

**2. ZONING BY-LAW AMENDMENT FILE Z.07.033
2092702 ONTARIO LTD.
PRELIMINARY REPORT**

P.2007.25

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.033 (2092702 Ontario Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communication Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law to permit residential and business and professional offices uses in a C8 Office Commercial Zone in a mixed-use building and for site-specific zoning exceptions to facilitate a proposed development, as shown on Attachment #2, comprised of seven live-work townhouse units with business and professional offices on the ground floor and a total of seven two-storey dwelling units above.

The Owner has also submitted a corresponding Site Development Application (File Z.07.033).

Background - Analysis and Options

The subject lands (Attachment #1) are located on the west side of Keele Street and north of McNaughton Road, in Part of Lot 23, Concession 4, City of Vaughan.

The rectangular-shaped lot has an area of 2,129.69 m², with 60.31 m frontage on Keele Street, and a lot depth of 36.3 m. The site is currently vacant.

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. The Office Commercial designation permits business and professional office buildings with limited ground floor retail uses and residential units appropriately integrated into office commercial developments. The proposed live-work development conforms to the official plan. The surrounding land uses are as follows:

- North - existing nursing Home (A Agricultural Zone)
- South - Open Space (OS1 Open Space Conservation Zone)
- East - Keele Street; Existing Industrial (M1 restricted Industrial Zone)
- West - existing single detached residential (R4 Residential Zone)

On August 24, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers' Association. As of September 7, 2007 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the application will be reviewed in the context of the applicable official plan polices and with respect to compatibility with the surrounding land uses;
- the application will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines with respect to building design, scale, massing and streetscape requirements; the application must be reviewed by the Maple Streetscape Community Advisory Committee;
- the appropriateness of the exceptions to the zoning by-law required to implement the proposed development will be assessed in the context of the surrounding land uses and proper on-site building organization and the functioning of the site including, but not limited to, pedestrian accessibility, vehicular access, adequacy of parking, and service delivery (i.e. snow and garbage removal);
- the availability of servicing for the proposed development must be identified and allocated by the City, if approved;
- the Owner will be required to satisfy all requirements of the Region of York with respect to access onto Keele Street, potential road widening requirements and the design and location of the proposed lay-by parking spaces;

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 the applicable Official Plan policies, compatibility with the surrounding land use, the appropriateness of the proposed development standards required to implement the proposal, the Maple Streetscape and Urban Design Guidelines and the requirements of the Region of York.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

Report prepared by:

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Respectfully submitted,

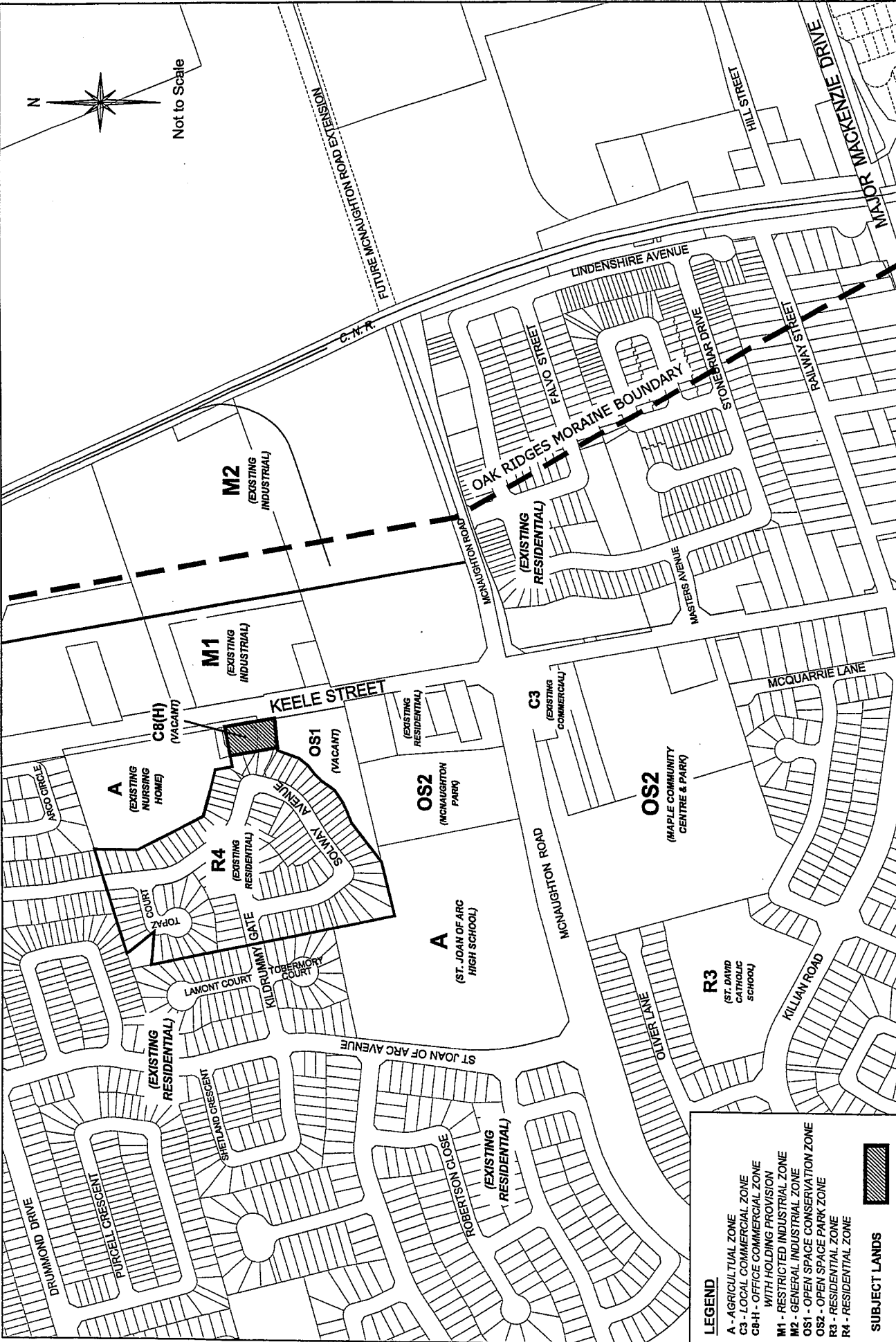
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Not to Scale



LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8-H - OFFICE COMMERCIAL ZONE WITH HOLDING PROVISION
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE

SUBJECT LANDS

SUBJECT LANDS

Location Map

Part of Lot 23,
Concession 4
APPLICANT:
2092702 ONTARIO LTD.



Development Planning Department

Attachment 1

FILE No.:
Z.07.033
RELATED FILE:
DA.07.061

August 1, 2007

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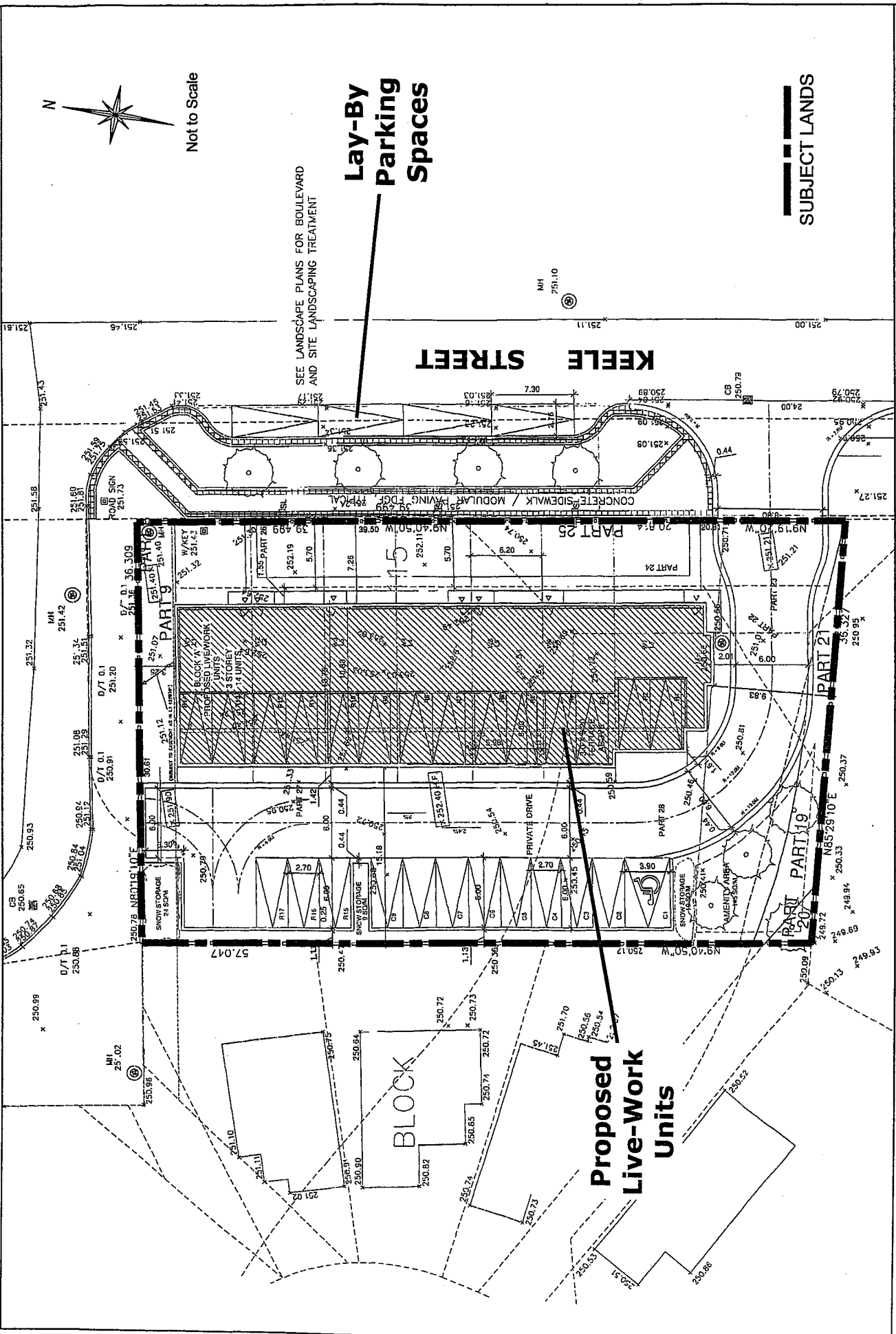


Not to Scale

Lay-By
Parking
Spaces

SEE LANDSCAPE PLANS FOR BOULEVARD
AND SITE LANDSCAPING TREATMENT

SUBJECT LANDS



Attachment 2
FILE No.: Z.07.033
RELATED FILE: DA.07.061
August 1, 2007

City of Vaughan
The City Above Toronto
Development Planning Department

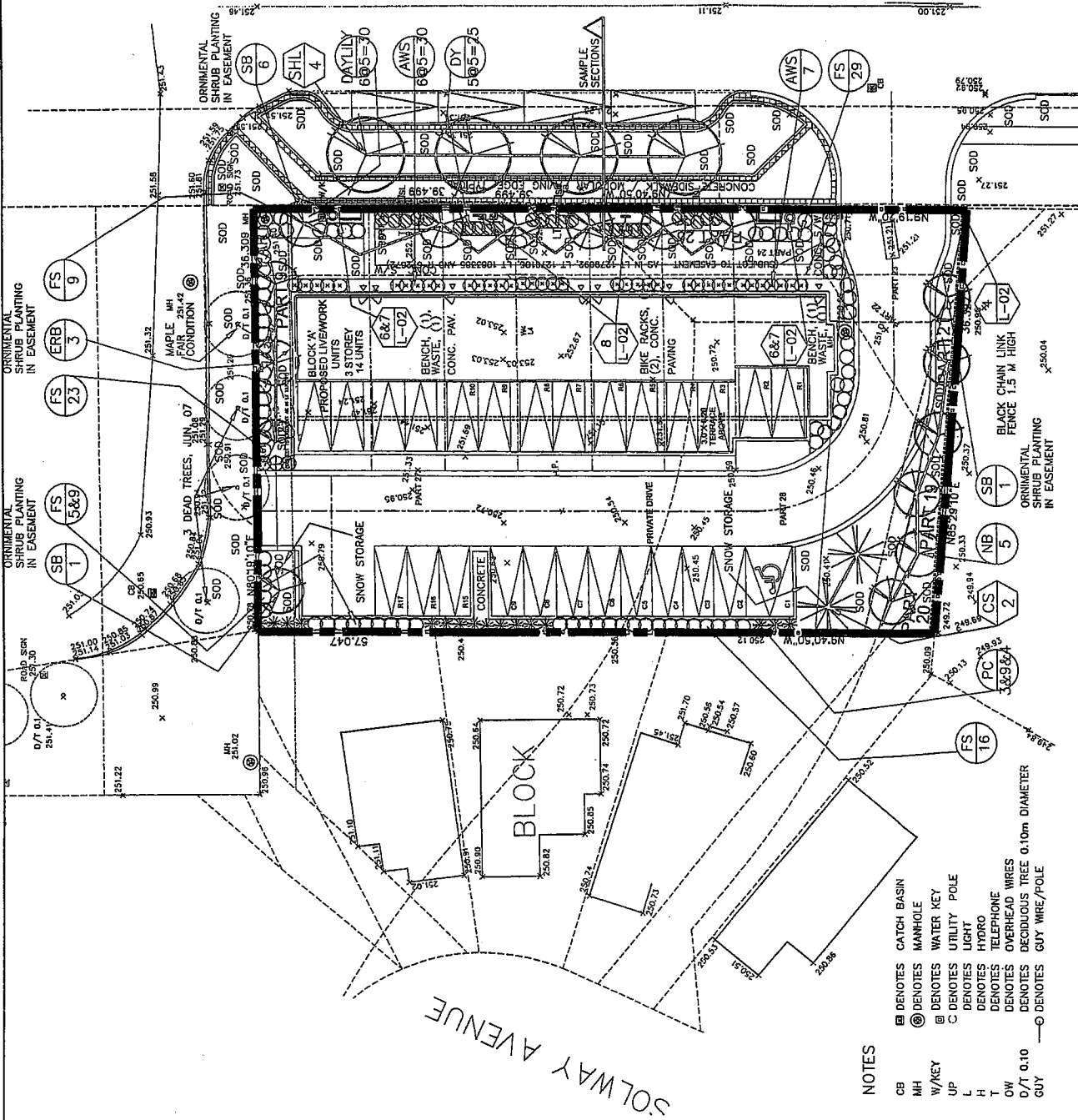
Site Plan
Part of Lot 23,
Concession 4
APPLICANT:
2092702 ONTARIO LTD.
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Not to Scale

SUBJECT LANDS

KEELE STREET



NOTES

- CB DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- W/KEY DENOTES WATER KEY
- UP DENOTES UTILITY POLE
- L DENOTES LIGHT
- H DENOTES HYDRO
- T DENOTES TELEPHONE
- OW DENOTES OVERHEAD WIRES
- D/T 0.10 DENOTES DECIDUOUS TREE 0.10m DIAMETER
- GUY DENOTES GUY WIRE/POLE

Landscape Plan

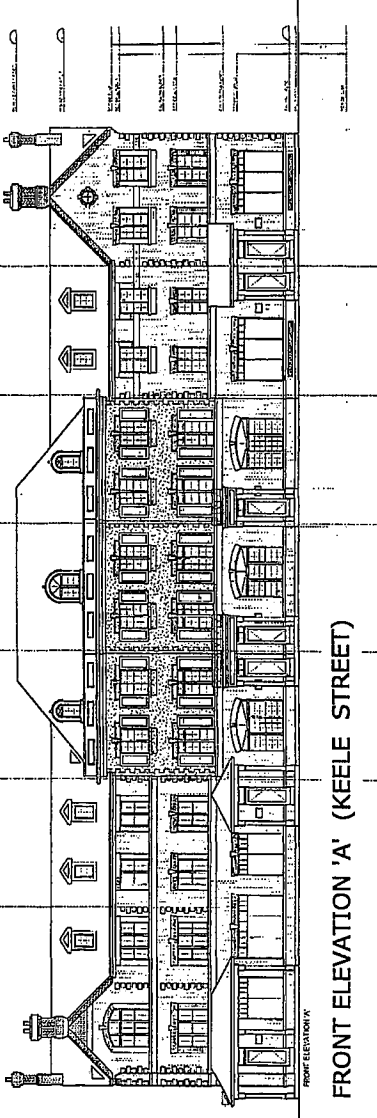
Part of Lot 23,
Concession 4

APPLICANT:
2092702 ONTARIO LTD.

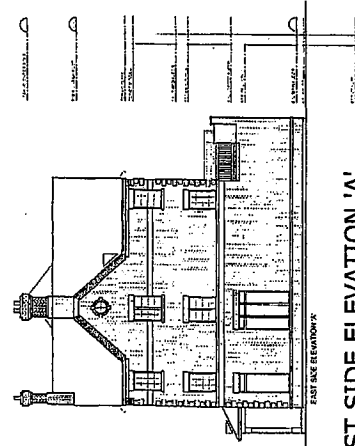


The City Above Toronto

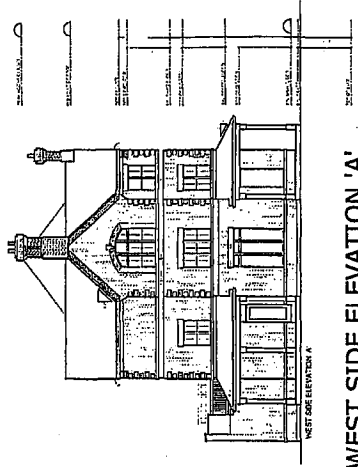
Development Planning Department



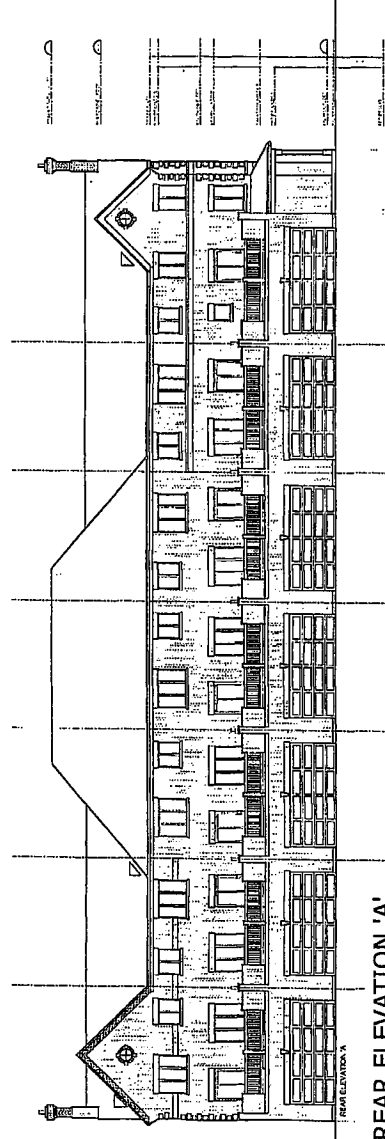
FRONT ELEVATION 'A' (KEELE STREET)



EAST SIDE ELEVATION 'A'



WEST SIDE ELEVATION 'A'



REAR ELEVATION 'A'

Not to Scale

Elevation Plan

Part of Lot 23,
Concession 4
APPLICANT:
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Development Planning Department

Attachment 4

FILE No.:
Z.07.033
RELATED FILE:
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August 1, 2007