

COMMITTEE OF THE WHOLE MARCH 7, 2005

**ZONING BY-LAW AMENDMENT FILE Z.03.094
SITE DEVELOPMENT FILE DA.04.069
TONLU HOLDINGS LIMITED**

Recommendation

The Commissioner of Planning recommends that this report BE RECEIVED for information.

Purpose

The purpose of the Zoning By-law Amendment is to rezone the subject lands shown on Attachment #1 from C1 (H) Restricted Commercial Zone with the Holding Symbol "H" to a C1 Restricted Commercial Zone with a site-specific exception. The exception would permit the subject lands to be developed by way of the related Site Development Application for a three-storey mixed-use building having approximately 233m² of ground floor business and professional office uses and five (5) residential units above, along the Keele Street frontage, and three separate three-storey street townhouse blocks with a total of eighteen (18) units located within the interior of the site, as shown on Attachment #2.

Background - Analysis and Options

On February 28, 2005, the report of the Commissioner of Planning recommending approval of Zoning Amendment File Z.03.094 and Site Development File DA.04.069 (Tonlu Holdings Limited), was adopted by Council with the following additional amendments:

- “1. That staff report to the Committee of the Whole meeting of March 7, 2005, with respect to waste and snow removal services, and concerns raised regarding on-street parking and emergency vehicle access;
2. That appropriate signage be installed at both the east and west entrances, identifying the private road;
3. That street lighting be installed along the private roadway, in keeping with the style used in the Maple Village Core Area; and
4. That on-street parking in the form of lay-bys be incorporated on Keele Street, as per the drawing.”

The issues raised by Council have not yet been adequately addressed by the applicant. As a result, a report to Committee is not possible at this time.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff will continue to work with the applicant to ensure that the issues of waste disposal, snow removal, on-street parking, emergency vehicle access, appropriate signage, raised crosswalks and street lighting are addressed.

As soon as the applicant has satisfied all of these issues with the appropriate City departments, Staff will report back to the Committee.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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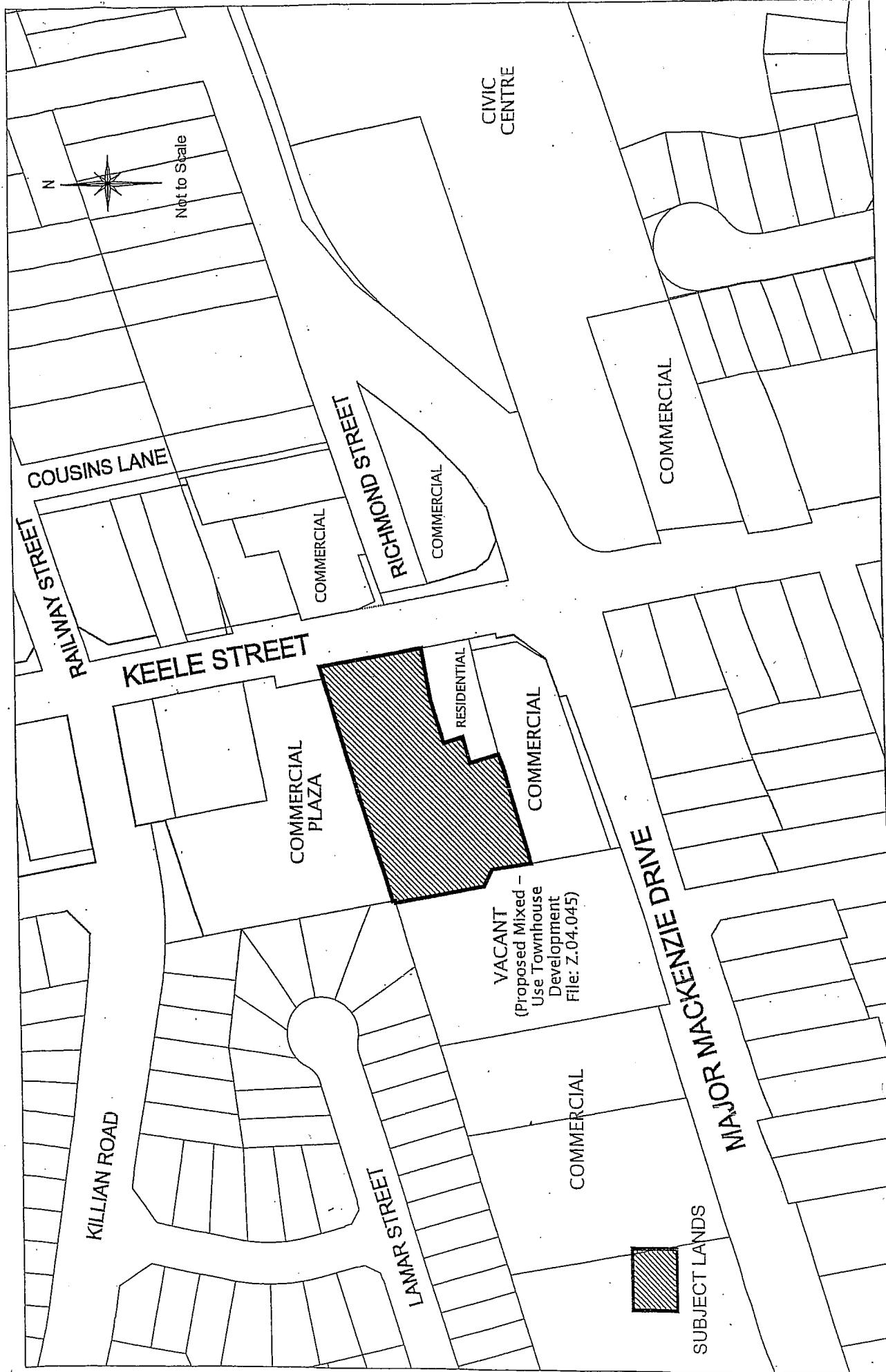
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment
 FILE No.: Z.03.094
 RELATED FILE: DA.04.069
 January 10, 2005



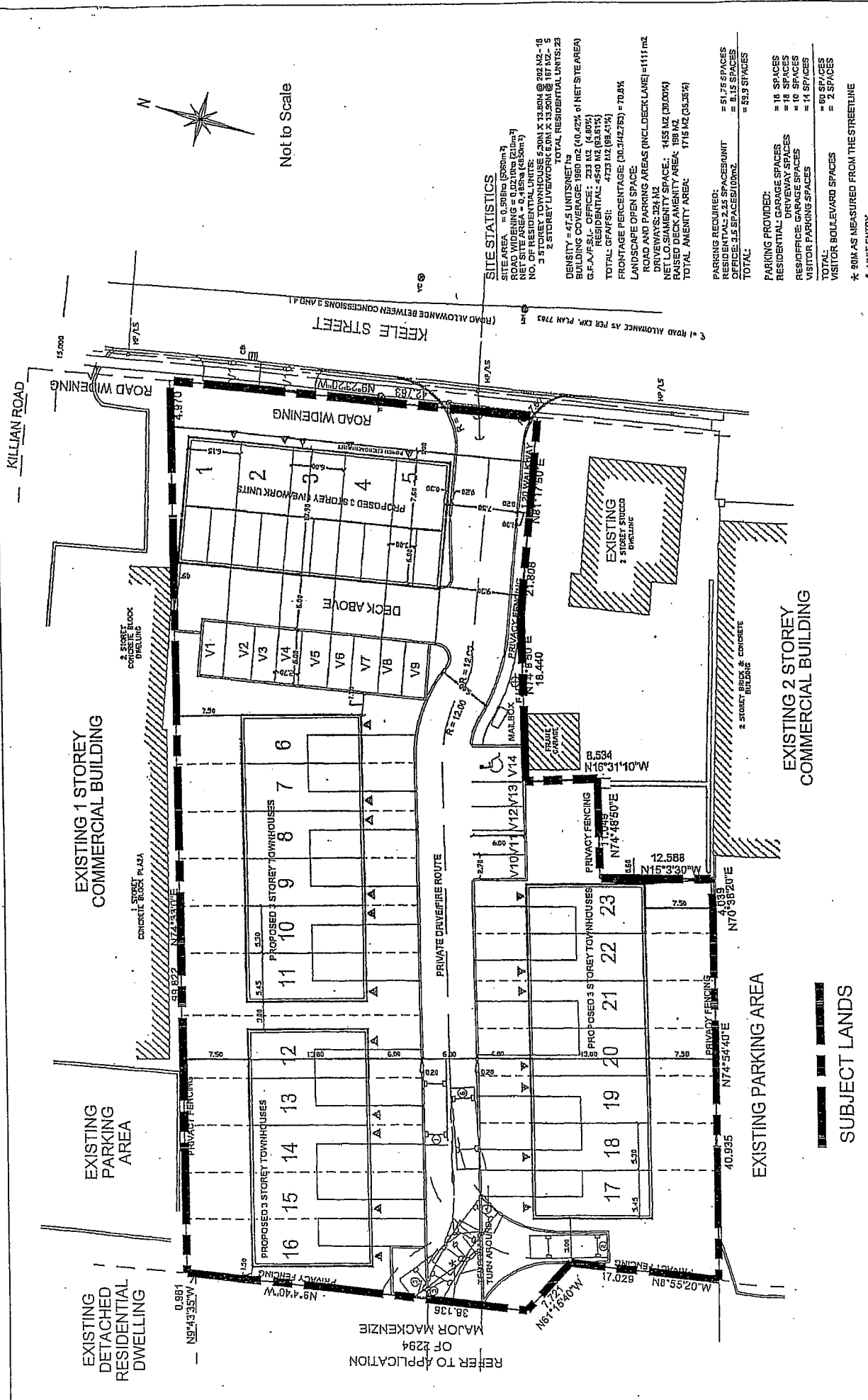
Development Planning Department

Location Map

Part of Lot 21,
 Concession 4
 APPLICANT:
 TONLU HOLDINGS LIMITED
MAP 1 ATTACHMENT 1 Z.03.094



Not to Scale



SITE STATISTICS
 SITE AREA = 0.878ha (8780m²)
 ROAD WIDENING = 0.0210ha (2100m²)
 NET SITE AREA = 0.4854ha (4854m²)
 NO. OF RESIDENTIAL UNITS:
 2 STOREY TOWNHOUSES: 20 UNITS @ 13.50m² @ 82.12m² = 16
 3 STOREY TOWNHOUSES: 20 UNITS @ 13.50m² @ 82.12m² = 17
 TOTAL RESIDENTIAL UNITS: 33

DENSITY = 47.5 UNITS/NET HA
 BUILDING COVERAGE: 1980 m² (40.42% of NET SITE AREA)
 G.F.A./S.I. OFFICE: 233 M² (4.80%)
 RESIDENTIAL: 4540 M² (93.81%)
 TOTAL G.F.A.SI: 4773 M² (98.61%)
 FRONTAGE PERCENTAGE: (0.0342765) = 70.8%
 LANDSCAPE OPEN SPACE:
 ROAD AND PARKING AREAS (INCL. DECK LANE) = 1111 m²
 DRIVEWAYS: 324 M²
 NET L.O. SIAMENITY SPACE: 7455 M² (30.00%)
 RAISED DECK/AMENITY AREA: 198 M²
 TOTAL AMENITY AREA: 1715 M² (35.35%)

PARKING REQUIRED:
 RESIDENTIAL: 2.23 SPACES/UNIT
 OFFICE: 3.5 SPACES/100M²
 TOTAL: = 517.5 SPACES
 = 8.15 SPACES

PARKING PROVIDED:
 RESIDENTIAL GARAGE SPACES = 18 SPACES
 VISITOR GARAGE SPACES = 18 SPACES
 RESIDUE GARAGE SPACES = 10 SPACES
 VISITOR PARKING SPACES = 14 SPACES
 TOTAL: = 60 SPACES
 VISITOR BOULEVARD SPACES = 2 SPACES

* 80M AS MEASURED FROM THE STREETLINE
 A UNIT ENTRY

Attachment 2

FILE No.: Z-03.094
 RELATED FILE: DA.04.069

January 10, 2005

City of Vaughan

Development Planning Department

Site Plan

Part of Lot 21,
 Concession 4

APPLICANT:
 TONLU HOLDINGS LIMITED

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