

**1.      OFFICIAL PLAN AMENDMENT FILE OP.03.026  
ZONING BY-LAW AMENDMENT FILE Z.03.095  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V21  
MAPLE HEIGHTS SHOPPING CENTRE INC.  
PRELIMINARY REPORT**

**P.2004.29**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.026, Z.03.095 and 19T-03V21 (Maple Heights Shopping Centre Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 8, 2003, Maple Heights Shopping Centre Inc. submitted applications for an Official Plan Amendment, a Zoning By-law Amendment and a Draft Plan of Subdivision to facilitate a residential development of 66 semi-detached units, with frontages of 7.5m.

**Background - Analysis and Options**

The 2.507 ha property is located at the northwest corner of Keele Street and Drummond Drive, in Part of Lot 24, Concession 4, City of Vaughan. The lands are designated "Neighbourhood Commercial Area" by OPA 350 (Maple Community Plan). The lands are zoned C4-H Neighbourhood Commercial Zone with the "H" Holding Symbol, by By-law 1-88, subject to Exception 9(1002). The surrounding land uses are:

- North - agricultural (A Agricultural Zone)
- South - Drummond Drive; draft plan 19T-03V04 (C8-H Office Commercial Zone)
- East - industrial (M1 Restricted Commercial Zone)
- West - residential (RV4 Residential Urban Village Zone Four)

On January 9, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. 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 the Committee of the Whole.

**Preliminary Review**

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

- the subject lands are designated "Neighbourhood Commercial Area" by OPA 350; the proposed 66 semi-detached units on 2.507 ha is at a density of 26.33 units per net residential hectare; the "Low Density Residential Area" designation permits detached and semi-detached units to a maximum density of 22 units/net hectare; an amendment to the Official Plan is required to redesignate the lands to permit residential use; and to permit an increase in the maximum density, if deemed appropriate;
- the subject lands are zoned C4-H Neighbourhood Commercial Zone with the "H" Holding Symbol; the proposal is for semi-detached units on lots with 7.5m frontages, 217 m<sup>2</sup> areas and 29m depth; the appropriate zoning would be RS1 Residential Semi-Detached

Zone, which requires a minimum frontage of 7.5m, area of 202m<sup>2</sup>, and depth of 27m; the lands require rezoning to permit the proposal; the lotting will be assessed to ensure that the zoning standards can be achieved on each lot;

- compatability with the surrounding uses, which are primarily semi-detached units, will be considered;
- road access from Drummond Drive appears to align with the proposed road access of draft plan 19T-03V04 to the south;
- water and sewage capacity are not currently available for the development; the applicant will be required to contribute a proportionate share towards any external service that has been designed and oversized by others to accommodate this proposal;
- noise attenuation measures for the residential lots near Keele Street may be required;
- enhanced elevations will be required for the dwelling units facing or abutting Keele Street and Drummond Drive; appropriate fencing/landscaping will be required for the single loaded portion of the road abutting Keele Street; and
- an archaeological assessment will be required prior to the initiation of any grading.

#### **Relationship to Vaughan Vision 2007**

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, Staff will review the proposal in accordance with the appropriate provisions of the Official Plan and Zoning By-law, and the subdivision design. The plan of subdivision and zoning applications may be forwarded to Committee of the Whole once water and sewer capacity are available.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

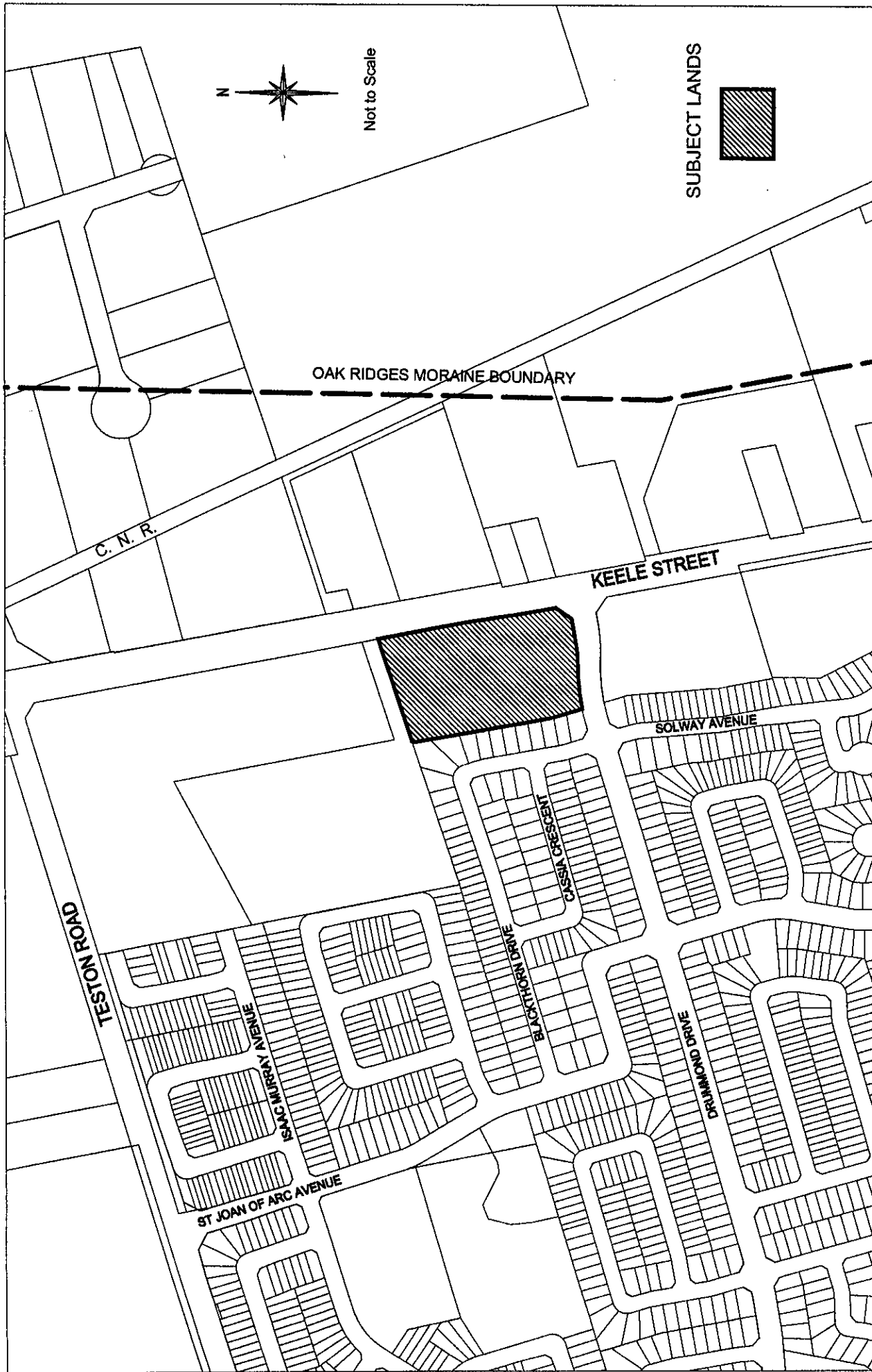
#### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning  
/CM

MARCO RAMUNNO  
Manager of Development Planning



## Location Map

Part of Lot 24,  
Concession 4

APPLICANT:  
MAPLE HEIGHTS SHOPPING  
CENTRE LIMITED

City of  
**Vaughan**

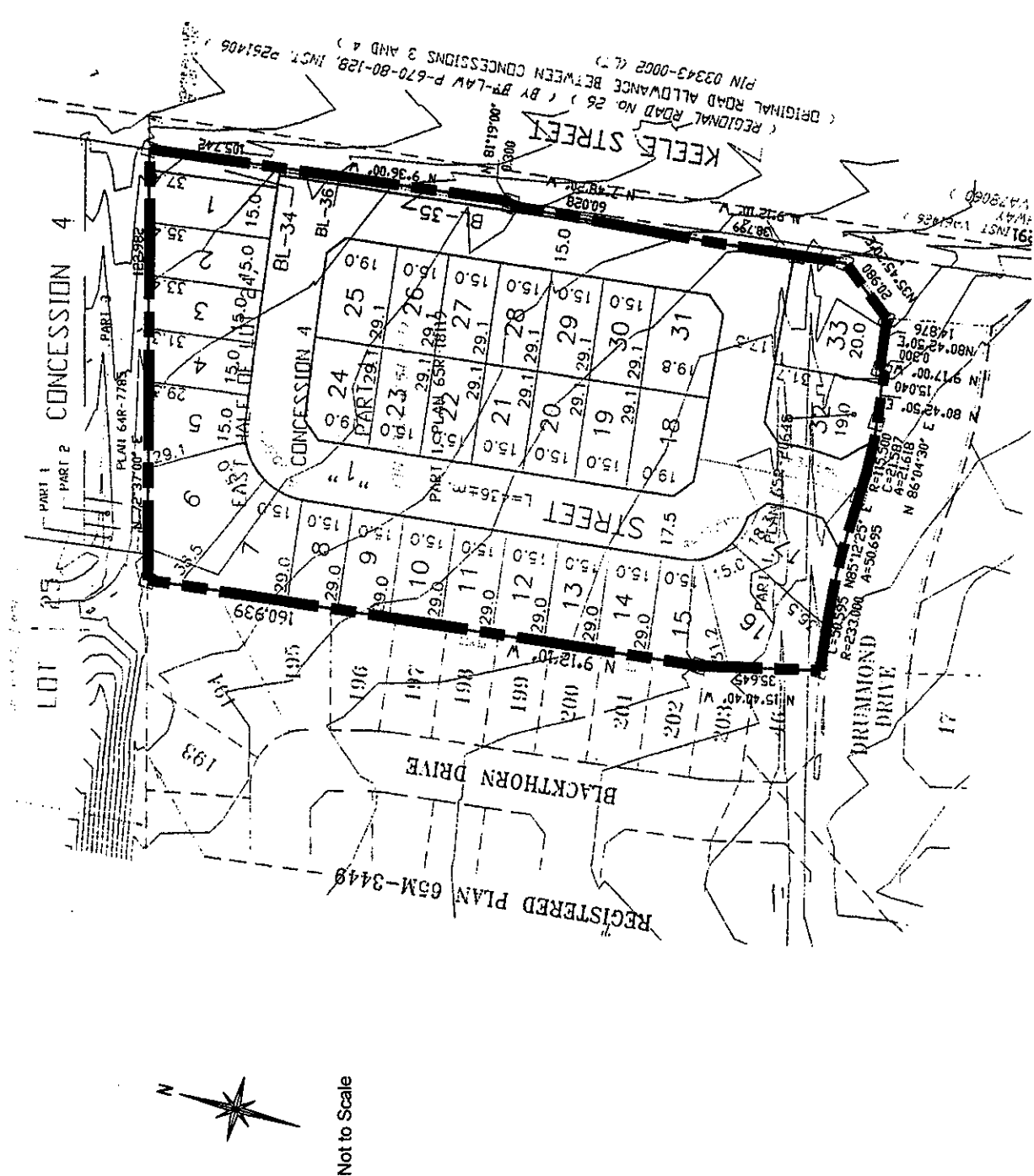
Community Planning Department

## Attachment

# 1

FILE No.:  
19T - 03V21, OP.03.026  
& Z.03.095

December 15, 2003



SUBJECT LANDS

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# Draft Plan of Subdivision

Part of Lot 24,  
Concession 4

APPLICANT:  
MAPLE HEIGHTS SHOPPING  
CENTRE LIMITED



Community Planning Department