

**1. ZONING BY-LAW AMENDMENT FILE Z.07.011
1556615 ONTARIO LTD.**

P.2007.21

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.011 (1556615 Ontario Ltd.) 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.

Communications Plan

N/A

Purpose

The Owner has submitted a Zoning By-law Amendment application to amend the site-specific C4 Neighbourhood Commercial Zone provisions under Exception 9(1171), to permit a 3-storey, 10,892 m² mixed-use commercial and residential building that will comprise 95 residential condominium apartment units, 1,073 m² ground floor area for commercial uses (office and retail), and 174 parking spaces consisting of 37 surface and 137 underground spaces. The required zoning exceptions, but not limited to, are as follows:

- a) permit a minimum of 174 parking spaces, whereas 222 spaces are required;
- b) replace the four building envelopes created under Exception 9(1171) to show one building envelope; reflect 95 residential apartment units, whereas a maximum of 35 residential apartment units are permitted; and permit the residential apartment units to be located partially on the first floor, whereas the By-law permits the units only on the second and third floors; and,
- c) application of an "H" Holding provision on the subject lands, until such time as the availability of water and sanitary servicing capacity for 95 residential apartment units has been confirmed.

Background - Analysis and Options

The vacant subject lands shown on Attachment #1 are located on the southeast corner of Keele Street and McNaughton Road, in Part of Lot 22, Concession 3, City of Vaughan.

On June 20, 2005, Council approved applications to redesignate the subject lands from "Office Commercial" to "Neighbourhood Commercial" (Official Plan Amendment, File OP.04.012); to rezone the subject lands from C8 (H) Office Commercial Zone with the Holding Symbol "H" to C4 Neighbourhood Commercial Zone with site-specific exceptions (Zoning By-law Amendment, File Z.04.038); and to permit a mixed-use residential/commercial development comprised of four, three-storey buildings with residential units on the second and third floors (35 units) (Site Development, File DA.05.004), as shown on Attachment #2. A total of 35 residential apartment units were allocated for water and sewage servicing capacity.

The following chart is a comparison of what was approved and what is proposed:

	Approved Site Plan (Attachment #2)	Proposed Site Plan (Attachment #3)
Total Number of Buildings	4	1
Total Building Gross Floor Area	5,823 m ²	10,892 m ²
Total Number of Storeys	3	3
Residential Units	35	95
Commercial Gross Floor Area	1,374 m ²	1,073 m ²
Provided Parking Spaces	134 surface spaces	174 spaces (37 surface, 137 underground)
Lot Coverage	21%	46%
Landscaped Area	31%	44%

The Owner has since decided to not proceed with the approved site plan and has submitted a Zoning By-law Amendment Application (File Z.07.011) to facilitate a new proposed site plan (Site Development Application, File DA.07.046) for the subject lands, as shown on Attachment #3, which shows one, three-storey mixed-use residential/commercial development with 95 residential apartment units and with the majority of the parking to be located underground, which facilitates a large landscaped amenity area between the proposed building and the existing residential to the east.

The surrounding land uses are:

- North - McNaughton Road; existing industrial (M1 Restricted Industrial Zone)
- South - existing institutional (C8 Office Commercial Zone)
- East - existing residential (RM1 Multiple Residential Zone, R4 Residential Zone)
- West - Keele Street; existing commercial (C1 Restricted and C3 Local Commercial Zones), Maple Community Centre (A Agricultural Zone, OS2 Open Space Park Zone)

On August 10, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association. As of August 21, 2007, 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the compatibility and appropriateness of the proposed development in the context of the surrounding existing and future land uses will be assessed;
- ii) 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 related Site Development Application (File DA.07.046);
- iii) 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; a parking study may be required depending on the nature of the proposed commercial uses;

- iv) a Phase 1 Environmental Report is required to be approved to the satisfaction of the Vaughan Engineering Department, and a Record of Site Condition must be registered with the Environmental Site Registry of the Ministry of the Environment;
- v) a Functional Servicing Report must be submitted for review to the satisfaction of the Vaughan Engineering Department;
- vi) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- vii) comments from the Region of York Transportation and Works Department will be required for the design and location of the Keele Street and McNaughton Road access points, road widenings, and lay-by parking spaces.

Relationship to Vaughan Vision 2007

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

Regional Implications

The proposed zoning by-law amendment and site plan application will require review, comments and approvals from the Regional Planning and Regional Transportation and Works Departments.

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 mixed-use residential and 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. Approved Site Plan
3. Proposed New Site Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Legend

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8(H) - OFFICE COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R4 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
-  **Subject Lands**

Location Map

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
N:\DFT\1 ATTACHMENTS\Z\z.07.011.dwg



The City Above Toronto
Development Planning Department

Attachment

FILE No.:
Z.07.011
RELATED FILE:
DA.07.046
August 13, 2007

McNAUGHTON ROAD

BUILDING 'A'
3 STOREY WITH
COMMERCIAL USES

BUILDING 'B'
3-STOREY
COMMERCIAL/
RESIDENTIAL

BUILDING 'C'
3-STOREY
COMMERCIAL/
RESIDENTIAL

BUILDING 'D'
3-STOREY
COMMERCIAL/
RESIDENTIAL

KEELE STREET

134 TOTAL SURFACE
PARKING SPACES PROVIDED

TOTAL NUMBER OF BUILDINGS:	4
TOTAL BUILDING GROSS FLOOR AREA:	5,823 m ²
TOTAL NUMBER OF STOREYS:	3
RESIDENTIAL UNITS:	35
COMMERCIAL GROSS FLOOR AREA:	1,374 m ²
PROVIDED PARKING SPACES:	134 surface spaces
LOT COVERAGE:	21%
LANDSCAPED AREA:	31%



Not to Scale

Subject Lands

Approved Site Plan

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
N:\OPT\1 ATTACHMENTS\2\z-07.011.dwg



Development Planning Department

Attachment

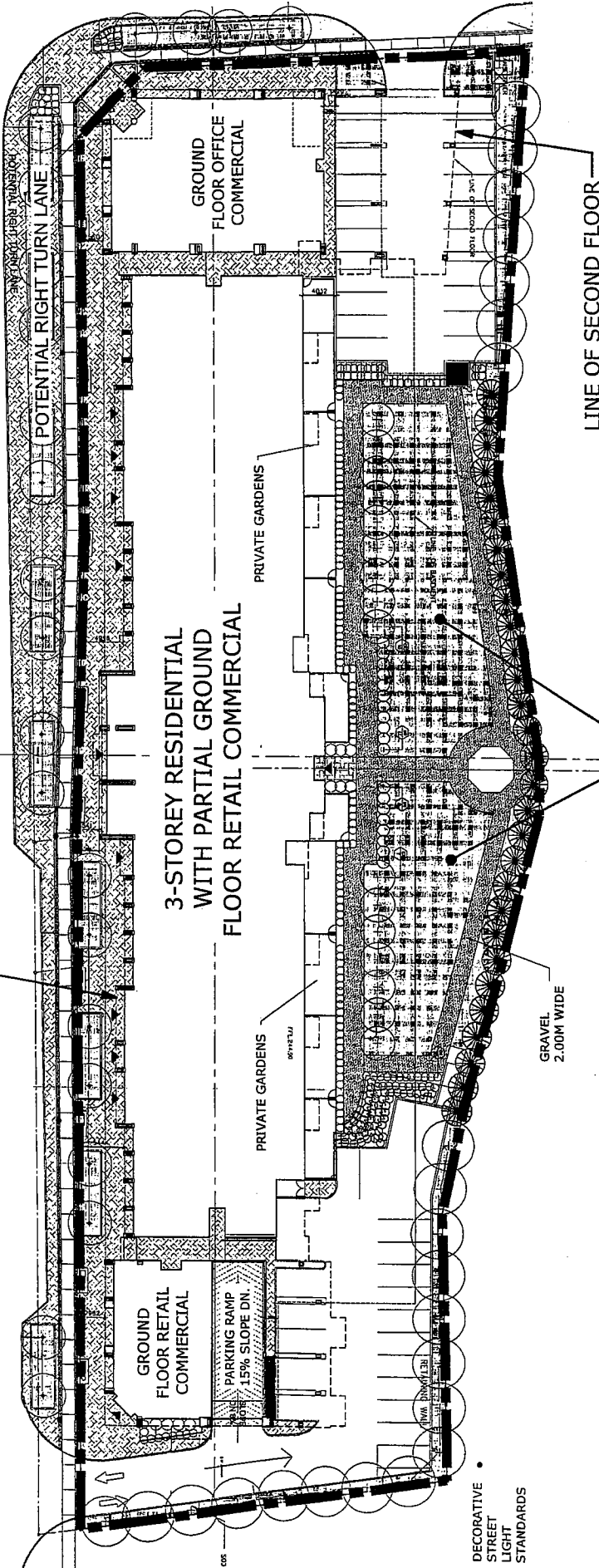
FILE No.:
Z.07.011
RELATED FILE:
DA.07.046
August 20, 2007

2

McNAUGHTON ROAD

KEELE STREET

LINE OF SECOND FLOOR



LINE OF SECOND FLOOR

Subject Lands



Not to Scale

- TOTAL NUMBER OF BUILDINGS:** 1 10,892 m²
- TOTAL BUILDING AREA:** 3
- TOTAL NUMBER OF STOREYS:** 95
- RESIDENTIAL UNITS:** 174 spaces (37 surface, 137 underground)
- COMMERCIAL GROSS FLOOR AREA:** 1,073 m²
- PROVIDED PARKING SPACES:** 46% (surface), 44% (underground)
- LOT COVERAGE:**
- LANDSCAPED AREA:**

Proposed New Site Plan



Development Planning Department

Attachment 3

FILE No.: Z.07.011
 RELATED FILE: DA.07.046
 August 20, 2007

Part Lot 22,
 Concession 3
 APPLICANT: 1556615 ONTARIO LTD.
 N:\DPT\1 ATTACHMENTS\Z.07.011.dwg