

COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 9, 2002

**3. ZONING BY-LAW AMENDMENT FILE Z.02.075
1164669 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2002.77

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.075 (1164669 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 13, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to an appropriate Apartment Residential Zone to permit a 3-storey, mixed use building. The proposal is for 11 residential units and approximately 121m² of ground floor commercial uses, served by 38 at-grade parking spaces.

Background - Analysis and Options

The 0.27 ha site is located on the east side of Keele Street, between Major Mackenzie Drive and Barrhill Road (9891 Keele Street), in Lot 20, Concession 3, City of Vaughan.

The lands are designated "Maple Commercial Core" by OPA 350 (Maple Community Plan), as amended by OPA 533, and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential (R1 Residential Zone)
- East - residential (R2 Residential Zone)
- South - residential (R1 Residential Zone)
- West - Keele Street; residential (RM2 Multiple Residential Zone)

On November 18, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. A notice was also sent to the Maple Village Ratepayers Association and the Maple Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the "Maple Core Area" designation permits residential buildings with ground floor commercial uses; the proposed use would conform with the Official Plan, subject to meeting the development criteria;
- the property contains the "George Bailey House" at 9891 Keele Street, which is listed as a "Group 1" structure in the City's Inventory of Significant Heritage Structures; the integration of the historically significant structure into the overall plan will be reviewed in the context of the City's Official Plan and Heritage policies; the plan will be reviewed by Heritage Vaughan;

- the compatibility of the proposed development with the surrounding properties, including adjacent applications, will be reviewed in the context of the Official Plan and the Maple Streetscape and Urban Design Guidelines with respect to building form, streetscape, design, etc.; the application will be reviewed by the Maple Streetscape Community Advisory Committee;
- a parking plan must be provided which identifies how tenant, visitor and commercial parking will be arranged and accessed on the site; underground parking is recommended;
- the Region of York must approve the proposed driveway access location;
- the necessity for the proposed storage units in the rear yard must be demonstrated by the applicant;
- opportunities for an outdoor, on-site amenity area for the residential units should be reviewed;
- a complete site development application must be submitted and approved prior to an implementing zoning by-law being enacted; traffic, noise and sun/shade studies will be required in support of a site plan application; and
- servicing capacity to facilitate the proposed development must be identified.

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 context of compatibility with the surrounding land uses, the development criteria set out in the Official Plan for permitted commercial/residential uses, the Heritage policies and the Maple Streetscape and Urban Design Guidelines.

Attachments

1. Location Map
2. Site Plan
3. Elevations (Proposed)

Report prepared by:

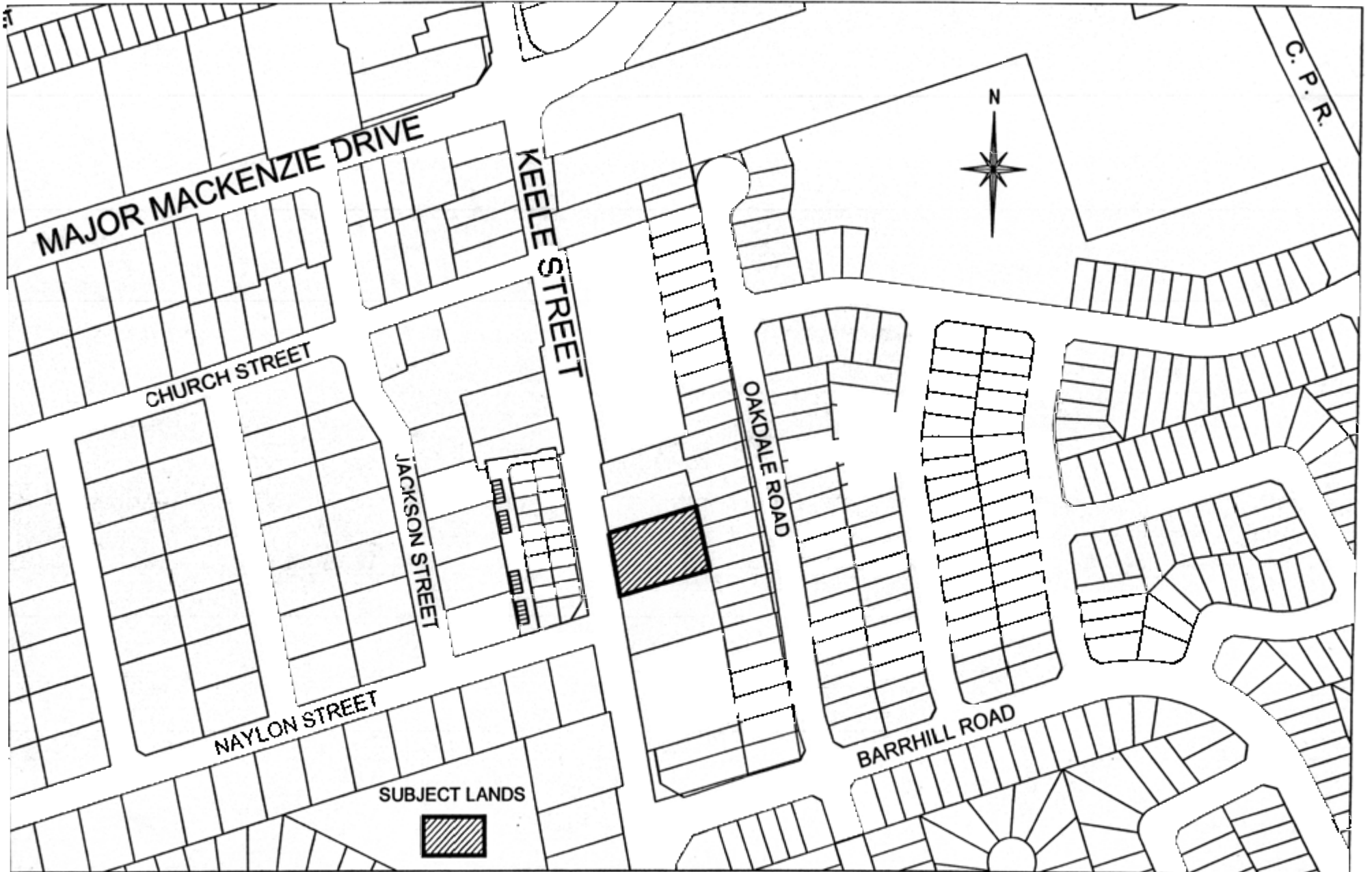
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Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/CM



Location Map

Lot 20,
Concession 3

APPLICANT:
1164669 ONTARIO
LIMITED

City of
Vaughan

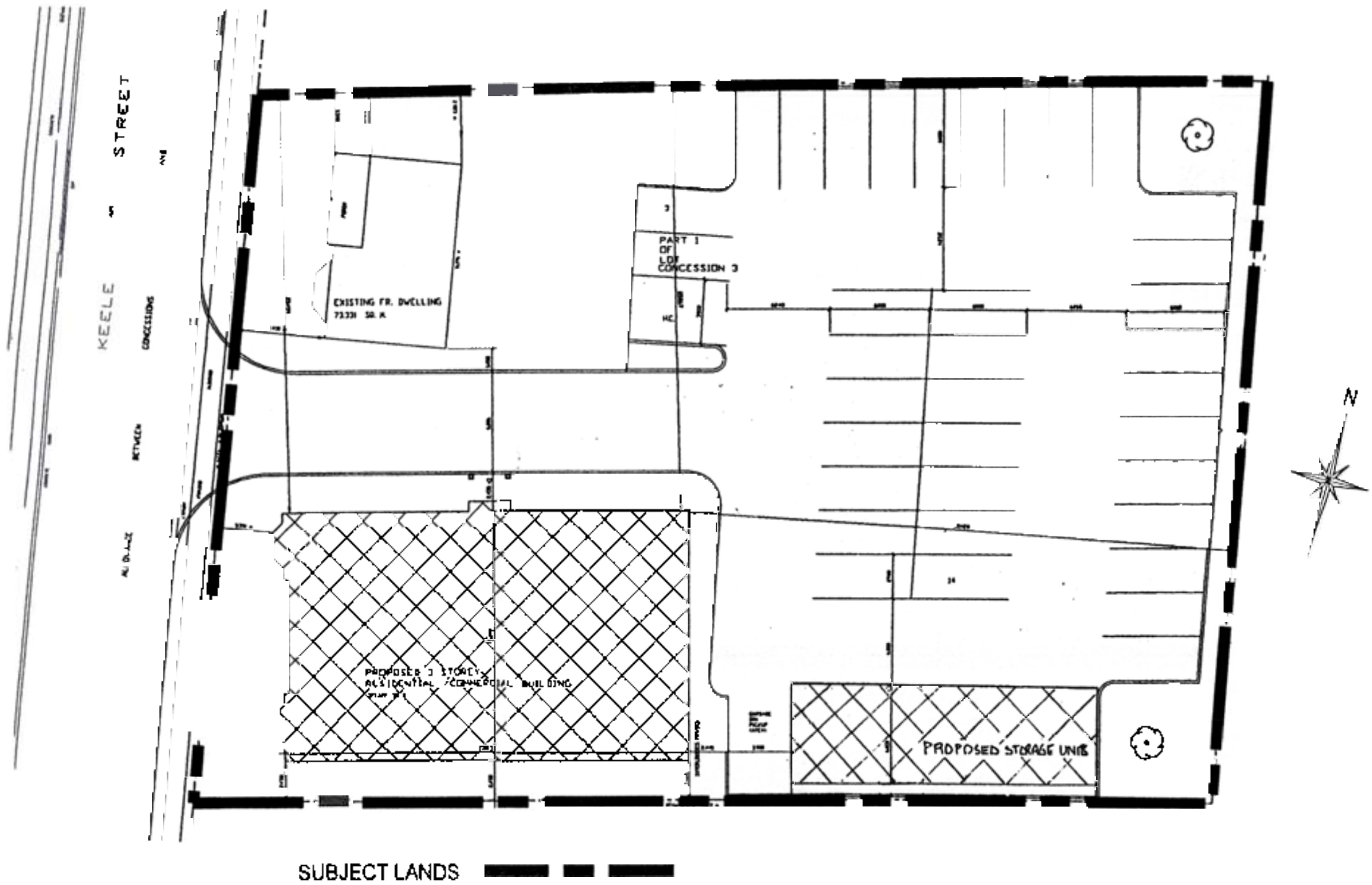
Community Planning Department

Attachment

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Not to Scale

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Site Plan

Lot 20,
Concession 3

APPLICANT:
1164669 ONTARIO
LIMITED

City of Vaughan
Community Planning Department

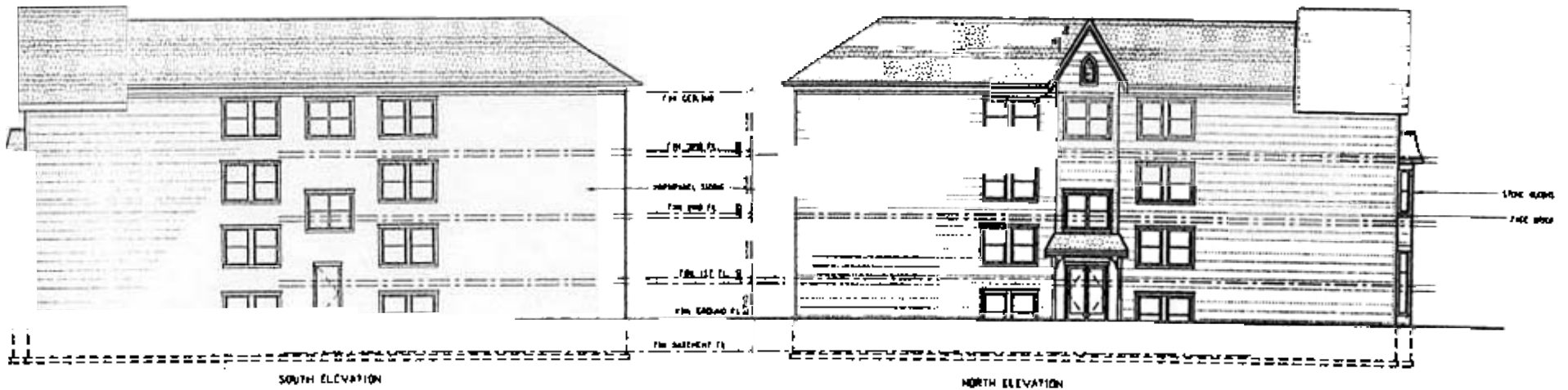
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Elevations

Lot 20,
Concession 3

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LIMITED

City of
Vaughan
Community Planning Department

Attachment

FILE No.:
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Not to Scale

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