

**OFFICIAL PLAN AMENDMENT FILE OP.05.025
ZONING BY-LAW AMENDMENT FILE Z.05.051
SITE DEVELOPMENT APPLICATION FILE DA.05.060
LEOPARD LANE DEVELOPMENT INC. AND SHAREWELL INVESTMENTS INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the status report on Official Plan Amendment File OP.05.025, Zoning By-law Amendment File Z.05.051, and Site Development File DA.05.060 (Leopard Lane Development Inc. and Sharewell Investments Inc.), BE RECEIVED as information.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

On September 18, 2006, the Committee of the Whole requested a status report with respect to Official Plan Amendment File OP.05.025, Zoning By-law Amendment File Z.05.051, and Site Development File DA.05.060 (Leopard Lane Development Inc. and Sharewell Investments Inc.).

Background - Analysis and Options

The overall 0.99ha site shown on Attachment #1 (Leopard Lane, 0.235ha and Sharewell, 0.755ha) is located on the east side of Keele Street, south of Major Mackenzie Drive, in Lot 20, Concession 3, City of Vaughan.

On June 19, 2006, the Committee of the Whole considered and recommended that the Site Development Application File DA.05.060, together with the Official Plan Amendment File OP.05.025, and the Zoning By-law Amendment File Z.05.051, be approved for a proposed four-storey apartment building on the Leopard Lane lands comprising of 30 units on the first three-storeys and amenity area on the fourth storey incorporated into the attic space of the terraced roof. The amenity area will only include a lounge/party room, washrooms, library/card room, exercise room, storage, and lockers. The Recommendations contained in the report of the Commissioner of Planning, dated June 19, 2006 was subsequently ratified by Council on June 26, 2006.

Throughout the review process, the Development Planning Department and the commenting agencies provided additional comments for the Owner to address. York Region Transportation and Works and the Maple Streetscape Advisory Committee provided their approval. Consent Application B49/06 was approved with conditions by the Vaughan Committee of Adjustment on July 20, 2006 to sever part of the northerly end of the Sharewell lands in favour of the Leopard Lane lands to the north. The Engineering Department provided their approval pending the availability of sewage and water servicing capacity.

The implementing Official Plan Amendment and Zoning By-law Amendment will be brought forward to the September 25, 2006 meeting of Council for adoption together with the site-specific Zoning By-law Amendment which will include a Holding Symbol "H" on the Leopard Lane lands. The Holding Symbol "H" will be lifted upon Council allocating sewage and water servicing capacity to facilitate the residential building.

Based on the proposed development applications, allocation for servicing is required for an additional 30 units. In accordance with the City of Vaughan's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity was not committed nor assigned as the proposed development applications were submitted after November 14, 2005.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The implementing Official Plan Amendment and Zoning By-law Amendment will be brought forward to the September 25, 2006 meeting of Council for adoption together with the site-specific Zoning By-law Amendment which will include a Holding Symbol "H" on the Leopard Lane lands. The Holding Symbol "H" will be lifted upon Council allocating sewage and water servicing capacity to facilitate the residential building.

Attachments

1. Location Map
2. Conceptual Overall Site Plan

Report prepared by:

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

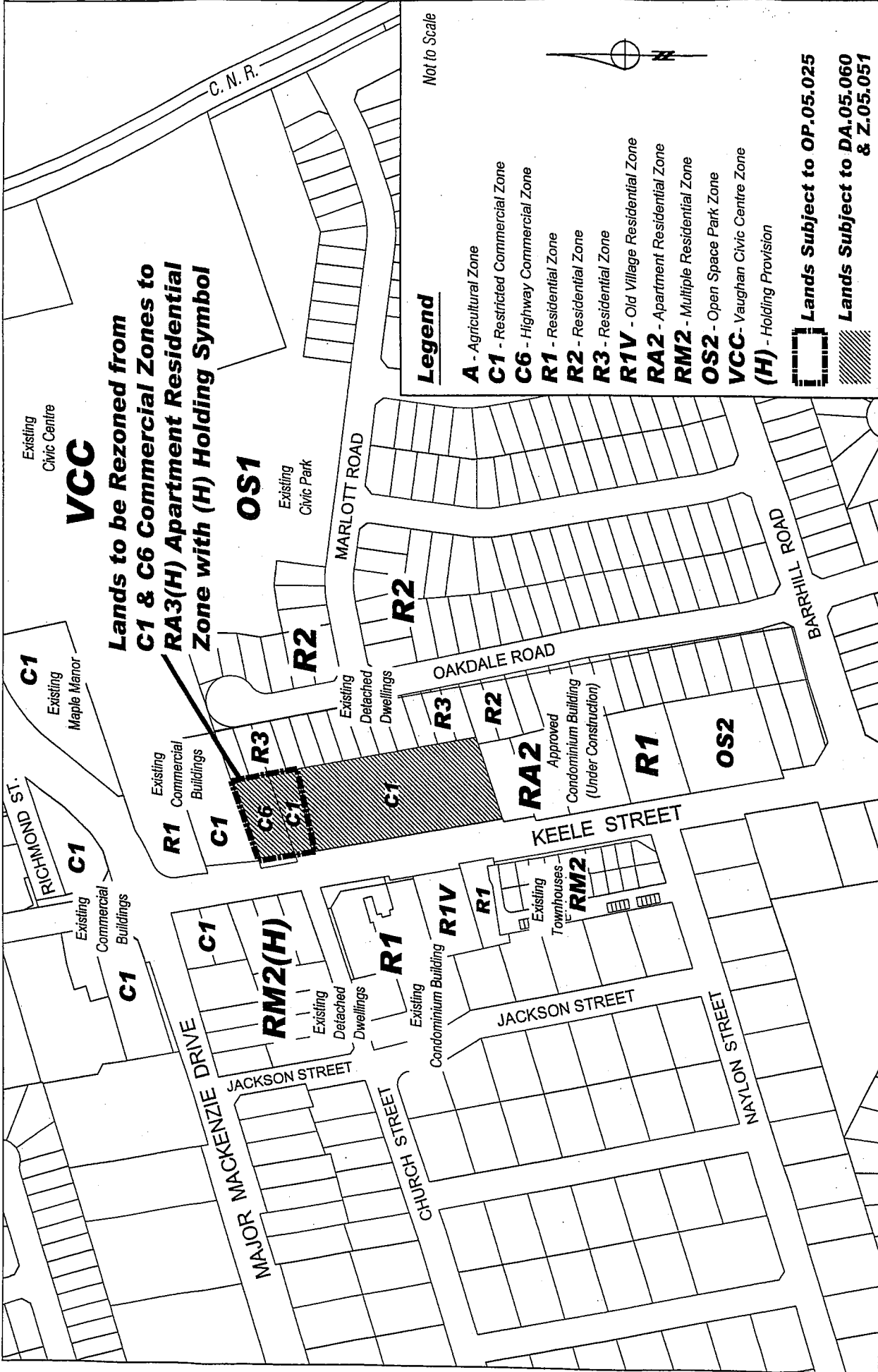
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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**Lands to be Rezoned from
C1 & C6 Commercial Zones to
RA3(H) Apartment Residential
Zone with (H) Holding Symbol**

OS1

Legend

- A** - Agricultural Zone
- C1** - Restricted Commercial Zone
- C6** - Highway Commercial Zone
- R1** - Residential Zone
- R2** - Residential Zone
- R3** - Residential Zone
- R1V** - Old Village Residential Zone
- RA2** - Apartment Residential Zone
- RM2** - Multiple Residential Zone
- OS2** - Open Space Park Zone
- VCC** - Vaughan Civic Centre Zone
- (H)** - Holding Provision

 **Lands Subject to OP.05.025**

 **Lands Subject to DA.05.060 & Z.05.051**

Not to Scale



Location Map

APPLICANT:
LEOPARD LANE DEVELOPMENT INC.
& SHAREWELL INVESTMENTS INC.

Part of Lot 20,
Concession 3



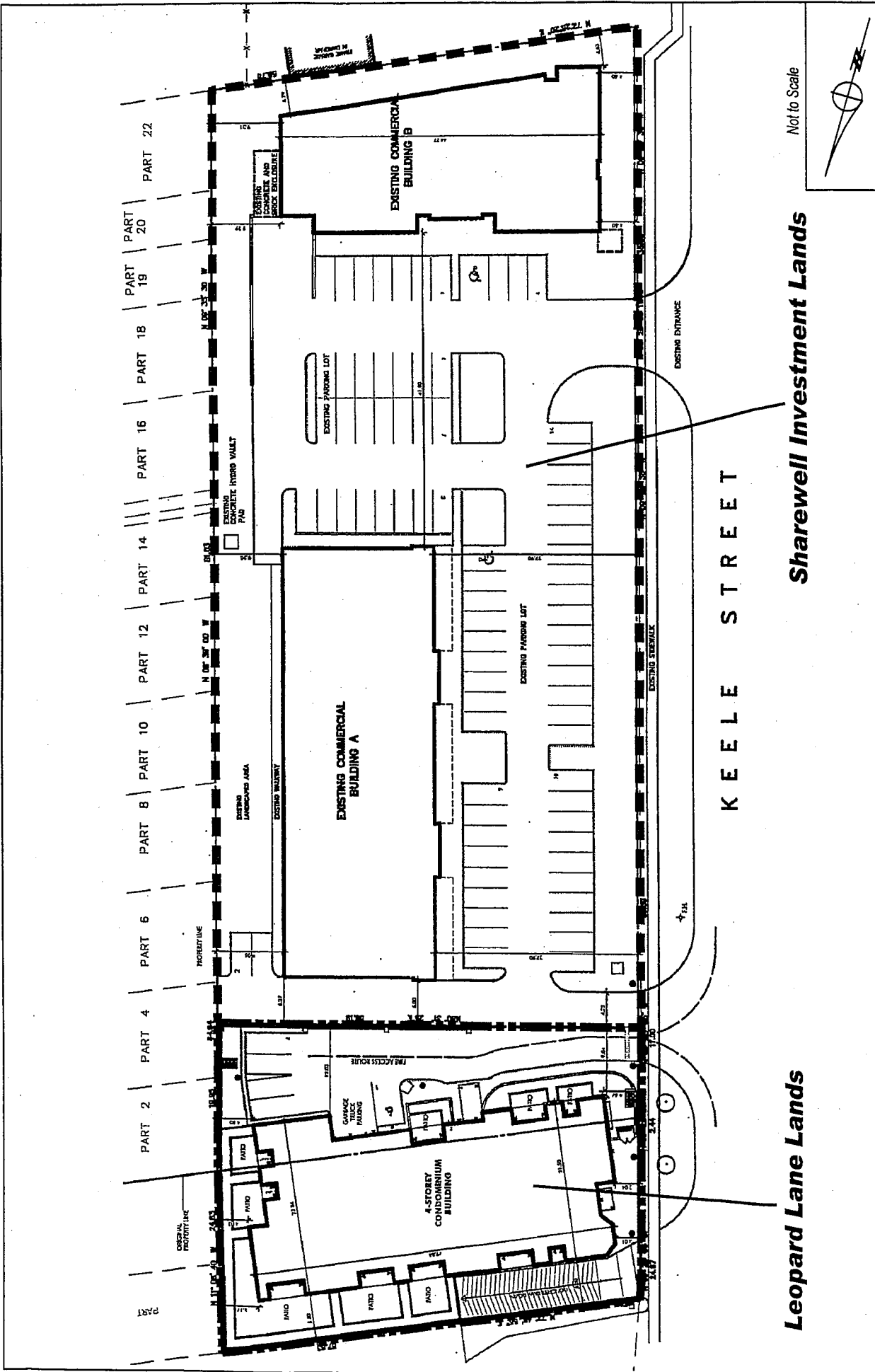
The City Always Tomorrow

Development Planning Department

Attachment 1

FILE No.'s:
OP.05.025
Z.05.051
DA.05.060

September 21, 2006



Leopard Lane Lands

Sharewell Investment Lands

Not to Scale



Conceptual Overall Site Plan

APPLICANT:
LEOPARD LANE DEVELOPMENT INC.
& SHAREWELL INVESTMENTS INC.
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Part of Lot 20,
Concession 3
Development Planning Department



Attachment 2

FILE No.'s:
OP.05.025
Z.05.051
DA.05.060

September 21, 2006