

**5. OFFICIAL PLAN AMENDMENT FILE OP.04.011
 ZONING BY-LAW AMENDMENT FILE Z.04.032
 VARIETY (CHILDREN'S CHARITY) ONTARIO
 PRELIMINARY REPORT**

P.2004.102

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.011 and Z.04.032 (Variety (Children's Charity) Ontario) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law to re-designate and rezone the subject lands from "Office Commercial" to "Neighbourhood Commercial", and C8-H Office Commercial Zone to C4 Neighbourhood Commercial Zone, respectively, to permit commercial uses on a 0.21 ha site.

Background - Analysis and Options

The vacant 0.21 ha site is located north of McNaughton Road, on the west side of Keele Street, being Block 115 on Registered Plan 65M-3225, in Part of Lot 23, Concession 4, City of Vaughan.

The site is designated "Office Commercial" by OPA 350 (Maple Community Plan) and zoned C8-H Office Commercial Zone with Holding provision by By-law 1-88, subject to Exception 9(1086). The surrounding land uses are:

- North - Maple Health Centre (A Agricultural Zone)
- South - vacant land (OS1 Open Space Conservation Zone)
- East - Keele Street; Industrial lands (M1 Restricted Industrial Zone)
- West - residential (R4 Residential Zone)

On September 24, 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 meeting.

Preliminary Review

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

- the "Neighbourhood Commercial" designation permits uses such as supermarkets, retail stores, restaurants, business and professional offices, banks and financial institutions and personal service establishments; the corresponding zone category is C4 Neighbourhood Commercial Zone; Staff will review the appropriateness of these uses for the subject lands in the context of the existing and planned uses in the area;
- a traffic study which will identify the traffic generated, the impact on the existing roads network and additional transportation improvements may be required to accommodate such uses;

- review will be given to the appropriateness of the site-specific zoning exceptions requested for front yard, interior side yard and setback from an 'R' Zone, and whether additional exceptions are needed;
- consideration will be given to the appropriateness, compatibility, physical form and scale of the development within the existing residential neighbourhood and abutting Keele Street; and
- the screening/buffering measures to enhance compatibility between the proposed commercial use and surrounding residential land uses will be reviewed.

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 in the context of compatibility with the surrounding land uses.

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

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 SUBJECT LANDS

Location Map

Part Lot 23,
Concession 4
APPLICANT:
VARIETY (THE CHILDREN'S CHARITY) ONTARIO
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Community Planning Department

Attachment 1

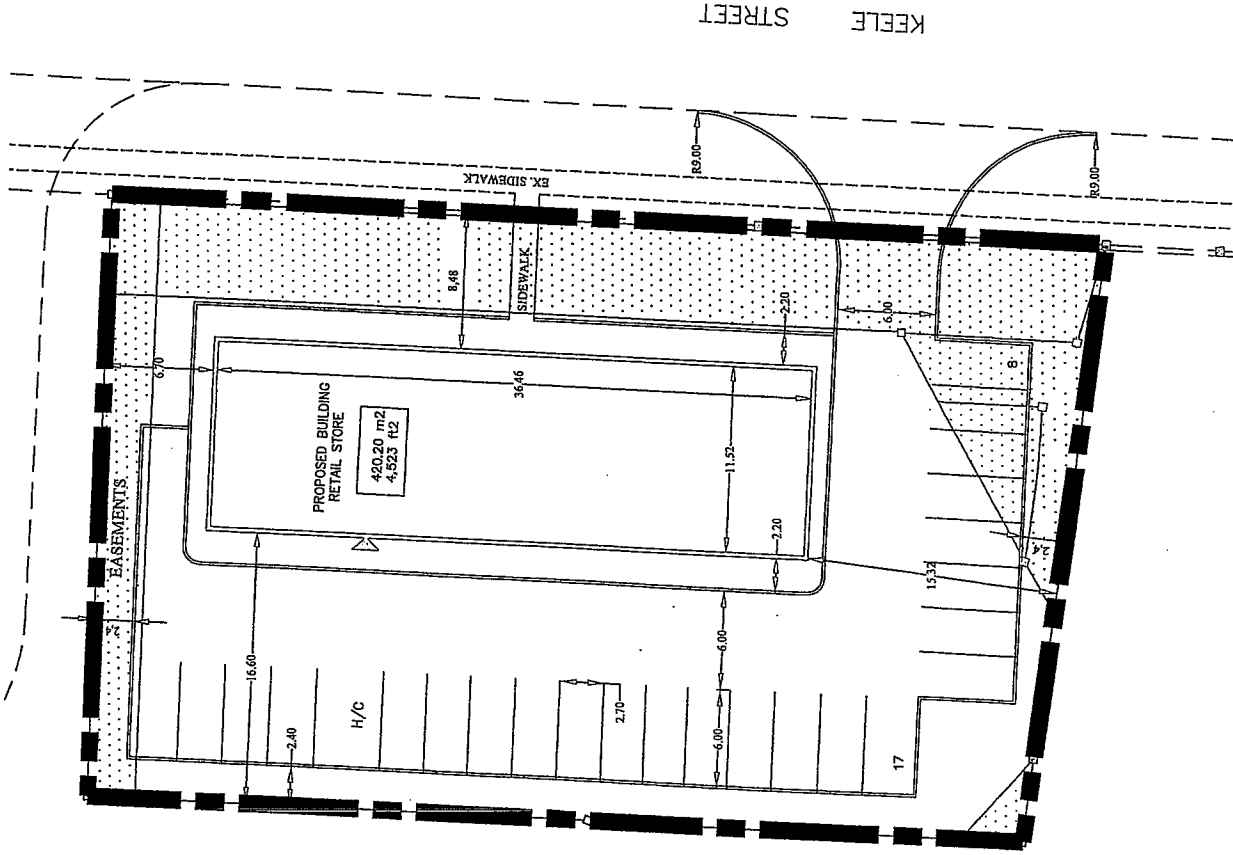
FILE No.:
OP.04.011 &
Z.04.032

September 21, 2004



Not to Scale

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SUBJECT LANDS



SITE DATA	(ha)
BUILDING	0.042020
PAVED	0.099540
LANDSCAPE	0.071640
TOTAL	0.213200

Attachment 2

FILE No.:
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Z.04.032

September 21, 2004



Community Planning Department

Site Plan

Part Lot 23,
Concession 4

APPLICANT:
VARIETY (THE CHILDREN'S CHARITY) ONTARIO

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