

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 17, 2002

**6. OFFICIAL PLAN AMENDMENT FILE OP.02.013
ZONING BY-LAW AMENDMENT FILE Z.02.044
PROMENADE PARK LIMITED
PRELIMINARY REPORT**

P.2002.49

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.013 and Z.02.044 (Promenade Park Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 21, 2002, the Owner submitted applications:

1. to amend the Official Plan to permit an increase in the maximum net residential density from 148 to 283 units per hectare; and,
2. to amend the Zoning By-law to provide exceptions to permit 1 unit per 35m² of lot area (rather than 67m²), and an increase in the maximum building height from 44m to 55m (from 16 to 18 storeys).

The proposed amendments would facilitate an 18-storey, 340-unit apartment building on the 1.2ha site.

Background - Analysis and Options

The subject lands are located on the northwest corner of West Promenade and Promenade Circle (100 Promenade Circle), in Part of Block 7, Registered Plan 65M-2325, in Part of Lot 5, Concession 2, City of Vaughan. The surrounding land uses are:

- North - apartment residential (RA3 Zone)
- South - West Promenade; park (OS2 Zone)
- East - Promenade Circle; commercial (C5 Zone)
- West - townhouse residential (RA3 Zone)

The subject lands are designated "*High Density Residential*" by OPA #210 (Thornhill-Vaughan Community Plan), and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(480).

On May 24, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- C the "*High Density Residential*" designation permits apartment dwellings, with a maximum net density of 148 units per net hectare, in the Town Centre; an amendment to the Official

Plan is required to permit the proposed density of 283 units per hectare; the increased density would permit up to 340 units, from the current maximum of 178 units (i.e. 92% increase);

- C presently the by-law requires a lot area of 67m² for each unit developed on the property; an amendment is required to exempt this standard to permit 1 unit/35m²;
- C an exception to the by-law is also required to permit an increase in the maximum building height of 44m to 55m in the RA3 Zone accommodate a height of 18 stories, rather than 16;
- C the overall increase in the number of units will be reviewed with respect to the effect on traffic and transit, water and sanitary servicing capacity, adequacy of public and private amenity space and school enrollment;
- C the overall increase in the maximum building height from 44m to 55m will be reviewed in light of the surrounding land uses and adjacent building heights, sun/shadow/wind effect on adjacent lands, and streetscape design; and,
- C a planning justification report, traffic impact analysis and sun/shadow/wind study that addresses the above-noted concerns, will be required in support of the said applications.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

In particular, the overall increase in the number of units and building height will be reviewed with respect to the effect on the neighbourhood densities, traffic and transit, water and sanitary servicing capacity, adequacy of public and private amenity space and school enrollment, and sun shadow/wind effect. Consideration will also be given to the streetscape design and compatibility with adjacent development.

A planning justification report, traffic impact analysis and sun/shadow/wind study, will be required as input into the technical report.

Attachments

1. Location Map
2. Preliminary Site Plan

Report prepared by:

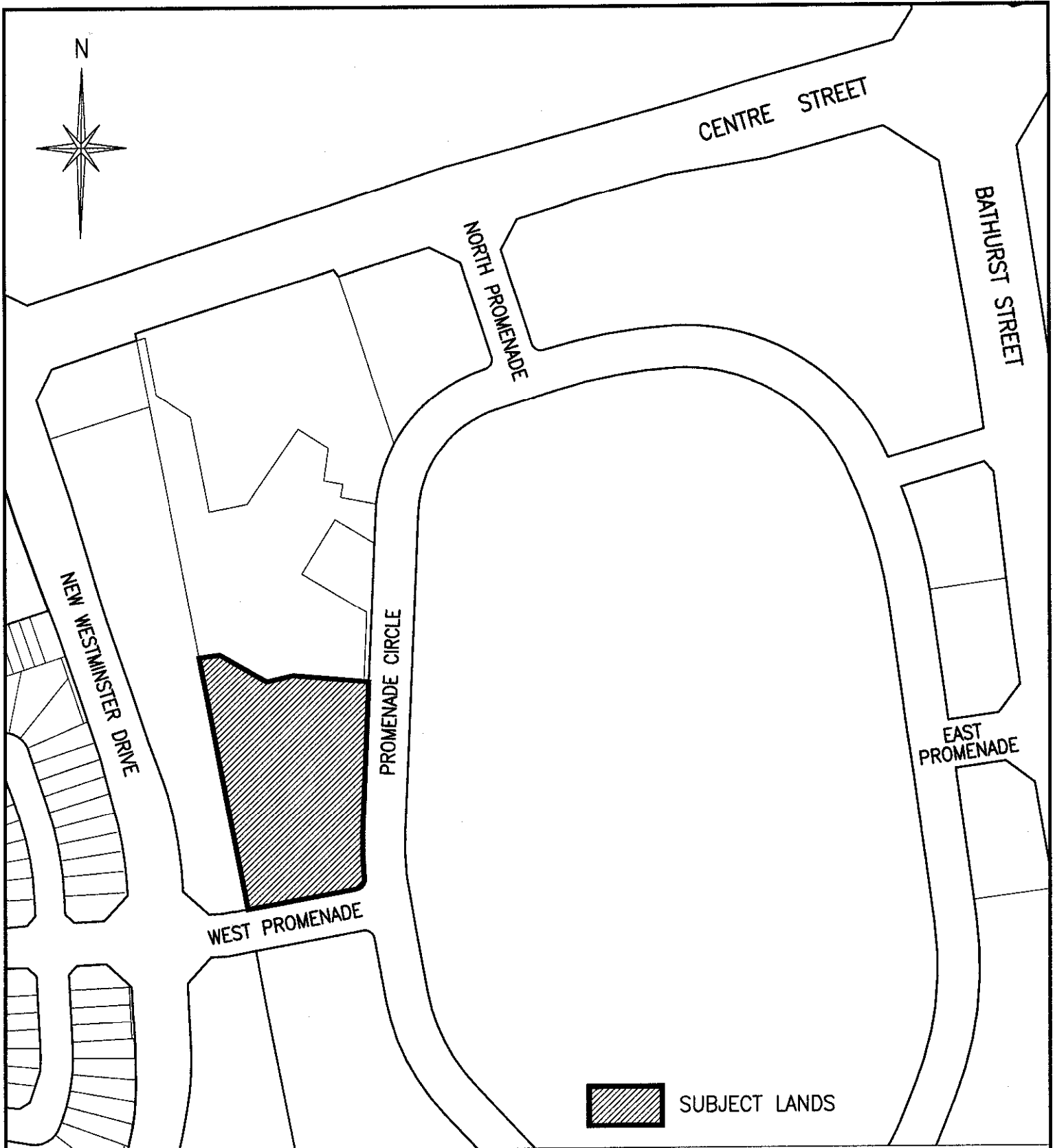
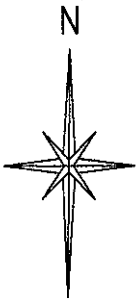
Jason Sheldon, Planner, ext. 8320
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Respectfully submitted,

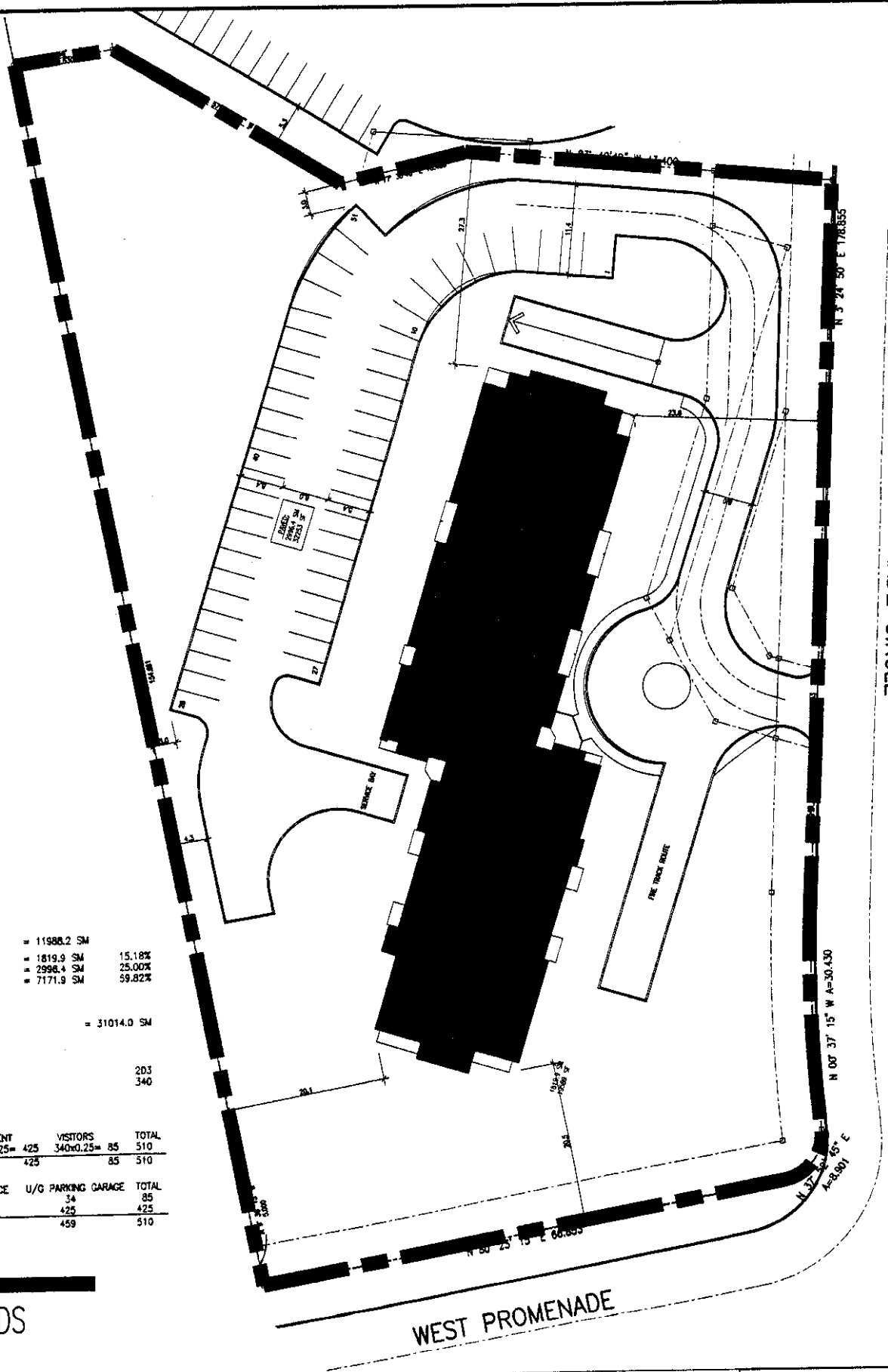
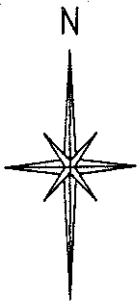
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 05/22/2002
	OP.02.013 Z.02.044	LOCATION: PART OF LOT 5, CON. 2	APPLICANT: PROMENADE PARK LIMITED SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT			



PROMENADE CIRCLE

SITE DATA:

LOT AREA = 11986.2 SM
 LOT COVERAGE = 1819.9 SM 15.18%
 PAVED AREA = 2996.4 SM 25.00%
 LANDSCAPED OPEN SPACE = 7171.9 SM 59.82%

GFA
 PROPOSED GROSS FLOOR AREA = 31014.0 SM

SUITE
 PERMITTED 203
 PROPOSED 340

PARKING :

PARKING REQUIRED	RESIDENT	VISITORS	TOTAL
	340x1.25= 425	340x0.25= 85	510
TOTAL	425	85	510

PARKING PROPOSED	SURFACE	U/G PARKING	GARAGE	TOTAL
VISITORS	51	34		85
RESIDENTS		425		425
TOTAL	51	459		510

SUBJECT LANDS

ATTACHMENT '2' PRELIMINARY SITE PLAN	FILE #:	REPORT #:	DATE: 05/22/2002
	OP.02.013 Z.02.044	LOCATION: PART OF LOT 5, CON. 2	CITY OF VAUGHAN PLANNING DEPARTMENT
		APPLICANT:	SCALE: NOT TO SCALE
		PROMENADE PARK LIMITED	