

**4. **DRAFT PLAN OF SUBDIVISION FILE 19T-05V07
2294 MAJOR MACKENZIE LTD.
PRELIMINARY REPORT****

P.2005.61

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-05V07 (2294 Major Mackenzie Ltd.) 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 an application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #1 to create one block, under a single registered M-Plan, which would facilitate the future development of the 0.64 ha parcel for a mixed-use, three-storey townhouse and office/commercial development, on a private common element condominium road.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive (2294 Major Mackenzie Drive), west of Keele Street, in Part of Lot 21, Concession 4, City of Vaughan. The vacant 0.64 ha parcel has 66.96m frontage along Major Mackenzie Drive and an average lot depth of 100.35m.

The site is designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), and further subject to OPA #533, which permits a mixed-use commercial and residential development. The lands are zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential (R3 Residential Zone)
- South - Major Mackenzie Drive; existing mix of commercial and residential uses (C1 Restricted Commercial Zone and RM2(H) Multiple Residential Zone with Holding Symbol "H")
- East - existing commercial (C1 Restricted Commercial Zone) and a vacant lot/approved for a mixed use residential/commercial development File Z.03.094 and DA.04.069 (C1 Restricted Commercial Zone)
- West - existing commercial (C1 Restricted Commercial Zone)

On September 30, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Gates of Maple, Maple Village and Maple Landing 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.

History

The Owner has submitted an application to amend the Zoning By-law (File Z.04.045) to rezone the subject lands from R1 Residential Zone to C1 Residential Commercial Zone with site-specific exceptions to permit a mixed-use development consisting of 19-three-storey townhouse units and 8 three-storey live/work units including 315m² of ground floor office uses as shown on Attachment #3. The Zoning By-law Amendment Application (File Z.04.045) was considered at a Public Hearing on January 17, 2005.

The Owner has also submitted a corresponding site plan application (File DA.05.038) to facilitate the development of the lands.

Preliminary Review

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

- i) the applicant has submitted a draft plan of subdivision to create one residential block under one registered M-Plan, which will enable the townhouse lots to be created through the lifting of Part Lot Control; the common blocks for roads and amenity areas are to be created through a Draft Plan of Condominium; consideration will be given to the coordination of land use, servicing and traffic connections with the adjacent lands;
- ii) the application will be reviewed in the context of the Site Development Application (DA.05.038) and Zoning Amendment Application (Z.04.045), to facilitate the proposed townhouses to be sited on freehold lots, with access onto a common element road, and provided with common amenity areas; and
- iii) the availability of servicing capacity for the residential portion of the proposal must be identified and allocated by Council, if approved.

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 from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed draft plan of subdivision will be reviewed in the context of the related Zoning By-law Amendment and Site Development Applications for the site.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Proposed Site Plan

Report prepared by:

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Mauro Peverini, Senior Planner, ext. 8407

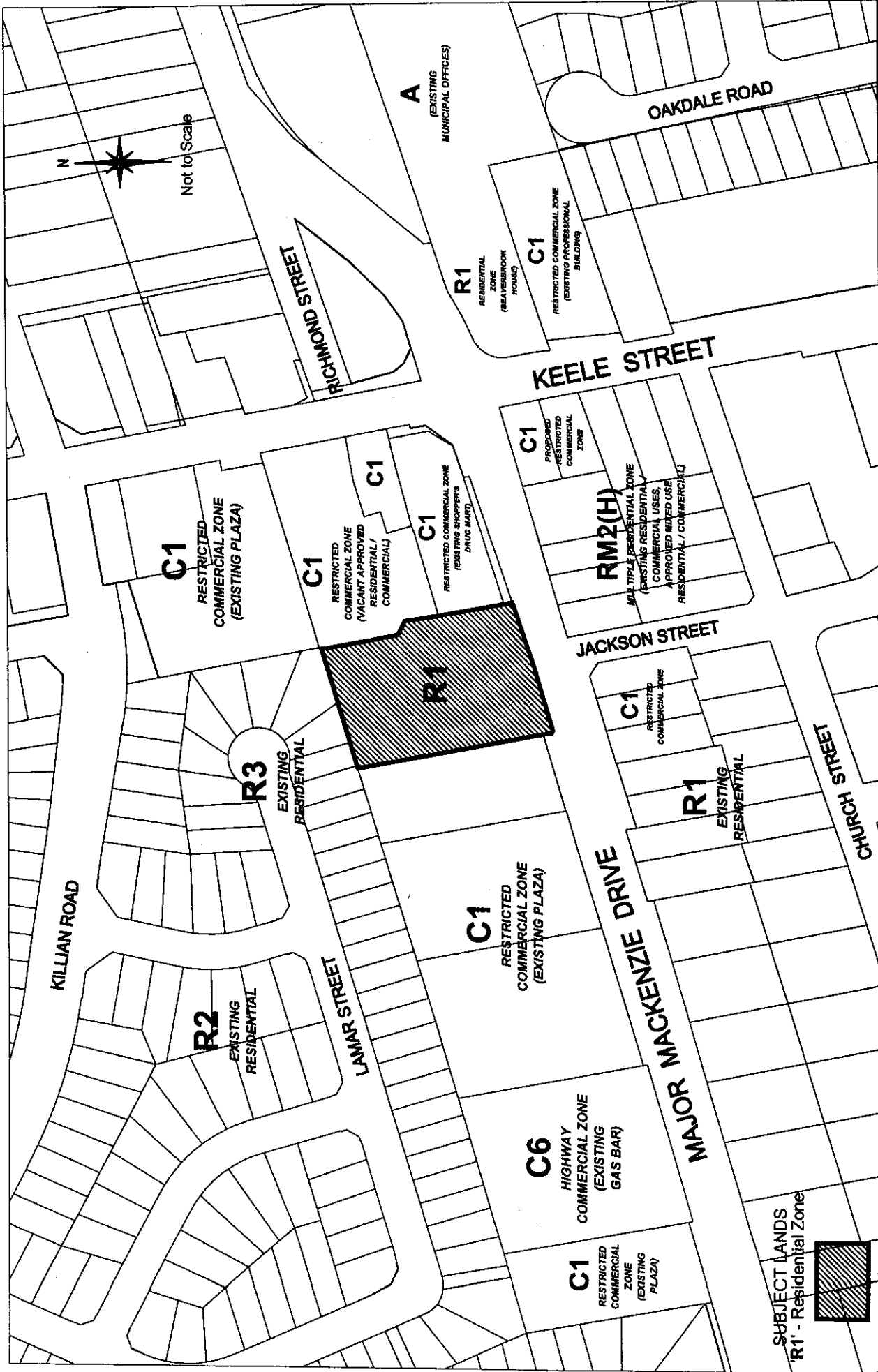
Grant Uyeyama, Manger of Development Planning, ext. 8635

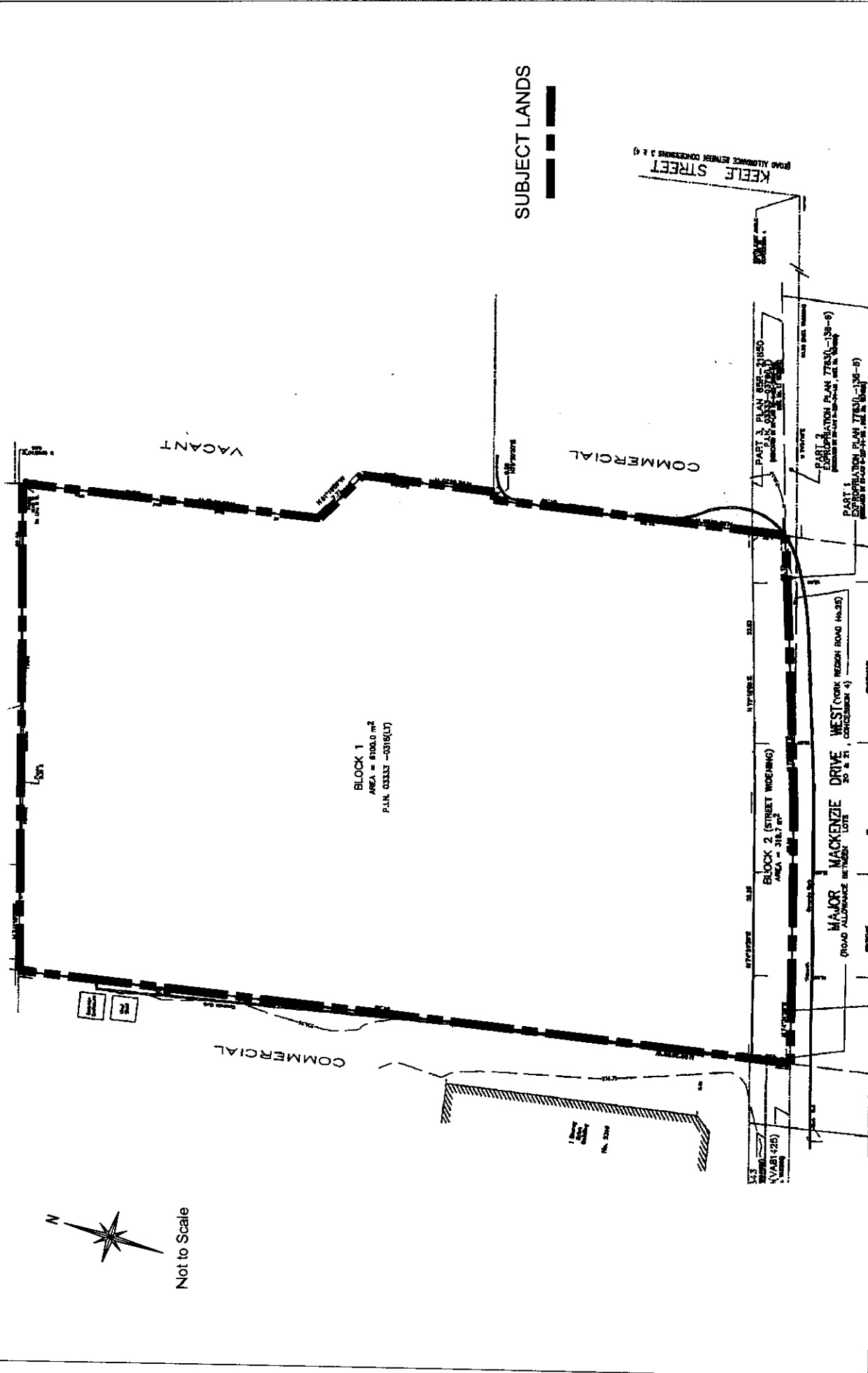
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMMUNO
Director of Development Planning

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Attachment
2

FILE No.: 19T-05V07
 RELATED FILES: Z.04.045 & DA.05.038
 October 3, 2005

City of
Vaughan

Development Planning Department

Draft Plan of Subdivision

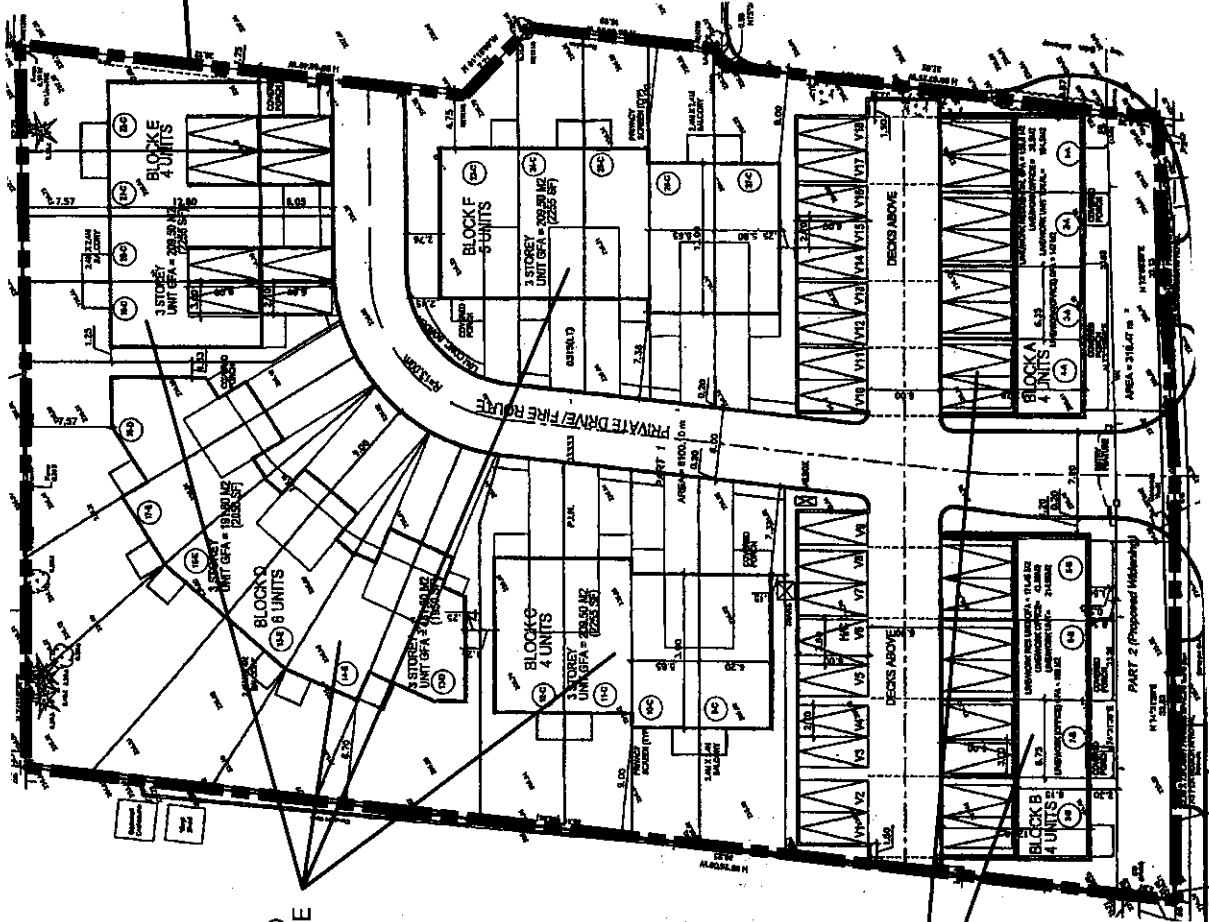
Part Lot 21,
 Concession 4
 APPLICANT:
 2294 MAJOR MACKENZIE LTD.
 \MAP\11 ATTACHMENTS\19T-05V07

Not to Scale



Not to Scale

PROPOSED
TOWNHOUSE
UNITS



PROPOSED
LIVE/WORK UNITS -
GROUND FLOOR
COMMERCIAL WITH
RESIDENTIAL
UNITS ABOVE

**REZONE SUBJECT LANDS
FROM R1' RESIDENTIAL ZONE
TO C1' RESTRICTED
COMMERCIAL ZONE
(Proposed Residential /
Commercial Use)**

SITE PLAN	
2294 MAJOR MACKENZIE DR	
MAPLE	
ARMOUR HEIGHTS DEV.	
RN DESIGN LTD PROJ NO. 0510	
7 JULY 2005	
SEE SURVEY	0.8751 HA (214,874 sq ft)
LESS ROAD FRONTING	0.0181 HA (41,471 sq ft)
NET LOT AREA	0.8570 HA (193,403 sq ft)
BUILDING COVERAGE	0.2251 HA (505,000 sq ft)
BUILDING GFA	0.2251 HA (505,000 sq ft) (PBI = 31)
RESIDENTIAL UNITS:	
TYPE A (LIVING/WORK)	4
TYPE B	4
TYPE C	12
TYPE D	4
TYPE E	27
TOTAL UNITS	51
PARKING:	
PROVIDED AT 1.5 PER UNIT	76 SPACES
PROVIDED AT 2.0 PER UNIT	102 SPACES
TOTAL PARKING PROVIDED	102
TOTAL PARKING REQUIRED	76
PROVIDED OVER AND ABOVE	26
TOTAL SPACES PROVIDED	128
LANDSCAPED OPEN SPACE:	
BUILDING COVERAGE	225,100 sq ft (PBI)
PRIVATE DRIVE	2,484 sq ft
VISITOR PARKING	2,484 sq ft
UNIT DRIVEWAYS	42,842 sq ft
LANDSCAPED OPEN SPACE	28,916 sq ft (PBI)

SUBJECT LANDS

Attachment 3

FILE NO.: 19T-05V07
RELATED FILES: Z.04.045 & DA.05.038
October 3, 2005

City of Vaughan Development Planning Department

Proposed Site Plan

Part Lot 21,
Concession 4
APPLICANT:
2294 MAJOR MACKENZIE LTD.
N:\A\1 ATTACHMENTS\181-05V07