

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 3, 2002**

**2. ZONING BY-LAW AMENDMENT FILE Z.02.051  
1038695 ONTARIO INC.  
PRELIMINARY REPORT**

**P.2002.55**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.051 (1038695 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 18, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C1 Restricted Commercial Zone, limited to a business or professional office use within the existing building.

**Background - Analysis and Options**

The site is located on the east side of Keele Street, south of Rockview Gardens Avenue (7625 Keele Street), being Part of Lot 44 on Registered Plan 2468, in Lot 5, Concession 3, City of Vaughan. The 1,335m<sup>2</sup> rectangular site has 27.73m frontage on Keele Street and a depth of 47m, and is developed with a 2-storey residential dwelling.

The site is designated "Commercial Area" by OPA #467 and zoned R1V Old Village Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - commercial (C1 Restricted Commercial Zone)
- South - residential (R1V Old Village Residential Zone)
- East - residential (R1V Old Village Residential Zone)
- West - Keele Street; employment uses (EM1 Prestige Employment Area Zone)

On August 9, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Concord West Ratepayers Association. To date, 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 "Commercial Area" designation restricts uses to business and professional offices, and compatible service commercial uses, serving the needs of the businesses and residential community; eating establishments and retail uses along with uses that generate high volumes of traffic or have a detrimental impact on the adjacent residential community are not permitted;
- the proposed rezoning is to a C1 Zone to permit a business or professional office only, which is permitted by the Official Plan as a use compatible with the adjacent residential use;

- the design criteria set out in OPA #467 provides for commercial redevelopment of the properties in this area with a residential design and maximum building height of 2 storeys, and parking to be located to the rear of the building, with co-ordinated internal traffic circulation and access;
- the criteria required to ensure sensitivity of the development proposal with the residential neighbourhood will be reviewed in context of site plan application, including appropriate setbacks and buffers, noise, lighting, parking and traffic; and,
- exceptions to the C1 Zone standards required to implement the final site and building design, parking and landscaping will be identified through the technical review of the applications.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application together with comments of 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, Staff will review the proposed C1 Restricted Commercial Zone in light of the interface of the proposed office development with the surrounding residential neighbourhood, respecting appropriate setbacks and buffers, noise, lighting, parking and traffic.

The business and professional office is permitted by the Official Plan as a use compatible with surrounding uses. To address the detailed design policies of OPA #467, a site plan application must be submitted. The site plan will be reviewed in accordance with the Council-approved integrated parking and access plan for the commercial-designated properties on the east side of Keele Street. The technical report will include a review of both the rezoning and site plan applications.

### **Attachments**

1. Location Map
2. Survey Plan

### **Report prepared by:**

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Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM

REGIONAL ROAD 7

HILLSIDE AVENUE



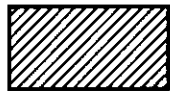
ROCKVIEW GARDENS

SOUTHVIEW DRIVE

JARDIN DRIVE

KEELE STREET

HIGHWAY 407



SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

FILE #:

Z.02.051

REPORT #:

LOCATION:  
PART OF LOT  
5, CON. 3

CITY OF VAUGHAN  
PLANNING DEPARTMENT

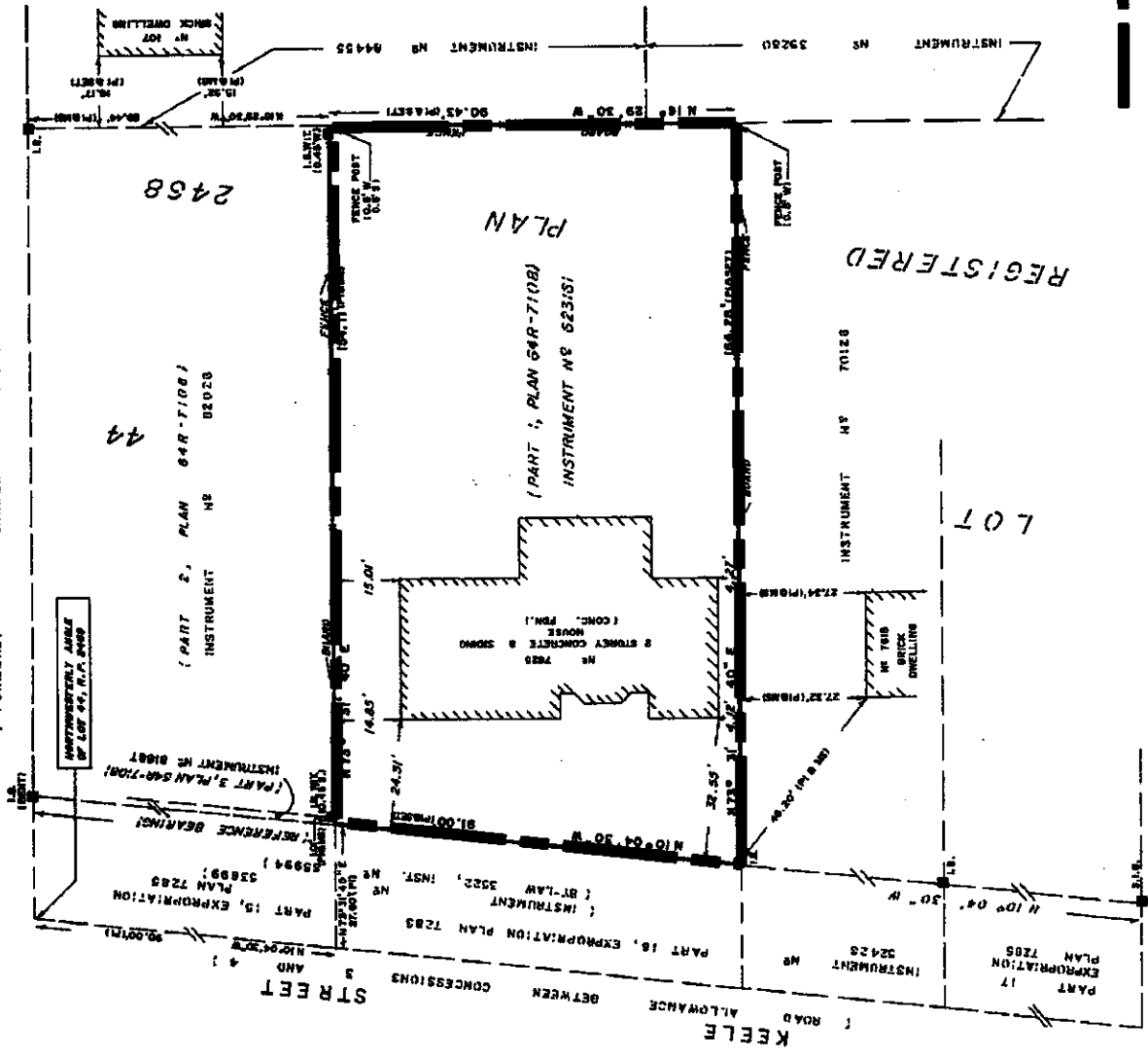
APPLICANT:

1038695 ONTARIO INC.

DATE: 08/08/2002

SCALE: NOT TO SCALE

ROCKVIEW  
( FORMERLY  
GARDEN AVENUE )



SUBJECT LANDS

|            |  |
|------------|--|
| DATE:      | 08/08/2002                             |
| APPLICANT: | CITY OF VAUGHAN<br>PLANNING DEPARTMENT |
| SCALE:     | NOT TO SCALE                           |
|            | 1038695 ONTARIO INC.                   |

|           |                                |
|-----------|--------------------------------|
| FILE #:   | Z.02.051                       |
| REPORT #: |                                |
| LOCATION: | PART OF LOT 5,<br>CONCESSION 3 |

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| ATTACHMENT '2'<br>SURVEY PLAN |  |
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