

**3.      OFFICIAL PLAN AMENDMENT FILE OP.06.014  
ZONING BY-LAW AMENDMENT FILE Z.06.036  
WILLIAM GROBANOPOULOS, ET AL**

**P.2006.42**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.014 and Z.06.036 (William Grobanopoulos, Et Al) 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 the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1.      Amend OPA #350 (Maple Community Plan) to permit a business and professional office and personal service shop as additional uses in the "Low Density Residential" designation; and,
2.      Amend Zoning By-law 1-88 to permit a business and professional office and personal service shop as additional uses in the R1V Old Village Residential Zone, and any other exceptions required to facilitate the development of the site for the proposed uses as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, west of Keele Street, being Lot 5 on Registered Plan 4626 (2401 Major Mackenzie Drive), in Part of Lot 20, Concession 4, City of Vaughan. The subject lands contain an existing detached residential dwelling with a lot that has an area of 0.153ha, and 30.68m frontage on Major Mackenzie Drive, and a lot depth of 50m.

The subject lands are designated "Low Density Residential" by OPA #350 (Maple Community Plan), and zoned R1V Old Village Residential Zone by By-law 1-88. The surrounding land uses are:

- North - Major Mackenzie Drive; gas bar (C6 Service Commercial Zone)
- South - existing residential (R1V Old Village Residential Zone)
- East - existing day care (R1V Old Village Residential Zone)
- West - existing residential (R1V Old Village Residential Zone)

On May 5, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Landing Ratepayers Association. To date, no comments have been received. Any comments 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, 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 Official Plan policies, to determine the appropriateness of adding the proposed uses to the "Low Density Residential" designation and the R1V Old Village Residential Zone; or alternatively, to a commercial designation and zone category, if appropriate;
- ii) the applications will be reviewed in the context of the existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed commercial uses including zoning standards, site design, noise, site access and parking;
- iii) the applications will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines;
- iv) the proposed access location and design must be approved by the Region of York; and
- v) the appropriate zoning category and exceptions that may be required to implement the proposal, if approved, will be reviewed.

### **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 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 applications will be reviewed in the context of the Provincial, Regional and City Official Plan policies, compatibility with the adjacent land uses, and in consideration of the Maple Streetscape and Urban Design Guidelines.

### **Attachments**

1. Location Map
2. Preliminary Site Plan

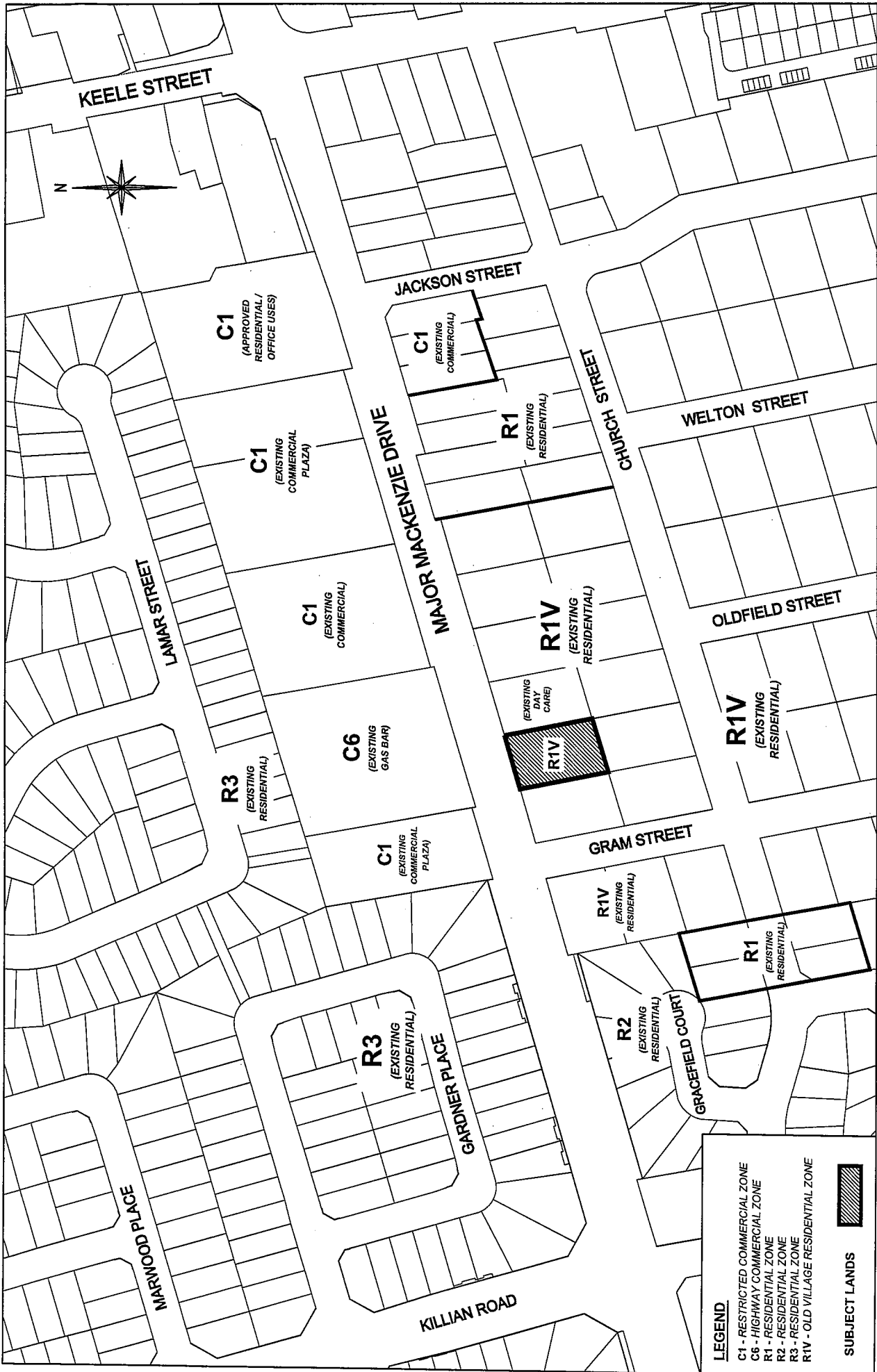
### **Report prepared by:**


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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/CM

MARCO RAMUNNO  
Director of Development Planning



- LEGEND**
- C1 - RESTRICTED COMMERCIAL ZONE
  - C6 - HIGHWAY COMMERCIAL ZONE
  - R1 - RESIDENTIAL ZONE
  - R2 - RESIDENTIAL ZONE
  - R3 - RESIDENTIAL ZONE
  - R1V - OLD VILLAGE RESIDENTIAL ZONE
- SUBJECT LANDS** 

# Location Map

Part of Lot 20,  
Concession 4

APPLICANT:  
WILLIAM GROBANOPOULOS

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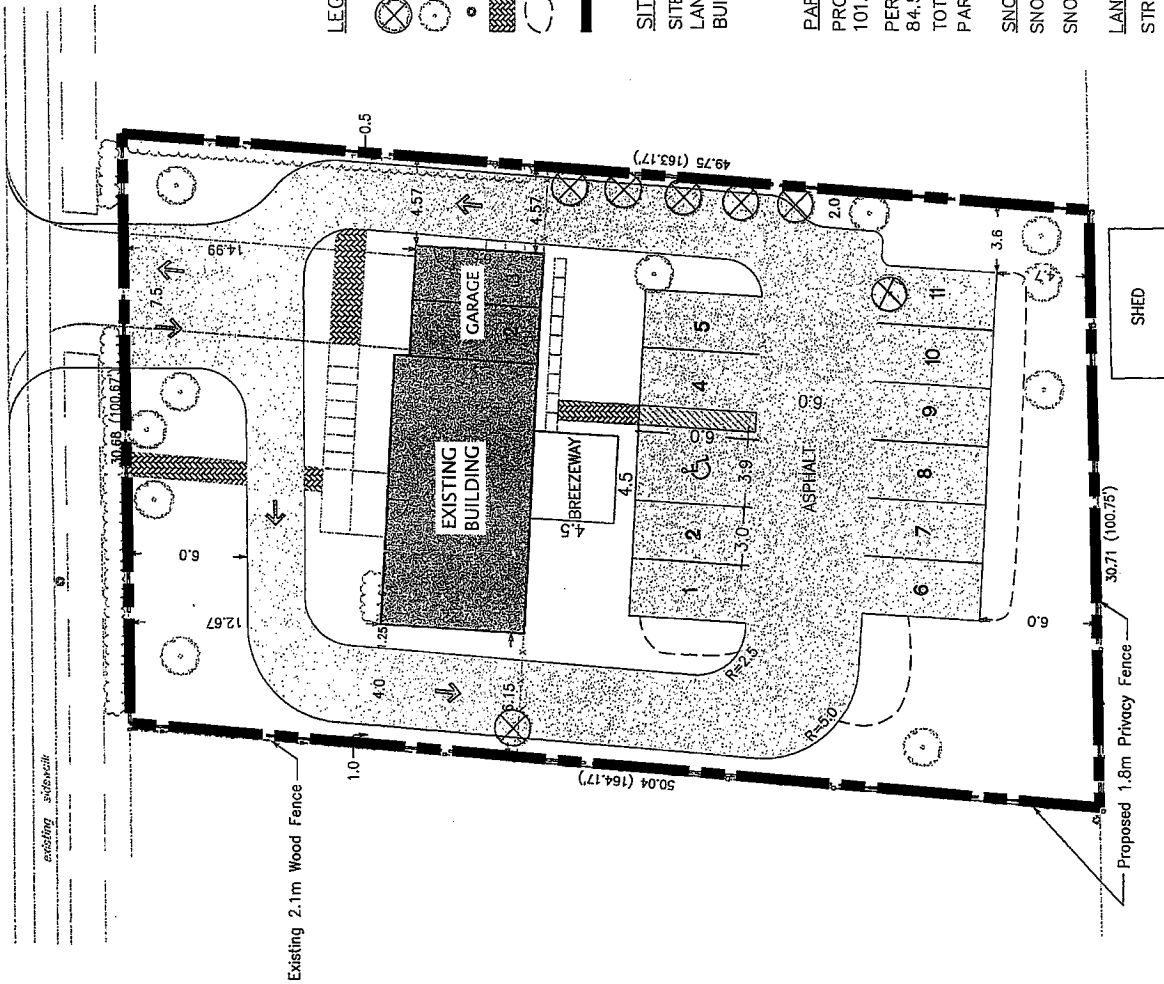
Development Planning Department

# Attachment 1

FILE No.:  
OP.06.014 & Z.06.036

Not to Scale  
May 9, 2006

MAJOR MACKENZIE DRIVE



**LEGEND**

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING LIGHT STANDARD
- PROPOSED WALKWAY
- SNOW STORAGE AREA
- SUBJECT LANDS

**SITE STATISTICS**

SITE AREA = 1,528sq.m.  
 LANDSCAPE AREA = 737.7sq.m.  
 BUILDING AREA: UPPER FLOOR = 101.5sq.m.  
 LOWER LEVEL = 84.5sq.m.  
 TOTAL AREA = 186sq.m.

**PARKING REQUIRED**

PROFESSIONAL OFFICE  
 101.5sq.m. X 3.5/100sq.m. = 3.55  
 PERSONAL SERVICE SHOP  
 84.5sq.m. X 6/100sq.m. = 5.07  
 TOTAL REQUIRED = 9 SPACES  
 PARKING PROVIDED = 12, PLUS 1 HANDICAPPED

**SNOW STORAGE REQUIRED**

SNOW STORAGE REQUIRED: 1528sq.m.x 0.02=30.56sq.m.  
 SNOW STORAGE PROVIDED = 51.3sq.m.

**LANDSCAPED AREA:**

STREET LINE LANDSCAPE: 137.5sq.m.  
 OTHER LANDSCAPE: 600.2sq.m.

**Preliminary Site Plan**

Part of Lot 20,  
 Concession 4

APPLICANT:  
 WILLIAM GROBANPOULOS

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Development Planning Department

**Attachment 2**

FILE No.:  
 OP.06.014 & Z.06.036

Not to Scale  
 May 9, 2006