

**1. OFFICIAL PLAN AMENDMENT FILE OP.03.024
ZONING BY-LAW AMENDMENT FILE Z.03.084
1541677 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2004.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.024 and Z.03.084 (1541677 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 10, 2003, the Owner submitted applications for the 8.895 hectare site to:

1. Amend the Official Plan to:
 - a) permit an increase in the maximum net density for the "High Density Residential" designation from 148 to 258 units/hectare; and,
 - b) redesignate certain lands to "Medium Density Residential" to permit townhouse development at a net density of 25-44 units/hectare; and,

2. Amend By-law 1-88 to:
 - a) rezone the lands currently zoned A Agricultural Zone, subject to Exception 9(1034), and RA3 and RA3-H Apartment Residential Zone, subject to Exception 9(1153), to RM2 Multiple Residential Zone, RA3 Apartment Residential Zone, and OS2 Open Space Park Zone; and,
 - b) provide exceptions to the residential zone standards to implement the proposed site development, including building heights ranging from 18 to 25 storeys, rather than the permitted 16 storeys (44 metres).

The above-noted amendments would facilitate a development of 1661 apartment units (which includes the currently permitted 614 apartment units), 88 townhouse units, a 4.9 hectare park, and an east/west road from Bathurst Street to New Westminster Drive.

A conceptual master plan was submitted in support of the above-noted applications, which shows the majority of the proposed townhouse units having frontage along New Westminster Drive and Beverley Glen Boulevard, with the remaining townhouse units fronting onto an internal road network, with a 1.0 hectare park. The concept plan proposes 6 apartment buildings (Buildings A, B, C, D, G, and H) along the south lot line, ranging in height from 8 to 25 storeys. Two additional apartment buildings (Buildings E and F) are shown to the north of the proposed east/west road, ranging in height from 12 to 20 storeys, as well as a 4.9 hectare park block.

Background - Analysis and Options

The subject lands are located south of Beverley Glen Boulevard, between Bathurst Street and New Westminster Drive, in Part of Lot 6, Concession 2, City of Vaughan.

The subject lands are designated “High Density Residential”, “Open Space”, and “Institutional” by OPA 210 (Thornhill-Vaughan Community Plan). The lands are zoned RA3 and RA3-H Apartment Residential Zone, subject to Exception 9(1153), and A Agricultural Zone, subject to Exception 9(1034) by By-law 1-88. The surrounding land uses are:

North - Beverley Glen Boulevard; residential (RM1 Zone), future high density residential (RA3-H Zone)
South - vacant/future development (A Zone and C4 Zone)
East - vacant/future development (A Zone and C2 Zone), Bathurst Street
West - New Westminster Drive; residential (RM1 Zone)

The majority of the lands received draft plan of subdivision approval (19T-91018, Estate of Raffaele Disera) in 1999, for 614 units in two high density residential blocks totaling 4.1 hectares, a 2.1 hectare park block, and a 0.4 hectare institutional block to be developed in conjunction with the lands to the north.

Blocks 1 and 2 on Draft Plan of Subdivision 19T-91018 are in the process of final registration, which will create a north/south road from Beverley Glen Boulevard to the south lot line, eventually connecting to Centre Street through the adjacent lands. Blocks 1 and 2 are permitted 361 and 253 apartment dwelling units, respectively, in conformity with the density provisions (148 units/hectare).

Buildings A and B, as identified on the conceptual master plan, have received site plan approval to develop the 2.44 ha site for two, 15-storey residential apartment buildings. A 1-storey lobby/recreation area connects the buildings, with Building ‘A’ (north) comprising 217 units and Building ‘B’ comprising 134 units, for a total of 351 units.

On December 15, 2003, 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the “*High Density Residential*” designation permits apartment dwellings with a maximum net density of 148 units/hectare in the Town Centre; review will be given to the appropriateness of the proposed increase in density to 258 units/hectare, thereby increasing the number of apartment units from 614 to 1661 units;
- part of the lands approved for 614 apartment units is proposed to be redesignated to “*Medium Density Residential*” at a net density of 25-44 units/hectare for 88 townhouse units; review will be given to the intensification of ground-related development in relation to the surrounding land uses;
- the application proposes to rezone the lands to RM2 Multiple Residential Zone, RA3 Apartment Residential Zone and OS2 Open Space Park Zone to implement the planned development; consideration will be given to the proposed exceptions to the RA3 standards, particularly an increase in the maximum building height to permit 18, 20 and 25 storey buildings, from the currently permitted 16 storeys (44 metres) in context of the surrounding ground-related uses;
- the Owner has acquired the institutional lands to the north and proposes to relocate the entire institutional block to the Bathurst Street frontage;

- the conceptual master plan shows a 4.9 hectare park block at the northeast corner of the plan, having road frontage on all four sides, whereas the draft approved plan shows a 2.1 hectare park block fronting on New Westminster Drive; the location and size of the park block will be reviewed in context of the intended use of the park and the parkland dedication requirements;
- 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, stormwater management, parkland requirements and school enrollment;
- the mass, scale, height, site size, amenity space, building design/configuration and streetscape design, including the creation of a public realm, will be reviewed in light of the surrounding land uses;
- the road network, access points, and pedestrian connections to New Westminster Drive, Bathurst Street, Beverley Glen Boulevard and Centre Street will be reviewed;
- a planning justification report, traffic impact analysis, sun/shadow/wind study, functional servicing report, tree inventory and assessment report, and urban design guidelines that address the above-noted will be required in support of the said applications;
- implementation of the appropriate land uses and development plan will be determined through the development tools, as defined in the Planning Act;
- the immediate area is presently the subject of the Thornhill Centre Street Study; which is a multi-disciplinary planning exercise, including land use, urban design, transportation and commercial market elements, producing a policy framework to guide the development decisions within Thornhill's Centre Street corridor, between Dufferin Street and Bathurst Street, with a projected completion time of Spring 2004; and
- several of the matters to be reviewed through the subject applications and related conceptual master plan are inter-related with the Centre Street Study issues, and there would be a mutual benefit in coinciding the reviews.

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 heights will be reviewed with respect to traffic and transit, water and sanitary servicing and stormwater management capacity, location, size and use of the park block, school enrollment, and sun/shadow/wind effect. Streetscape design, road network, access points, pedestrian connections, and compatibility with the adjacent land uses will also be reviewed.

A planning justification report, traffic impact analysis, sun/shadow/wind study, functional servicing report, tree inventory and assessment report, and urban design guidelines, will be required as input into the technical report. In addition, several of the matters to be reviewed through the subject applications and related conceptual master plan are inter-related with the Centre Street Study issues, and there would be a mutual benefit in coinciding the reviews.

Attachments

1. Location Map
2. Conceptual Master Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part of Lot 6,
Concession 2
 APPLICANT:
 1541677 ONTARIO LIMITED
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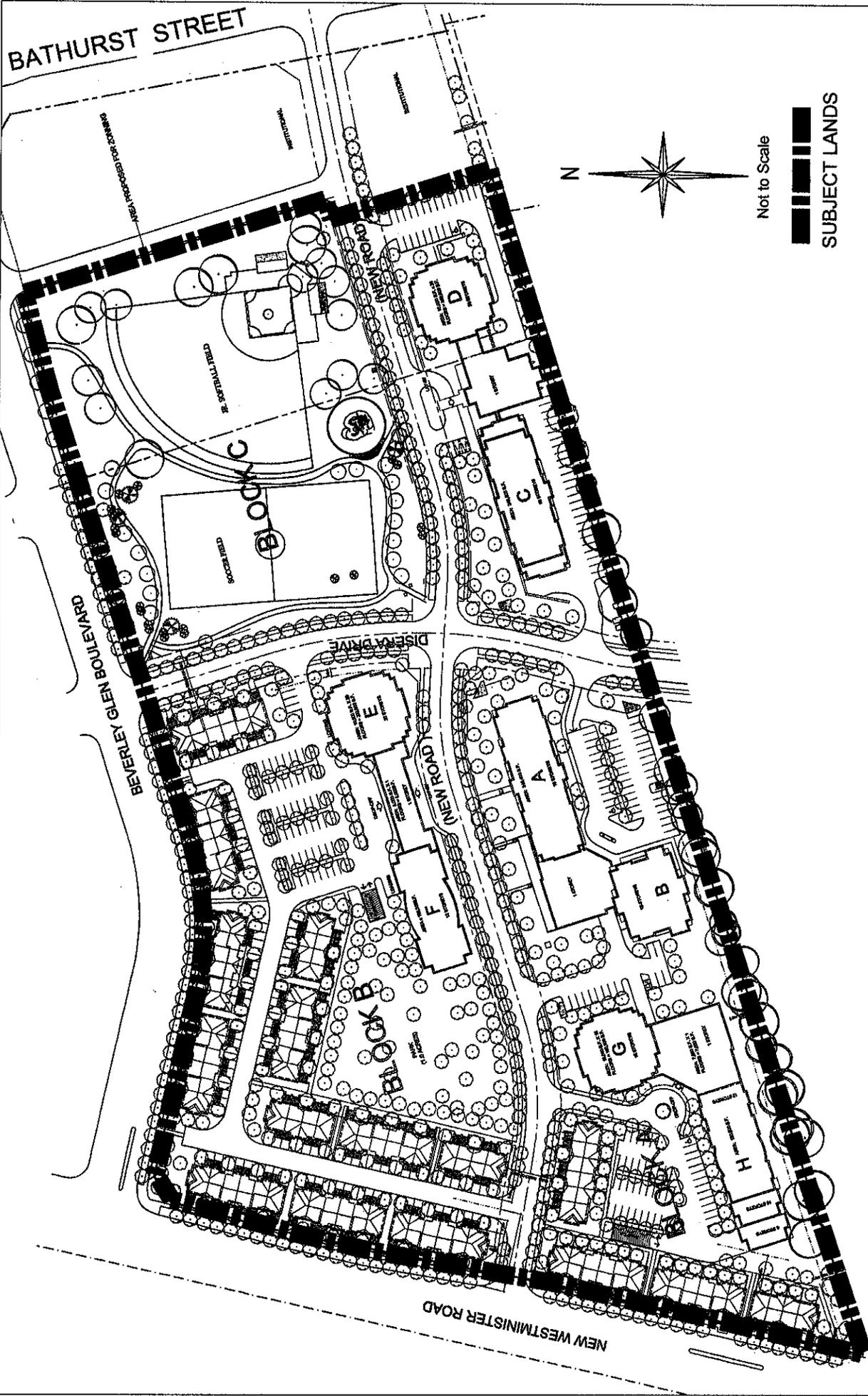


Community Planning Department

Attachment

FILE No.:
 Z.03.084
 RELATED FILE:
 OP.03.024
 December 10, 2003





**Conceptual
Master Plan**

APPLICANT:
1541677 ONTARIO LIMITED
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Part of Lot 6,
Concession 2
Community Planning Department

City of
Vaughan

Attachment

2

FILE No.:
Z.03.084
RELATED FILE:
OP.03.024

December 10, 2003