

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 1, CW(PH) Report No. 17 – Page 2

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 Columbus Trail Residents' 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 consideration of the surrounding land uses to assess the compatibility and appropriateness of the proposed rezoning, and in the context of the existing and future surrounding lotting and road pattern;
- ii) review will be given to the application of an "H" Holding provision on the future development block, until such time as the subject lands can be developed comprehensively with the lands to the south with respect to access to a public road;
- iii) the availability of water and sanitary servicing capacity for the residential single-detached units on the proposed lots must be identified and allocated at the Consent (severance) application stage, if approved; and
- iv) a Phase 1 Environmental Site Assessment report is required to be submitted to the 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.

Relationship to Vaughan Vision 2007

The applicability of this application 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 rezoning the subject lands from A Agricultural Zone to R4 Residential Zone will be reviewed in the context of the requirements of By-law 1-88, and in the context of the surrounding land uses and lotting and road pattern. The application of an "H" Holding provision on the future development block, until such time as the subject lands can be developed comprehensively with the lands to the south, will also be considered.

Attachments

1. Location Map
2. Concept Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 1, CW(PH) Report No. 17 – Page 3

Report prepared by:

Stephen Lue, Planner, ext. 8210

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 2, Report No. 17, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 2, 2007.

2

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

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 26, 2007:

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)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 2, CW(PH) Report No. 17 – Page 2

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 2, CW(PH) Report No. 17 – Page 3

Attachments

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

Report prepared by:

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

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 3, CW(PH) Report No. 17 – Page 2

exceptions that are required to implement Phase 2 (consisting of Buildings “D”, “E” and “F”), are intended to be sought by way of a future Minor Variance Application, through the Committee of Adjustment.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, east of Weston Road between Starling Boulevard and Vellore Woods Boulevard, being Block 85 on Registered Plan 65M-3626, City of Vaughan. The subject lands have an area of 1.83 ha, with approximately 190m of frontage on Major Mackenzie Drive, and an average depth of approximately 82 m.

The subject lands are designated “Medium Density Residential/Commercial” by OPA #600 and are zoned C1(H) Restricted Commercial Zone with the Holding Symbol “(H)” by By-law 1-88, subject to Exception 9(1019). The surrounding land uses are:

- North - Major Mackenzie Drive; vacant/proposed gas bar (C5 Community Commercial Zone) and future Village District Centre (A Agricultural Zone)
- South - existing residential (RVM1 WS-A and WS-B Residential Urban Village Multiple Zone One)
- East - Vellore Woods Boulevard; existing commercial (C2 General Commercial Zone)
- West - Starling Boulevard; existing commercial (C5 Community Commercial Zone)

On March 2, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. As of March 13, 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) consideration will be given to the impacts of the proposed drive-through as an accessory use to a permitted bank use in Buildings “A” and “C” on Attachment #2, with regard to the overall site design and on-site vehicular traffic and pedestrian circulation;
- ii) the proposed LCBO Outlet use (shown on Attachment #2 as Building “B”) will be reviewed to ensure compatibility with the other C1 Restricted Commercial Zone uses permitted on the subject lands;
- iii) removal of the “H” Holding Symbol “(H)” is subject to Council’s approval of the related Site Development Application (File DA.07.017); the site layout, building design/elevations, parking, traffic, access, landscaping and engineering will be reviewed in conjunction with the related site plan application; the partial removal of the Holding Symbol “(H)” may be required to facilitate the phased approach to site plan approval as proposed by the Owner;
- iv) the appropriateness of the phased site development proposal will be reviewed;
- v) the Owner will be required to satisfy all requirements of the Region of York;
- vi) the site organization and corresponding site plan drawings will require review and approval by the Control Architect for Block 32 West (Vellore Woods); and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2007

Item 3, CW(PH) Report No. 17 – Page 3

- vii) any site-specific zoning exceptions that are required to implement the proposed site development, if approved, will be identified and evaluated in the technical report in the context of the surrounding existing and planned land uses.

Relationship to Vaughan Vision 2007

The applicability of the application 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 compatibility and appropriateness of adding a drive-through use to be accessory to a permitted bank use and an LCBO Outlet as permitted uses on the site within the C1 Restricted Commercial Zone, as well as, any exceptions required to implement the proposed site plan will be reviewed in the context of the permitted C1 Zone uses on the site and the existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)