

FILE NO.: D14-1688

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING - APPLICATION FOR A ZONING BY-LAW AMENDMENT - 658
AND 662 MAPLEVIEW DRIVE EAST (1701390 ONTARIO LTD. AND 1701391
ONTARIO LTD.)

DATE: JANUARY 21, 2020

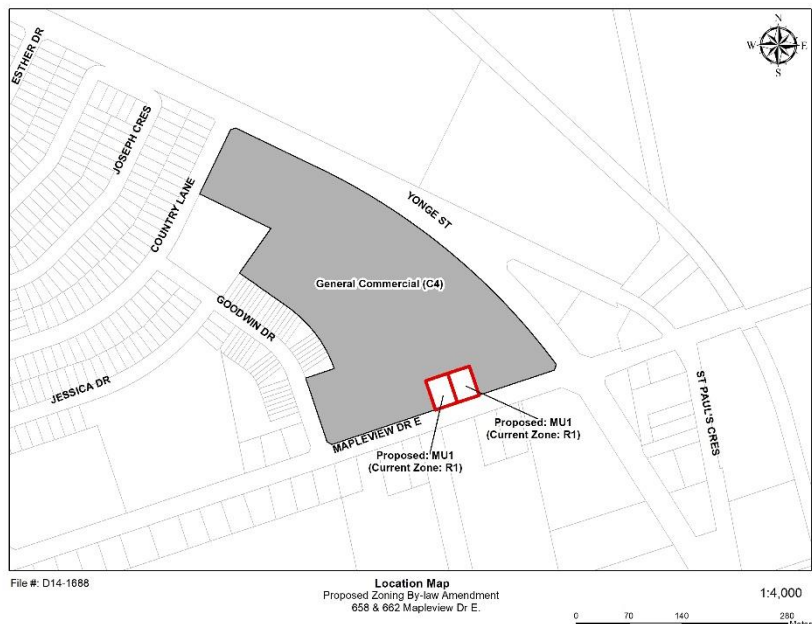
The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by MHBC Planning Limited on behalf of 1701390 Ontario Ltd. & 1701391 Ontario Ltd. for the properties municipally known as 658 & 662 Maplevue Drive East.

The site is approximately 0.25 hectares in size and located on the north side of Maplevue Drive East between Goodwin Drive and Yonge Street.

The lands are designated Residential and are within the Major Transit Node identified on Schedule I: Intensification in the City's Official Plan. The existing zoning is Residential Single Detached First Density (R1). The parcels were previously developed as two (2) single detached homes which were demolished in 2007. The Residential designation and the (R1) zone reflect the past use of these properties for the residential units, whereas the surrounding vacant lands were designated General Commercial and zoned as General Commercial (C4).

The Application before the City is to request an amendment to the Zoning By-law to change the zone from Residential Single Detached First Density (R1) to Mixed Use Node (MU1) to implement the designation of the lands as part of the Major Transit Node.

A development concept has not been proposed as part of this application. It is anticipated that these lands will be incorporated into the future development of the surrounding General Commercial (C4) block, which includes the vacant parcel fronting Maplevue Drive East to Yonge Street and north to Country Lane.





DEVELOPMENT SERVICES MEMORANDUM

Neighbourhood Meeting

A Neighbourhood Meeting was held on January 8, 2020. The meeting was attended by three (3) residents as well as the Planning Consultant team, Ward 9 Councillor Sergio Morales and Planning staff. The comments from residents included general discussion about the future land use in the area, and the potential for future development to impact property values for the existing single detached homes fronting the south side of Mapleview Drive East in the vicinity of the subject parcels.

Planning and Land Use Matters Under Review

The application is in circulation for detailed technical review. The primary planning and land use matters being considered include the appropriateness of the (MU1) zone requested, and future the integration of this parcel, as rezoned, into the larger General Commercial (C4) property that surrounds the site.

Next Steps

Staff will work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the analysis of these applications by staff and our agency partners. A staff report to General Committee is anticipated to be brought forward prior to the summer recess for the municipality to make a decision on the Zoning By-law Amendment application.

For more information, please contact Celeste Kitsemetry, Planner at ext. 4430.