

Background - Analysis and Options

The overall 0.991ha site shown on Attachment #1 (Leopard Lane, 0.142ha; and Sharewell, 0.849ha) is located on the east side of Keele Street, south of Major Mackenzie Drive, in Lot 20, Concession 3, the City of Vaughan. The site was used for a residence and a service station since the 1920s. The former service station has been abandoned since the late 1980s. The Technical Standards and Safety Authority (TSSA) has indicated that the Ministry of Consumer and Commercial Relations (MCCR) conducted an inspection in 1995. The inspection report stated that the former service station was abandoned and that the tanks and equipment were removed at that time. The license was cancelled from the TSSA's records in 1995.

The subject lands are designated "Maple Commercial Core Area" in OPA #350 (Maple Community Plan), as amended by OPA #533. The subject lands are zoned C6 Highway Commercial Zone and C1 Restricted Commercial Zone, subject to Exception 9(157), in By-law 1-88. The surrounding land uses are:

- North - existing business and professional office use (C1 Restricted Commercial Zone)
- South - existing Maple Centre Plaza (C1 Restricted Commercial Zone, subject to Exception 9(157))
- East - existing detached residential use (R3 Residential Zone)
- West - Keele Street; existing residential use and Maple United Church (RM2(H) Multiple Residential Zone with a Holding provision, and R1 Residential Zone, respectively)

On January 13, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association. To date, no responses have been received. Any comments received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the applications will be reviewed in the context of the applicable Provincial, Regional, and City policies;
- ii) the appropriateness of the proposed/permitted residential development under the Official Plan, excluding the required 70% commercial/office frontage along Keele Street, will be assessed in the context of the proposed land use and site location, building form, intensity of development on the site, and compatibility with the surrounding existing and permitted land uses;
- iii) the related site plan application will be reviewed by the Maple Streetscape Community Advisory Committee and in the context of the Maple Heritage Review currently being undertaken;
- iv) a planning justification, traffic, servicing, environmental, and archeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- v) the Region of York must approve the proposed driveway access location and design, and traffic report;

- vi) the necessary adjustment to the site plan agreement and zoning by-law for the existing commercial plaza (Sharewell Investments Inc.) will be reviewed to implement the proposed residential development, if approved;
- vii) the necessary consent and easement required to facilitate the proposed residential development must be approved by the Committee of Adjustment; and
- viii) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by 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 residential condominium apartment proposal will be reviewed in consideration of Provincial, Regional, and City policies, the appropriateness of the proposed use and building form, compatibility with surrounding land uses, and the ability of the access driveways and municipal infrastructure to accommodate the proposed development.

Attachments

1. Location Map
2. Conceptual Overall Site Plan
3. Conceptual Elevations (West and South)
4. Conceptual Elevations (East and North)

Report prepared by:

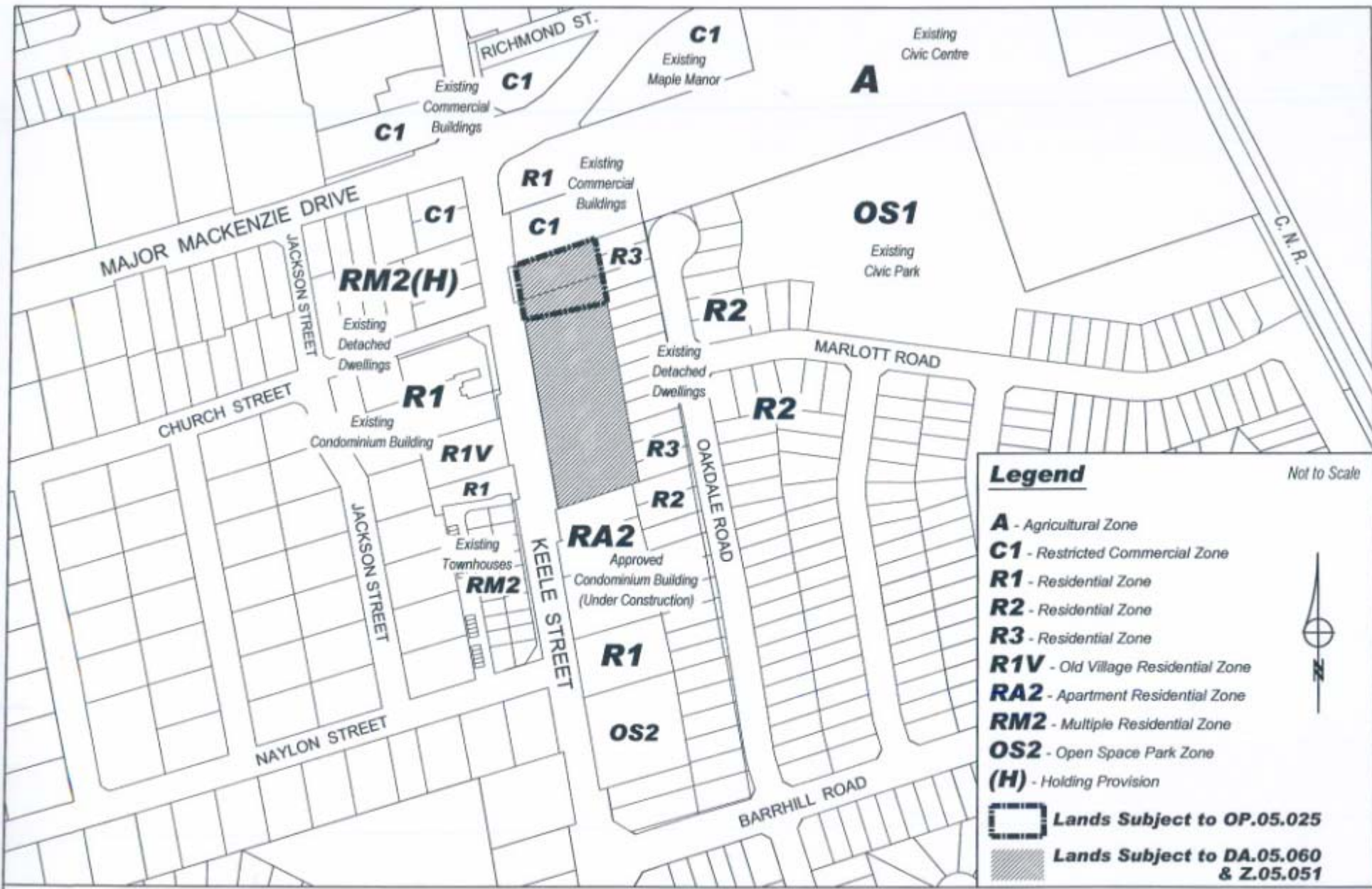
Stephen Lue, Planner I, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Legend Not to Scale

- A** - Agricultural Zone
- C1** - Restricted Commercial Zone
- R1** - Residential Zone
- R2** - Residential Zone
- R3** - Residential Zone
- R1V** - Old Village Residential Zone
- RA2** - Apartment Residential Zone
- RM2** - Multiple Residential Zone
- OS2** - Open Space Park Zone
- (H)** - Holding Provision

Lands Subject to OP.05.025
 Lands Subject to DA.05.060 & Z.05.051

Location Map

APPLICANT:
LEOPARD LANE DEVELOPMENT
& SHAREWELL INVESTMENTS INC.

Part of Lot 20,
Concession 3



The City Above Toronto

Development Planning Department

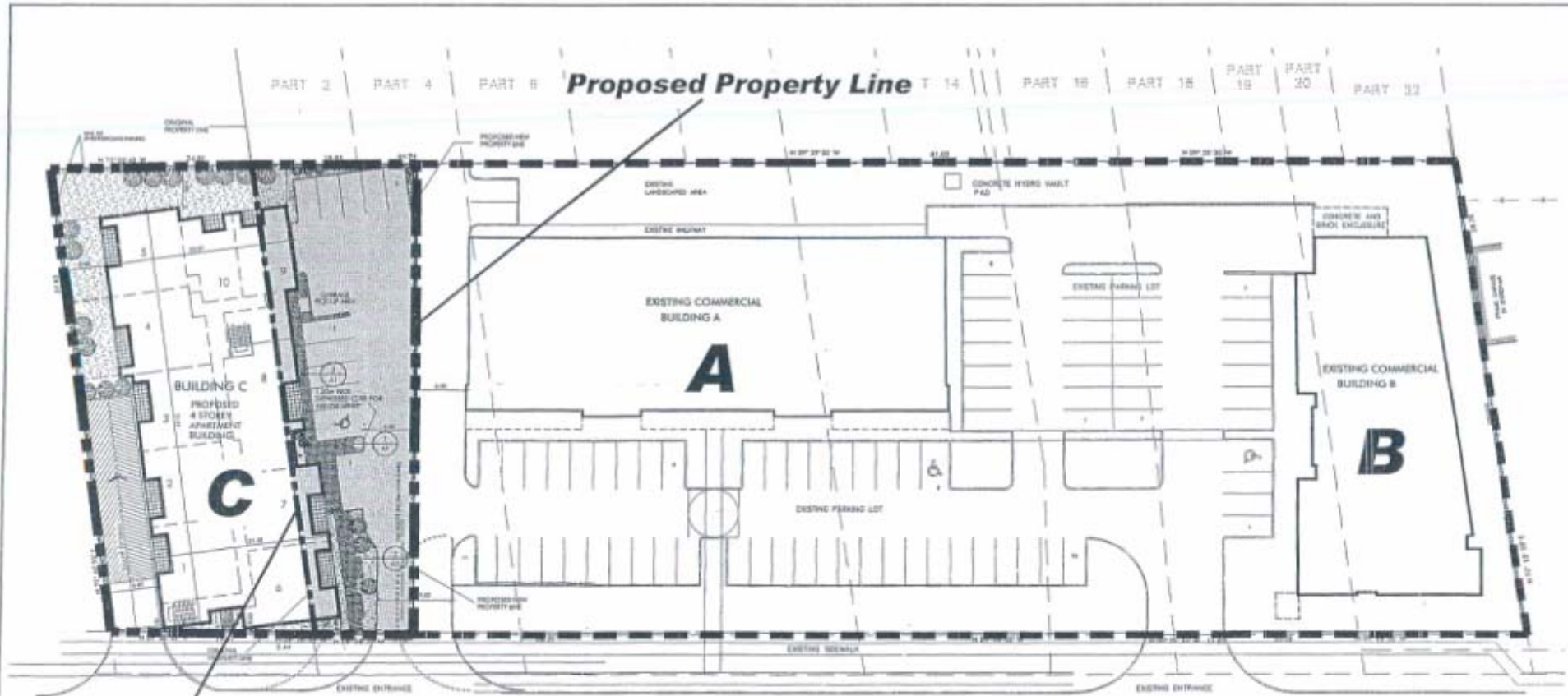
Attachment

FILE No.'s:
OP.05.025
Z.05.051
DA.05.060

January 11, 2006

1

N:\2711 ATTACHMENTS\OP.05.025\Z.05.051\DA.05.060.dwg



Original Property Line

KEELE STREET

Legend



Lands Currently Owned by Sharewell Inv. Inc. to be Conveyed to Leopard Lane Developments



Lands Subject to OP.05.025



Lands Subject to DA.05.060 & Z.05.025

Not to Scale



Conceptual Overall Site Plan

APPLICANT:
LEOPARD LANE DEVELOPMENT
& SHAREWELL INVESTMENTS INC.

Part of Lot 20,
Concession 3



The City Above Toronto

Development Planning Department

Attachment

FILE No.'s:
OP.05.025
Z.05.051
DA.05.060

January 11, 2006

2

N:\DTP\ATTACHMENTS\05op.05.025\05.051&05.060.dwg



**KEELE STREET
WEST ELEVATION**
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Not to Scale

Conceptual Elevations West & South

APPLICANT:
LEOPARD LANE DEVELOPMENT
& SHAREWELL INVESTMENTS INC.

Part of Lot 20,
Concession 3



The City Above Toronto

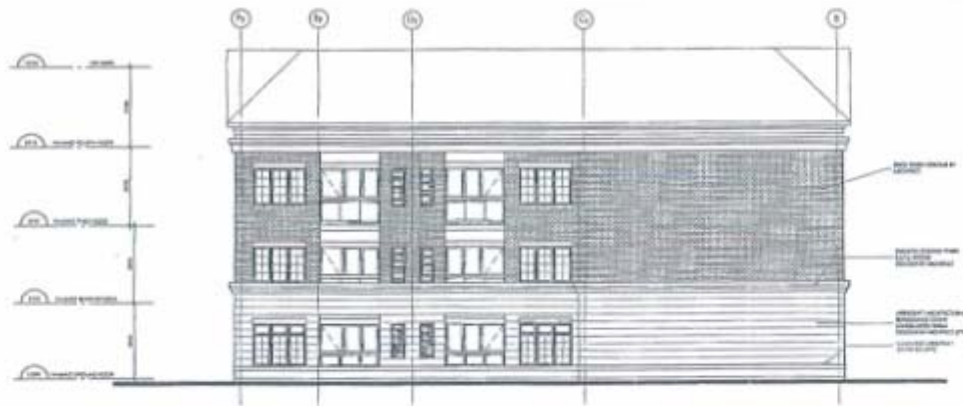
Development Planning Department

Attachment

FILE No.'s:
OP.05.025
Z.05.051
DA.05.060

January 11, 2006

3



EAST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

Not to Scale

Conceptual Elevations East & North

APPLICANT:
LEOPARD LANE DEVELOPMENT
& SHAREWELL INVESTMENTS INC.

Part of Lot 20,
Concession 3



The City Above Toronto

Development Planning Department

Attachment

FILE No.'s:
OP.05.025
Z.05.051
DA.05.060

January 11, 2006

4