

**6. **DRAFT PLAN OF SUBDIVISION FILE 19T-05V03
TONLU HOLDINGS LIMITED
PRELIMINARY REPORT****

P.2005.30

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-05V03 (Tonlu Holdings Limited) BE RECEIVED, and that Staff address any issues identified in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application for Draft Plan of Subdivision approval on the subject lands shown on Attachment #1 to create one block, under a single registered M-Plan, which would facilitate the future development of the 0.5 ha parcel for a mixed-use, three-storey townhouse and office/commercial development, on a common element condominium road.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Keele Street, north of Major Mackenzie Drive, in Part of Lot 21, Concession 4 (10028-10036 Keele Street), City of Vaughan. The vacant 0.5 ha parcel has 42.763m frontage along Keele Street with an average lot depth of 104.7m.

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 and residential development.

On February 28, 2005, Council approved Zoning By-law Amendment Application Z.03.094 and Site Development Application DA.04.069 to rezone the subject lands from C1 (H) Restricted Commercial Zone with an "H" Holding provision to C1 Restricted Commercial Zone with site-specific zoning exceptions to permit a three-storey, mixed-use building abutting Keele Street with 233m² of ground floor business and professional office uses and five (5) residential units above, and eighteen (18) townhouse units on the balance of the lands as shown on Attachment #3. The surrounding land uses are as follows:

- North - existing commercial and residential use (C1 Restricted Commercial Zone and R2 Residential Zone, respectively)
- South - existing residential and commercial use (C1 Restricted Commercial Zone)
- East - Keele Street; existing commercial use and a financial institution (C1 Restricted Commercial Zone)
- West - vacant (R1 Residential Zone)/proposed residential development consisting of two, 3-storey mixed-use buildings and 30 residential townhouse units (File Z.04.045)

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness of the draft plan of subdivision application will be reviewed in the context of the applicable Official Plan policies;
- the applicant has submitted a draft plan of subdivision to create one residential block under one registered M-Plan, which will enable the townhouse lots to be created through the lifting of Part Lot Control; the common blocks for roads and amenity areas are to be created through a Draft Plan of Condominium; consideration will be given to the coordination of land use, servicing and traffic connections with the adjacent lands; and
- the application will be reviewed in the context of the approved Site Development Application (DA.04.069) and Zoning Amendment Application (Z.03.094), to facilitate the proposed townhouses to be sited on freehold lots, with access onto a common element road, and provided with common amenity areas.

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 from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed draft plan of subdivision will be reviewed in the context of the applicable Official Plan policies, and the current zoning and site plan approvals for the site.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Approved Site Plan

Report prepared by:

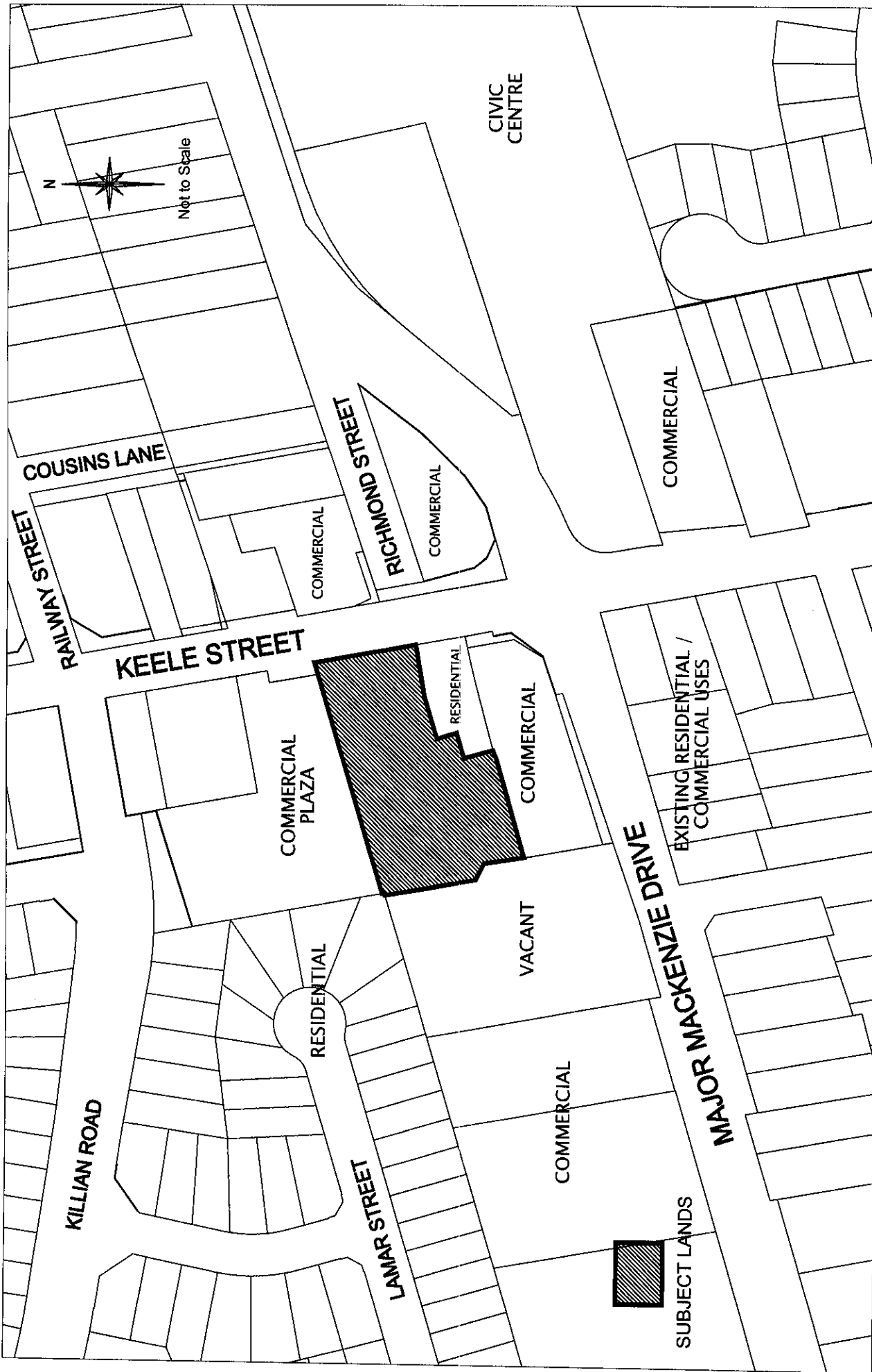
Stephen Lue, Planner I, Extension 8210
Mauro Peverini, Senior Planner, Extension 8212
Grant Uyeyama, Manger of Development Planning, Extension 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNO
Director of Development Planning

/CM



Location Map

Part of Lot 21,
Concession 4
 APPLICANT:
 TONLU HOLDINGS LIMITED
N:\DFA\1 ATTACHMENTS\19\191-05\03

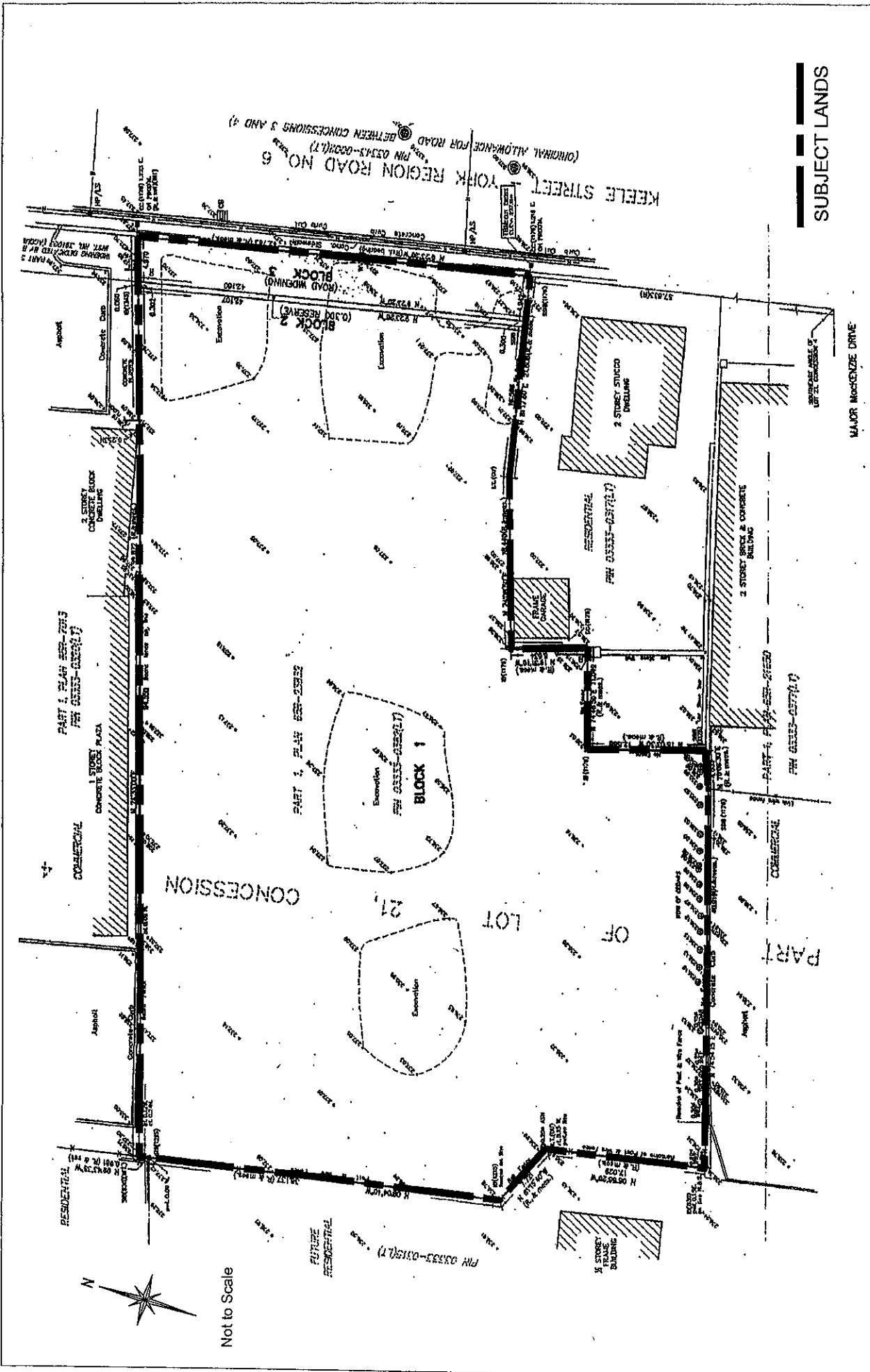


Development Planning Department

Attachment

FILE No.:
 19T-05V03
 RELATED FILES:
 Z.03.094 & DA.04.069
 April 25, 2005





Draft Plan of Subdivision

Part of Lot 21,
Concession 4

APPLICANT:
TONLU HOLDINGS LIMITED

NO. OF PAGES: ATTACHMENTS \ 19 \ 191-05-03



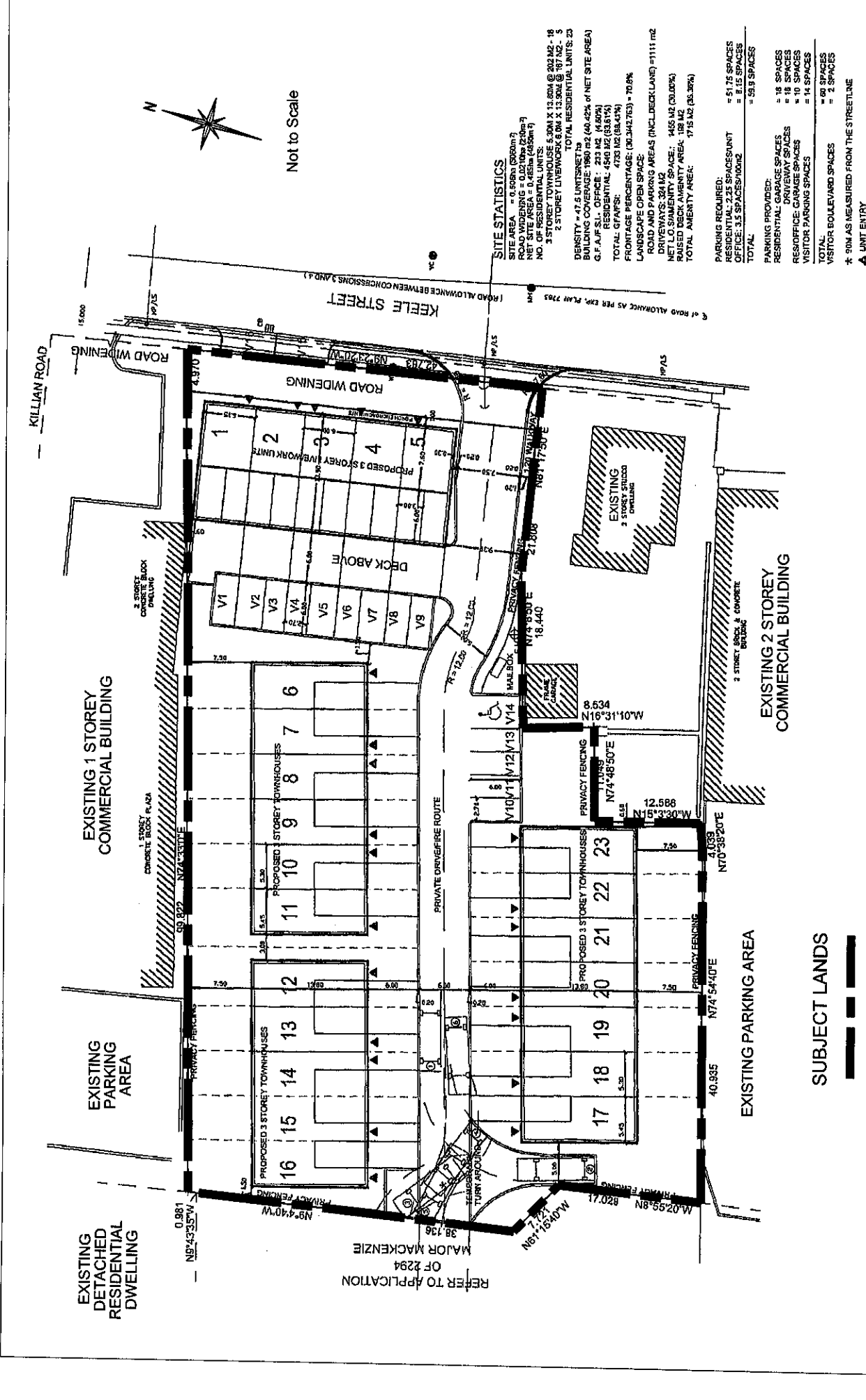
Development Planning Department

Attachment

2

FILE No.:
19T-05V03
RELATED FILES:
Z.03.094 & DA.04.069

April 18, 2005



SITE STATISTICS

SITE AREA = 0.668ha (approx?)
 ROAD WIDENING = 0.021ha (200m²)
 TOTAL WIDENING = 0.021ha (200m²)
 NO. OF RESIDENTIAL UNITS:
 3 STOREY TOWNHOUSE & 30M X 13.80M @ 202 M² - 18
 2 STOREY TOWNHOUSE & 30M X 13.80M @ 187 M² - 5
 TOTAL RESIDENTIAL UNITS: 23

DENSITY = 47.5 UNITS/NET HA
 BUILDING COVERAGE = 19.6% (202 M² of NET SITE AREA)
 G.P.A.P.S. COVERAGE = 18.7% (187 M² of NET SITE AREA)
 TOTAL G.P.A.P.S.: 4733 M² (88.41%)
 FRONTAGE PERCENTAGE: (20,342.763) = 70.6%

LANDSCAPE OPEN SPACE:
 ROAD AND PARKING AREAS (INCL. DECK/LANE) = 1111 m²
 DRIVEWAYS: 324 M²
 NET L.O.S. AMENITY SPACE: 1455 M² (20.00%)
 RAISED DECK AMENITY AREA: 138 M²
 TOTAL AMENITY AREA: 1775 M² (26.36%)

PARKING PROVIDED:
 RESIDENTIAL: 2.25 SPACES/UNIT = 51.75 SPACES
 OFFICE: 3.5 SPACES/100M² = 8.15 SPACES
 TOTAL = 59.9 SPACES

PARKING PROVIDED:
 RESIDENTIAL GARAGE SPACES = 18 SPACES
 RESIDENTIAL DRIVEWAYS AND SPACES = 10 SPACES
 RESIDUAL OFFICE GARAGE SPACES = 10 SPACES
 VISITOR PARKING SPACES = 14 SPACES

TOTAL: 50 SPACES
 VISITOR BOULEVARD SPACES = 2 SPACES

* 50M AS MEASURED FROM THE STREETLINE
 ▲ UNIT ENTRY

Approved Site Plan

Part of Lot 21,
 Concession 4

APPLICANT:
 TONLU HOLDINGS LIMITED

N:\A\PT\1 ATTACHMENTS\18\18-05-03

Attachment 3

FILE No.:
 19T-05V03

RELATED FILES:
 Z.03.094 & DA.04.069

April 25, 2005

City of
Vaughan

Development Planning Department

Approved Site Plan

Part of Lot 21,
 Concession 4

APPLICANT:
 TONLU HOLDINGS LIMITED

N:\A\PT\1 ATTACHMENTS\18\18-05-03