

**1. ZONING BY-LAW AMENDMENT FILE Z.04.045
2294 MAJOR MACKENZIE LTD.
PRELIMINARY REPORT**

P.2005.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.045 (2294 Major Mackenzie Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to rezone the subject lands shown on Attachments #1 and #2 from R1 Residential Zone to C1 Restricted Commercial Zone with site-specific exceptions to permit a mixed-use development comprised of:

- twenty-two (22), three-storey townhouse units fronting onto a private road; and,
- two (2), three-storey buildings, fronting onto Major Mackenzie Drive, with a total of approximately 405m² of ground floor office/commercial uses and eight (8) residential units above.

A concept site plan is shown on Attachment #2.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the north side of Major Mackenzie Drive, west of Keele Street, being Part of Lot 21, Concession 4 (2294 Major Mackenzie Drive), City of Vaughan. The rectangular-shaped parcel has 70m of frontage on Major Mackenzie Drive, and a depth of 99.3m. The vacant site is flat, with some mature trees around the perimeter.

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533, and zoned R1 Residential Zone by By-law 1-88. The proposed development conforms to the official plan, subject to development criteria. The surrounding land uses are:

- North - detached residential (R3 Residential Zone)
- South - Major Mackenzie Drive; existing mix of commercial and residential uses (C1 Restricted Commercial Zone and RM2(H) Multiple Residential Zone with Holding Symbol "H")
- East - existing commercial (C1 Restricted Commercial Zone) and vacant lot/proposed residential and commercial (C1 Restricted Commercial Zone with Holding Symbol "H")
- West - existing commercial (C1 Restricted Commercial Zone)

On December 23, 2004, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, and to 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 a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the 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 Area" policies and objectives;
- the proposal will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines (MSUDGs); the Maple Streetscape Community Advisory Committee must review the proposal;
- the application will be considered in the context of Council's direction of October 25, 2004 to undertake a Heritage Conservation District Study for the Maple Core area. The proposed development and particularly those buildings fronting onto Major Mackenzie Drive, must respond to the heritage character of the area with respect to massing, architecture, materials and building vocabulary;
- the final unit layout, building elevations, landscaping, appropriate tree preservation measures, and site design will be reviewed through the zoning amendment and site plan approval process, and any zoning exceptions required to implement the final site plan, if approved, will be identified and evaluated in the technical report to a future Committee of the Whole meeting;
- pedestrian connectivity to Major Mackenzie Drive and with the proposed residential/commercial development on the adjacent easterly property (10,026 – 10,036 Keele Street) will be reviewed; and,
- the Region of York must approve the proposed driveway access to Major Mackenzie Drive.

Relationship to Vaughan Vision 2007

The applicability of this application 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 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 application will be reviewed in the context of the "Maple Commercial Core Area" policies in the Official Plan, the Maple Streetscape and Urban Design Guidelines, the proposed Heritage Conservation District study, and compatibility with the existing and future development in the vicinity of the subject lands.

Attachments

1. Location Map
2. Site Plan (Concept)

Report prepared by:

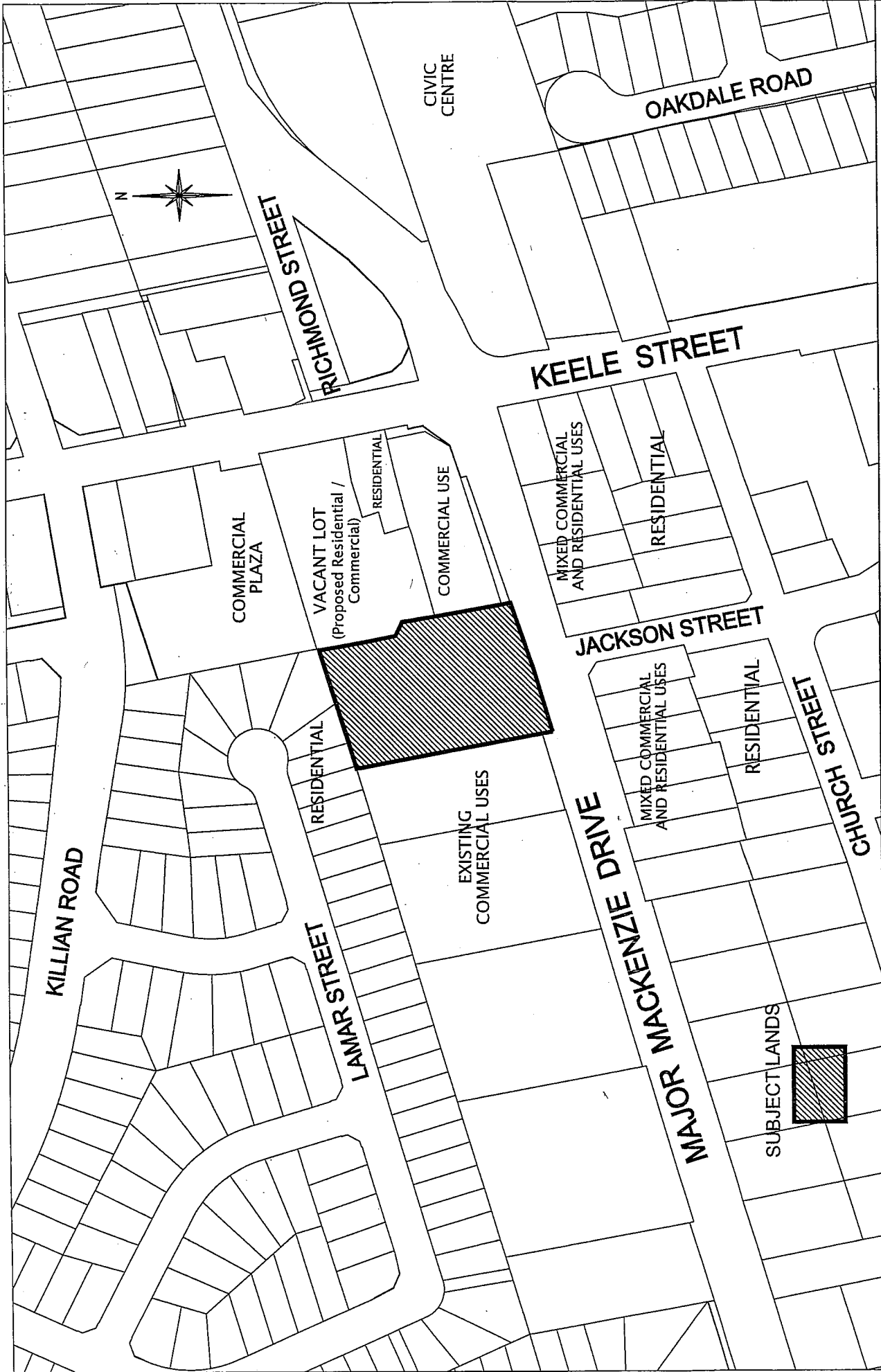
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Lot 21,
Concession 4
APPLICANT:
 2294 MAJOR MACKENZIE LTD.



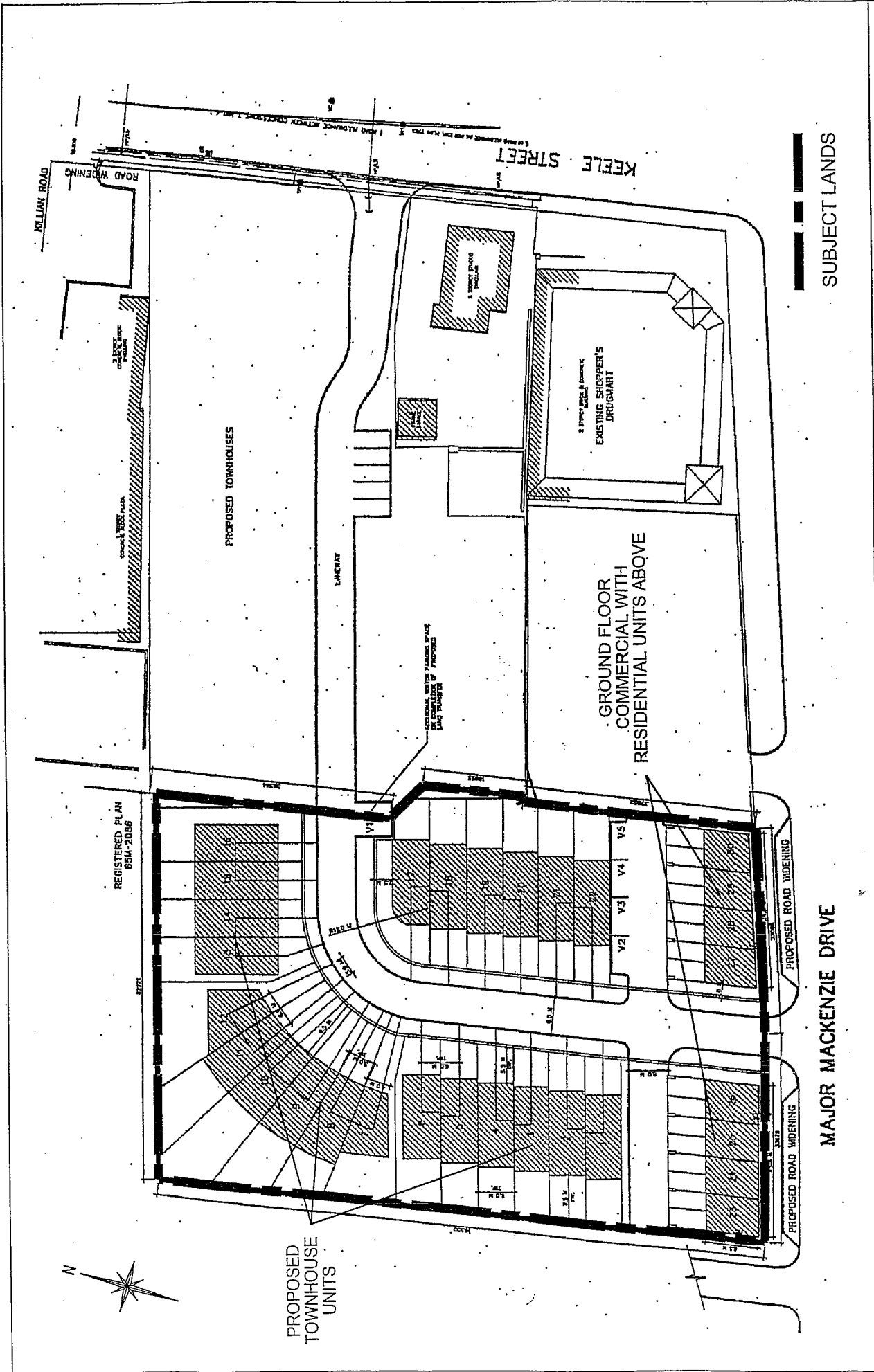
Development Planning Department

Attachment 1

FILE No.:
Z.04.045

Not to Scale

December 14, 2004



Attachment 2
 FILE No.: Z.04.045
 Not to Scale
 December 14, 2004

City of **Vaughan**

Development Planning Department

Site Plan (Concept)

Lot 21,
 Concession 4
 APPLICANT:
 2294 MAJOR MACKENZIE LTD.