

**4. OFFICIAL PLAN AMENDMENT FILE OP.04.012
ZONING BY-LAW AMENDMENT FILE Z.04.038
1556615 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2004.90

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.012 and Z.04.038 (1556615 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 July 13, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law to re-designate and rezone the subject lands to a commercial category to permit C5 Community Commercial uses.

Background - Analysis and Options

The site is located on the southeast corner of Eagle Rock Way and Keele Street, Part of Lot 22, Concession 3, City of Vaughan. The 0.86 hectare site has frontage along Keele Street and flankage on Eagle Rock Way. The land is included as a block within approved Draft Plan of Subdivision 19T-95114 which consists of the subject office commercial block, a park block and 74 detached lots and 76 street townhouse units.

The site is designated "Office Commercial" by OPA 350 (Maple Community Plan) and zoned C8 (H) Office Commercial with a Holding Provision by By-law 1-88, subject to Exception 9(1171). The surrounding land uses are:

- North – Eagle Rock Way; industrial (M1 Restricted Industrial Zone)
- South – Institutional (C8 Office Commercial Zone)
- East – future residential (RM1 & R4 Residential Zone)
- West – Keele Street; commercial & community centre (C3 Commercial, A Agriculture & OS2 Open Space Park Zone)

On August 13, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Gates of Maple Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole.

Preliminary Review

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

- the subject lands area designated "Office Commercial" by OPA 350 (Maple Community Plan); a change in designation is required to permit the commercial uses;
- the lands are zoned C8(H) Office Commercial with Holding provision by By-law 1-88, the proposed rezoning to C5 Community Commercial Zone would add a wide range of commercial uses;

- the appropriateness of the proposed use on the property will be reviewed for compatibility with existing and planned uses in the surrounding area;
- the interface of the proposed development with the surrounding uses, respecting appropriate setbacks, screening/buffering measures, lighting, noise, access, parking and traffic will be reviewed upon submission of a formal site plan application;
- comments from Region of York will be required for the design and location of the Keele Street access, and any necessary road widenings; and
- the proposal will be reviewed in the context of compliance with the Maple Streetscape Guidelines; the Maple Streetscape Committee must review the proposal.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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 for compatibility with existing and planned uses in the surrounding area, and compliance with the Maple Streetscape Guidelines, and technical considerations of the site plan.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part Lot 22,
Concession 3
APPLICANT:
 1556615 ONTARIO LTD.

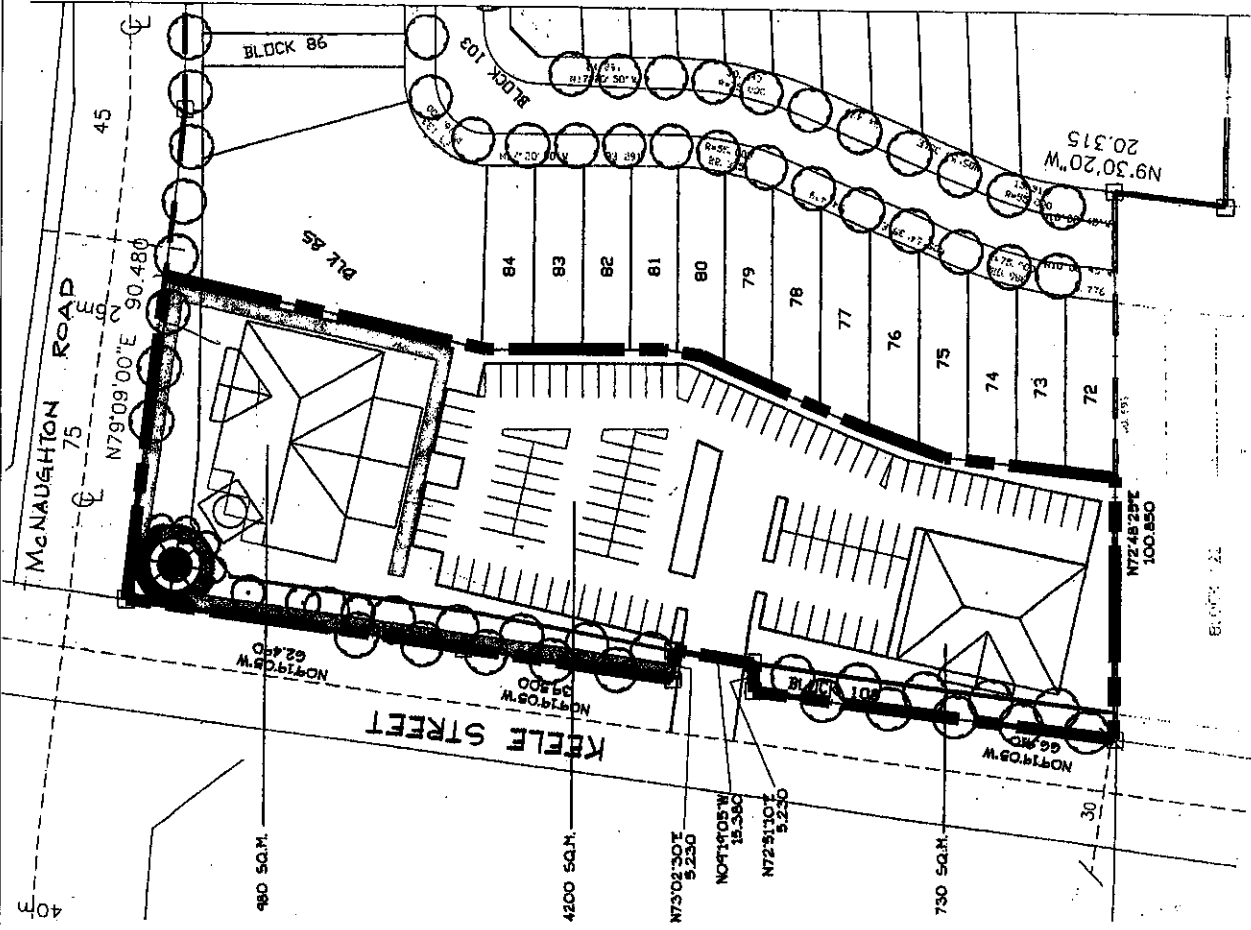


Community Planning Department

Attachment

FILE No.:
 Z.04.038
 & OP.04.012
Not to Scale
 July 27, 2004





SUBJECT LANDS
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Site Plan

Part Lot 22,
 Concession 3

APPLICANT:
 1556615 ONTARIO LTD.



Community Planning Department

Attachment 2

FILE No.:
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 July 27, 2004