

**7. OFFICIAL PLAN AMENDMENT FILR OP.06.016
ZONING BY-LAW AMENDMENT FILE Z.06.037
MR. AND MRS. SAVO SARDARO**

P.2006.52

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.016 and Z.06.037 (Mr. and Mrs. Sardaro) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 the following applications:

1. An Official Plan Amendment Application (File OP.06.016) to:
 - i) redesignate the easterly approximately 16m of the subject lands, as shown on Attachment #1 (2194 Major Mackenzie Drive), from "Office Commercial" to "Maple Commercial Core Area"; and
 - ii) amend the policy requirement of the "Maple Commercial Core Area" designation in OPA #350 (Maple Community Plan) that 70% of the frontage at grade level be used for street-related retail, office and service uses to 62%.
2. A Zoning By-law Amendment Application (File Z.06.037) to rezone the easterly approximately 16m of the subject lands, as shown on Attachment #1 (2194 Major Mackenzie Drive), from R2 Residential Zone to C1 Restricted Commercial with a site-specific exception to implement a future site plan, as shown on Attachment #2.

The applications would facilitate the development of the subject lands with a three-storey senior citizens apartment building, with a total of 24 seniors residential units on the first three-storeys, and an amenity area within the roofline, as shown on Attachment #3. The amenity area will include a lounge room, exercise room, library, storage, and washrooms. Business and professional office uses (444.4m²) are proposed along the front of the proposed building in the form of two (2) storey buildings to be used for medical and dental practitioners, office uses, and a travel agency. The total gross floor area of the building is 3,940.19m².

Background - Analysis and Options

The 0.3ha parcel of land is located on the north side of Major Mackenzie Drive, east of Keele Street, being Lots 12, 17 and 18 of Registered Plan 72 (2, 4, and 6 Richmond Street and 2194 Major Mackenzie Drive), City of Vaughan. The subject lands are currently used as residences and as a retail store.

The subject lands are designated "Office Commercial" and "Maple Commercial Core Area" by OPA #350 (Maple community Plan) as amended by OPA #533, and zoned C1 Restricted Commercial Zone and R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- South - Richmond Street and Major Mackenzie Drive; City of Vaughan Civic Centre (VCC Vaughan Civic Centre Zone)
- East - existing residential (R2 Residential Zone)
- West - existing residential and commercial uses (C1 Restricted Commercial Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village and Gates of Maple Ratepayers Associations. To date, no comments have been received. Any comments received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the applicable Provincial, Regional, and City policies;
- ii) the appropriateness of the proposed reduction of the required 70% commercial/office frontage along Major Mackenzie Drive to 62%, will be assessed in the context of the proposed land use and site location, building form, intensity of development on the site, and compatibility with the surrounding existing and permitted land uses;
- iii) the subject lands are located within the Maple Heritage Conservation District Study and Plan currently being undertaken by the City, and the proposed development must be reviewed by Heritage Vaughan;
- iv) the compatibility of the proposed development with the surrounding properties will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines with respect to building form, streetscape, design, etc.;
- v) a planning justification, traffic, parking, noise, sun/shade, servicing, environmental, and archaeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- vi) the Region of York must approve the proposed driveway access location and design, and traffic report;
- vii) the future related site plan application must be reviewed by the Maple Streetscape Community Advisory Committee and in the context of the Maple Heritage Conservation District Study being undertaken;
- viii) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, 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 proposed senior citizens apartment building and commercial uses will be reviewed in consideration of the Provincial, Regional, and City policies, the appropriateness of the proposed use and building form, and compatibility with surrounding land uses.

Attachments

1. Location Map
2. Site Plan (Conceptual)
3. Building Elevations (Conceptual)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND
 C1 - RESTRICTED COMMERCIAL ZONE
 R1 - RESIDENTIAL ZONE
 R2 - RESIDENTIAL ZONE
 VCC - VAUGHAN CIVIC CENTRE ZONE

LANDS SUBJECT TO
 OP.06.016 & Z.06.037

REDESIGNATE FROM
 OFFICE COMMERCIAL
 TO MAPLE COMMERCIAL CORE AREA

Location Map

Part of Lot 21,
 Concession 3
 APPLICANT:
 MR. & MRS. SAVO SARDARO

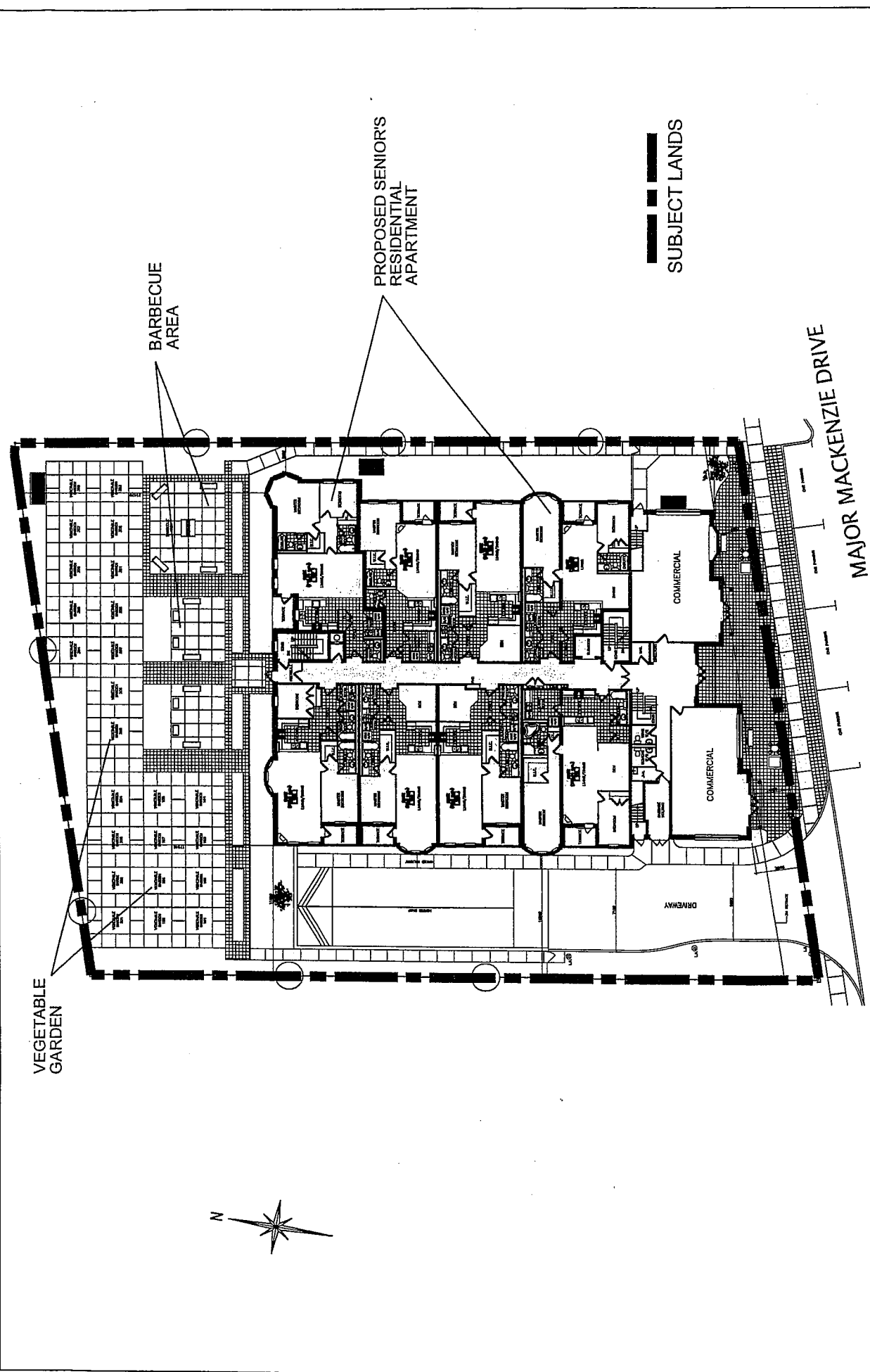


Development Planning Department

Attachment 1

FILE No.:
 OP.06.016 & Z.06.037
 Not to Scale
 May 11, 2006

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Site Plan (Conceptual)

Part of Lot 21,
Concession 3

APPLICANT:
MR. & MRS. SAVO SARDARO

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City of
Vaughan

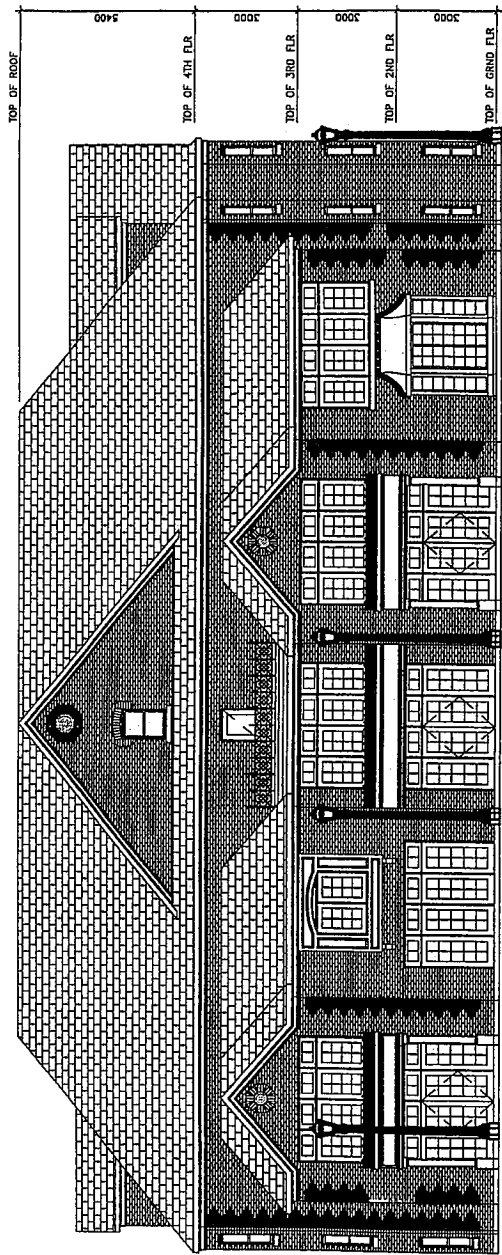
Development Planning Department

Attachment 2

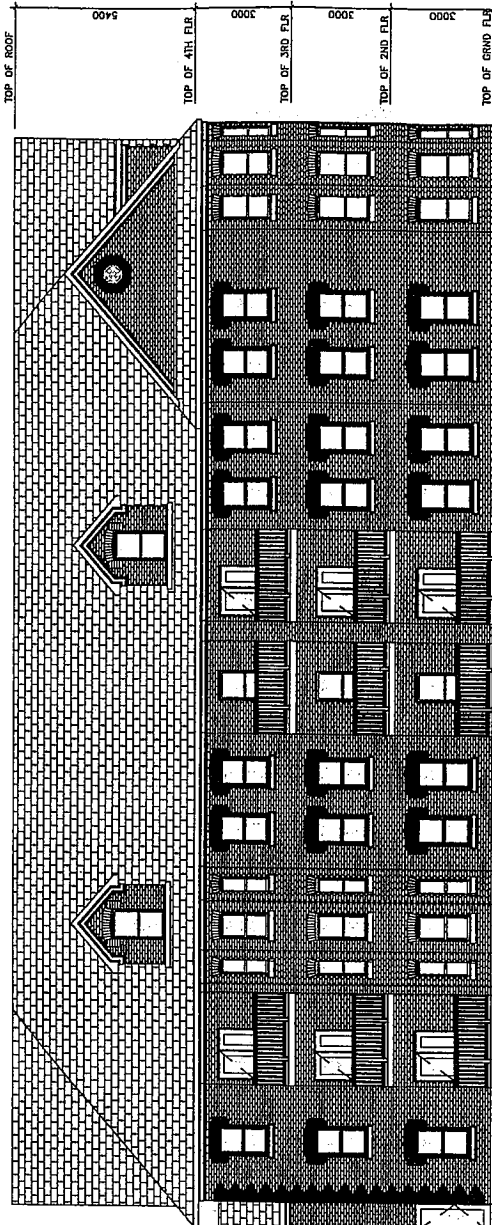
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OP.06.016 & Z.06.037

Not to Scale

June 8, 2006



SOUTH ELEVATION (Major Mackenzie Drive)



EAST ELEVATION

**Building Elevations
(Conceptual)**

Part of Lot 21,
Concession 3

APPLICANT:
MR. & MRS. SAVO SARDARO

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**Attachment
3**

FILE No.:
OP.06.016 & Z.06.037

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June 8, 2006