Z.12.016 would result in negative impact conditions and should not be allowed to go forward. We have our concerns that these applications may not fulfill nor conform with the Maple Commercial Core Area policies of OPA 350. They would not be compatible with current development in the immediate area (two-storey buildings existing on the block vs four-storey proposal). The urban design and conformity with the Maple Streetscape and Urban Design Guidelines causes concern, as well as the traffic implications of the proposed development.

We do wish that this block can be developed with the least amount of impact to neighbourhood and with positive results that would be appreciated and enjoyed by the Maple community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Sammut', with a long horizontal stroke extending to the right.

Mrs. Maria Sammut
9 Welton Street
Maple, Ontario
L6A3Y3

ISSUE DATE:
Jun. 14, 2000

DECISION/ORDER NO:
0894



Ontario

JUN 19 2000

PL991072

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

G. D'Orio, P. Bozzo, L. Dillio, C. Santone, E. Johnson, D. Zeni and P. Pasquini have appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, of the City of Vaughan to redone lands respecting lands known municipally as 9964 and 9980 Keele Street, 2269, 2273, 2279, 2285 and 2291 Major Mackenzie Drive, 8, 10 and 12 Church Street and 1 Jackson Street, from "R1" Single Family Detached Zone and "C1" Restricted Commercial Zone to "RM2(H)" Multiple Residential Holding Zone (RM2(H)(891)) with a site specific exception for mixed-use development to permit the development and use of 1,750 square metres of commercial uses and 108 block townhouse units

City's File Number: Z.97.109

OMB File Number: Z990159

G. D'Orio, P. Bozzo, L. Dillio, C. Santone, E. Johnson, D. Zeni and P. Pasquini have appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignates lands respecting lands known municipally as 9964 and 9980 Keele Street, 2269, 2273, 2285 and 2291 Major Mackenzie Drive, 8, 10 and 12 Church Street and 1 Jackson Street, from "Maple Commercial Area" and "Low Density Residential" to a designation that would permit a mixed use residential/commercial development

City's File Number: OP.97.026

OMB File Number: O990181

G. D'Orio, P. Bozzo, L. Dillio, C. Santone, E. Johnson, D. Zeni and P. Pasquini have appealed to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, determination and settlement of details of a site plan for lands respecting lands known municipally as 9964 and 9980 Keele Street, 2269, 2273, 2279, 2285 and 2291 Major Mackenzie Drive, 8, 10 and 12 Church Street and 1 Jackson Street, in the City of Vaughan

City File Number: DA.00.007

OMB File Number: M000016

APPEARANCES:

Parties

Counsel*/Agent

G. D'Orio, P. Bozzo, L. Dillio, C. Santone,
E. Johnson, D. Zeni and P. Pasquini

M. L. Flynn-Guglietti*

City of Vaughan

O. Fatigati*

Maple Ratepayers Association

M. Sammut

Anita Bacher (9986 Keele Street)

C. Bacher

DECISION DELIVERED BY D. L. SANTO AND ORDER OF THE BOARD

The planning instruments identified in the title of proceedings are necessary to effect a redevelopment scheme for the southwest corner of Major Mackenzie Drive and Keele Street in the historic Village of Maple. With the exception of 9994 and 9986 Keele Street, the two properties located at the very corner of the intersection, the entire block south to Church Street and west to Jackson Street is included in this redevelopment scheme.

A group of individual property owners have formed an association for the purposes of the redevelopment proposal under the leadership of Dr. G. D'Orio. The scheme, as proposed, is opposed by the City, the incorporated Maple Ratepayers Association and the abutting property owner of 9986 Keele Street.

The owners of 9994 Keele Street, the dilapidated and boarded-up building at the corner, was not represented nor did anyone appear. The Board was advised that 9994 Keele Street demonstrated no interest throughout the entire public process that the applications were put through.

In essence, the opposition relates to the magnitude of the project, the heights, the densities, the parking, the massing of the specific project, as depicted in Exhibits No. 8a, 8b, 8c and 8d, and the impacts of such a project on the extremely low density residential community adjoining.

No one is opposed to the redevelopment of this particular block. All parties and witnesses recognize an urgent need to redevelop this corner within the historic Village of Maple and accept that redevelopment necessitates a higher density of use and form.

The scheme, as shown in Exhibit No. 4a, consists of 2 four-storey mixed use buildings, one fronting on Keele Street the other on Major Mackenzie Drive. Ground floor commercial is proposed with the upper floors proposed for 107 condominium residential apartments. Jackson and Church Streets are flanked by 14 row townhouses in two sections, each fronting one of the streets. A parkette is proposed separating the two townhouse sections at the corner of Jackson and Church Streets. Some 303 parking spaces are planned, mainly within an underground structure, as well as an elevated landscaped terrace covering the proposed surface parking assigned for the commercial ground floor use located in the interior of the block.

The elevated landscaped terrace will provide a private outdoor amenity space for residents of the project. Architecturally, the project represents an exciting and dynamic change to historic Maple. It introduces a welcome mix of higher density residential units than the present predominance of low density detached residential units. However, the density proposed works out to be 116 units per hectare and 1.41 fsi as compared to the prevailing density of 7 to 8 units per hectare found in the long established residential community to the south and west.

Therefore, issues of compatibility, interface and transition between the two areas are paramount. In addition, a number of the existing houses have been identified as historically significant, although not designated under the *Heritage Act*. There is an effort by a number of the parties to preserve and incorporate the historic elements to the fullest extent possible.

The Board heard evidence from two qualified land use planners, Lorelei Jones and Edward Davidson, a qualified architect, Nino Rico, a number of concerned residents and the City's Director of Engineering. In addition, the Board, in the presence of all of the parties, walked the perimeter of the entire block and drove by the site each day to and from the City's municipal offices, as did all of the parties, located to the east of the subject site on Major Mackenzie Drive.

The evidence is that Nino Rico had previously been retained by the City to prepare an urban design streetscape guideline for the core of the Maple Community. The guideline was prepared and adopted by the City in 1997 and called the "Maple Streetscape Urban Design Guideline" (MSUDG). This exercise generated the interest of the proponents and encouraged them to proceed with the proposal. The proponents then retained Nino Rico to design the subject project. There is no question of the similarity of the two works. It was then put to the Board by the proponents that the subject project conforms with the MSUDG, as adopted by City Council.

The Board found Nino Rico to be a credible and competent architect in the field of urban design and streetscape revitalization.

The Board agrees that revitalization is necessary for Maple and as such dense mixed use developments with a significant residential component is an essential ingredient for a thriving and active core of a historic village. The subject proposal has all of the necessary ingredients to create an exciting streetscape. The question is, should it be at the density and intensity proposed?

On the walk about and through extensive photographs, the Board was provided with a view of new and existing development flanking both Major Mackenzie Drive and Keele Street. There does not appear to be much opportunity to match this type of intense direct street related urban form on the other three blocks of the intersection.

The recent development on the northwest corner, occupied by a Shoppers Drug Mart and designed after the MSUDG was adopted, is "unfortunate". One cannot dictate taste. Although it sports a clock tower, it is not street related, nor does it create any on-street excitement or activity. The southeast corner is occupied by the historic "Beaverbrook House", which is the community centre for the senior's residence to the east and to the south is a medical office building. Further to the east, adjacent to the senior's complex, is the City's municipal building. None of these structures incorporate any of the features for street related activity, as outlined in the MSUDG, and were built well before. The northeast corner is presently occupied by a suburban type plaza and to the north is a recently developed project, which incorporates a historic structure, and is moderately low in intensity. There may be a modest opportunity to redevelop the corner plaza property.

To the north and south on Keele Street, within the core, new commercial establishments in plaza format, with parking in the front, have been built. Part of the core also consists of a large community centre/library complex with an extensive parking area in the front. None of these fairly new structures incorporate features of the MSUDG, being parking at the rear or underground or reflects any street related urban design features nor create any "on street" excitement. As these are fairly recent developments, it is unlikely that intensive redevelopment of any these properties are imminent or achievable.

The Board was advised of a high density redevelopment scheme proposed for the lands to the north of and surrounding the Shoppers Drug Mart complex, proposed by Ton Lu Holdings. This proposal is opposed by the City and a hearing before this Board is to occur.

The Board was not given any evidence to determine whether or not the Ton Lu Holdings proposed development incorporates the features of the MSUDG. All the Board knows is that the Shoppers Drug Mart edifice occupies and dominates the focal point of that corner and as said previously, is unfortunate.

In addition, the focal point of the subject corner is not part of this proposal. The two corner properties are excluded from the redevelopment scheme, although the architect did

provide the Board with scenarios to incorporate them should they undergo redevelopment in the future.

Therefore, with the exception of the yet undetermined Ton Lu Holdings project, the subject is somewhat of a stand-alone scheme in the midst of a community with relatively limited potential or possibility of further intensification of the nature proposed by the MSUDG and certainty at the intensity of the subject proposal.

Given the established character of Maple, the Board finds that the subject proposal is too dense and intense, too high and too massive to be compatible within its community. Therefore, all of the applications are refused and the appeals are dismissed.

The Board so Orders.

However, all parties indicated the need for redevelopment and one asked the Board "not to drive Dr. D'Orio away". A catalyst is certainly needed to spawn further infill projects where they can be fitted in. The MSUDG represents a fine piece of work and establishes appropriate design principles and elements.

After considering the evidence and with the benefit of the walkabout, I am not opposed to townhouses acting as the transition and buffer. I am not opposed to expanding the core to incorporate the entire block. I find both perfectly acceptable given the location.

I find townhouses can be compatible with other lower density forms of residential. Height and intensity though can create negative impacts. In this regard there may be room for discussion. Certainly the opponents made it known that they are prepared to work with Dr. D'Orio to create a development scheme less intensive and one that is financially viable.

In that regard, the evidence of Mr. Davidson was helpful. In limiting the size of the underground parking structure, fewer units may be financially viable and a larger portion of the historic dwellings preserved. The townhouse units can be provided with their own garage and driveway thereby reducing their height to accommodate the elevated rear terrace. Most of the opponents could support three-storey structures in the two buildings fronting Major Mackenzie Drive and Keele Street and could support a less intensive townhouse form on the other two streets.

Therefore, should a settlement amongst the parties at this hearing be fully reached, the Board can reopen this matter pursuant to section 43 of the *Ontario Municipal Board Act*

for the purposes of dealing with all of the necessary instruments to affect a redevelopment scheme reflective of the terms of the settlement. Minimal evidence would be needed.

It is not necessary that this Member be seized of the matter should a full and complete agreement amongst the parties be reached.

Should a full agreement not be reached, new applications must be processed through the legislated process.

A handwritten signature in cursive script, appearing to read "D. Santo".

D. L. SANTO
VICE-CHAIR

6. **OFFICIAL PLAN AMENDMENT FILE OP.12.007 P.2012.33**
 ZONING BY-LAW AMENDMENT FILE Z.12.016
 GOLD PARK (WOODBIDGE) INC.
 WARD 1 – VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.007 and Z.12.016 (Gold Park (Woodbridge) Inc.) 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 21, 2012.
- b) Circulation Area: 150 m
- c) Comments received as of October 2, 2012:

The Development Planning Department has received correspondence from Mr. Robert Hofland, of Welton Street, that identifies a number of concerns briefly summarized as follows:

- i) the proposal represents a drastic increase in the population and traffic in the area;
- ii) the proposal is not compatible with the height of buildings or density in the surrounding residential area;
- iii) the proposal is not consistent with the surrounding land uses to the west of the subject lands;
- iv) the proposal will affect the quality of life for residents living in the surrounding area;
- v) the building height should be no higher than 3-storeys along Major Mackenzie Drive and Keele Street and taper to 2 stories along Jackson Street and Church Street;
- vi) the proposal does not include enough green space;
- vii) there are no parkettes or significant recreational areas proposed within the development;
- viii) the proposal may cause overflow parking on the adjacent residential streets; and,
- ix) the development should remain as previously approved which included townhouse dwelling units along Church Street and ground floor commercial uses as it represents a more compatible development for the area.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted the following applications to facilitate the development of the subject lands shown on Attachments #1 and #2 with a 4-storey mixed-use apartment building (future condominium) consisting of 188 dwelling units; a floor space index (FSI) of 1.71; 668 m² of ground floor commercial area; and, a total of 275 parking spaces, as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.12.007 to amend the policies of OPA #350 (Maple Community Plan), as amended by OPA #533 (Maple Commercial Core Plan) and site-specific OPA #556 as follows:

| | Policies of OPA #350, as amended by OPA #533 and OPA #556 | Proposed Amendments to policies of OPA #350 as amended by OPA #533 and #556 |
|----|--|--|
| a. | Portion "A" as shown on Attachment #2 shall only be used for street townhouse dwelling units | Permit apartment dwelling units on the entire subject lands |
| b. | Maximum building height of 3-storeys | Permit a maximum building height of 4-storeys |
| c. | A minimum of 70% of the frontage (Major Mackenzie Drive and Keele Street) at grade level is used for street-related retail, office and services uses | Permit a minimum 70% of the Major Mackenzie Drive frontage only at grade level to be used for street-related retail, office and services |

2. Zoning By-law Amendment File Z.12.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RM2(H) Multiple Residential Dwelling Zone with the Holding Symbol "(H)", subject to Exception 9(1341), to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and the following site-specific zoning exceptions to implement the proposal:

| | By-law Standard | By-law 1-88 Requirements of RA3 Apartment Residential Zone | Proposed Exceptions to RA3 Apartment Residential Zone |
|----|------------------------|---|--|
| a. | Permitted Uses | No Commercial and Retail uses are permitted | To permit the following Commercial and Retail Uses: Business or Professional Office; Dry Cleaning Establishment; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take-Out; Outdoor Patio provided it is accessory to an Eating Establishment, including Take-Out and Convenience; Health Centre; Personal Service Shop; |

| | By-law Standard | By-law 1-88 Requirements of RA3 Apartment Residential Zone | Proposed Exceptions to RA3 Apartment Residential Zone |
|----|---|--|--|
| | | | Pharmacy; Photography Studio; Retail Store; Service or Repair Shop (for the purpose repairing small household appliances and home computers); and, Video Store |
| b. | Minimum Lot Area per Unit | 67 m ² /unit | 45.4 m ² /unit |
| c. | Minimum Yard Setback to Major Mackenzie Drive | 7.5 m | 3.0 m |
| d. | Minimum Yard Setback to Keele Street | 7.5 m | 3.9 m |
| e. | Minimum Yard Setback to Church Street | 7.5 m | 2.8 m |
| f. | Minimum West Interior Side Yard Setback (Abutting 1 Jackson Street) | 7.5 m | 2.4 m |
| g. | Minimum East Interior Side Yard Setback (Abutting 9986 and 9954 Keele Street) | 7.5 m | 3.3 m |
| h. | Minimum Yard Setback to Underground Parking Structure | 1.8 m | <ul style="list-style-type: none"> • 0.6 m to Major Mackenzie Drive • 1.4 m to Keele Street |
| i. | Minimum Parking Spaces Required | Residential Parking – 1.5 spaces x 188 units (282 spaces) | Residential Parking – 1.2 spaces x 188 units (226 spaces) |

| | By-law Standard | By-law 1-88 Requirements of RA3 Apartment Residential Zone | Proposed Exceptions to RA3 Apartment Residential Zone |
|----|-----------------------------|--|---|
| | | <p>Visitor Parking – 0.25 spaces x 188 units (47 spaces)</p> <p>Commercial Parking – 1032 m² @ 6/100 m² (62 spaces)</p> <p>Total Parking Required = 391 spaces</p> | <p>Visitor Parking – 0.095 spaces x 188 units (18 spaces)</p> <p>Commercial Parking – 1032 m² @ 3/100 m² (31 spaces)</p> <p>Total Parking Proposed = 275 spaces</p> |
| j. | Minimum Loading Space Width | 3.5 m | 3.0 m |
| k. | Minimum Landscape Strip | 6.0 m | <ul style="list-style-type: none"> • 3.0 m abutting Major Mackenzie Drive • 3.9 m abutting Keele Street • 2.8 m abutting Church Street |

Additional zoning exceptions maybe identified through the detailed review of the application.

Background - Analysis and Options

| | |
|---------------------------|---|
| Location | <ul style="list-style-type: none"> ▪ The subject lands are bound 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"> ▪ The properties fronting onto Major Mackenzie Drive and Keele Street are designated "Maple Commercial Core Area" by in-effect OPA #350 (Maple Community Plan), as amended by OPA #533 and site-specific OPA #556; however, OPA #556 permits only street townhouse dwelling units on Portion "A" of the subject lands as identified on Attachment #2. ▪ The "Maple Commercial Core Area" designation permits commercial uses that are appropriately integrated with residential uses and that preserve buildings and streetscapes of historic and architectural merit; and, restricts development to a maximum building height of 3-storeys. |

| | |
|-----------------------|---|
| | <ul style="list-style-type: none"> ▪ The proposal for a 4-storey apartment dwelling units on the entirety of the subject lands does not conform to the Official Plan. ▪ The subject lands are designated "Low-Rise Mixed-Use" by the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board. The VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI on the subject lands. The development proposal does not conform to VOP 2010. |
| Zoning | <ul style="list-style-type: none"> ▪ The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1341). ▪ The proposed 4-storey residential mixed-use development does not comply with Zoning By-law 1-88, as amended, and therefore, an amendment to the Zoning By-law is required. |
| 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 consideration of the applicable Provincial policies and the Regional and City Official Plan policies. |
| b. | Appropriateness of the Development Proposal and Commercial/Retail Uses | <ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed 4-storey apartment building with commercial and retail uses at grade, will be reviewed in consideration of, but not limited to, compatibility with the existing heritage structures on the subject lands and the surrounding area including the existing medium density residential and commercial development to the north and east, and the existing low density (RIV and R1 Zones) residential development to the south, built form, urban design, environmental sustainability, parking, traffic and the site-specific zoning exceptions required to implement the proposed development. ▪ The appropriateness of the proposed commercial and retail uses will be reviewed on consideration of, but not limited to: required parking; potential location for the outdoor patio(s); compatibility with uses on the subject lands and in the |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--------------------------------------|--|
| | | surrounding area; and, shared access and easements as may be required. |
| c. | City of Vaughan Design Review Panel | <ul style="list-style-type: none"> The applications will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of July 26, 2012. |
| d. | Phase 1 Environmental Report | <ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. |
| e. | Archaeological Assessment | <ul style="list-style-type: none"> The archaeological assessment shall be reviewed and approved by Vaughan Cultural Services Department. |
| f. | Maple Heritage Conservation District | <ul style="list-style-type: none"> The proposed development is located within the Maple Heritage Conservation District and shall conform to the Plan. The following properties are identified in the Maple Heritage Conservation District Plan as being Heritage Properties: 9964 and 9980 Keele Street, 2273, 2279 and 2285 Major Mackenzie Drive, 8, 10 and 12 Church Street and 1 Jackson Street. The subject properties are designated under Part V of the <u>Ontario Heritage Act</u> as they are located within the Maple Heritage Conservation District. 1 Jackson Street and 9980 Keele Street are registered under the <u>Ontario Heritage Act</u> and are proposed to be retained for commercial uses. The preservation plans submitted for these heritage buildings must be approved to the satisfaction of Heritage Vaughan Committee and the Vaughan Cultural Services Department. The Owner must address the comments of the Vaughan Cultural Services Department in particular the following issues respecting the Maple Heritage Conservation District Guidelines: <ul style="list-style-type: none"> retaining and conserving the heritage buildings identified in the District Plan; the overall scale/style of the proposed 4-storey building; the proposed building height; the historic built form and use of authentic building materials; the design of the commercial parking lot in the context of the District; respect for the natural landforms and existing mature vegetation; new planting should be designed to reflect the traditional pattern of the District and should be of native species; |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---|--|
| | | <ul style="list-style-type: none"> the use of on-street parking is encouraged; providing building setbacks and frontages that are consistent with the District; and, creating a pedestrian-friendly environment. |
| g. | Supporting Documents | <ul style="list-style-type: none"> The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> Traffic Impact and Parking Study; Noise and Vibration Report; and, Functional Servicing and Stormwater Management Report. |
| h. | Planning Justification Report | <ul style="list-style-type: none"> The Planning Justification Report prepared by Humphries Planning Group in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department. |
| i. | Maple Streetscape & Urban Design Guidelines | <ul style="list-style-type: none"> The subject lands are located within the Maple Streetscape designated area. The proposed development must comply with the policies of the Maple Streetscape and Urban Design Guidelines. |
| j. | Servicing | <ul style="list-style-type: none"> Servicing Allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" may be applied to the subject lands. Removal of the Holding Symbol "(H)" will be conditional upon servicing capacity being allocated to the subject lands. |
| k. | Related Site Development Application | <ul style="list-style-type: none"> The related Site Development File DA.12.038 will be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management and servicing and grading. 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. |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--|---|
| I. | Future Draft Plan of Condominium Application | <ul style="list-style-type: none"> A future Draft Plan of Condominium Application will be required, if the subject applications are approved, to create a condominium corporation for the proposed residential apartment building. |
| m. | Proposed Parking | <ul style="list-style-type: none"> The appropriateness of the proposed parking supply and the proposed amendment to the minimum parking standards in Zoning By-law 1-88 will be reviewed. The Owner is proposing to accommodate 275 parking spaces for the residential apartment building and commercial uses to be located on 2 levels of underground parking and surface parking as follows: <ul style="list-style-type: none"> Surface Level – 17 parking spaces to be used for the commercial/retail uses; 1st level – shared parking comprised of 18 visitor parking spaces; 14 parking spaces for the commercial/retail uses; and, 127 residential parking spaces; and, 2nd level – 99 residential parking spaces. The Owner has submitted a Traffic Impact and Parking Study prepared by Cole Engineering in support of the proposed parking supply. The study must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York Transportation and Community Planning Department |
| n. | Road Widening | <ul style="list-style-type: none"> The Region of York shall confirm the final planned road right-of-way widths for Major Mackenzie Drive and Keele Street. Should a road widening(s) be required, the proposed site plan must be revised accordingly. |

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. Site Plan
4. Landscape Plan
5. North and South Elevations
6. East and West Elevations
7. Rendered – View Looking South-East

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



CITY OF
RICHMOND
HILL

BATHURST STREET

DUFFERIN STREET

KEELE STREET

TESTON ROAD

JANE STREET

HIGHWAY 400

WESTON ROAD

KIRBY ROAD

PINE VALLEY DRIVE

SUBJECT LANDS

MINOR WACKENZIE DRIVE

RUTLEDGE ROAD

LANGSTAFF ROAD

REGIONAL ROAD 7
HIGHWAY 407

Context Location Map

Location: Part of Lot 20,
Concession 4

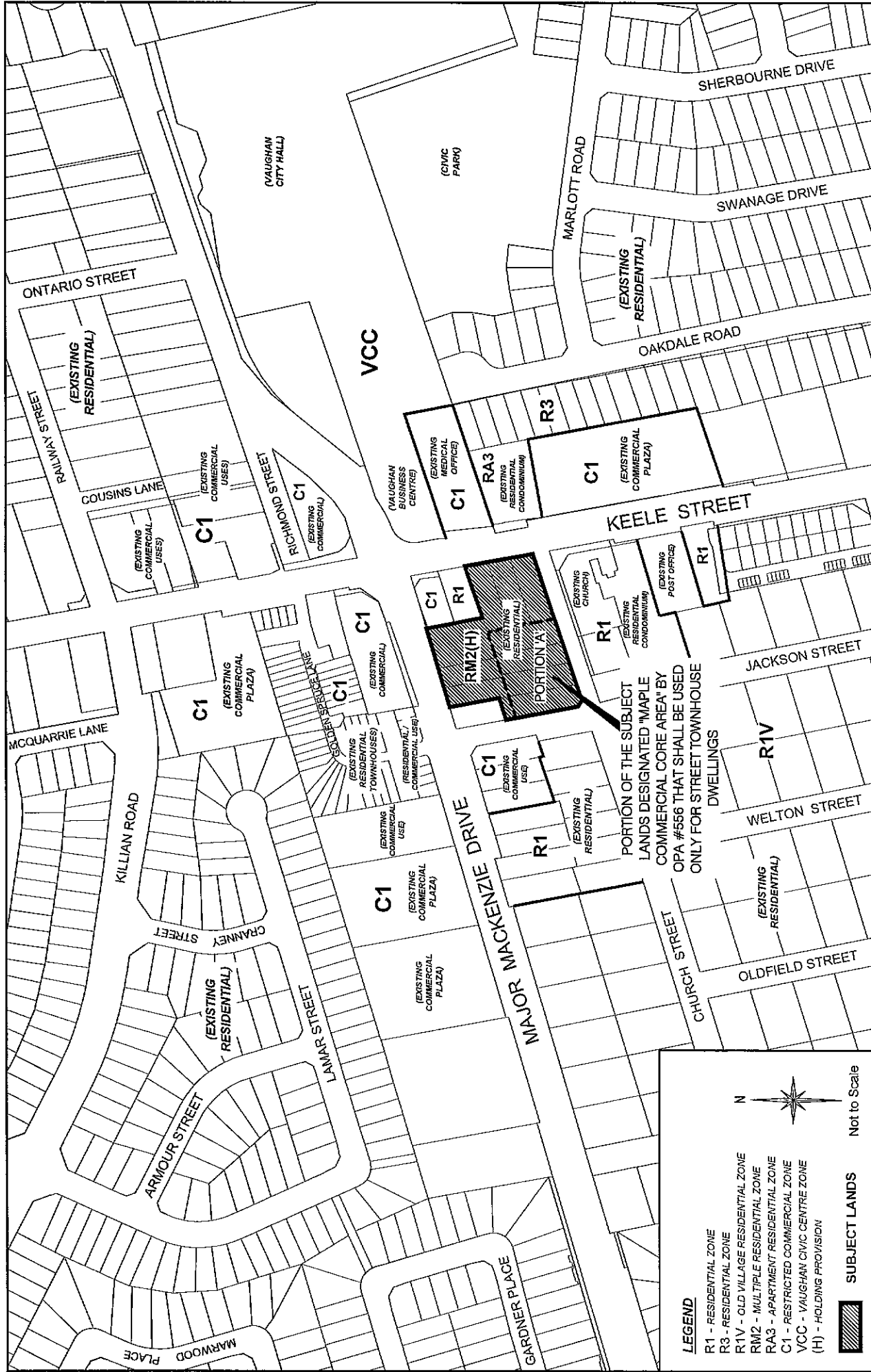
Applicant:
Goldpark Group (Woodbridge) Inc.

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Attachment

Files: OP.12.007,
Z.12.016 & DA.12.038
Date: September 14, 2012



Attachment

Files: OP.12.007,
Z.12.016 & DA.12.038
Date: September 14, 2012



Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.
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LEGEND

- R1 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- VCC - VAUGHAN CIVIC CENTRE ZONE
- (H) - HOLDING PROVISION



SUBJECT LANDS

Not to Scale

PORTION OF THE SUBJECT
LANDS DESIGNATED "MAPLE
COMMERCIAL CORE AREA" BY
OPA #556 THAT SHALL BE USED
ONLY FOR STREET TOWNHOUSE
DWELLINGS

MAJOR MACKENZIE DRIVE

OFFICIAL PLAN AMENDMENT FILE OP.12.007:

- AMEND OPA #350, AS AMENDED BY OPA #533 AND OPA #556 TO:
- PERMIT APARTMENT DWELLING UNITS ON THE ENTIRE
- SUBJECT LANDS
- PERMIT A MAXIMUM BUILDING HEIGHT OF 4 STOREYS
- PERMIT A MINIMUM OF 70% OF RETAIL, OFFICE, & SERVICE
- USES TO BE LOCATED AT GRADE ALONG MAJOR MACKENZIE DRIVE ONLY.

ZONING BY-LAW AMENDMENT FILE Z.12.016:

AMEND ZONING BY-LAW 1-88 TO REZONE THE SUBJECT LANDS FROM RM2(H) MULTIPLE RESIDENTIAL DWELLING ZONE WITH THE HOLDING SYMBOL "(H)" AND SUBJECT TO EXCEPTION 9(1341) TO RA3(H) APARTMENT RESIDENTIAL ZONE WITH THE HOLDING SYMBOL "(H)" TOGETHER WITH SITE - SPECIFIC ZONING EXCEPTIONS TO IMPLEMENT THE PROPOSED DEVELOPMENT

HERITAGE HOUSE TO REMAIN
(9980 KEELE ST.)

LOADING
AREA

KEELE STREET

SUBJECT LANDS

PROPOSED 4-STORY
BUILDING 'A'

CHURCH STREET

BUILDING 'A' ANNEX OVER
CHURCH STREET ACCESS

JACKSON STREET

PROPOSED
4-STORY
BUILDING 'A'

Not to Scale

RAMP TO
UNDERGROUND
PARKING

HERITAGE HOUSE
TO REMAIN
(1 JACKSON STREET)

Site Plan

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.
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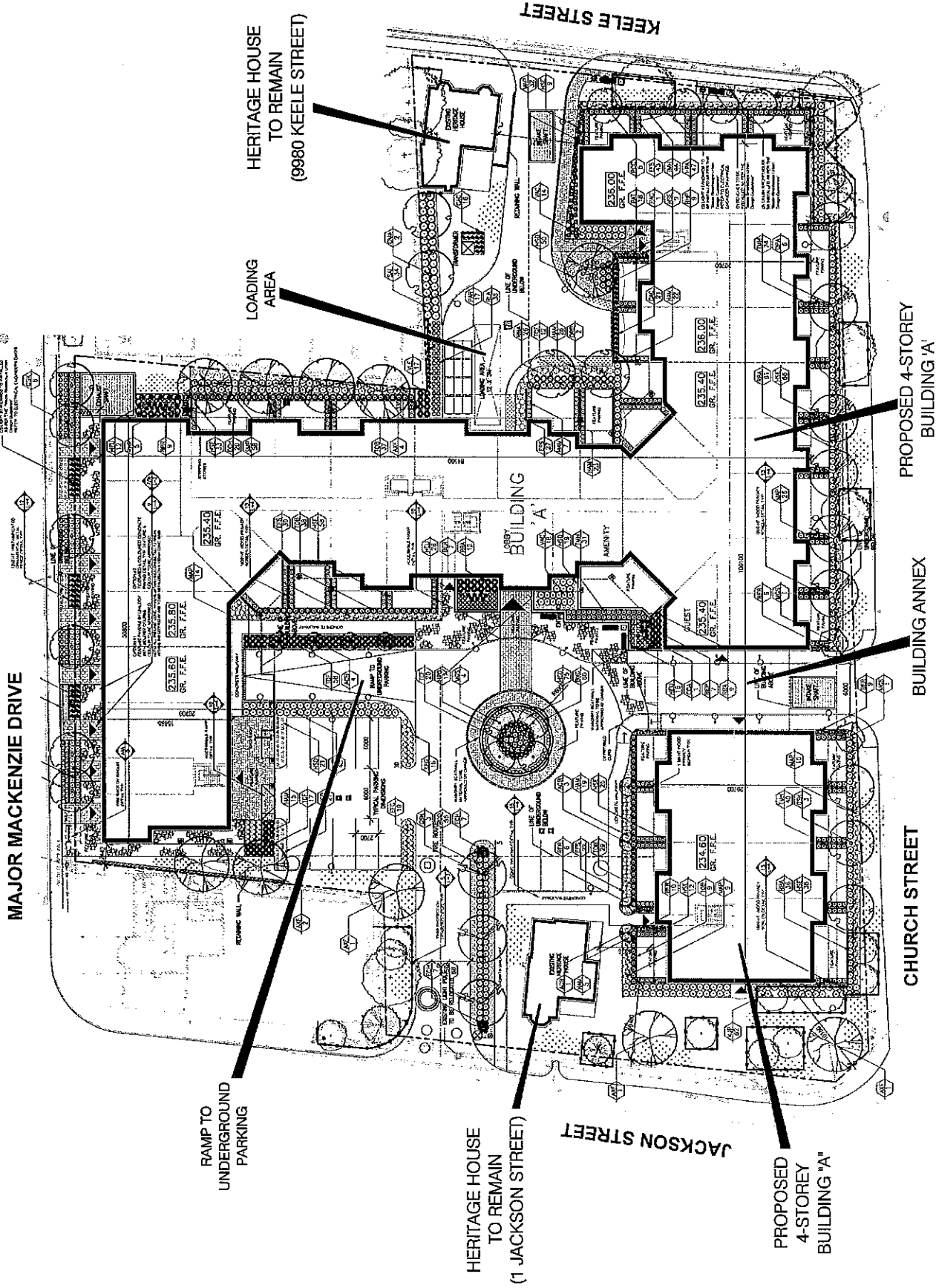


Attachment

Files: OP.12.007,
Z.12.016 & DA.12.038
Date: September 14, 2012

3

MAJOR MACKENZIE DRIVE



Not to Scale

RAMP TO
UNDERGROUND
PARKING

LOADING
AREA

HERITAGE HOUSE
TO REMAIN
(9980 KEELE STREET)

HERITAGE HOUSE
TO REMAIN
(1 JACKSON STREET)

PROPOSED
4-STORY
BUILDING "A"

CHURCH STREET

BUILDING ANNEX

PROPOSED 4-STORY
BUILDING "A"

KEELE STREET

JACKSON STREET

Landscape Plan

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.
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Attachment

Files: OP.12.007,
Z.12.016 & DA.12.038
Date: September 14, 2012



2291 MAJOR MACKENZIE
DRIVE (NOT SUBJECT
TO APPLICATION)

9994 KEELE STREET (NOT
SUBJECT TO APPLICATION)

PRECAST CORNICE

BRICK CLADDING

GLASS BALUSTRADE

NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)

STOREFRONT GLAZING

RETRACTABLE
FABRIC AWNING

PRECAST CONCRETE

PRECAST CORNICE

GLASS BALUSTRADE

SOUTH ELEVATION (FACING CHURCH STREET)

BRICK CLADDING

PRECAST CONCRETE

Not to Scale

North & South Elevations

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.

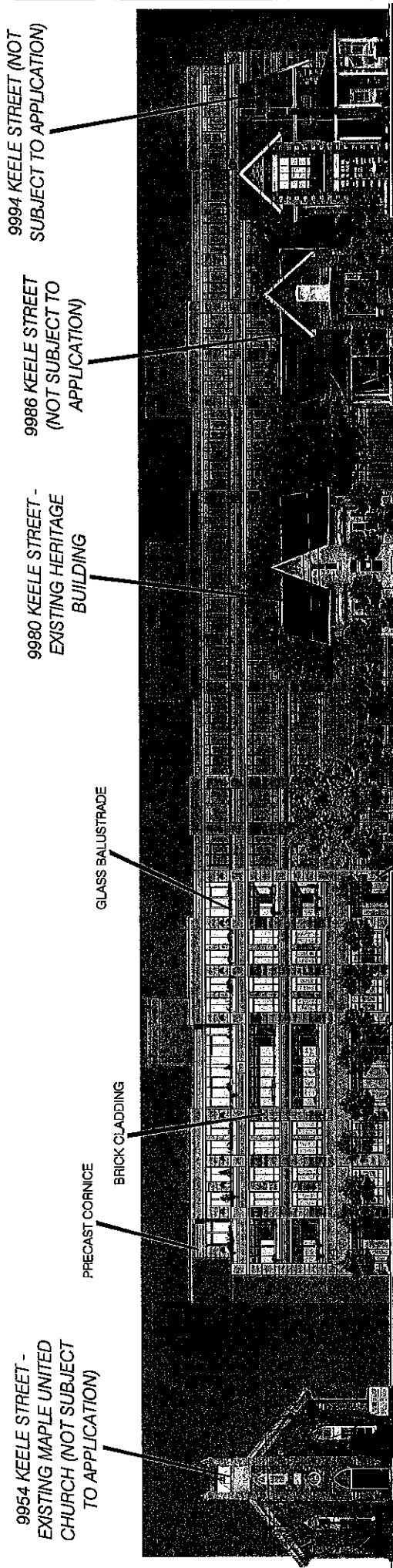
N:\UFT\1 ATTACHMENTS\OP\op-12.007\atl.dwg



Attachment

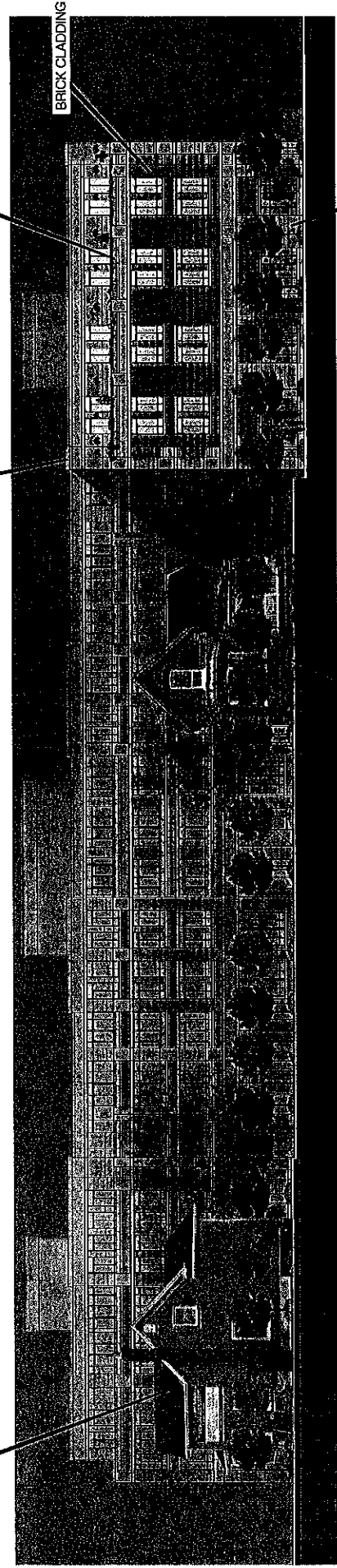
Files: OP.12.007,
Z.12.016 & DA.12.038
Date: October 3, 2012

5



EAST ELEVATION (FACING KEELE STREET)

2291 MAJOR MACKENZIE DRIVE (NOT SUBJECT TO APPLICATION)



WEST ELEVATION (FACING JACKSON STREET)

Not to Scale

East & West Elevations

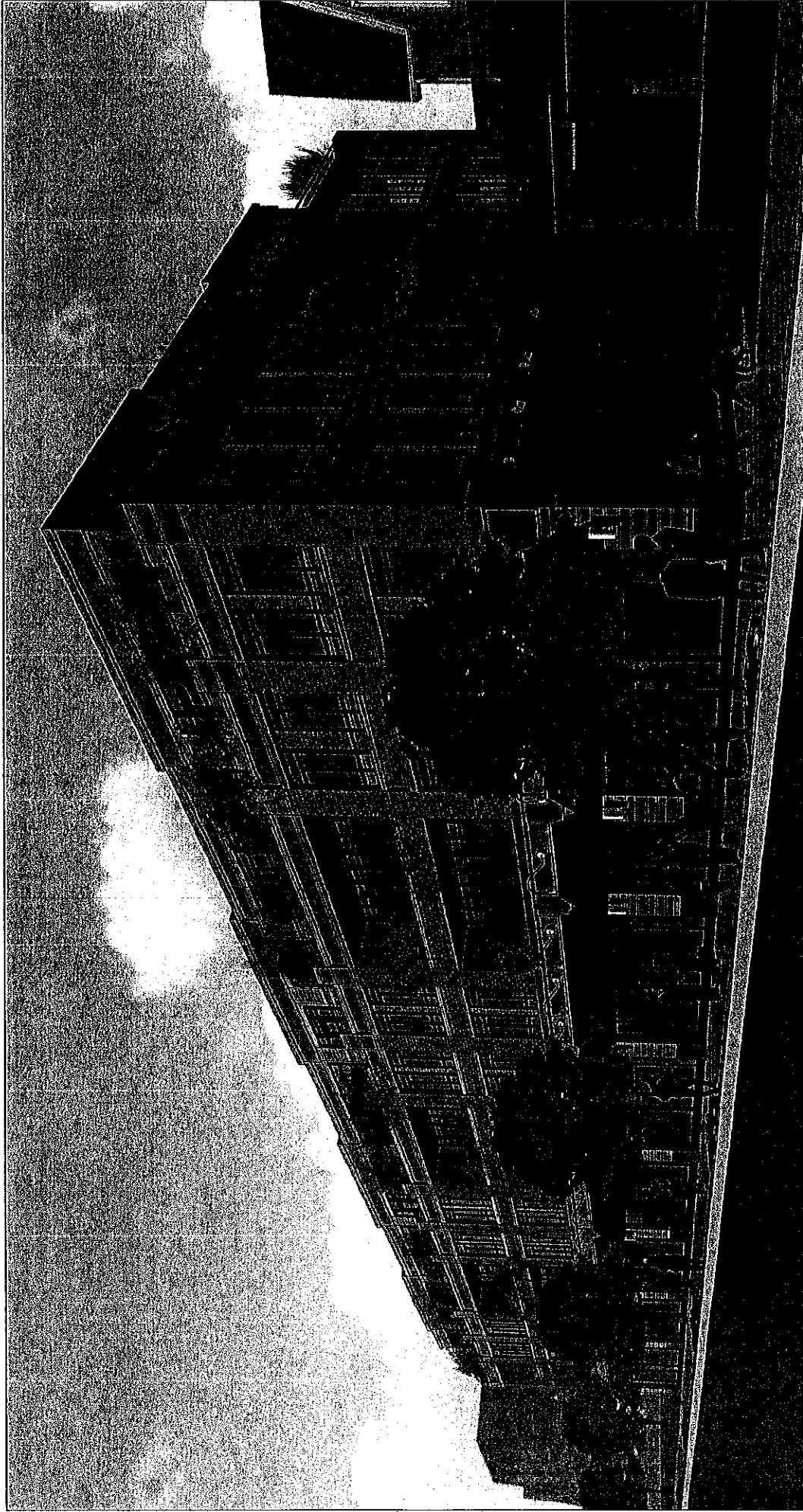
Location: Part of Lot 20,
Concession 4
Applicant:
Goldpark Group (Woodbridge) Inc.
N:\DFT\1 ATTACHMENTS\GP\sp-12.007\evldwg



Attachment

Files: OP.12.007,
Z.12.016 & DA.12.038
Date: October 3, 2012

6



MAJOR MACKENZIE DRIVE, WEST OF KEELE STREET

Not to Scale

Rendering - View Looking South-East

Applicant: 2058258 Ontario Ltd.
Location: Part of Lot 5,
Concession 7



Attachment

7
Files: OP.12.007,
Z.12.016 & DA.12.038
Date: September 14, 2012