

**3.      OFFICIAL PLAN AMENDMENT FILE OP.06.012  
         ZONING BY-LAW AMENDMENT FILE Z.06.033  
         390 STEELES WEST HOLDINGS INC.**

**P.2006.63**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.012 and Z.06.033 (390 Steeles West Holding Inc.) 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 on the subject lands shown on Attachment #1:

1.      An Official Plan Amendment Application, specifically to amend OPA #210 (Thornhill Community Plan), as amended by OPA #264, to redesignate the northerly 33m of the subject lands as shown on Attachment #2 from "General Commercial" to "Low Density Residential", to permit single detached residential dwellings.
  
2.      A Zoning By-law Amendment Application, specifically to amend By-law 1-88, to rezone the northerly 33m of the subject lands as shown on Attachment #2 from M1 Restricted Industrial Zone to R4 Residential Zone, to permit single detached residential dwellings on minimum 9m lot frontages.

The proposed redesignation and rezoning would facilitate the future severance of six residential lots each having a frontage of 9.89m on the south side of Royal Palm Drive and a depth of 33m to facilitate the development of single detached dwellings. The southerly portion of the property fronting onto Steeles Avenue West would continue to be used by the existing commercial plaza.

**Background - Analysis and Options**

The 10,989.2m<sup>2</sup> site as shown on Attachment #1 is located on the north side of Steeles Avenue West and runs through to the south side of Royal Palm Drive (390 Steeles Avenue West), in Part of Lot 26, Concession 1, City of Vaughan.

The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA 264, which permits commercial uses, retail stores for the leasing and exchanging of goods and services, restaurants, banks and business and professional offices. There is an existing commercial plaza building at 390 Steeles Avenue West, which is a 4,034m<sup>2</sup> one-storey building with a partial second floor. An Official Plan Amendment to redesignate the northerly 33m of the property to "Low Density Residential" is required to permit the proposed residential uses and recognize the proposed density of 23.5 units/ha.

The subject lands are zoned C2 General Commercial Zone on the southerly portion and M1 Restricted Industrial Zone on the northerly portion by By-law 1-88, subject to Exception 9(448). The surrounding land uses are:

North - Royal Palm Drive; existing residential (R4 Residential Zone)  
South - Steeles Avenue West; existing residential (City of Toronto)  
East - existing commercial plaza (C1 Restricted Commercial Zone)  
West - existing commercial plaza (C2 General Commercial Zone)

A zoning amendment is required to permit the proposed residential use on the northerly portion of the property.

On August 25, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Resident's Association. To date, no responses 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the proposal will be reviewed in consideration of the policies of OPA 210 as amended by OPA #264 which redesignated the rear 41m of the subject lands and the adjacent lands on the south side of Royal Palm Drive, from "Low Density Residential" to "General Commercial";
- ii) the proposal will be reviewed in the context of the "Low Density Residential" policies in OPA #210; and the impact on parkland dedication will also be reviewed;
- iii) the proposed applications will be reviewed to determine the appropriateness of the proposed severance of the property; and application(s) for land severance will be required to create the proposed residential lots;
- iv) review will be given to identify any zoning exceptions for the C2 zoned commercial plaza that may be required as a result of the proposed severance of the rear 33m of the property; review will also be given to the existing site plan for the plaza, which may require amendment as a result of the proposed severance;
- v) the site has access to storm and sanitary sewers and municipal water on Royal Palm Drive, however, no service connections are in place for the proposed lots; review will be given to determine if there is sufficient servicing capacity available to allocate to the subject lands; and
- vi) all necessary studies including, but not limited to, stormwater management and noise, must be submitted for review and approval by the City; the noise report is to address fencing and landscaping requirements between the commercial and residential uses.

### **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 will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to the appropriateness of the redesignation and rezoning of the rear 33m of the property from industrial/commercial to residential to facilitate the development of 6 residential lots for single detached dwellings. The applications will be reviewed in light of the proposed built form including the existing development, lotting pattern, landscaping, fencing and noise attenuation between the residential and commercial land uses in the vicinity, and in the context of the development policies in OPA #210 as amended by OPA #264.

**Attachments**

1. Location Map
2. Proposed Severance and Rezoning Plan

**Report prepared by:**

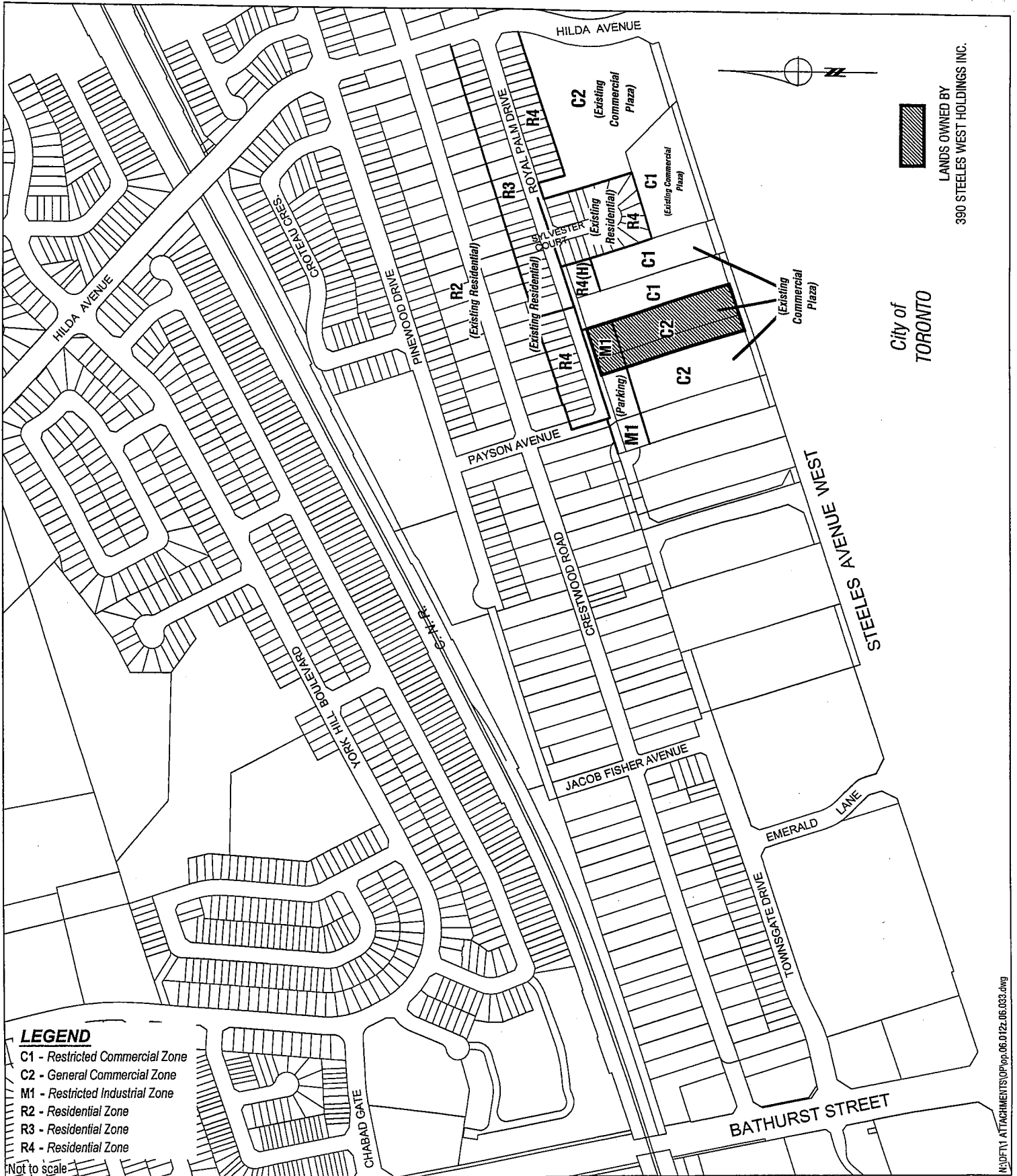
Laura Janotta, Planner, ext. 8634  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



# Location Map

Location:  
Part of Lot 26, Concession 1  
Applicant:  
390 STEELES WEST HOLDINGS INC.

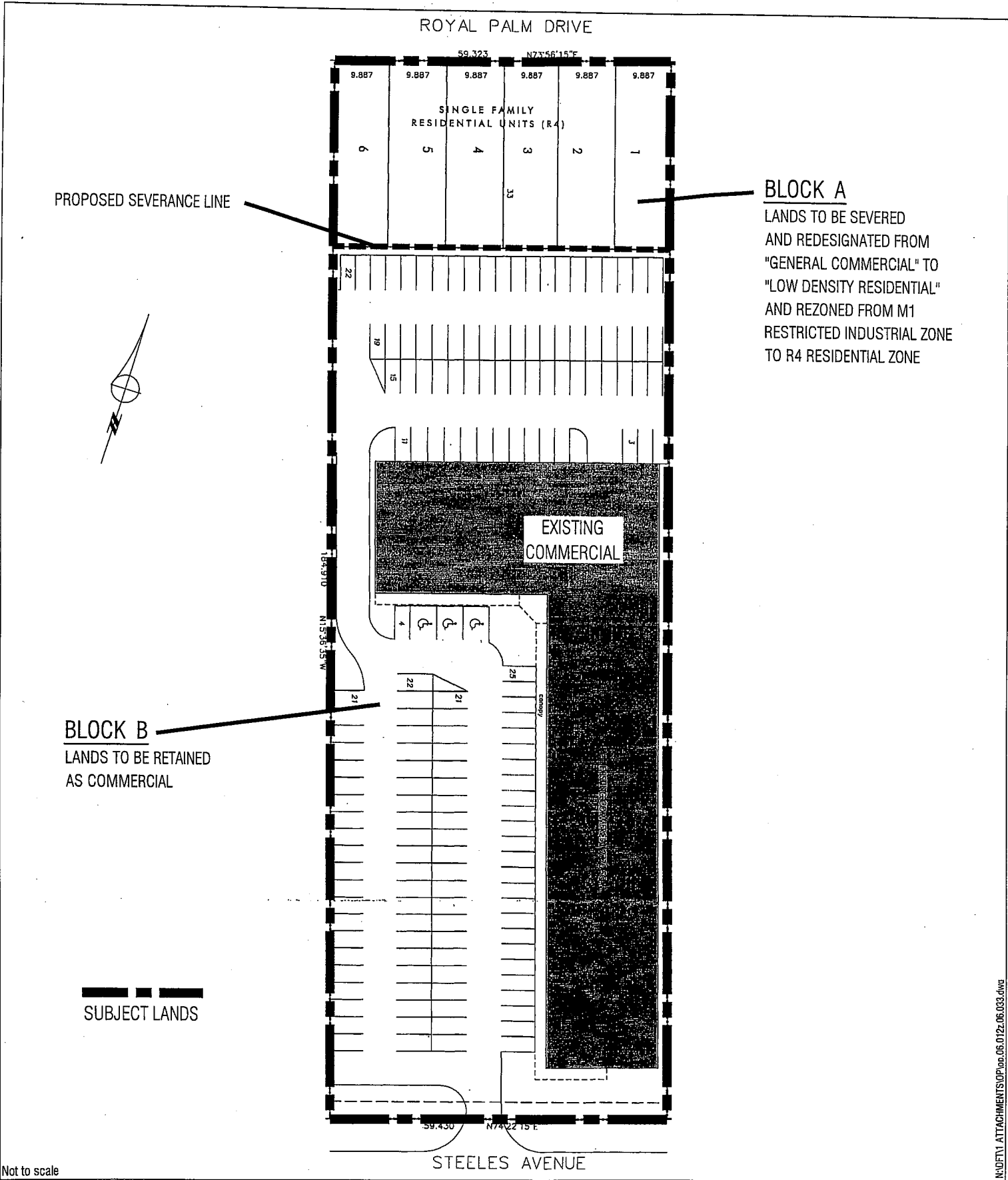


Development Planning Department

# Attachment

File:  
OP.06.012 & Z.06.033  
Date:  
August 23, 2006

# 1



**BLOCK A**  
 LANDS TO BE SEVERED  
 AND REDESIGNATED FROM  
 "GENERAL COMMERCIAL" TO  
 "LOW DENSITY RESIDENTIAL"  
 AND REZONED FROM M1  
 RESTRICTED INDUSTRIAL ZONE  
 TO R4 RESIDENTIAL ZONE

**BLOCK B**  
 LANDS TO BE RETAINED  
 AS COMMERCIAL

Not to scale

# Proposed Severance & Rezoning Plan

Applicant: 390 STEELES WEST HOLDINGS INC.  
 Location: Part of Lot 26, Concession 1



Development Planning Department

# Attachment

File: OP.06.012 & Z.06.033  
 Date: August 23, 2006

# 2

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