

**3. OFFICIAL PLAN AMENDMENT FILE OP.04.012
 ZONING BY-LAW AMENDMENT FILE Z.04.038
 1556615 ONTARIO LIMITED
 PRELIMINARY REPORT**

P.2005.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.012 and Z.04.038 (1556615 Ontario Limited) 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 applications on the subject lands shown on Attachment #1 and #2 that will:

1. amend the Official Plan (OPA #350 - Maple Community Plan) to redesignate the subject lands from "Office Commercial" to "Neighbourhood Commercial" with a site-specific exception to permit a residential apartment dwelling use on the second and third floor; and,
2. amend Zoning By-law 1-88 to rezone the subject lands from C8(H) Office Commercial Zone with the Holding Symbol "H" to C4 Neighbourhood Commercial Zone with a site-specific exception to permit a residential apartment dwelling use on the second and third floor.

The applications would permit the development of the subject lands with a three-storey commercial/office building located at the southeast corner of Keele Street and Eagle Rock Way (future McNaughton Road extension) and three mixed use commercial/residential buildings comprised of 1374m² of ground floor commercial area, 35 residential apartment units above, and 127 parking spaces. A conceptual site plan is shown on Attachment #2.

When the Public Hearing Notice was circulated, the original proposal consisted of 2000m² of commercial uses on the ground floor, 44 residential units within 2 levels above, and 90 at grade parking spaces and 70 below grade parking spaces. However, since the Public Hearing circulation the proposal has been amended as described above.

Background - Analysis and Options

The Owner originally submitted applications to amend the Official Plan (OP.04.012) and Zoning By-law (Z.04.038) to redesignate and rezone the subject lands to permit a commercial development consisting of two retail buildings. Council considered and received the staff report for the applications at a Public Hearing on September 7, 2004. The applicant has since revised the applications to permit the proposed mixed-use residential and commercial development.

The subject lands (see Attachment #1) are located at the southeast corner of Eagle Rock Way (future McNaughton Road extension) and Keele Street, being Part of Lot 22, Concession 3, City of Vaughan. The 0.86 hectare site has approximately 165m of frontage along Keele Street and 55 metres of flankage on Eagle Rock Way. The subject land is included as a block within approved Draft Plan of Subdivision 19T-95114.

The site is designated "Office Commercial" by OPA #350 (Maple Community Plan) and zoned C8 (H) Office Commercial Zone with Holding "H" provision by By-law 1-88, subject to Exception 9(1171). The surrounding land uses are:

- North - Eagle Rock Way (future McNaughton Road extension); industrial (M1 Restricted Industrial Zone)
- South - institutional use(C8 Office Commercial Zone)
- East - future residential (RM1 & R4 Residential Zones)
- West - Keele Street; commercial & community centre (C3 Commercial, A Agriculture, OS2 Open Space Park Zone)

On December 23, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Gates of Maple Ratepayers Association. To date, no comments have been received. 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 proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the proposal will be reviewed in light of the existing policy context including the Maple Community Plan (OPA #350, as amended), the Maple Streetscape and Urban Design Guidelines, the Provincial Policy Statement, and the Region of York Official Plan; the Maple Streetscape Advisory Committee must review the proposal;
- the compatibility and appropriateness of the proposed residential use in the context of the proposed mixed-use development, site location, and the surrounding existing and future land uses will be assessed;
- achieving an appropriate interface between the proposed development and the surrounding land uses will be reviewed, in light of appropriate building setbacks and height; screening/buffering measures, lighting, noise, access, parking and traffic, and building elevations, these matters will be reviewed together with the submission of a formal site plan application;
- a parking plan must be provided which identifies how resident, visitor and commercial parking will be arranged and accessed on the site; pedestrian access from the parking areas to the proposed residential and commercial units must also be identified;
- servicing capacity for the residential units must be identified;
- comments from the Region of York will be required for the design and location of the Keele Street and Eagle Rock Way access points, and identification of any necessary road widenings; and,
- the proposed C4 Neighbourhood Commercial Zone would permit a wide range of commercial uses on the site; the appropriateness of each use on this site will be reviewed.

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 applications, 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 appropriateness of redesignating and rezoning the subject lands to facilitate a mixed-use residential/commercial development will be reviewed in light of the existing policy context, and compatibility with the existing and future surrounding land uses.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

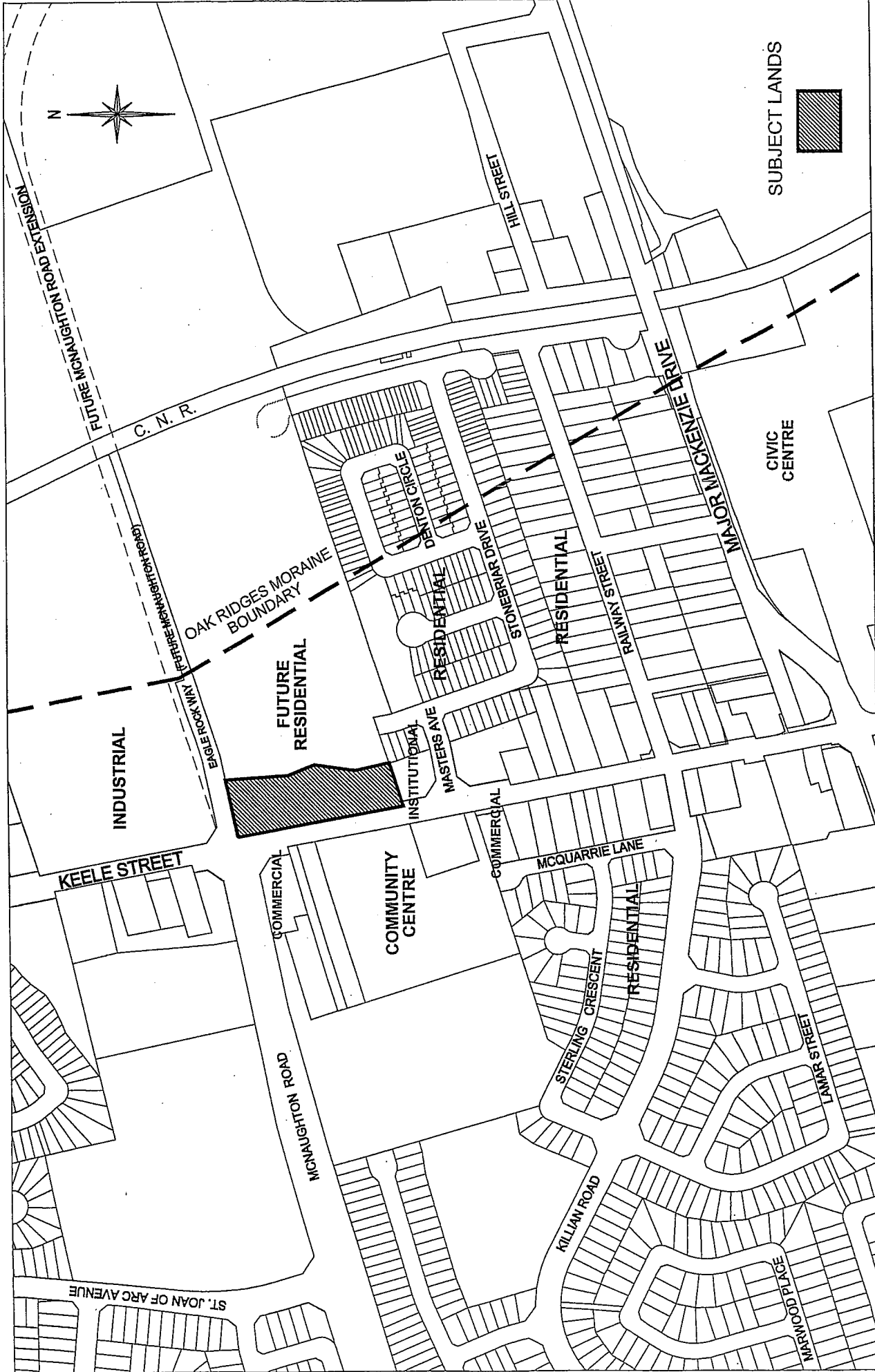
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment **1**

FILE No.:
Z.04.038
& OP.04.012

Not to Scale
December 17, 2004

City of Vaughan

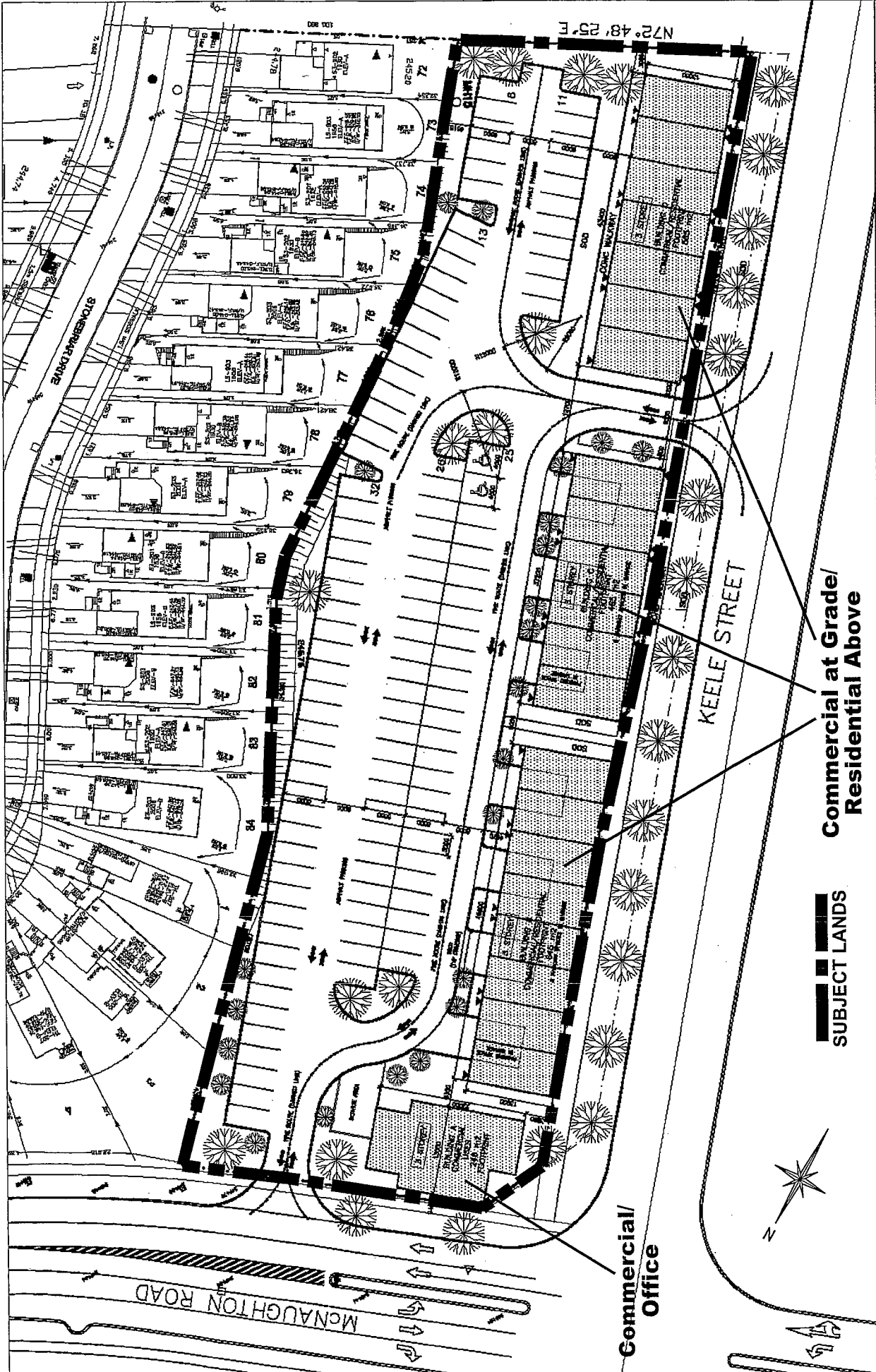
Development Planning Department

Location Map

Part Lot 22,
Concession 3

APPLICANT:
1556615 ONTARIO LTD.

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**Commercial/
Office**

SUBJECT LANDS

**Commercial at Grade/
Residential Above**

Site Plan

Part Lot 22,
Concession 3

APPLICANT:
1556615 ONTARIO LTD.

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**City of
Vaughan**

Development Planning Department

Attachment

2

FILE No.:
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Not to Scale
December 17, 2004