

**1. ZONING BY-LAW AMENDMENT FILE Z.03.094
 TONLU HOLDINGS LIMITED
 PRELIMINARY REPORT**

P.2004.57

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.094 (Tonlu Holdings Limited) 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, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to permit a development comprised of a 3-storey, mixed-use office/residential building fronting onto Keele Street, and 16 townhouse units fronting on a private road.

Background - Analysis and Options

The site is located on the west side of Keele Street, north of Major Mackenzie Drive (10028 - 10036 Keele Street). The vacant 0.506 ha parcel has approximately 42.763m of frontage onto Keele Street. The site is designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by site-specific OPA #573, which permits a mixed-use commercial/residential development. The lands are also subject to OPA #533 (Maple Commercial Core), which the applicant has appealed to the Ontario Municipal Board.

The lands are subject to site-specific By-law 305-2002, which implements OPA #573. The By-law permits a three-storey mixed residential/commercial development. The proposal does not comply with the zoning requirements in this By-law and therefore, an amendment is required.

The surrounding land uses are:

- North - plaza and residential (C1 Restricted Commercial Zone and R2 Residential Zone)
- South - commercial (C1 Restricted Commercial Zone)
- East - Keele Street; commercial, financial institution (C1 Restricted Commercial Zone)
- West - vacant (R1 Residential Zone)

On March 26, 2004, a notice of Public Hearing was circulated to all property owners with 120 metres of the subject land, the Maple Village Ratepayer 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 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 appropriateness of the proposed townhouse use and building form at this location will be reviewed in the context of the Maple Commercial Core policies and objectives;

- the proposal will be reviewed in the context of compliance with the Maple Streetscape and Urban Design Guidelines (MSUDGs); the Maple Streetscape Community Advisory Committee must review the proposal;
- there may be opportunities with the adjacent property to the west (2294 Major Mackenzie Drive) for co-ordinated development options; a concept plan showing how the lands to the south (10028 Keele Street) may be incorporated into a future development plan should be prepared; the provision of a rear laneway adjoining the properties to the west and north of the subject lands will be reviewed, possibly affecting proposed Unit #15;
- pedestrian connections from the development to Keele Street will be reviewed;
- the Urban Design Department has commented that the proposed development must respond to the heritage character of the area with respect to massing, architecture, materials and vocabulary;
- the applicant has appealed OPA #533 which has the effect (in part) of incorporating aspects of the Maple Streetscape and Urban Design Guidelines into the Official Plan. This amendment would impact on the proposed development. An Ontario Municipal Board Hearing has been scheduled to consider the applicant's appeal on June 1, 2004. This application should not proceed to a future Committee of the Whole meeting until the OMB has considered and issued a decision respecting the appeal;
- Region of York approval will be required for the proposed driveway access to Keele Street, which is immediately adjacent to the driveway for 10028 Keele Street;
- screening should be provided for the exposed block wall of the building to the north from the rear yards of Units #6 -12; and
- a vegetative buffer strip and a privacy fence should be provided between Unit #6 and the adjacent parking area.

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 the context of the appropriateness of the use at this location, compliance with the Maple Streetscape and Urban Design Guidelines, and technical considerations of the site plan proposal.

Attachments

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

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Part Lot 21,
Concession 4

APPLICANT:
TONLU HOLDINGS LIMITED

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Community Planning Department

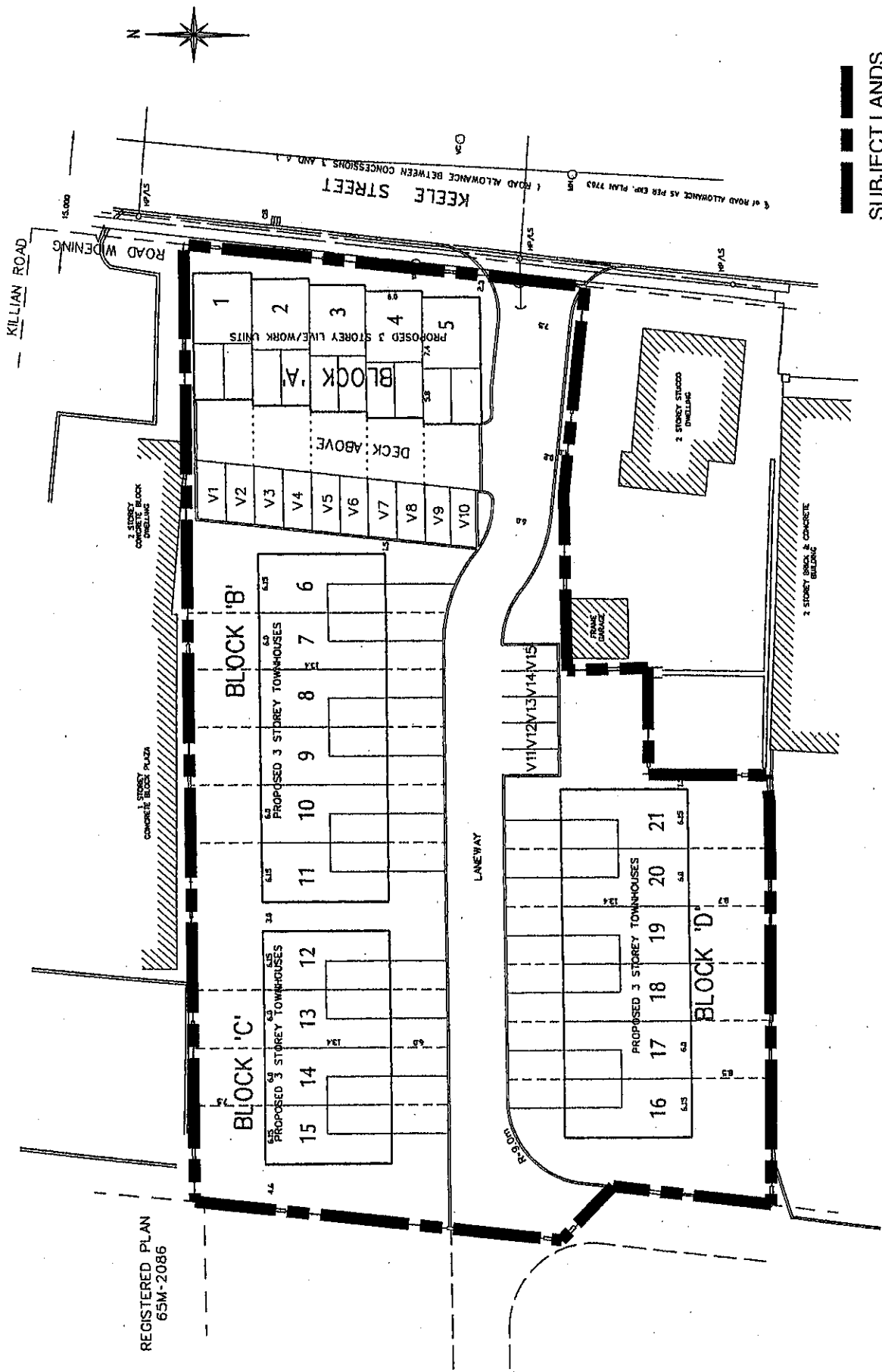
Attachment

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FILE No.:
Z.03.094

Not to Scale

March 16, 2004



--- SUBJECT LANDS

Attachment 2

FILE No.: Z.03.094
 Not to Scale
 March 16, 2004

City of Vaughan

Community Planning Department

Site Plan

Part Lot 21,
 Concession 4
 APPLICANT:
 TONLU HOLDINGS LIMITED
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