

**6. OFFICIAL PLAN AMENDMENT FILE OP.03.017
 ZONING BY-LAW AMENDMENT FILE Z.03.037
 1570683 ONTARIO LIMITED
 PRELIMINARY REPORT**

P.2003.61

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.017 and Z.03.037 (1570683 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 May 16, 2003, the Owner submitted applications to amend the Official Plan and Zoning By-law to facilitate the development of a 1951m² commercial project. The subject lands are designated "Special Residential" by OPA #332, which requires commercial uses to be located internally within the community and to not have direct access or be visible from an arterial road. The commercial use is proposed to extend to the Keele Street and Vista Gate frontages.

The subject lands are zoned C3 Local Commercial Zone and OS2 Open Space Zone by By-law 1-88. The application proposes to rezone the OS2 portion of the lands to C3 Local Commercial Zone, and to permit an eating establishment (take-out) on the site. Other zoning exceptions may be required to implement the final site plan.

Background - Analysis and Options

The site is located on the northeast corner of Keele Street and Vista Gate, being Blocks 389 and 390 on Plan 65M-3556, in Lot 30, Concession 3, City of Vaughan.

The lands are designated "Special Residential" by OPA #332, and zoned C3 Local Commercial Zone and OS2 Open Space Park Zone by By-law 1-88. The surrounding land uses are:

- North - residential (RVM1(B) Residential Urban Village Multiple Zone and RV4 Residential Urban Village Four Zone)
- South - Vista Gate; Stormwater management pond (OS1 Open Space Conservation Zone)
- West - Keele Street; vacant (A Agricultural Zone)
- East - Ravineview Drive; park (OS2 Open Space Park Zone) and residential (RVM1(A) Residential Urban Village Multiple Zone and RV3 Residential Urban Village Three Zone)

On August 8, 2003, a notice of public hearing was circulated to all property owners within 120 metres of the subject land, and the Maplewood Ravines Community 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness of the proposed commercial uses abutting Keele Street and the residential uses to the immediate north will be considered;
- the screen measures to buffer/screen the proposed commercial uses and surrounding residential land uses will be reviewed, particularly the buffer abutting Lot 69, as shown on the attached concept plan;
- screening of the rooftop mechanical equipment from the adjacent uses will be required;
- the urban design treatment along Keele Street and Vista Gate will be reviewed through the site plan application; and
- the location and type of signage and lighting, will be reviewed through the site plan application;

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 the context of compatibility with the existing and future surrounding land uses, and potential methods of enhancing the interface between the proposed commercial use and the surrounding residential uses.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

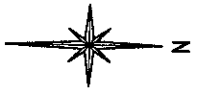
Mauro Peverini, Planner, ext. 8407
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

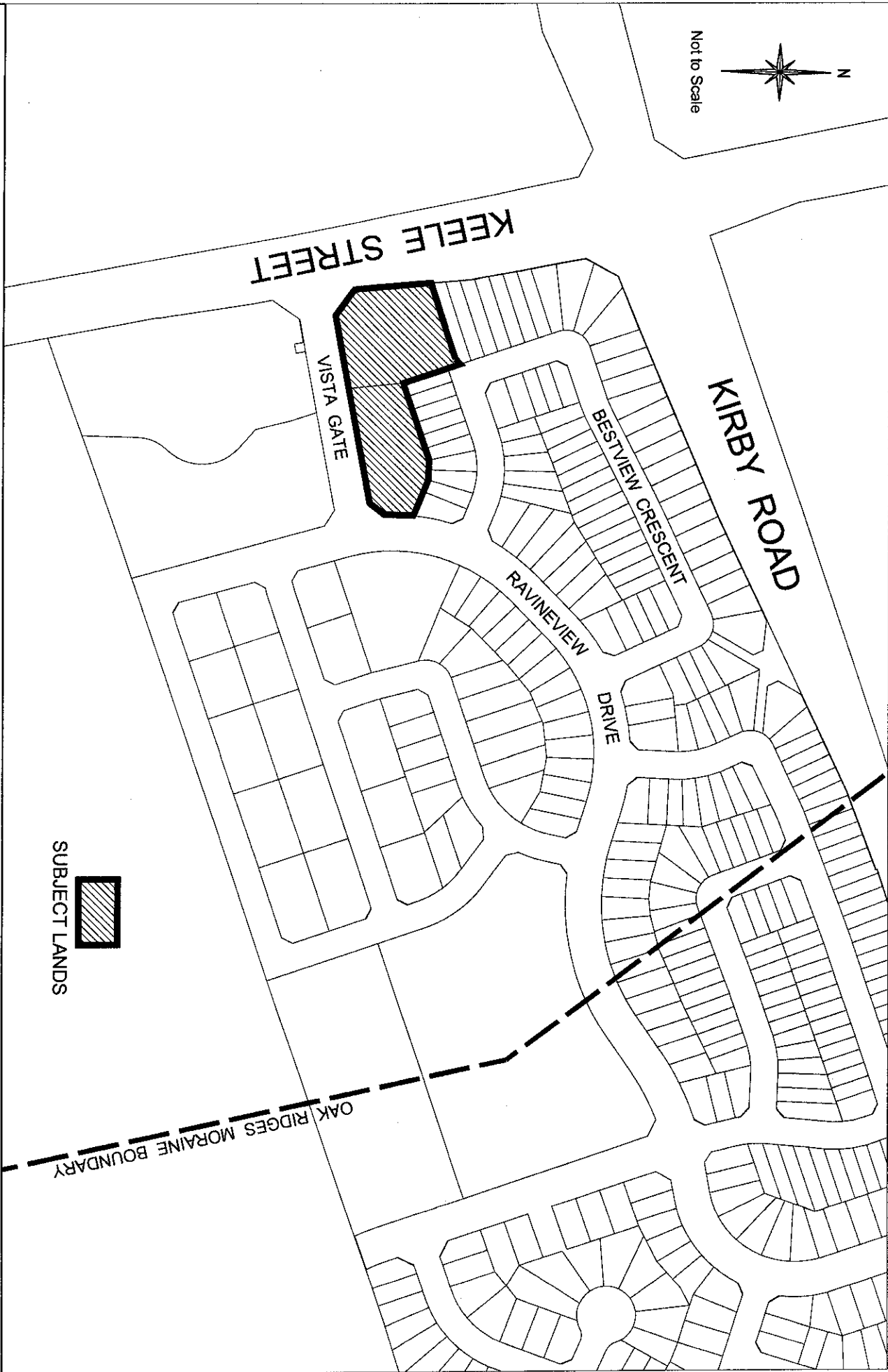
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Not to Scale



 SUBJECT LANDS

Location Map

Part Lot 30,
Concession 3

APPLICANT:
1570683 ONTARIO LIMITED

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Community Planning Department

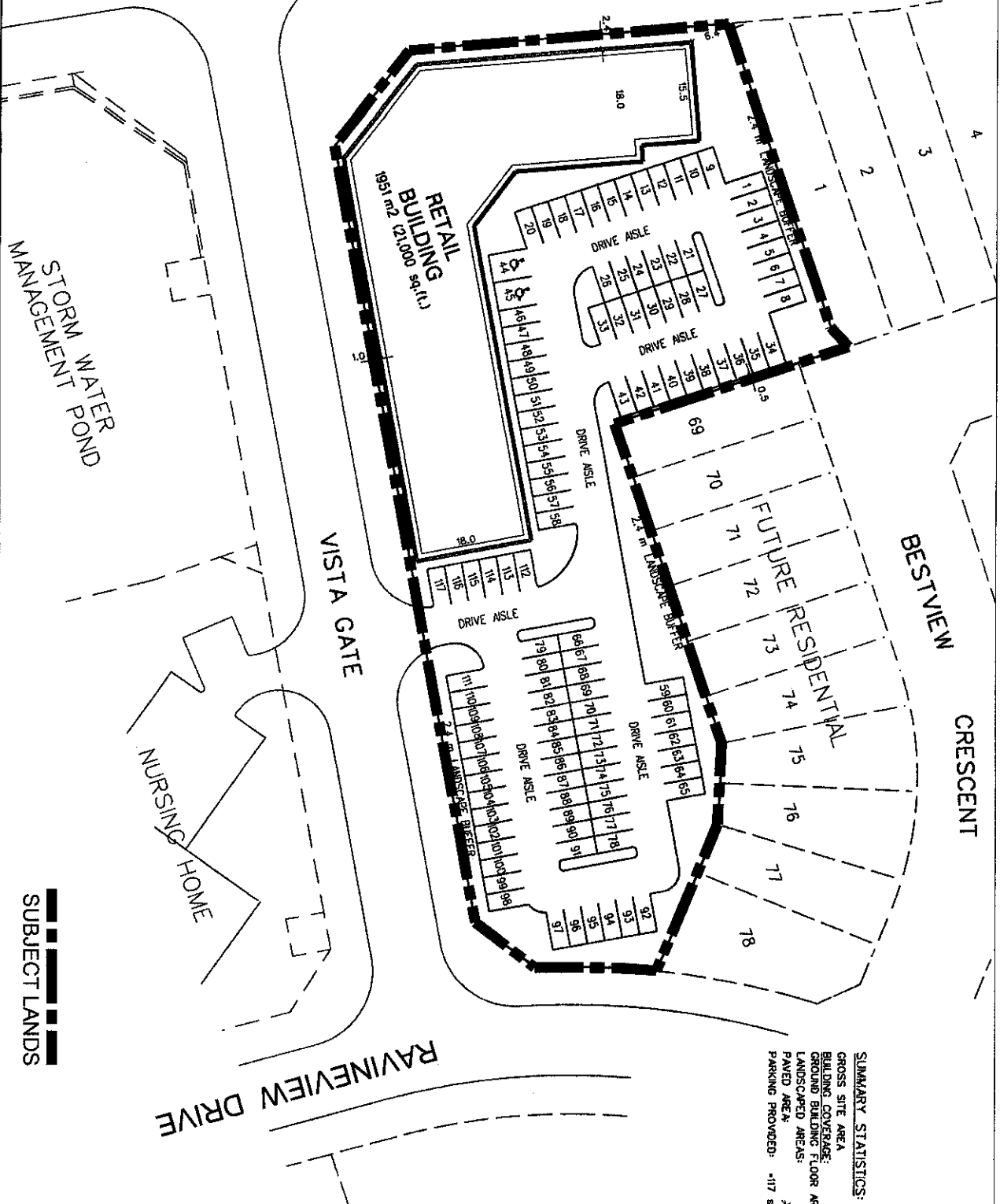
Attachment

FILE No.:
OP.03.047 &
Z.03.037

August 1, 2003



KEELE STREET



BESTVIEW CRESCENT

SUMMARY STATISTICS:
 GROSS SITE AREA: 0.7025 ha (1,760 sq)
 BUILDING COVERAGE: 1981 m2 (21,000 sq ft)
 GROUND BUILDING FLOOR AREA: 1981 m2 (21,000 sq ft)
 LANDSCAPED AREAS: * 3544 m2 (49,720 sq ft)
 PAVED AREAS: * 117 spaces
 PARKING PROVIDED: * 117 spaces



Not to Scale

Site Plan

Part Lot 30,
 Concession 3

APPLICANT:
 1570683 ONTARIO LIMITED

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SUBJECT LANDS

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FILE No.:
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 Z.03.037
 August 1, 2003

2