

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 18, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.01.082
693359 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2002.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.082 (693359 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 11, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C1 Restricted Commercial Zone, limited to Business and Professional Office use.

A Site Plan Application was submitted in support of the rezoning for a two-storey, multi-unit office building, which may require exceptions to the C1 Zone standards.

Background - Analysis and Options

The subject lands are located on the east side of Keele Street, south of Regional Road 7, being Part of Lot 26 on Plan 2468 (7689 Keele Street), in Lot 5, Concession 3, City of Vaughan. The 0.36 ha site has 47.7m frontage on Keele Street, with a lot depth of 73.3m, and is developed with a detached dwelling. The surrounding land uses are:

- North - residential (R1V Old Village Residential)
- South - residential (R1V Old Village Residential)
- East - residential (R1V Old Village Residential)
- West - Keele Street; prestige employment (EM1 Prestige Employment Area)

The subject lands are designated "Commercial Area" by OPA #467, and zoned R1V Old Village Residential Zone by By-law 1-88.

On January 25, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, two responses have been received, with the following summarized comments:

- Keele Street centre lane is partly designated as a left-turn lane for southbound traffic, but has evolved into a southbound express lane for traffic turning onto Jardin Drive;
- concern that the proposed office building will increase traffic and the risk of collision in the centre lane for northbound traffic turning left into 7622 Keele Street (opposite to the subject lands); and,
- suggest converting the centre lane into a continuous left-turn lane, serving northbound and southbound traffic, marked with effective signage.

The comments have been forwarded to the Region of York Transportation and Works Department, which is responsible for the traffic management of Keele Street. The Region's response and any additional comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the “Commercial Area” designation provides opportunities for business and professional offices, and compatible service commercial uses that serve the needs of the business and residential community; the proposed rezoning to a C1 Zone to facilitate a business and professional office would conform to the Official Plan.
- the supporting site plan does not address the detailed policies of OPA #467, specifically:
 - i) that the building be oriented to Keele Street, with parking to the rear and side yards;
 - ii) that a comprehensive design concept for all properties fronting on Keele Street in this area be submitted for Council approval;
 - iii) that the concept plan include a shared internal traffic, access and parking system, and servicing, drainage and stormwater management plans;
- while the Official Plan designates the land for office use compatible with the adjacent residential use, the criteria to ensure sensitivity of the development plan will be reviewed, such as appropriate setbacks and buffers, noise, lighting, parking and traffic; and
- the zoning application will be reviewed together with the site plan, revised as necessary, to identify any exceptions to the C1 Zone standards required to implement the final site and building design, parking and landscaping.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will review the interface of the proposed office development with the surrounding residential neighbourhood, respecting appropriate setbacks and buffers, noise, lighting, parking, and traffic.

The business and professional office is permitted by the Official Plan as a use compatible with surrounding uses. However, to address the detailed policies of OPA #467 ensuring that the design of the site will be suitable, a conceptual development plan for the properties on the east side of Keele Street must be submitted, addressing internal traffic and servicing management plans. The site plan must then be revised to reflect the conceptual plan, and the review of both will be included in the technical report on the zoning application.

Attachments

1. Location Map
2. Preliminary Site Plan

Report prepared by:

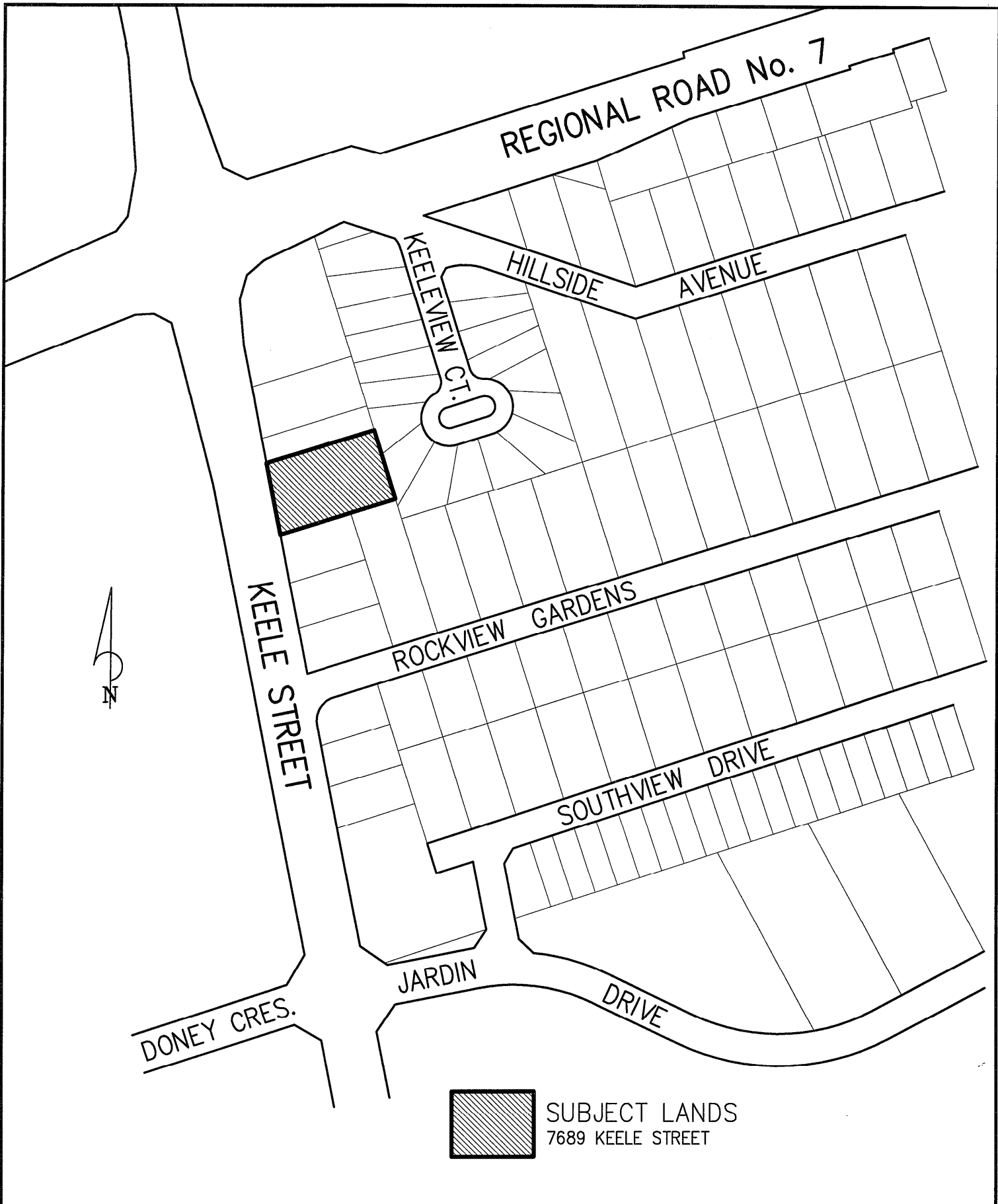
Jason Sheldon, Planner, ext. 8320
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM




SUBJECT LANDS
 7689 KEELE STREET

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE:	02/08/2002
	Z.01.082	Part Lot 5, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: 693359 ONTARIO LIMITED
			SCALE:	NOT TO SCALE

REGIONAL ROAD 7

KEELE STREET

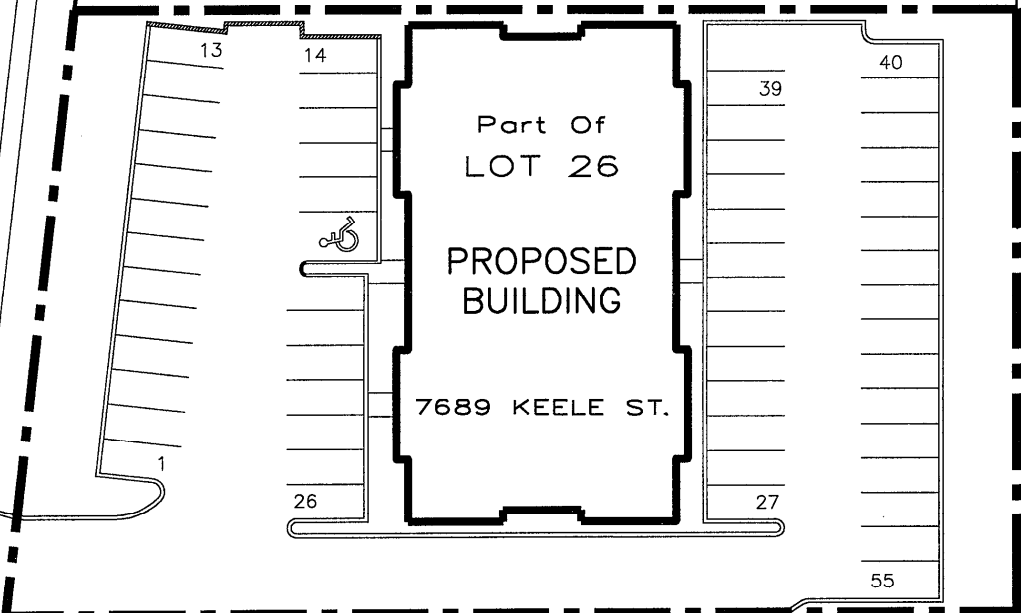
LOT 13

LOT 12

LOT 11

LOT 10

LOT 43



SUBJECT LANDS



ATTACHMENT '2'
PRELIMINARY SITE PLAN

FILE #:	REPORT #:
Z.01.082	Part Lot 5, Con. 3
LOCATION:	

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
693359 ONTARIO LIMITED

DATE:	12/18/2001
SCALE:	NOT TO SCALE