

**1.    ZONING BY-LAW AMENDMENT FILE Z.10.024  
 JACK FREEDMAN REAL ESTATE DEVELOPMENT CORP.  
WARD 1**

**P.2010.34**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.024 (Jack Freedman Real Estate Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)    Date the Notice of a Public Meeting was circulated: November 12, 2010
- b)    Circulation Area: 150 m and to the Maple-Sherwood Ratepayers' Association
- c)    Comments Received as of November 23, 2010: None

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application (File Z.10.024) for the subject lands shown on Attachments #1 and #2, to amend the C1 Restricted Commercial Zone, specifically Exception 9(810) to permit the following additional uses within the existing single storey commercial plaza (Attachment #3):

	<b>By-law Standard</b>	<b>By-law 1-88, C1 Zone, Exception 9(810) Requirements</b>	<b>Proposed Exceptions to C1 Zone, Exception 9(810)</b>
a.	Permitted Uses	Permits only the following uses:  i. a Bank or Financial Institution;  ii. a Personal Service Shop;  iii. a Business and/or Professional Office;  iv. a Retail Store; and,  v. a Take-Out Eating Establishment with a maximum gross floor area of 85 m <sup>2</sup> .	To permit the following additional uses:  i. a Club;  ii. an Eating Establishment;  iii. an Eating Establishment, Convenience;  iv. a Day Nursery;  v. a Service or Repair Shop; and,  vi. a Pet Grooming Establishment.

The Owner is not proposing changes to the existing site plan or the building elevations. The intention is to permit only additional uses on the property.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 9505 Keele Street, located at the southeast corner of Fieldgate Drive and Keele Street, City of Vaughan, and shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Local Convenience Commercial" by OPA #350 (Maple Community Plan).</li> <li>▪ "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which requires Regional approval, and is not yet in effect.</li> <li>▪ The application proposal to permit additional commercial uses on the property conforms to the current and new/not in effect Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ C1 Restricted Commercial Zone by By-law 1-88, as amended by Exception 9(810), which permits site-specific uses.</li> <li>▪ The proposed additional uses require an amendment to Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a)	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed uses (a Club, an Eating Establishment, an Eating Establishment, Convenience, a Day Nursery, a Service or Repair Shop, and a Pet Grooming Establishment) on the subject lands will be reviewed with respect to compatibility with other uses on the site and the surrounding land use context.</li> </ul>
b)	Future Potential Site Plan Application	<ul style="list-style-type: none"> <li>▪ A Day Nursery use, if approved through this zoning application, will require a future Site Development Application to be submitted to permit the required outdoor play area on the subject lands. The zoning application will review appropriate locations for an outdoor play area, to determine if this use is feasible on the site, and if any additional zoning exceptions are required.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c)	Parking Study	<ul style="list-style-type: none"> <li>▪ A Parking Study must be submitted and reviewed to the satisfaction of the Vaughan Engineering Department. The Parking Study should demonstrate that the existing parking spaces on the property can support the proposed additional uses, in particular the proposed Eating Establishment and Eating Establishment, Convenience uses.</li> </ul>

**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 preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Existing Site Plan

**Report prepared by:**

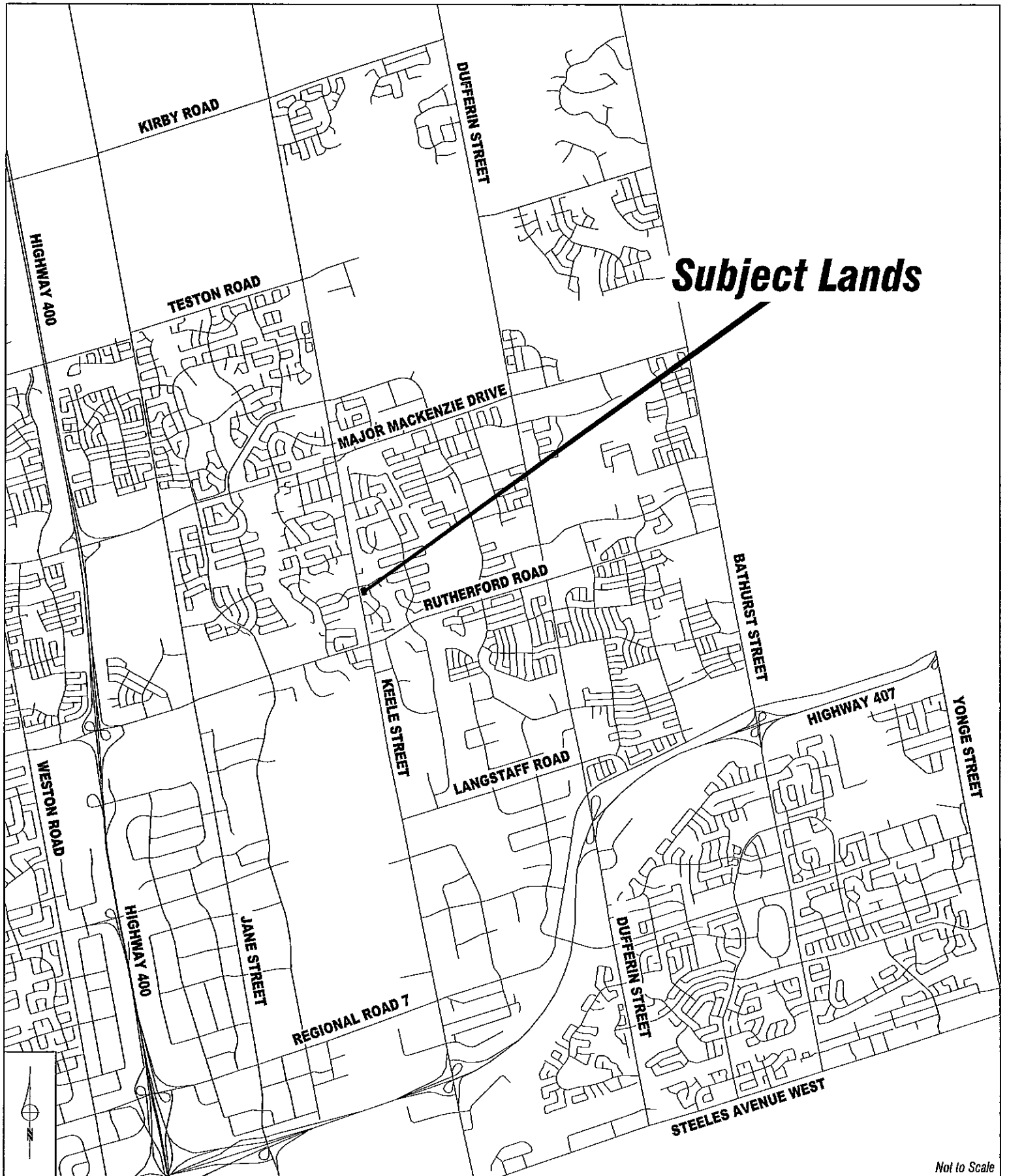
Stephen Lue, Planner, ext. 8210  
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Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



Not to Scale

# Context Location Map

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Jack Freedman Real Estate Development Corp.

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# Attachment

FILE:  
Z.10.024

DATE:  
November 12, 2010





Not to Scale

**Legend**

- C1 - RESTRICTED COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2, R3, R4 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE

 **Subject Lands**

**Location Map**

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Jack Freedman Real Estate Development Corp.

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**Attachment**

FILE:  
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**2**

# ZONING AMENDMENT

ZONING BY-LAW AMENDMENT TO PERMIT THE FOLLOWING ADDITIONAL USES WITHIN THE EXISTING COMMERCIAL PLAZA:

- A CLUB;
- AN EATING ESTABLISHMENT;
- AN EATING ESTABLISHMENT, CONVENIENCE;
- A DAY NURSERY;
- A SERVICE OR REPAIR SHOP; AND,
- A PET GROOMING ESTABLISHMENT.

KEELE STREET

FIELDGATE DRIVE

SUBJECT LANDS

TOTAL PARKING PROVIDED: 73 SPACES

EXISTING 1307m<sup>2</sup> COMMERCIAL PLAZA

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

Not to Scale

## Existing Site Plan

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Jack Freedman Real Estate Development Corp.



## Attachment

FILE:  
Z.10.024

DATE:  
November 12, 2010

3

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