

**3. DRAFT PLAN OF SUBDIVISION FILE 19T-03V06
OFFICIAL PLAN AMENDMENT FILE OP.03.015
STEELES KEELE INVESTMENTS LIMITED**

P.2003.43

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for Files 19T-03V06 and OP.03.015 (Steeles Keele Investments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 28, 2003, the Owner submitted applications to amend the Official Plan and a Draft Plan of Subdivision to permit a mixed-use development consisting of office, commercial, service, retail, residential and hotel uses. The draft subdivision plan proposes the following:

Commercial/Mixed Use (Blocks 1-9)	11.6 ha
Office Commercial (Block 10)	3.2 ha

Background - Analysis and Options

The subject lands are located at the northwest corner of Keele Street and Steeles Avenue West, in Lot 1, Concession 4, City of Vaughan. The vacant 16.34 ha site has 187m frontage on Keele Street and 847m flankage on Steeles Avenue West. The surrounding land uses are:

- North - hydro corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- South - Steeles Avenue; York University (City of Toronto)
- East - Keele Street; commercial plaza (C1 Restricted Commercial Zone)
- West - employment (EM1 Prestige Employment Area Zone)

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM1 Prestige Employment Area Zone by By-law 1-88.

On May 9, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, one response has been received from the agent representing the landowner at the northeast corner of Steeles Avenue West and Keele Street, expressing concerns related to the following:

- the extent of C7 Service Commercial zoning requested (we understand that the Zoning By-law Amendment application is still active and has not been revised);
- lack of a Market Impact Study;
- lack of detail and quantification as to proposed uses; and
- lack of a Traffic Impact Assessment.

Any further comments received will be addressed in the technical review of the application, and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are located within a land use study area known as the “Steeles Avenue Corridor Land Use Review” Keele Street to Jane Street, which will also consider road and transportation improvements including a transit stop with parking for approximately 2000 to 3000 vehicles within the hydro corridor; the proposal will be assessed against the findings of the land use study;
- the proposed commercial and residential uses are not permitted in the current employment designation; therefore, an amendment to the Official Plan and Zoning By-law is required;
- the related application to amend the Zoning By-law (File: Z.01.063) to permit additional uses in an EM1 Zone was received by Council at a public hearing on October 15, 2001; the zoning application needs to be updated and revised to reflect the latest proposal.
- the proposed roads are subject to the approval of the City of Toronto, Region of York, City of Vaughan and Hydro One Distribution/Ontario Realty Corporation and will be addressed in the Steeles Avenue Corridor Land Use Review;
- the location, number of entrances and signalization of access to Steeles Avenue will be determined by the City of Toronto and will have to be co-ordinated with the plan for the York University campus to the south;
- there may be a need to accommodate a portion of the right-of-way for the interim Bus Rapid Transit service that will connect the Vaughan Corporate Centre to York University and Downsview Station;
- location of the east-west road link between Jane Street and Keele Street will also be addressed in the Steeles Avenue Land Use Review; and
- review will be given to the size and configuration of the blocks in relation to their intended use.

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 planning report to a future Committee of the Whole meeting.

The applications will be assessed against the findings of the current land use study and in the context of the surrounding area. Depending on the outcome of the land use study, additional technical reports/studies may be required to support the applications, identifying and addressing any potential issues such as market, traffic, access and servicing.

Attachments

1. Location Map
2. Proposed Subdivision

Report prepared by:

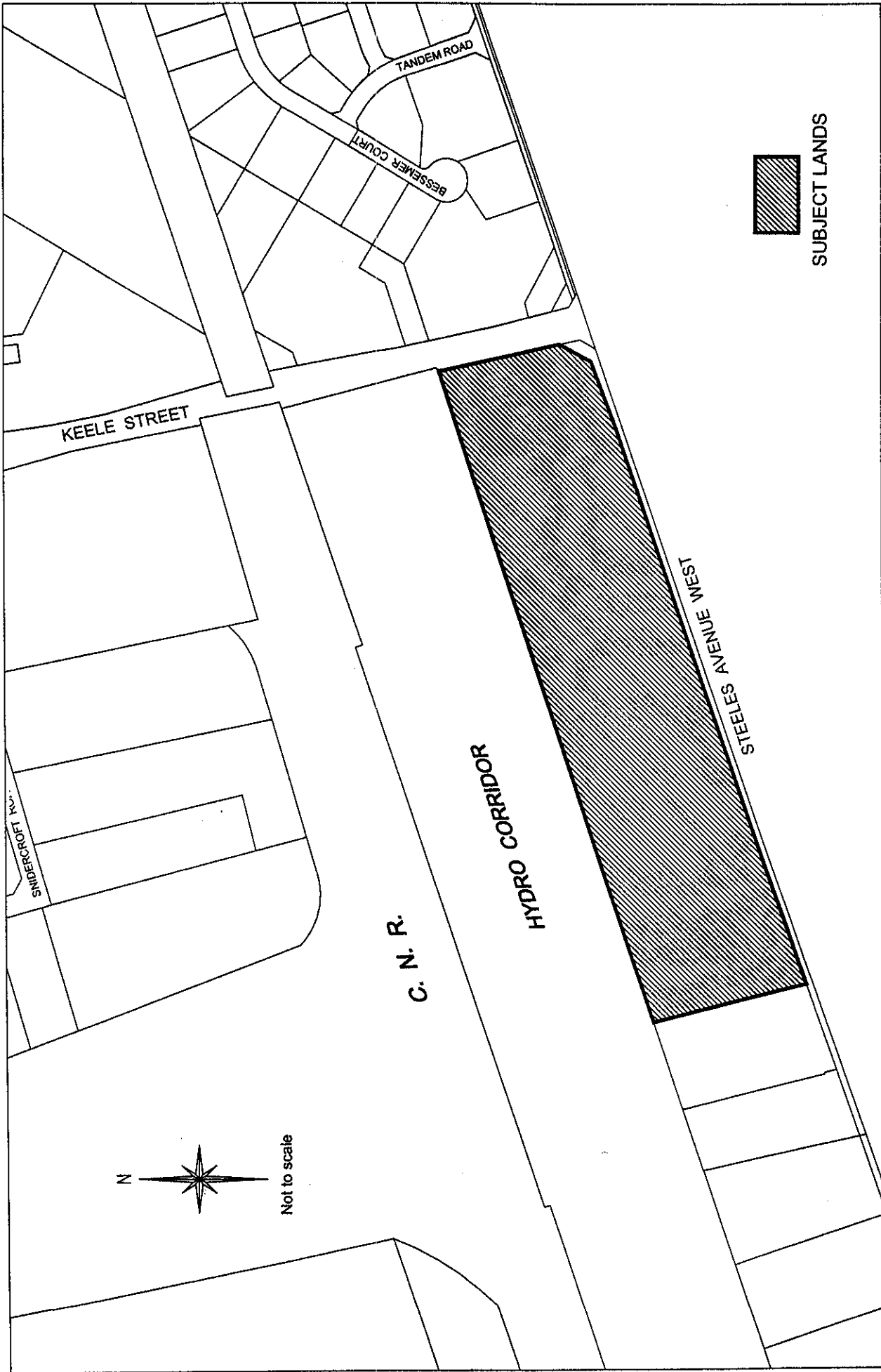
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

Location Map

Part of Lot 1
Concession 4

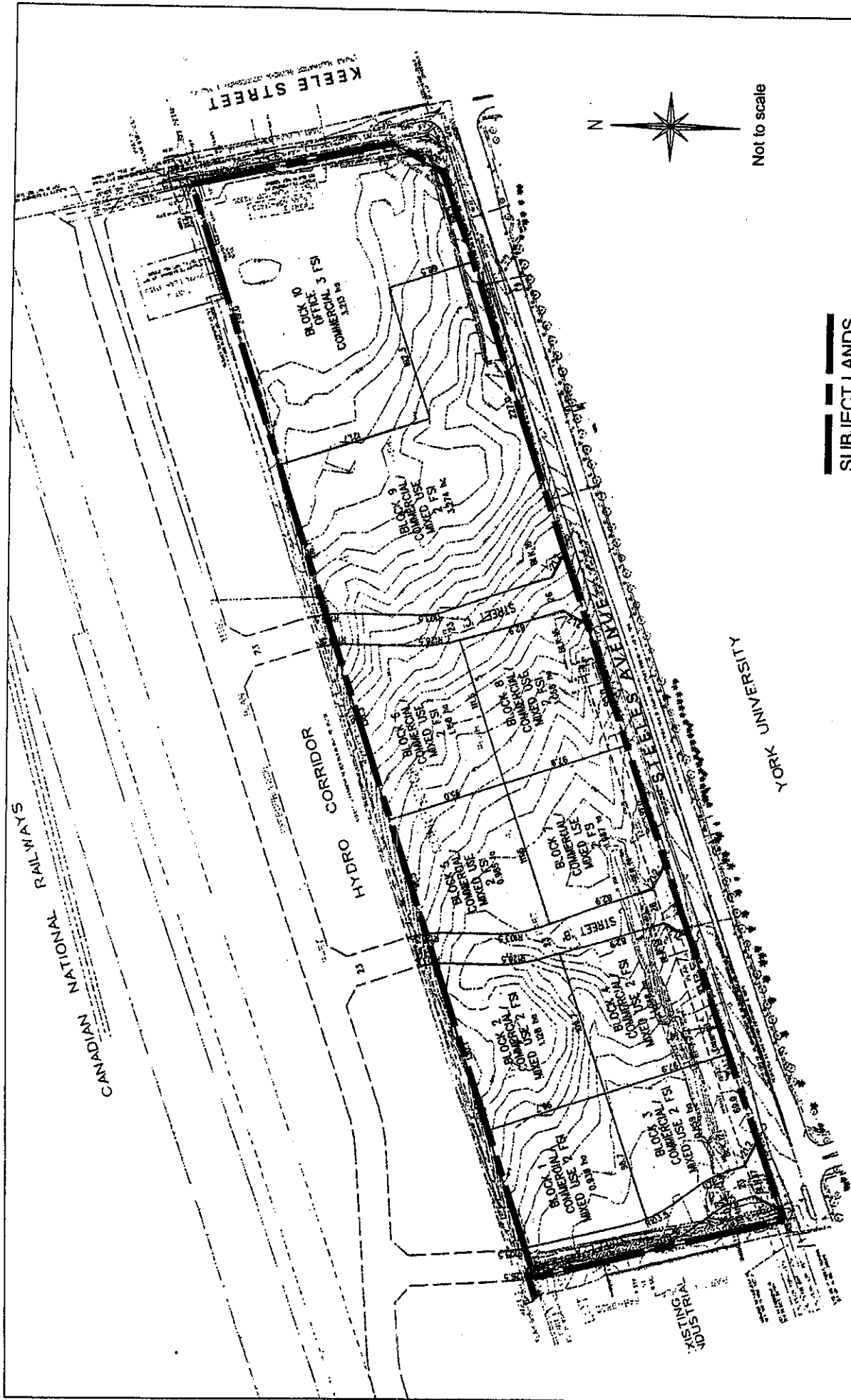
APPLICANT:
STEELES KEELE INVESTMENTS LIMITED



Community Planning Department

Attachment 1

FILE No.:
OP.03.015
& 19T-03V06
May 07, 2003



Not to scale

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SUBJECT LANDS

Proposed Subdivision

Part of Lot 1
Concession 4

APPLICANT:
STEELES KEELE INVESTMENTS LIMITED



Community Planning Department

Attachment

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FILE No.:
OP.03.015
& 19T-03V06

May 07, 2003