Communication: C6
Committee of the Whole (PM)
May 30, 2023
Item #4

# STATUTORY PUBLIC MEETING May 30, 2023

Zoning By-law Amendment File No. Z.21.029 10037 Keele Street









#### PROPOSED DEVELOPMENT...



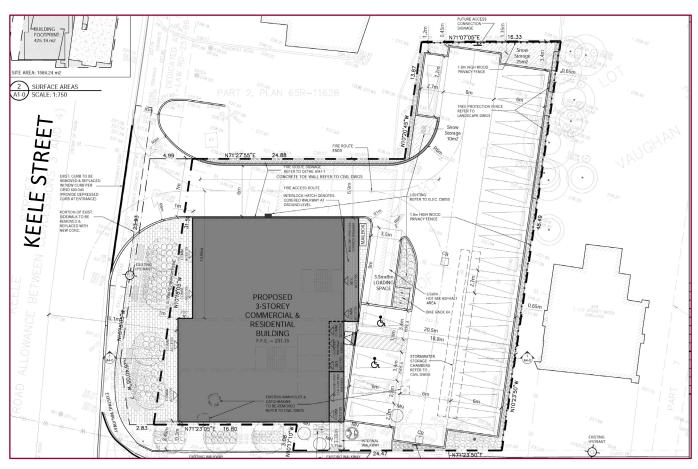
**Site Area:** 1731.81 m2 (0.173 Hectares)

**Number of Residential Rental Units: 8** 

**Number of Commercial Units: 3** 

Number of Parking Spaces: 21 including 2 Accessible Parking Spaces.

Former Land Use: Coffee Shop



# EXISTING LAND USE POLICIES & REGULATIONS...



- ➤ The Subject Lands are designated 'Community Area' on Schedule 1 Urban Structure by Vaughan Official Plan 2010 ('VOP 2010') with a 'Local Centre' overlay. They are further designated 'Low-Rise Mixed-Use' on Schedule 13 Land Use by VOP 2010.
- The Subject Lands are within the Maple Heritage Conservation District Plan area and subject to the Maple Heritage Conservation District Plan and Guidelines ('MHCD Plan')
- The Subject Lands are zoned 'C1 Restricted Commercial Zone' per the *City of Vaughan Zoning By-law 1-88*, as amended.
- The Subject Lands are zoned 'MMS Main Street Mixed Use Maple Zone' per the *City of Vaughan Zoning By-law 001-2021*, as amended.
- The Proposed Development is permissible in accordance the City's Official Plan and largely conforms with the City's New Zoning By-law MMS Zone requirements.

#### **PROPOSED ARCHITECTURE**





### **PROPOSED ARCHITECTURE**





#### PROCESS & NEXT STEPS...



- ➤ The Applications are in 2<sup>nd</sup> Submission.
- Once all Comments are received, they will be reviewed, assessed and a 3<sup>rd</sup> Submission will be provided to the City.



## **COMMENTS & QUESTIONS...**