

**2.    ZONING BY-LAW AMENDMENT FILE Z.08.075  
7700 KEELE STREET LIMITED  
WARD 4**

**P.2009.13**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.075 (7700 Keele Street Limited) 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 March 6, 2009, a Notice of a Public Meeting was circulated to all property owners within 150m of the subject lands, and to Concord West Ratepayers' Association. As of March 15, 2009, 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 Zoning By-law, specifically By-law 1-88, to permit the following additional uses on the subject lands shown on Attachment #1, in the existing building shown on Attachment #2:

- Eating Establishment, Convenience;
- Eating Establishment;
- Retail Store;
- Pharmacy;
- LCBO Outlet;
- Building and Professional Offices;
- Supermarket; and,
- Brewers Retail.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located southwest of Regional Road 7 and Keele Street, known municipally as 7700 Keele Street, being Parts 1-7 inclusive on Plan 65R-115898, in Part of Lots 5 and 6, Concession 4 and Part of the Road Allowance between Lots 5 and 6, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #1.

The subject lands are designated as "Prestige Areas Centre and Avenue 7 Corridor" and as a "Transit Stop" by OPA #660 (Avenue 7 Plan), which permits retail, institutional office, business and civic uses on the subject lands. OPA #660 also recognizes existing uses under a previously approved Official Plan Amendment. The lands are also subject to the "Prestige Area" policies under OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses with no outside storage. The proposed additional land uses on the subject lands conform to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which does not permit the proposed commercial uses on the subject lands and therefore, an amendment to By-law 1-88 is required.

### **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 application will be reviewed in the context of the applicable City and Regional Official Plan policies, the requirements of By-law 1-88, the appropriateness of permitting the proposed commercial uses in the EM1 Prestige Employment Area Zone;
- ii) the compatibility of the proposed uses with the existing and other currently permitted uses on the subject lands will be reviewed; and,
- iii) the availability of parking to support the proposed uses on the subject lands will be reviewed; a parking study may be required.

### **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 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 Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, review will be given to the appropriateness of permitting commercial uses in the EM1 Zone, compatibility with existing and permitted uses on the subject lands and the availability of parking for the additional commercial uses.

### **Attachments**

1. Location Map
2. Site Plan-Existing Building

### **Report prepared by:**

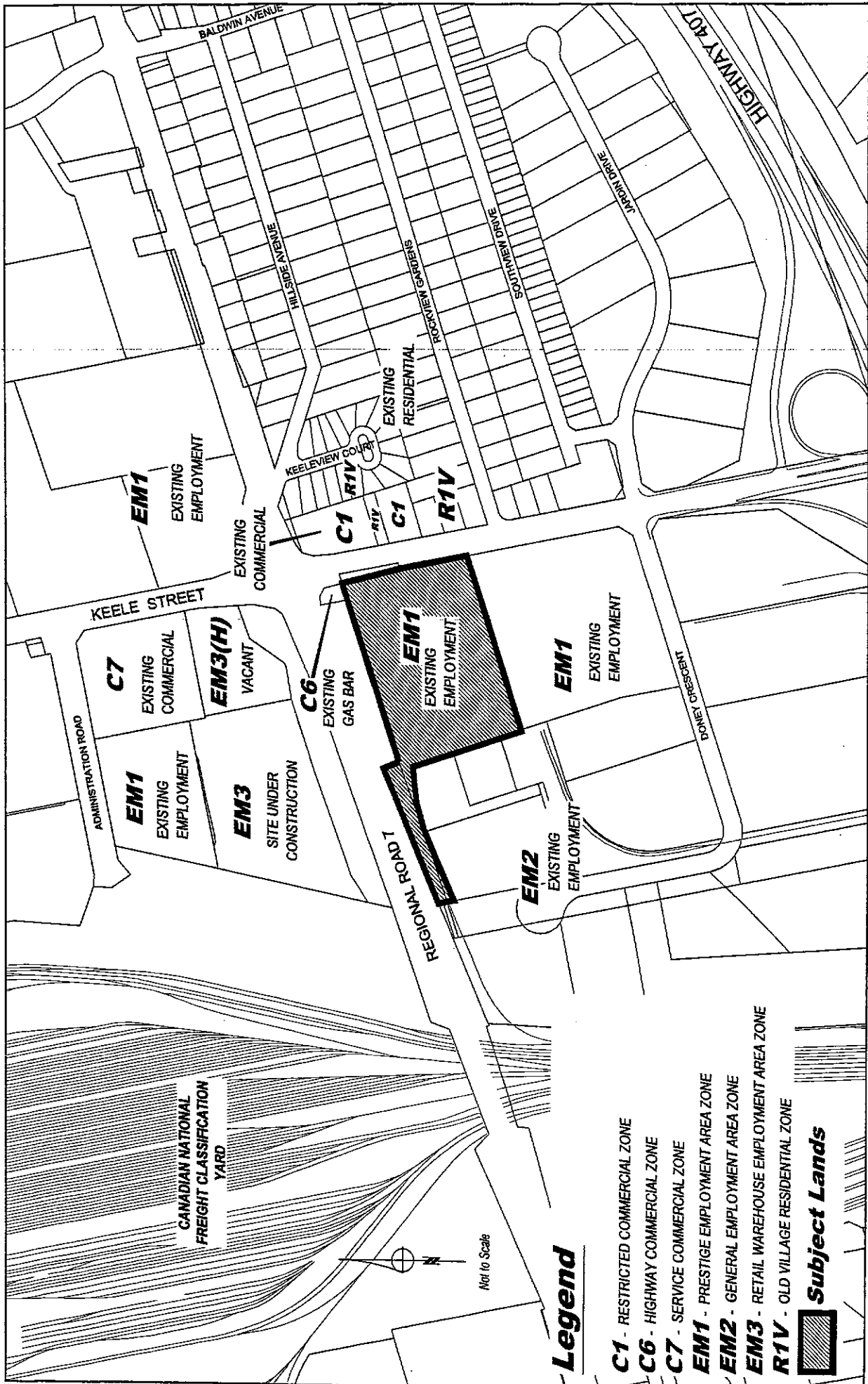
Christina Napoli, Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



# Location Map

Part Lots 5 & 6,  
Concession 4

APPLICANT:  
7700 KEELE STREET LIMITED

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## Legend

- C1** - RESTRICTED COMMERCIAL ZONE
- C6** - HIGHWAY COMMERCIAL ZONE
- C7** - SERVICE COMMERCIAL ZONE
- EM1** - PRESTIGE EMPLOYMENT AREA ZONE
- EM2** - GENERAL EMPLOYMENT AREA ZONE
- EM3** - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- R1V** - OLD VILLAGE RESIDENTIAL ZONE



Development Planning Department

# Attachment 1

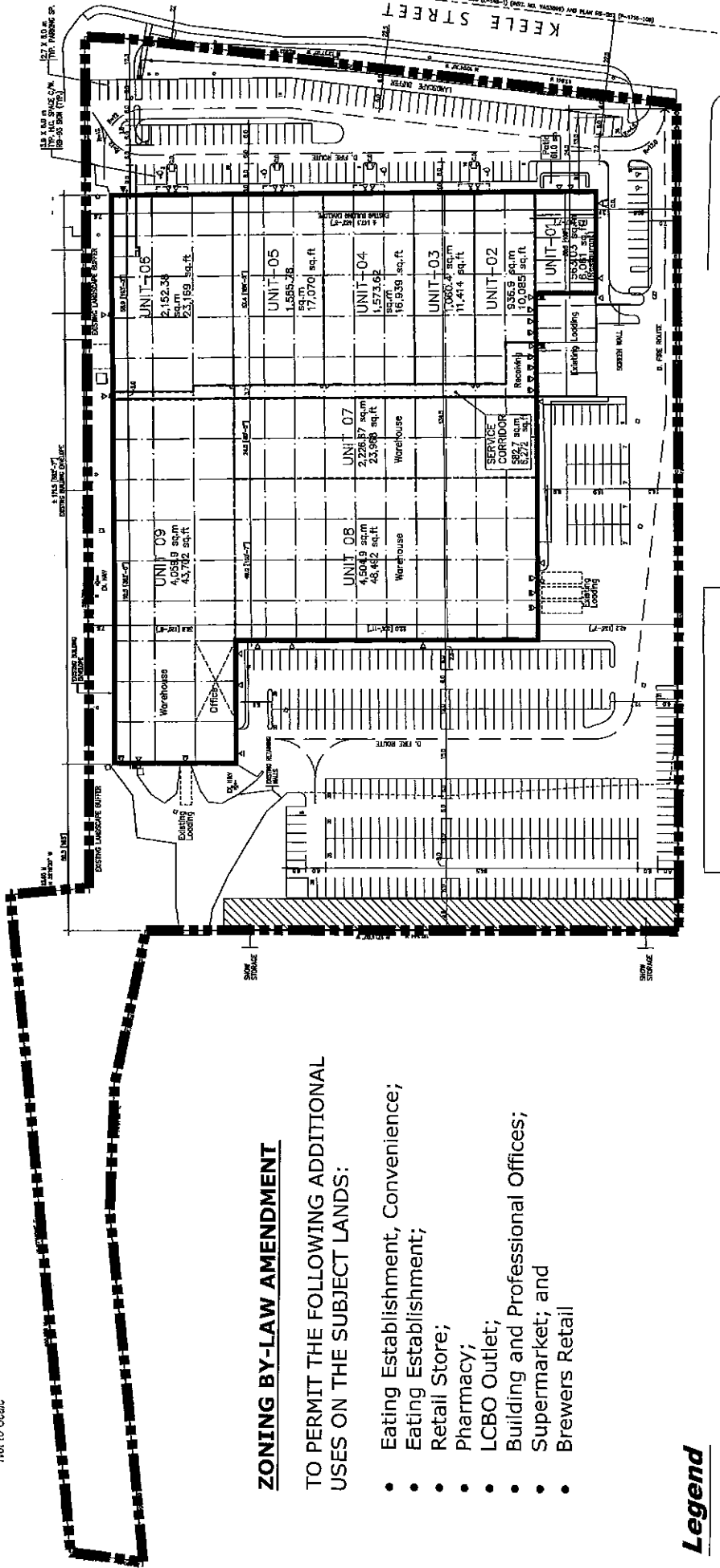
FILE: Z.08.075  
RELATED FILE:  
DA.05.039

January 16, 2009



Not to Scale

REGIONAL ROAD 7



**ZONING BY-LAW AMENDMENT**

TO PERMIT THE FOLLOWING ADDITIONAL USES ON THE SUBJECT LANDS:

- Eating Establishment, Convenience;
- Eating Establishment;
- Retail Store;
- Pharmacy;
- LCBO Outlet;
- Building and Professional Offices;
- Supermarket; and
- Brewers Retail

**Legend**

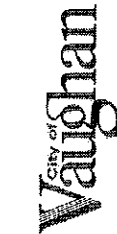
———— Subject Lands

**Site Plan**

Part Lots 5 & 6,  
Concession 4

APPLICANT:  
7700 KEELE STREET LIMITED

NA DFN 1 ATTACHMENTS\Z-08.075.dwg



Development Planning Department

March 15, 2009