

**4.    OFFICIAL PLAN AMENDMENT FILE OP.02.022  
ZONING BY-LAW AMENDMENT FILE Z.02.079  
DRAFT PLAN OF SUBDIVISION FILE 19T- 03V04  
MAPLEVIT ESTATES INC.  
PRELIMINARY REPORT**

**P.2003.29**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.022, Z.02.079 and 19T-03V04 (Maplevit Estates Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On November 26, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to the appropriate residential category to permit a draft plan of subdivision. The draft plan consists of 60 semi-detached residential units, with minimum 15 m frontages, on a 2.13 hectare site.

**Background - Analysis and Options**

The 2.13 hectare parcel is located on the southwest corner of Keele Street and Drummond Drive, in Lot 24, Concession 4, City of Vaughan. The lands are undeveloped.

The lands are designated "Office Commercial" by OPA No. 350 (Maple Community Plan). The lands are zoned C8 (H) Office Commercial Zone with the addition of the Holding Symbol (H), subject to Exception Paragraph 9(840). The surrounding land uses are:

- North - Drummond Drive; undeveloped (C4 Neighbourhood Commercial Zone)
- South - York Region Seniors facility (A Agricultural Zone)
- West - semi-detached dwellings (RV4 Residential Urban Village Four Zone)
- East - Keele Street; industrial (M1 Restricted Industrial Zone)

On March 14, 2003, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands, the Maple Springs Ratepayers Association and the Gates of Maple Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a 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 appropriateness of the redesignation from office commercial to residential use, and the density proposed, will be evaluated in the context of the surrounding land uses;
- the compatibility of the proposed building form with the surrounding properties will be reviewed; the proposal will be considered in the context of 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;

- compliance with the City's Design Standards Review Study and the implementing zoning by-law will be reviewed, including building setbacks and height;
- upgraded elevations and an appropriate setback would be required for those lots abutting Keele Street; pedestrian linkages to Keele Street should be provided;
- Street "A" must meet City Engineering Department design criteria;
- servicing capacity for the subject lands must be identified;
- a traffic study will be required to assess the suitability of accessing 60 units from one intersection; and,
- a noise study will be required in support of the application.

### **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 the appropriateness of the proposed use, compatibility with the surrounding development, and the subdivision design.

### **Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision

### **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 24,  
Concession 4  
APPLICANT:  
MAPLEVIEW ESTATES INC.

# City of Vaughan

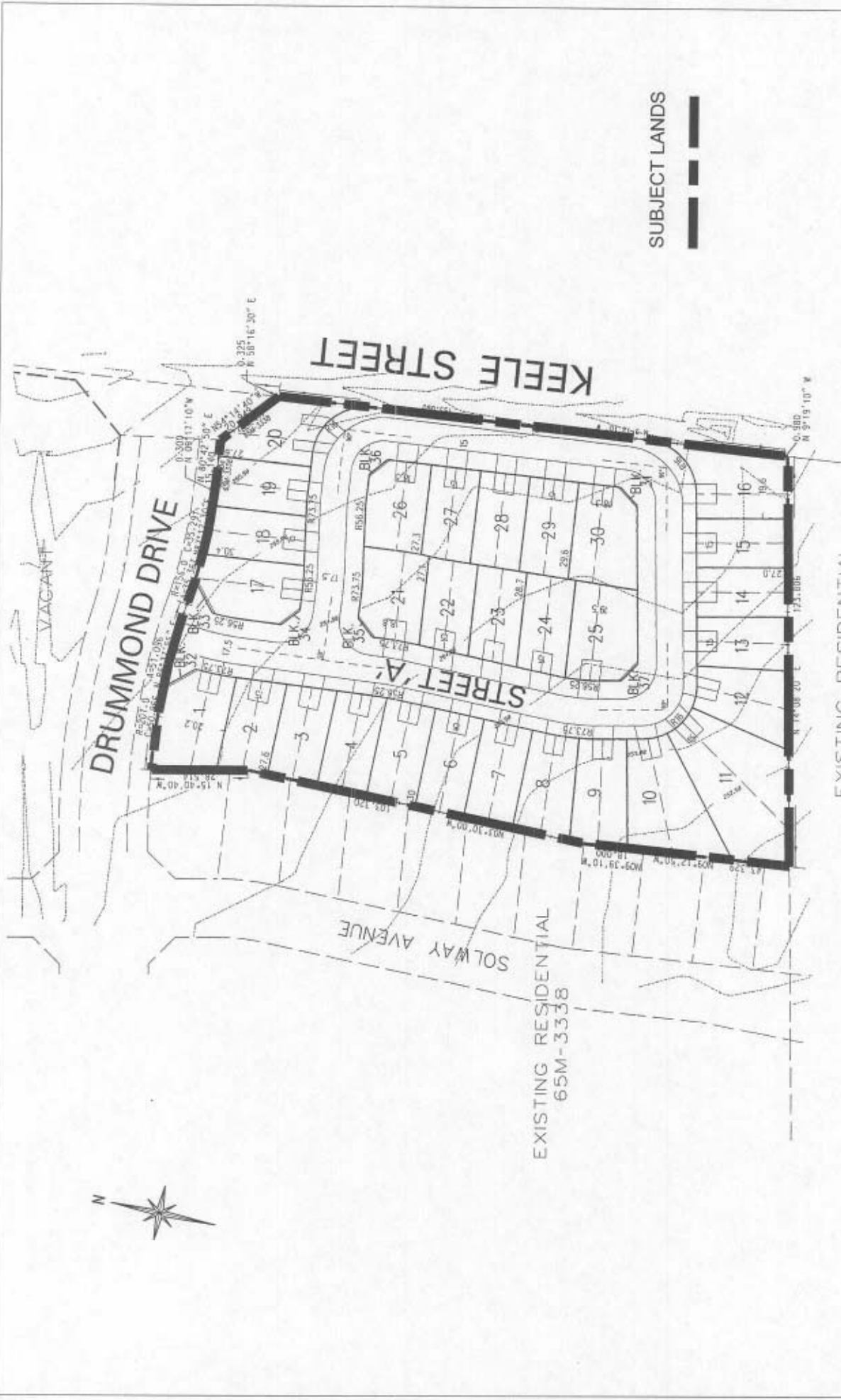
Community Planning Department

# Attachment

# 1

FILE No.:  
19T-03V04, OP.02.022  
& Z.02.079

March 5, 2003  
Not to scale



SUBJECT LANDS  
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**Draft Plan of Subdivision**

Lot 24,  
 Concession 4  
 APPLICANT:  
 MAPLEVIT ESTATES INC.



Community Planning Department

**Attachment 2**  
 FILE No.:  
 19T-03V04, OP.02.022  
 & Z.02.079  
 March 5, 2003  
 Not to scale