

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 4, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.02.004
SITE DEVELOPMENT FILE DA.02.002
CANDACE CONSTRUCTION/KARIN DZELETOVIC
PRELIMINARY REPORT**

P.2002.16

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.004 (Candace Construction/Karin Dzeletovic) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 15, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to an appropriate Apartment Residential Zone to permit a 3-storey, mixed use condominium building. The proposal is for 25 residential units and approximately 140m² of ground floor commercial/office uses, served by 43 underground and 5 on-street parking spaces.

The Owner has also submitted a corresponding site plan application (File DA.02.002). Through the review process, the required exceptions to the zoning standards will be identified based on the final site plan.

Background - Analysis and Options

The 0.27 ha site is located on the east side of Keele Street, between Major Mackenzie Drive and Barrhill Road (9901 and 9907 Keele Street), in Lot 20, Concession 3.

The lands are designated "Maple Commercial Core" by OPA No. 350 (Maple Community Plan), as amended by OPA No. 533, and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - commercial plaza (C1 Restricted Commercial Zone)
- East - residential (R2 Residential Zone)
- South - residential (R1 Residential Zone)
- West - Keele Street; residential (RM2 Multiple Residential Zone)

On January 14, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. A notice was also sent to the Maple Village Ratepayers Association and the Maple Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the whole meeting.

Preliminary Review

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

- the "Maple Core Area" designation permits residential buildings with ground floor commercial uses; the proposed use would conform with the Official Plan, subject to meeting the development criteria;

- the “Nathanial Shunk House” at 9901 Keele Street is listed in the City’s Inventory of Significant Heritage Structures and 9907 Keele Street is listed as a significant heritage structure. An office is currently being operated from 9907 Keele Street; 9901 Keele Street is being used for residential purposes. The integration of the historically significant structures into the overall plan will be reviewed in the context of the City’s Official Plan and Heritage policies;
- the compatibility of the proposed use and building form with the surrounding properties will be reviewed; the proposal will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines with respect to building form, streetscape, design etc.;
- a parking plan must be provided which identifies how tenant and visitor parking will be arranged and accessed on the site; the Region of York must approve the proposed on-street parking and driveway access; alternatively, other parking arrangements for the ground floor office/commercial components must be identified;
- traffic and noise studies are required in support of the site plan application; and
- servicing capacity to facilitate the proposed development must be identified.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in context of the development criteria set out in the Official Plan for permitted commercial/residential uses, the Heritage policies and the Maple Streetscape and Urban Design Guidelines. With the finalization of the site plan, the required exceptions to the zoning standards will be determined.

Attachments

1. Location Map
2. Site Plan
3. Keele Street Elevation

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Respectfully submitted,

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