

**2. ZONING BY-LAW AMENDMENT FILE Z.06.059
1559586 ONTARIO INC. C/O OSKAR UNITED GROUP INC.**

P.2007.11

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.059 (1559586 Ontario Inc. c/o Oskar United Group Inc.) 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.

Communications Plan

N/A

Purpose

The Owner has submitted a Zoning By-law Amendment application to amend By-law 1-88, specifically to add a townhouse dwelling as an additional permitted use to the list of permitted uses in the C1 Restricted Commercial Zone to facilitate the development of a mixed use retail, office and residential complex with site-specific exceptions to the C1 Zone, to implement the conceptual site plan shown on Attachment #2. The Owner will be submitting a corresponding Site Development Application for the proposed development at a later date.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the southwest corner of Keele Street and Killian Road, municipally known as 10056 and 10068 Keele Street, in Part of Lot 21, Concession 4, City of Vaughan. The former residential buildings on the subject lands were demolished in 2006, and the site is currently vacant.

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533, which permits retail, office and residential uses in mixed use buildings. The subject lands are zoned C1 Restricted Commercial Zone and the northerly portion of the lands are further subject to Exception 9(740). The surrounding land uses are:

- North - Killian Road, existing residential (R1 Residential Zone)
- South - existing commercial (C1 Restricted Commercial Zone)
- East - Keele Street, existing commercial (C1 Restricted Commercial Zone)
- West - existing commercial (C1 Restricted Commercial Zone); existing residential (R3 Residential Zone)

On March 2, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Gates of Maple Ratepayers' Association and Maple Village Ratepayers' Association. As of March 12, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the application, 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 applicable Provincial, Regional and City Official Plan policies, the proposed Maple Heritage Conservation District Study and Plan, the Maple Streetscape and Urban Design Guidelines, and By-law 1-88 zoning standards;
- ii) the application will be reviewed in the context of the surrounding land uses to assess the compatibility and appropriateness of the proposed land uses and built form;
- iii) the applications must be reviewed and satisfy all requirements of the Region of York, including but not limited to road widenings and landscaping and lay-by parking spaces adjacent to Keele Street;
- iv) a Phase I Environmental Assessment report must be approved to the satisfaction of the City Engineering Department, and if approved, the Record of Site Condition (RSC) shall be registered with the Environmental Site Registry (ESR) of the Ministry of Environment prior to approval of the subject zoning amendment; additional studies (i.e noise, traffic) will be required at the site plan approval stage;
- v) the availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council, if approved; and
- vi) the applicant should submit a formal site plan application to facilitate a detailed and comprehensive review of the development proposal.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

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 appropriateness of adding the proposed residential townhouse use to the C1 Restricted Commercial Zone, and the scale of the mixed commercial, office and residential development will be reviewed in the context of the proposed Maple Heritage Conservation District Study and Plan, the Maple Streetscape and Urban Design Guidelines, the requirements of By-law 1-88, and compatibility of the proposed land uses and built form in the context of the surrounding land uses.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Keele Street Elevation – (3 Storey Retail/Office Building)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
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/LG

KILLIAN ROAD

CL Road

CL Road

CL Road



PROPOSED 3 STOREY
& LOFT RETAIL/OFFICE
BUILDING

PROPOSED 6 LAY-BY
PARKING SPACES ON
KEELE STREET

5m WIDE ROAD
WIDENING

SUBJECT LANDS

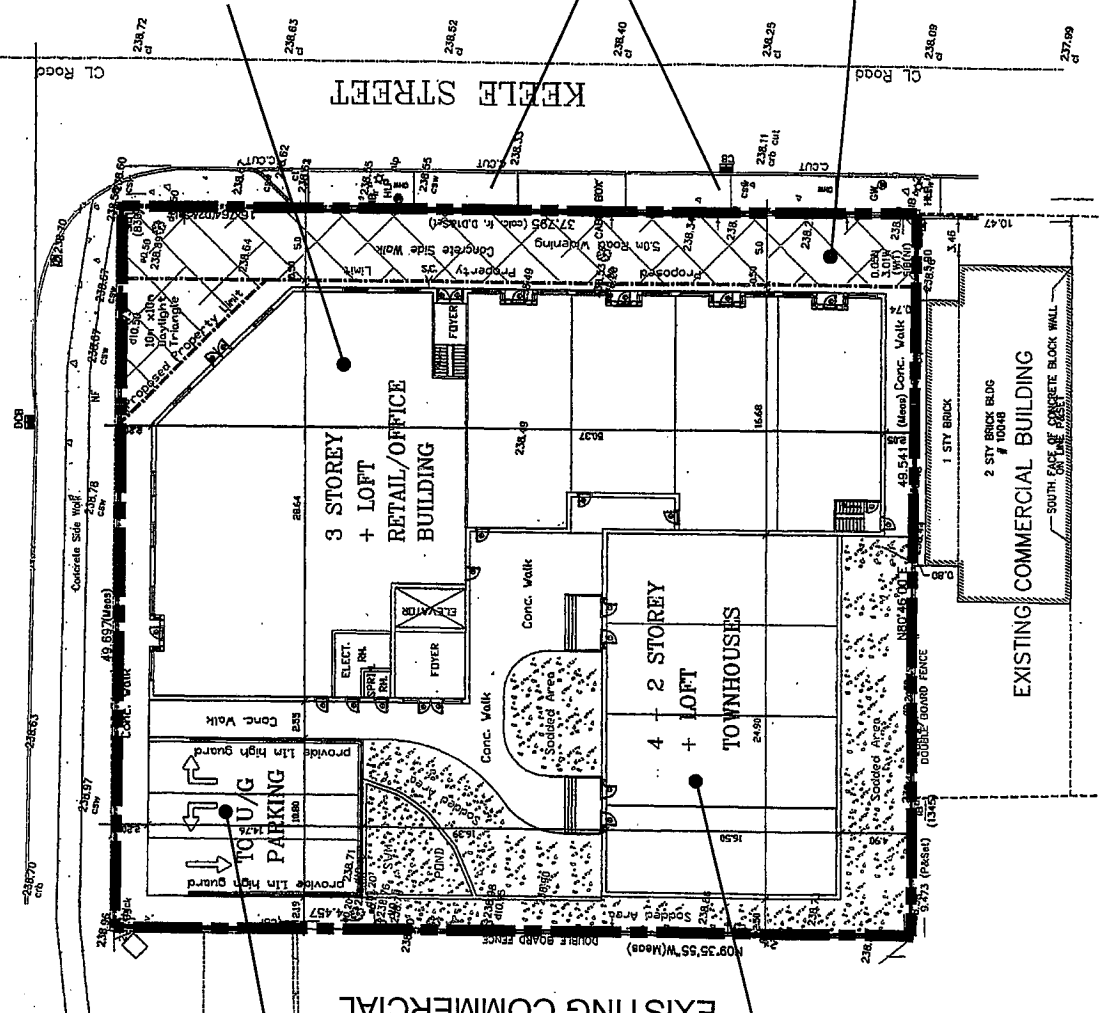
RAMP TO PROPOSED
UNDERGROUND
PARKING

PROPOSED TOWNHOUSE
DWELLINGS (4 UNITS)

EXISTING COMMERCIAL

EXISTING COMMERCIAL BUILDING

KEELE STREET



Conceptual Site Plan

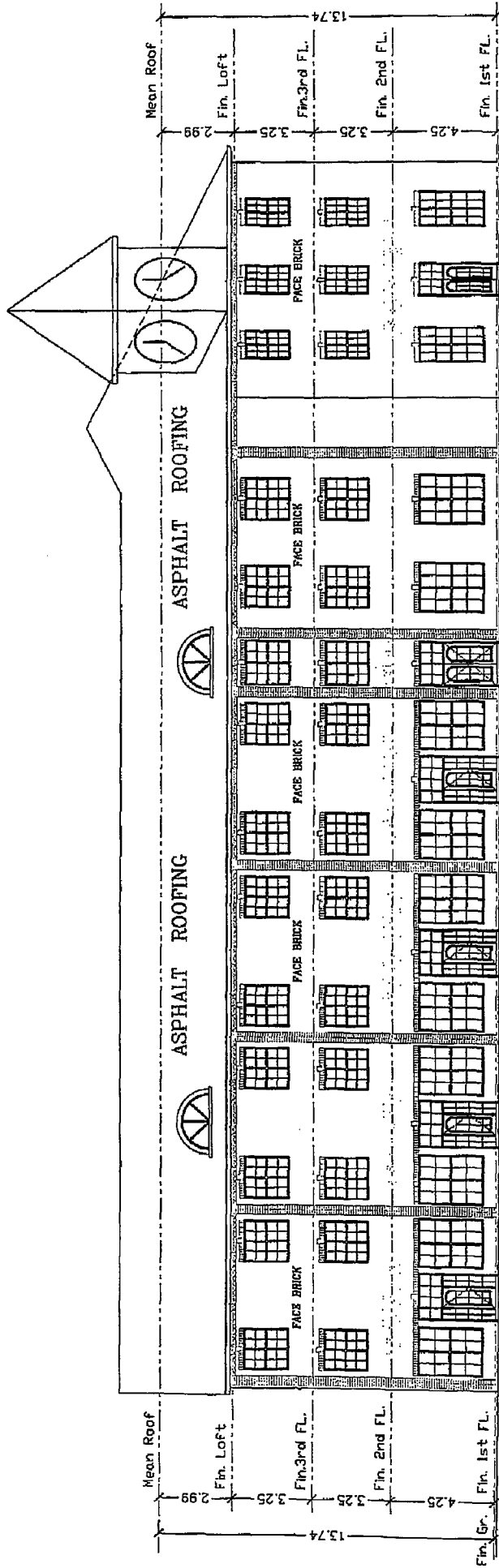
Part of Lot 21,
Concession 4
APPLICANT:
1559586 ONTARIO INC.
% OSKAR UNITED GROUP INC.
N:\9PT\1 ATTACHMENTS\Z\z-06.059



Development Planning Department

Attachment 2

FILE No.:
Z.06.059
Not to Scale
March 12, 2007



KEELE STREET

**Conceptual Keele Street
Elevation - (3 Storey Retail /
Office Building)**

APPLICANT: 1559586 ONTARIO INC.
% OSKAR UNITED GROUP INC.

Part of Lot 21,
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Development Planning Department

Attachment 3
FILE No.: Z.06.059
Not to Scale
March 12, 2007