

**2. ZONING BY-LAW AMENDMENT FILE Z.05.044
 HEATHER HAND
 PRELIMINARY REPORT**

P.2005.59

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.044 (Heather Hand) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted a Zoning By-law Amendment Application to:

- a) rezone the subject lands shown on Attachment #1 from R2 Residential Zone to C1 Restricted Commercial Zone with a site specific exception to permit the conversion of the existing dwellings and garage on the subject lands for business and professional office uses; and
- b) permit the following zoning exceptions:

<u>2162 Major Mackenzie</u>	<u>Proposed</u>	<u>Required</u>
-minimum exterior sideyard setback	5.8m	9m
-landscaping abutting and 'R' Zone	1.5m	2.4m
<u>2174 Major Mackenzie</u>	<u>Proposed</u>	<u>Required</u>
-landscaping abutting an 'R' Zone	0.58m	2.4m
-minimum distance to an 'R' Zone	0.58m	9m
-minimum rear yard setback	0.58m	15m
-minimum aisle width	4.9m	6m

The Owner has also submitted a corresponding site plan application (File DA.05.051). Through the review process any additional exceptions to the zoning standards will be identified based on the final site plan.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of two properties (2162 and 2174 Major Mackenzie Drive) having lot areas 983m² and 970m² respectively. The properties are located on the north side of Major Mackenzie Drive between Keele Street and Ontario Street, being Part of Lots 29, 30 and 36 on Registered Plan 72, in Part of Lot 21, Concession 3, City of Vaughan.

The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan), and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

North - existing residential (R2 Residential Zone)

- South - Major Mackenzie Drive; Maple Manor & Municipal Offices (C1 Restricted Commercial & A Agricultural Zone)
- East - existing residential; Ontario Street (R2 Residential Zone)
- West - existing residential (R2 Residential Zone)

On September 30, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, those individuals requesting notification, and to the Gates of Maple and Maple Village Ratepayers Associations. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the Provincial Policy Statement and Regional and City Official Plan policies;
- ii) the application will be reviewed in the context of surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses;
- iii) review will be given to the appropriateness of the proposed zoning and requested site-specific exceptions in the context of the surrounding land uses;
- iv) the applications must be reviewed by the Maple Streetscape Community Advisory Committee;
- v) review will be given to the existing garage at 2174 Major Mackenzie Drive that is proposed to be used for an office use as it encroaches on the eastern property line;
- vi) access and requirements for road widening and on-site circulation will be reviewed by the Region of York and the Vaughan Engineering Department; and
- vii) a traffic study and a noise study is required by the Engineering Department for review and approval prior to Council's consideration of this application.

Relationship to Vaughan Vision 2007

The applicability of these applications 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 applications, together with comments from the public and Council 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, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed commercial uses from a land use impact with the surrounding land uses.

Attachments

1. Location Map
2. Site Plan
3. Existing and Proposed Elevations
4. Existing and Proposed Elevations
5. Existing Garage
6. Existing and Proposed Elevations

Report prepared by:

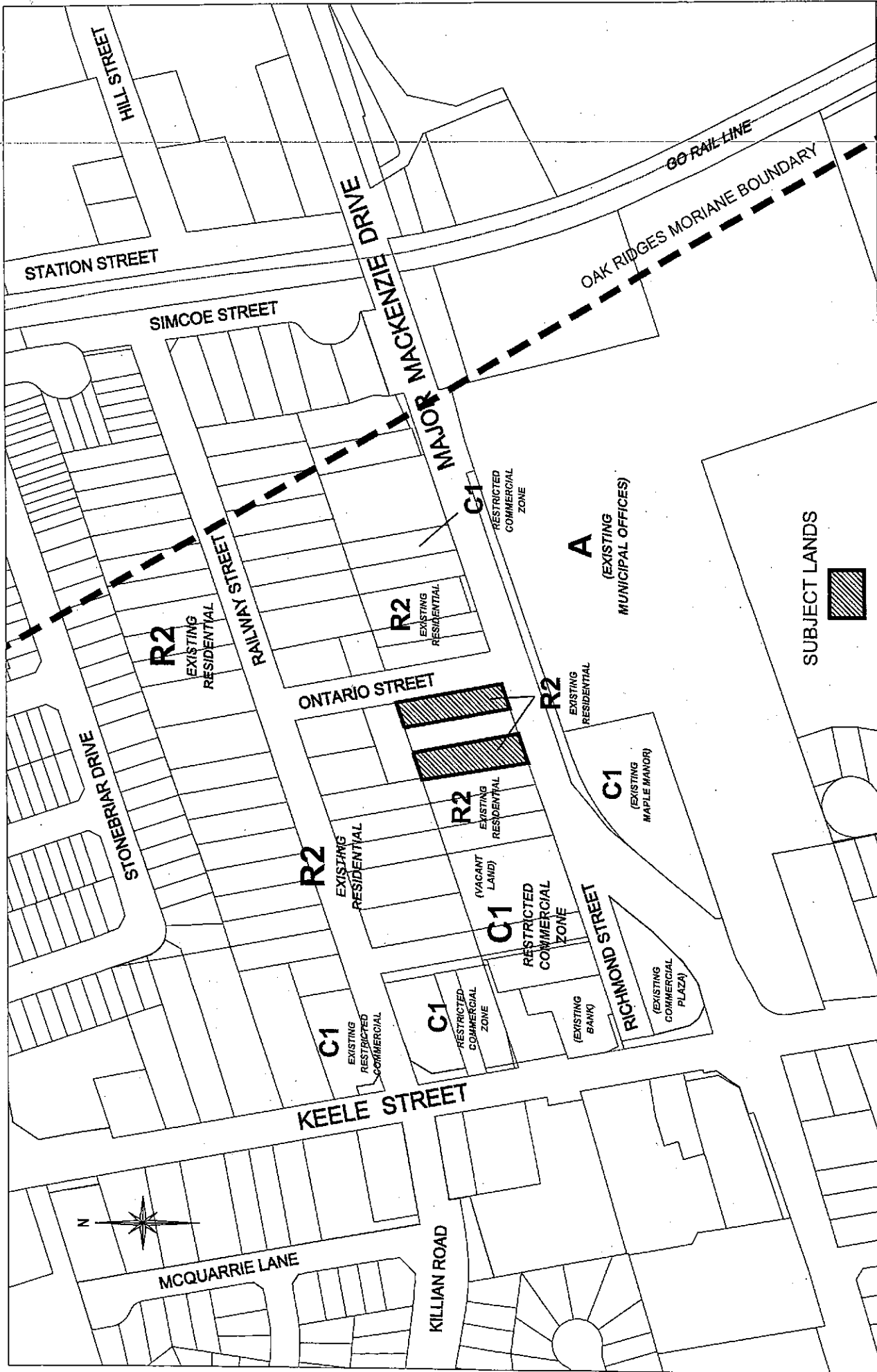
Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

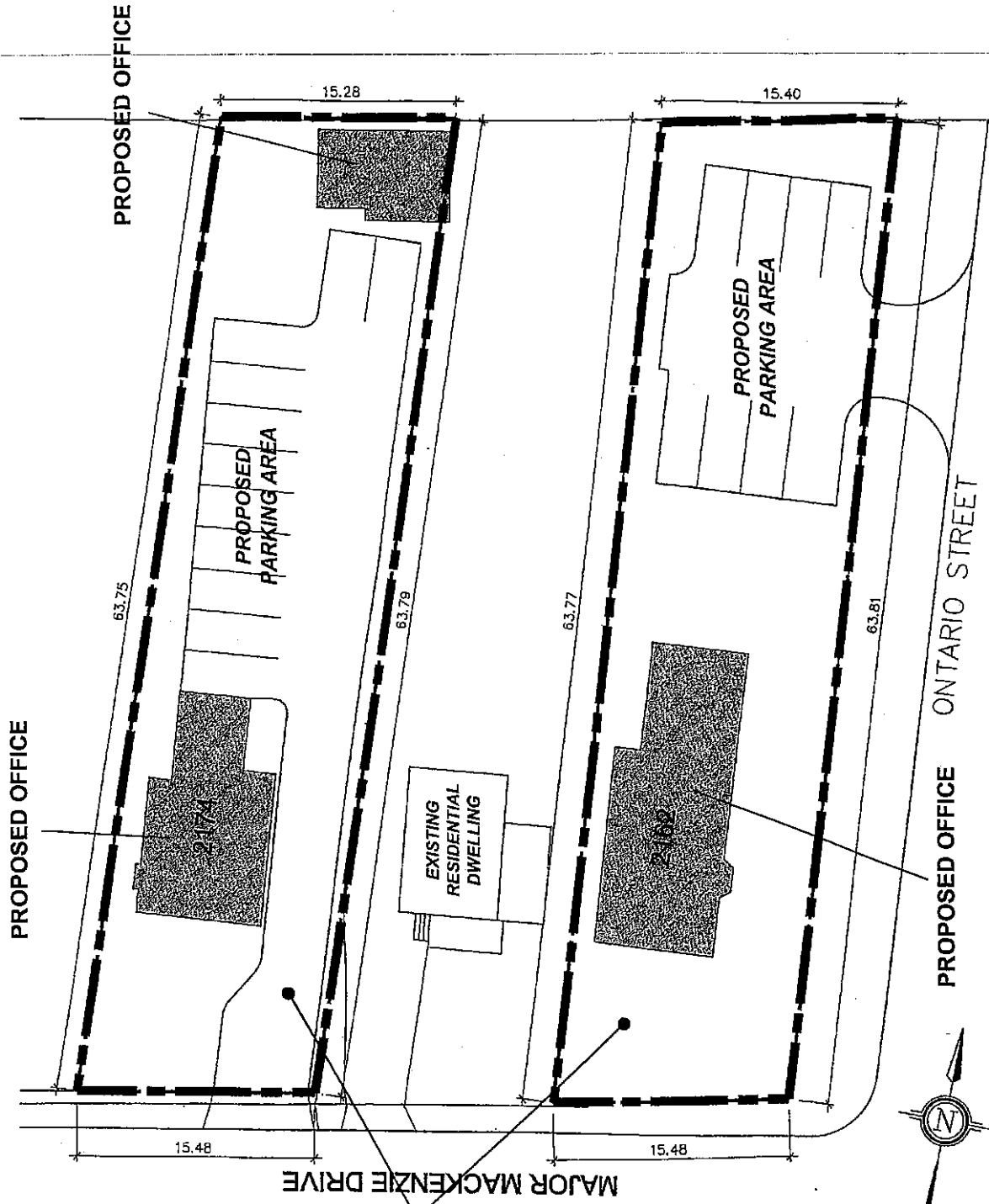
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Attachment 1
 FILE No.: Z.05.044 & DA.05.051
 Not to Scale
 October 17, 2005

City of Vaughan
 Development Planning Department

Location Map
 Part of Lot 21, Concession 3
 APPLICANT: HEATHER HAND
 MAP/PT/1 ATTACHMENTS/ZY-05.044



MAJOR MACKENZIE DRIVE

ONTARIO STREET

REZONE SUBJECT LANDS FROM 'R2' RESIDENTIAL ZONE TO 'C1' RESTRICTED COMMERCIAL ZONE

SUBJECT LANDS

Site Plan

Part of Lot 21, Concession 3

APPLICANT: HEATHER HAND

N:\UPT\1 ATTACHMENTS\13\05.044

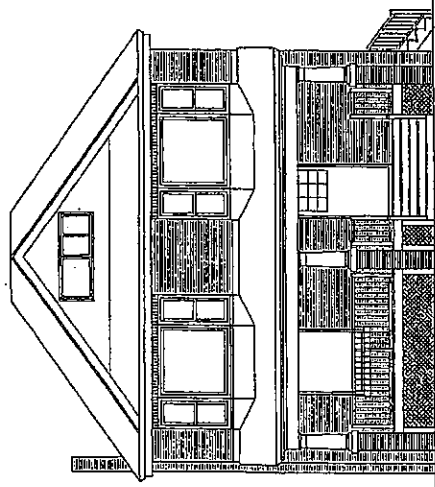
City of **Vaughan**

Development Planning Department

Attachment 2

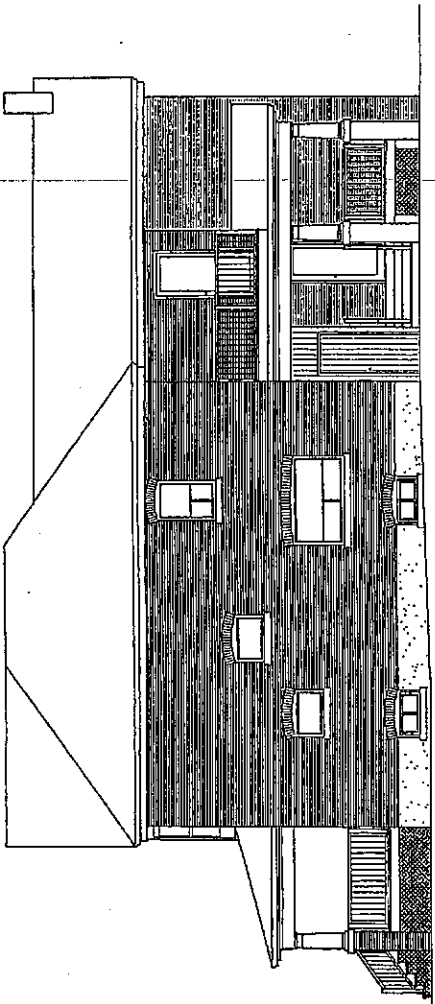
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October 3, 2005

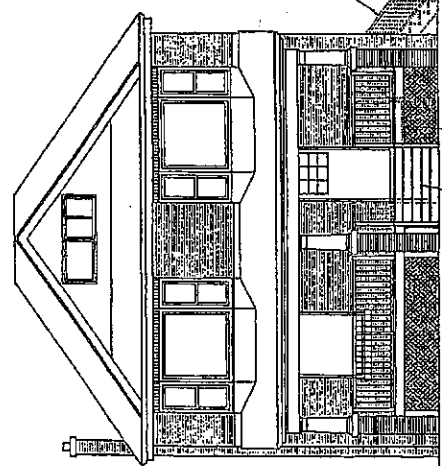


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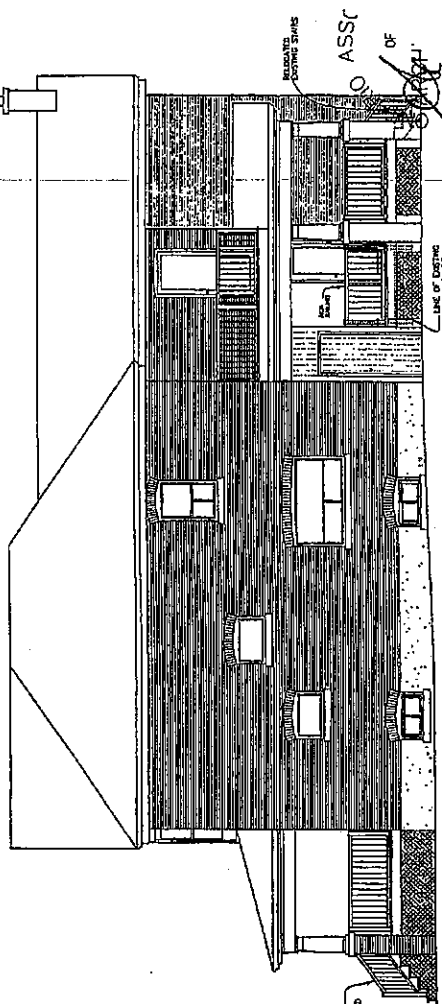
SOUTH



EAST



PROPOSED



2174 MAJOR MACKENZIE DRIVE

Existing And Proposed Elevations

APPLICANT:
HEATHER HAND
Part of Lot 21,
Concession 3

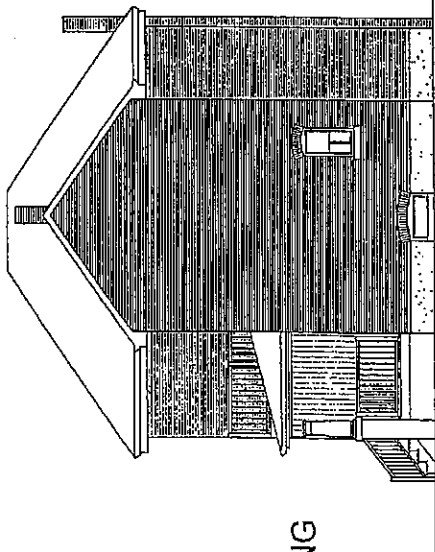


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Attachment 3

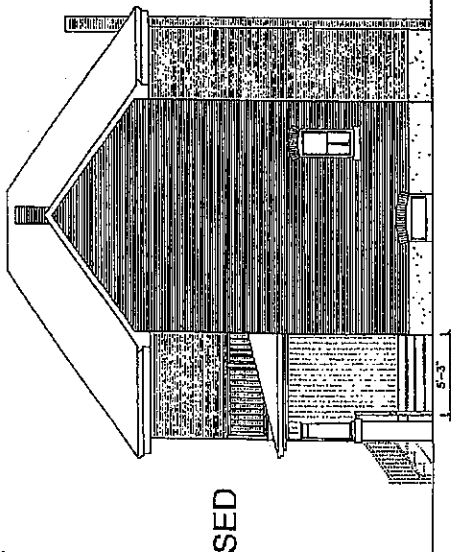
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September 27, 2005



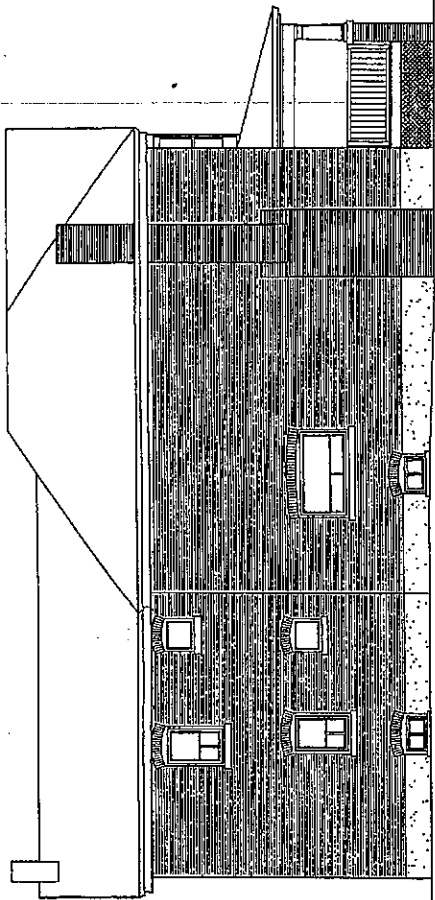
EXISTING

NORTH

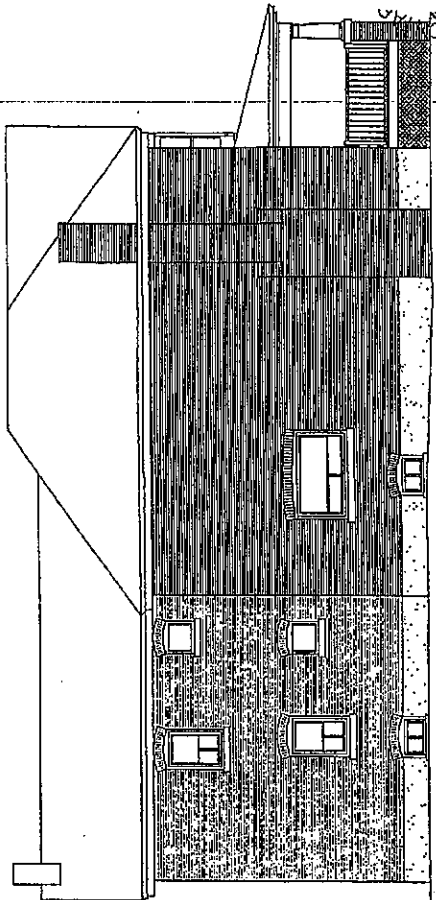


PROPOSED

2174 MAJOR MACKENZIE DRIVE



WEST



NO CHANGES

**Existing And
Proposed Elevations**

APPLICANT:
HEATHER HAND

Part of Lot 21,
Concession 3

N:\DPT\1 ATTACHMENTS\2\05.05.044



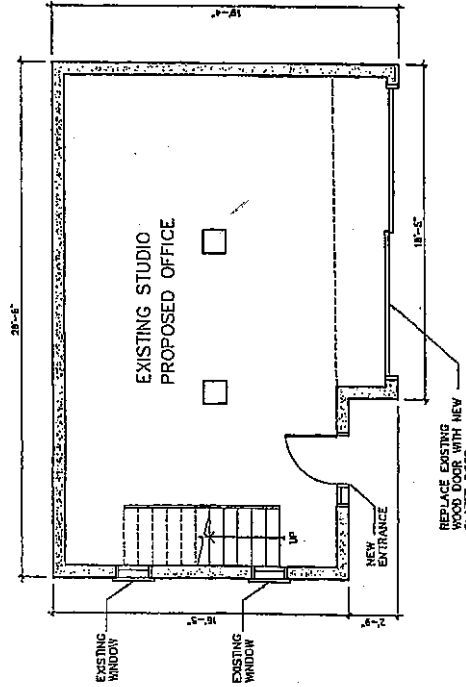
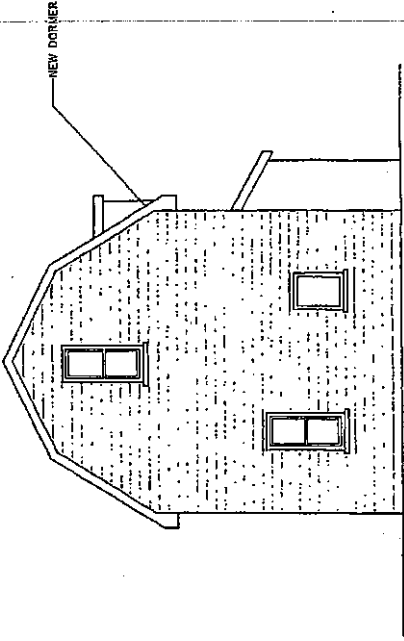
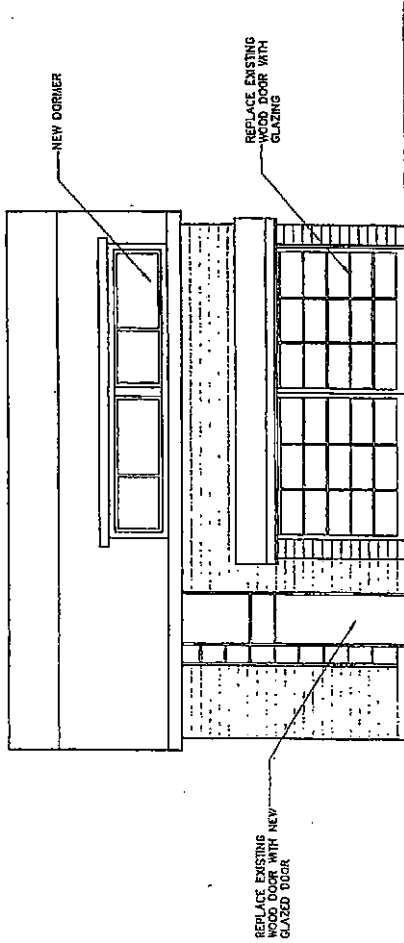
Development Planning Department

Attachment 4

FILE No.:
Z.05.044 & DA.05.051

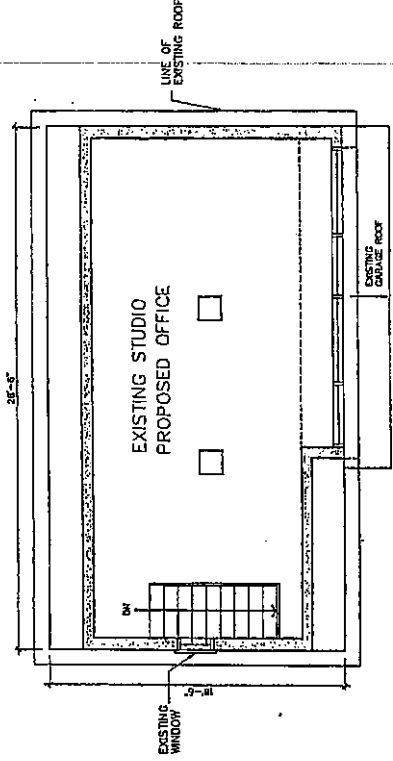
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September 27, 2005.



GROUND FLOOR
AREA 48 SQ.M.

2174 MAJOR MACKENZIE DRIVE



SECOND FLOOR
AREA 43 SQ.M.

Existing Garage

Part of Lot 21,
Concession 3

APPLICANT:
HEATHER HAND

NA/DPT/1 ATTACHMENTS/E/05.044

City of
Vaughan

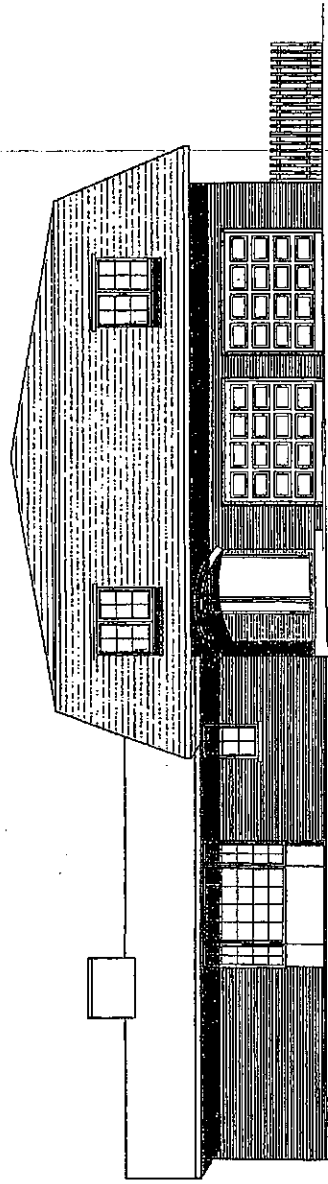
Development Planning Department

Attachment 5

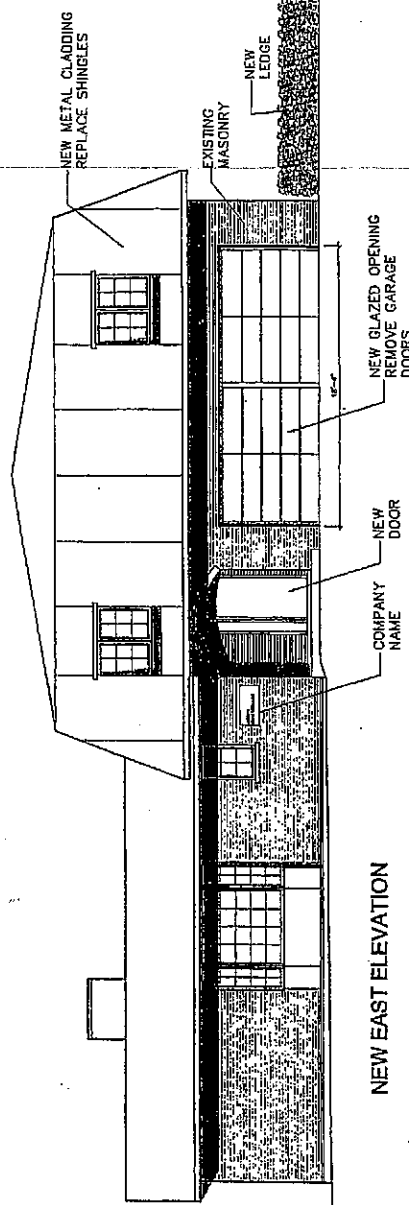
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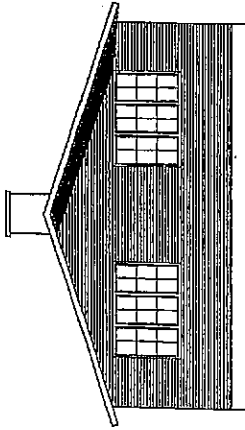
September 27, 2005



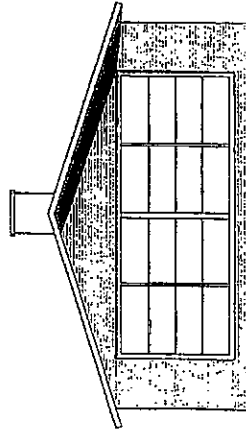
EXISTING EAST ELEVATION



NEW EAST ELEVATION



EXISTING SOUTH ELEVATION



NEW SOUTH ELEVATION

2162 MAJOR MACKENZIE DRIVE

Existing And Proposed Elevations

APPLICANT:
HEATHER HAND

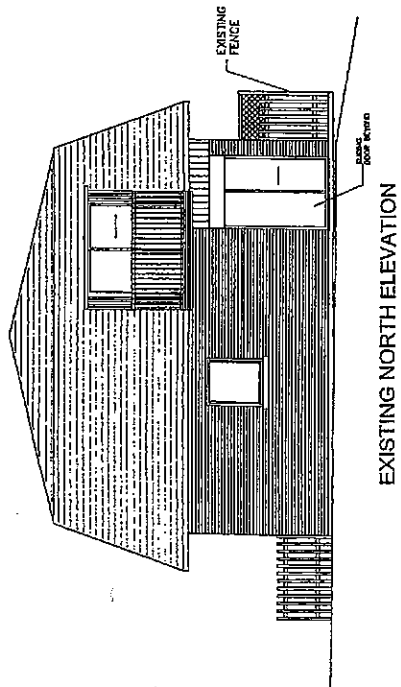
Part of Lot 21,
Concession 3

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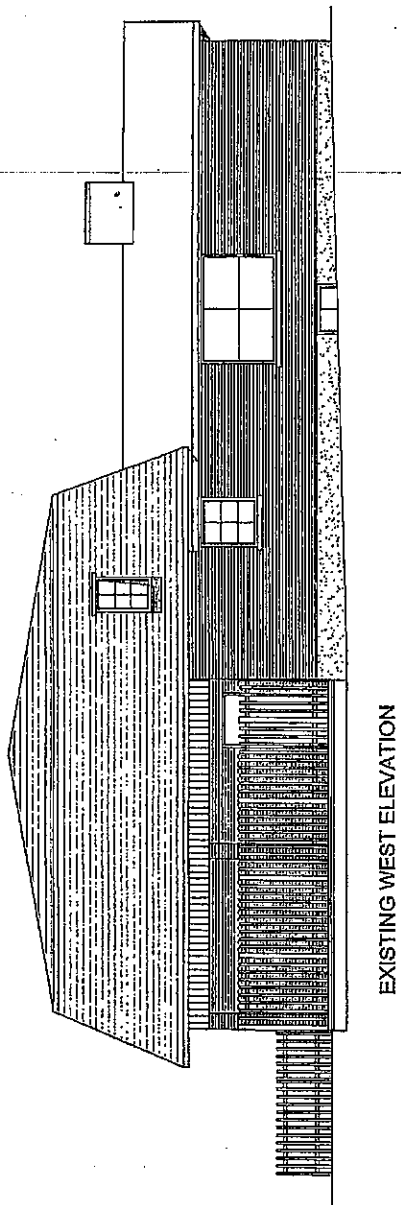


Development Planning Department

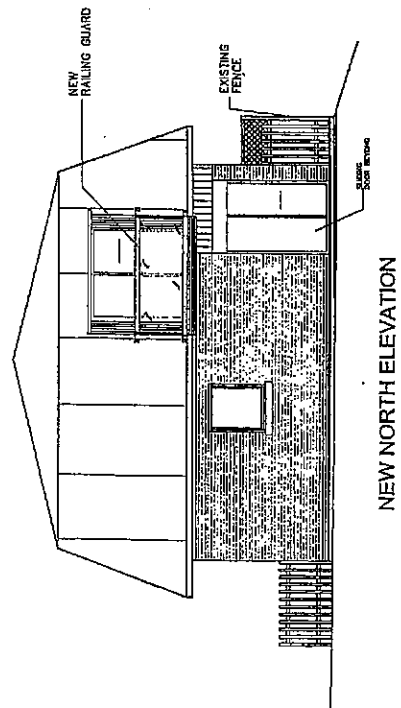
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September 27, 2005



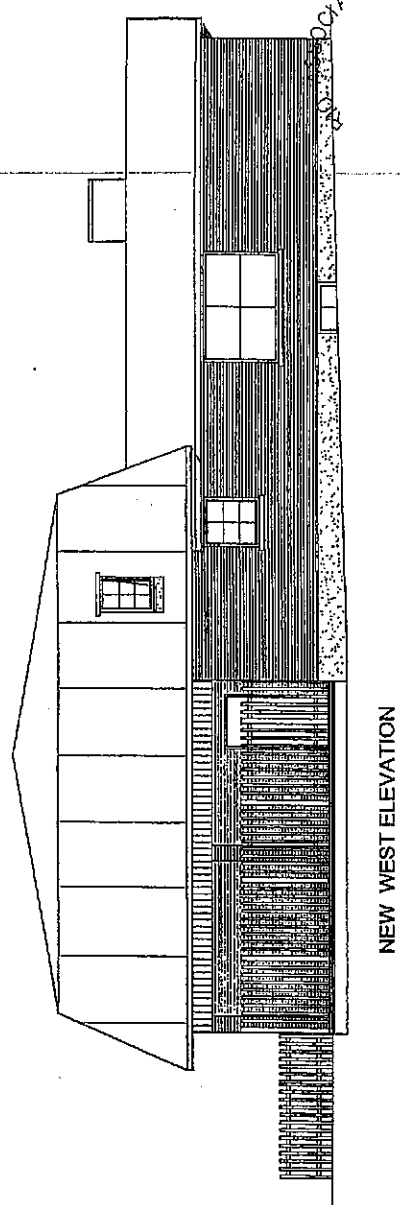
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



NEW NORTH ELEVATION



NEW WEST ELEVATION

2162 MAJOR MACKENZIE DRIVE

Existing And Proposed Elevations

APPLICANT:
HEATHER HAND

City of **Vaughan**
Development Planning Department

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Attachment 7