

**1. ZONING BY-LAW AMENDMENT FILE Z.08.067
2092702 ONTARIO LTD.
PRELIMINARY REPORT
WARD #1**

P.2009.4

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.067 (2092702 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 January 16, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands. As of January 28, 2009, no written 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 Zoning By-law, specifically Exception 9(1296) of By-law 1-88, applicable to the subject lands shown on Attachment #1, to permit additional commercial uses on the ground floor of Units 1 and 2 of a live/work building (currently under construction) as shown on Attachment #2, to include a personal service shop, a regulated health professional, and a dry cleaning depot (pick-up only). The combined ground floor area of Units 1 and 2 that is devoted to the proposed additional uses is 72 m².

The current by-law exception on the property permits only a business and professional office use (excluding the office of a regulated health professional) on the ground floor of the 3-storey live/work building.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Keele Street and north of McNaughton Road, in Part of Lot 23, Concession 4, municipally known as 10388 and 10390 Keele Street, Ward 1, City of Vaughan. The rectangular-shaped lot has an area of 2,129.69 m², with 60.31 m frontage on Keele Street, and a lot depth of 36.3 m.

The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan), and zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(1296). The "Office Commercial" designation permits business and professional office buildings with limited ground floor retail uses and residential units appropriately integrated into office commercial developments. The proposed Zoning By-law Amendment Application to permit the additional office and commercial uses is considered to conform to the Official Plan. The surrounding land uses are shown on Attachment #1.

Previously, Zoning By-law Amendment File Z.07.033 and Site Development File DA.07.061 were approved by Vaughan Council on November 26, 2007. Furthermore, on December 8, 2008, Vaughan Council approved a Condominium Application on the subject lands (File 19CDM-08V10). These applications permitted a three-storey live/work condominium development, with 231 m² of business and professional offices on the ground floor and seven (7) residential dwelling units above, which is currently under construction on the subject lands.

Preliminary Review

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

- i) the merits of the proposed uses will be reviewed in the context of the policies of the Official Plan, By-law 1-88, the approved land uses on the subject lands and the surrounding area; and,
- ii) a parking study is required to be submitted, reviewed and approved to the satisfaction of both the Vaughan Development Planning and Engineering Departments to address the adequacy of the available on-site parking (ie. 12 commercial spaces) to serve the development including the additional uses being proposed.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The previous site plan and condominium applications that were approved by Vaughan Council for the subject lands were circulated to the Region of York for review and comment. Any site design issues raised by the Region of York were addressed when the previous technical reports were considered.

With respect to the current zoning amendment application, the Region of York does not comment on land use changes, as this is a matter for the City to decide.

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 merits of the proposed additional uses will be considered in the context of the policies of the Official Plan, By-law 1-88, land use compatibility and the appropriateness of the available parking supply to serve the development.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

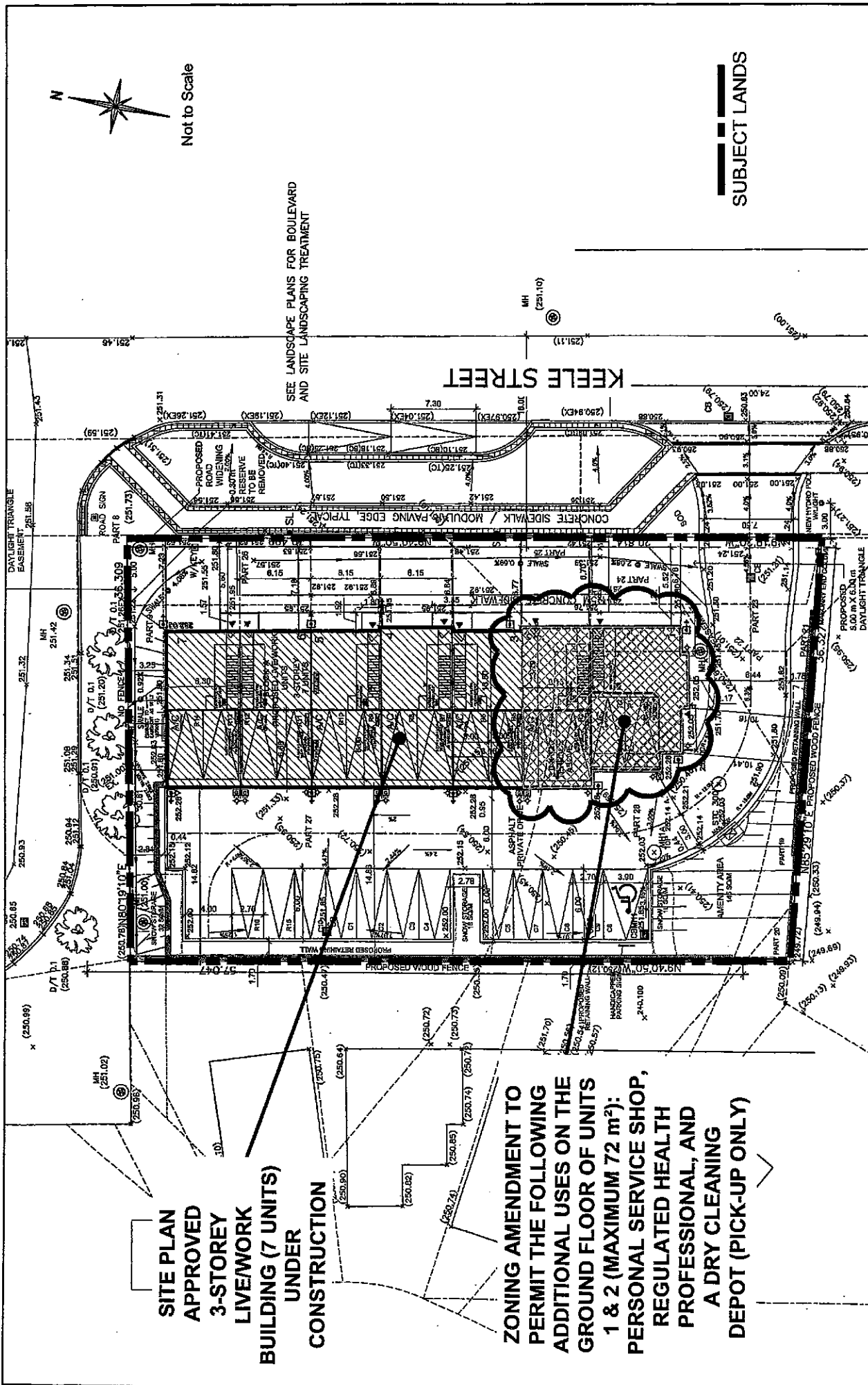
GRANT UYEVAMA
Director of Development Planning

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Not to Scale

SUBJECT LANDS



SITE PLAN APPROVED 3-STORY LIVESTOCK BUILDING (7 UNITS) UNDER CONSTRUCTION

ZONING AMENDMENT TO PERMIT THE FOLLOWING ADDITIONAL USES ON THE GROUND FLOOR OF UNITS 1 & 2 (MAXIMUM 72 m²): PERSONAL SERVICE SHOP, REGULATED HEALTH PROFESSIONAL, AND A DRY CLEANING DEPOT (PICK-UP ONLY)

Attachment 2

FILE No.: Z.08.067
RELATED FILES:
19CDM-08V10,
OP.04.011 & Z.07.033
January 20, 2009



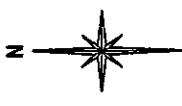
The City Above Toronto

Development Planning Department

Site Plan

Part of Lot 23,
Concession 4
APPLICANT:
2092702 ONTARIO LTD.

N:\DPT\1 ATTACHMENTS\Z.08.067



Not to Scale

LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8-H - OFFICE COMMERCIAL ZONE WITH HOLDING PROVISION
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lot 23,
Concession 4
-APPLICANT:
2092702 ONTARIO LTD.



The City Above Toronto

Development Planning Department

Attachment 1

FILE No.: Z.08.067
RELATED FILES:
19CDM-08V10,
OP.04.011 & Z.07.033

January 16, 2009