

**1. OFFICIAL PLAN AMENDMENT FILE OP.08.004
1556615 ONTARIO LTD.**

P.2008.15

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Official Plan Amendment File OP.08.004 (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

On April 11, 2008, a Notice of Public Hearing was circulated to all property owners within of 120m of the subject lands, and to the Maple Village Ratepayers Association. As of April 24, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Official Plan (File OP.08.004) on the subject lands shown on Attachment #1, specifically, the "Neighbourhood Commercial" policies in OPA #350 (Maple Community Plan) as amended by OPA #629, to increase the maximum number of residential condominium apartment units permitted on the subject lands from 35 to 95; and, to decrease the maximum permitted ground floor area dedicated to commercial/retail uses from 1,375 m² to 1,073 m², to facilitate a proposed 3-storey mixed use building, as shown on Attachment #2.

Background - Analysis and Options

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

The subject lands are designated "Neighbourhood Commercial" by OPA #350 (Maple Community Plan) as amended by OPA #629, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1171). The surrounding land uses are shown on Attachment #1.

A Public Hearing was held on September 4, 2007, to consider Zoning By-law Amendment File Z.07.011, to amend the site-specific C4 Neighbourhood Commercial Zone provisions of Exception 9(1171) to By-law 1-88, to permit a 3-storey, 10,892 m² mixed-use commercial and residential building comprised of 95 residential condominium apartment units, 1,073 m² of ground floor area for commercial uses (office and retail), and 174 parking spaces consisting of 37 surface and 137 underground spaces.

Since the last Public Hearing of September 4, 2007, it has been identified that an amendment to the Official Plan is also required to facilitate the proposed mixed-use residential/commercial development on the subject lands, thus requiring another public hearing meeting to deal with the Official Plan Amendment. The proposal is the same as that which was considered at the September 4, 2007 Public Hearing for the related Zoning By-law Amendment File Z.07.011.

The Owner has also submitted a Site Development Application (File DA.07.046) to facilitate the proposed development. On March 6, 2008, the Owner referred their Zoning By-law Amendment and Site Development Applications to the Ontario Municipal Board, citing the City's failure to deal with the applications in the timeframe prescribed by the Planning Act, as the basis for the appeal.

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 related Zoning By-law Amendment (File Z.07.011) and Site Development (File DA.07.046) applications, will be assessed; and
- ii) confirmation by the City's Engineering Department of the availability of water and sanitary servicing capacity for the proposal, must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2020

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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, compatibility with the existing and future surrounding land uses, and the related zoning by-law amendment and site development applications.

Attachments

1. Location Map
2. Site Plan
3. Artist's Rendering

Report prepared by:

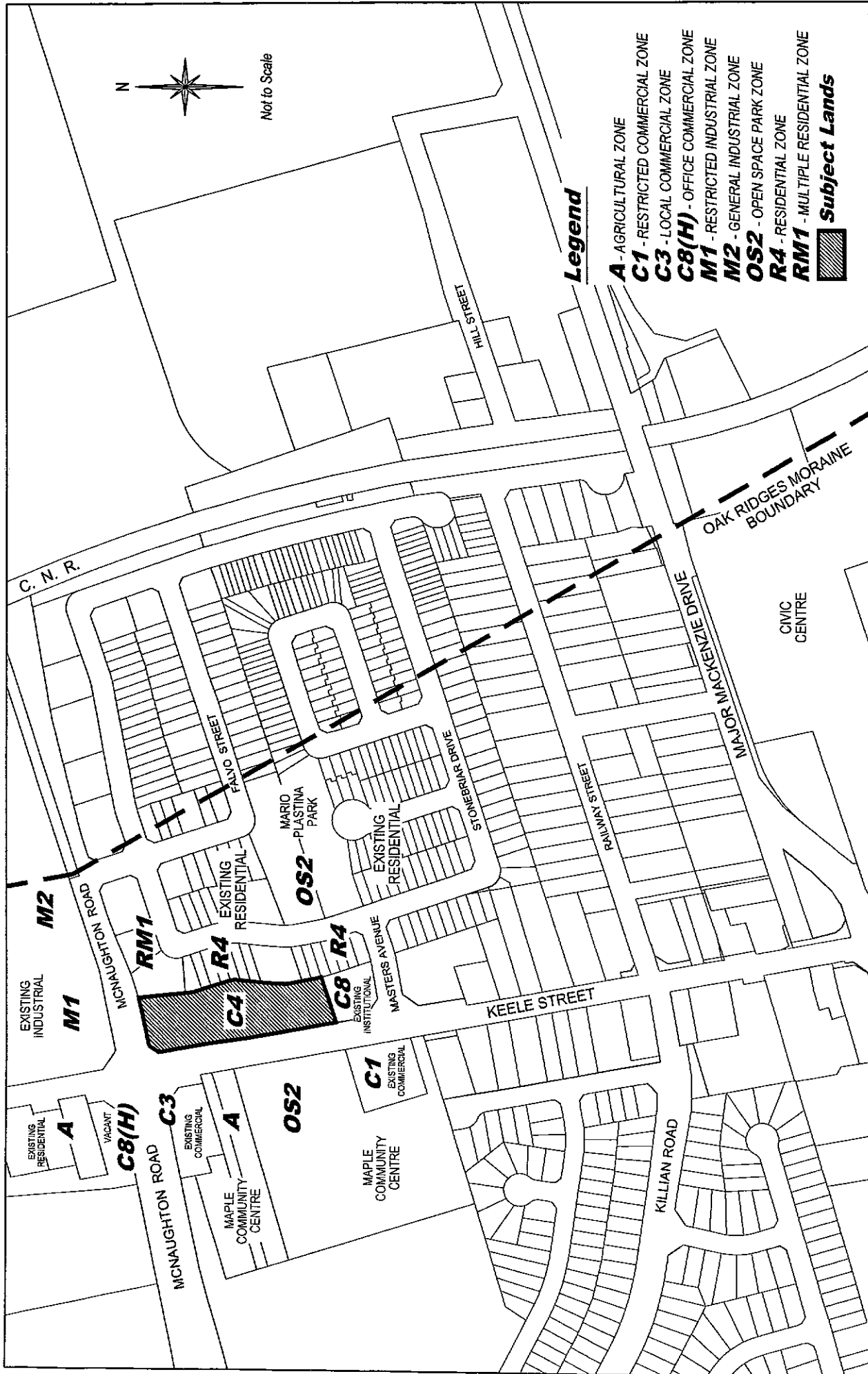
Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



Location Map

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
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The City Above Toronto

Development Planning Department

Attachment 1

FILE No.
OP.08.004
RELATED FILES:
Z.07.011 & DA.07.046
April 28, 2008

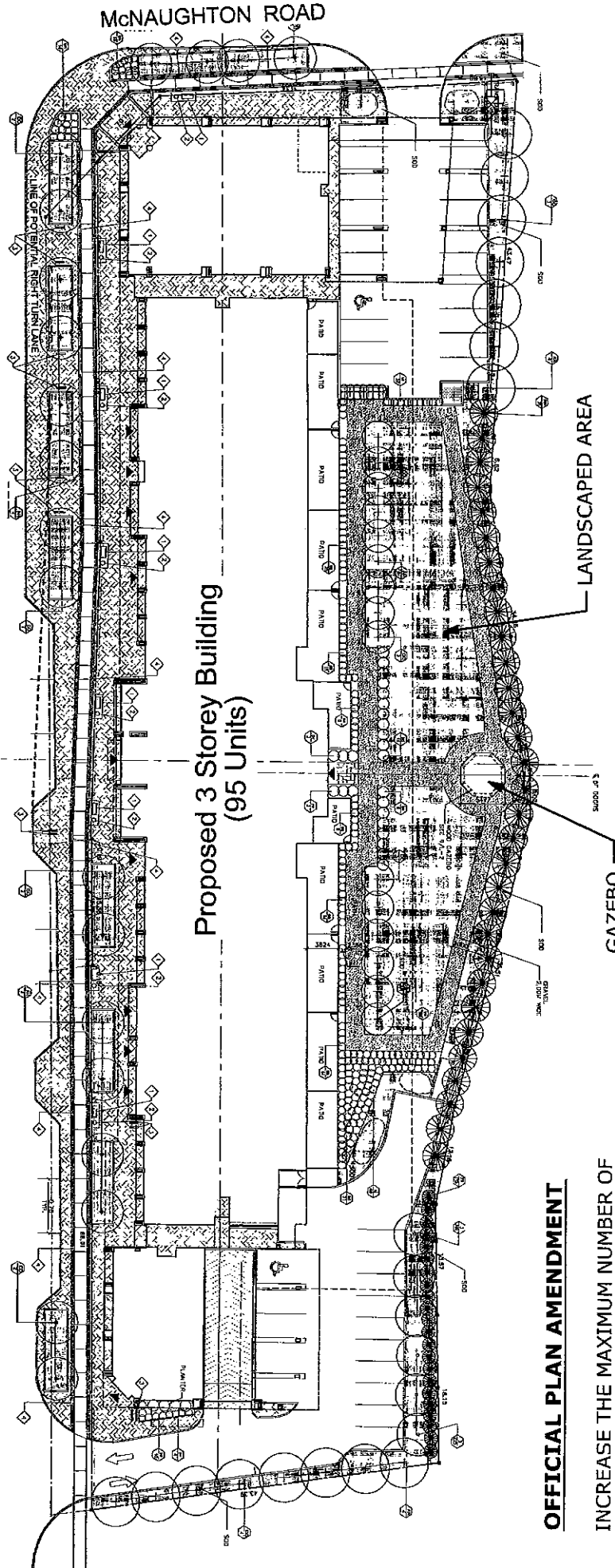
Legend

- 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



Not to Scale

KEELE STREET



Proposed 3 Storey Building
(95 Units)

LANDSCAPED AREA

GAZEBO

OFFICIAL PLAN AMENDMENT

INCREASE THE MAXIMUM NUMBER OF UNITS PERMITTED ON THE SUBJECT LANDS FROM 35 TO 95 UNITS AND DECREASE THE GROSS FLOOR AREA DEVOTED TO COMMERCIAL USES FROM 1,375m² TO 1,073m²

Site Plan

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
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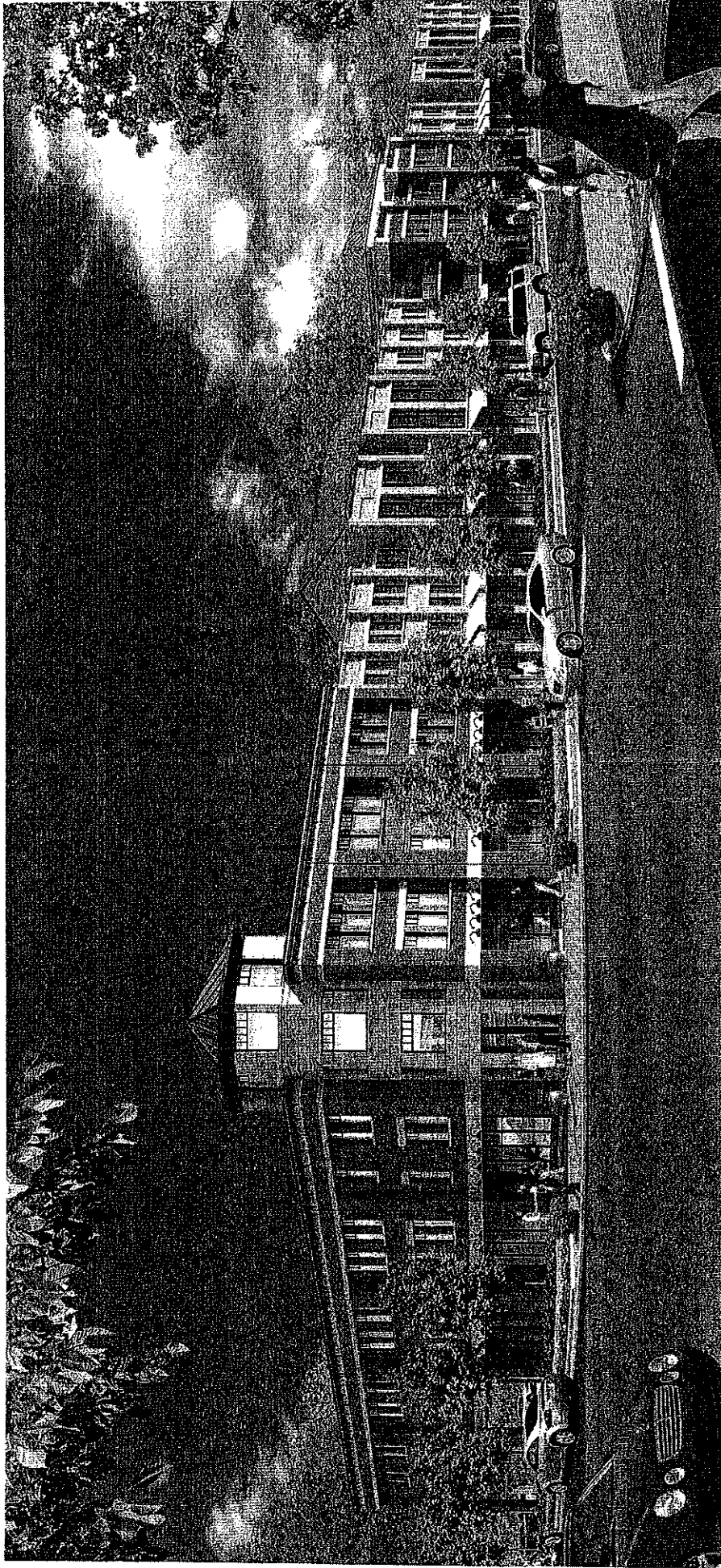


The City Above Toronto

Development Planning Department

Attachment 2

FILE No.:
OP.08.004
RELATED FILES:
DA.07.046 & Z.07.011
April 28, 2008



Not to Scale

Artist Rendering

Part Lot 22,
Concession 3
APPLICANT:
1556615 ONTARIO LTD.
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The City Above Toronto

Development Planning Department

Attachment 3

FILE No.:
OP.08.004
RELATED FILES:
DA.07.046 & Z.07.011
April 28, 2008