

**2. ZONING BY-LAW AMENDMENT FILE Z.03.099
 ALTErrA CUSTOM BUILDERS INC.
 PRELIMINARY REPORT**

P.2004.68

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.099 (Alterra Custom Builders Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 12, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to RA3 Apartment Residential Zone to permit an apartment complex development.

A related Site Plan Application (DA.03.076) has been submitted to permit for two, 8-storey apartment buildings, with Building 'A' (south) comprising 181 units and Building 'B' comprising 113 units, for a total of 294 units.

Background - Analysis and Options

The 2.1 ha property is located on the northeast corner of Dufferin Street and Chateau Court, north of Steeles Avenue, being described as Parts 4, 5, 6, 7, 8 and 10 on Reference Plan 65R-20892, in Lot 1, Concession 2, City of Vaughan.

The subject lands are designated "*Mixed Commercial/Residential Area*" by OPA 210 (Thornhill/Vaughan Community Plan), as amended by OPA 471, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - CN Rail line; open space (OS1 Zone)
- South- Chateau Court; approved residential (RA3 Zone); commercial (RA3-H Zone)
- East - open space (OS1 Zone)
- West - Dufferin Street; future commercial (C1 Zone)

On April 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Glen Shields Ratepayers Association. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive 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 "*Mixed Commercial/Residential Area*" designation permits, in part, apartment buildings having a net residential density of 148 units per hectare (148 units x 2.1ha = 311 units); the proposed 294 units would conform to the density provisions of the Official Plan;
- the Official Plan policies further state that prior to the enactment of the implementing zoning by-law, Council shall approve an urban design plan to address the following:

- massing, height and conceptual design of the buildings;
 - streetscape along Dufferin Street;
 - relationship between the street edge and the building forms;
 - pedestrian and vehicular circulation;
 - integration with existing and adjacent uses; and,
 - integration of new development with transit services.
- the urban design plan issues will be considered in conjunction with the review of the site development proposal;
- the lands are zoned A Agricultural Zone by By-law 1-88; an amendment to the Zoning By-law is required to rezone the lands to RA3 Apartment Residential Zone to implement the policies of the Official Plan; any required exceptions to the RA3 Zone standards will be determined through the technical review of the site plan;
- a tree inventory and preservation plan is required, to the satisfaction of the City;
- comments from the Region of York will be required to address any necessary road widenings along Dufferin Street, and the site access on Chateau Court;
- a vehicular queuing, noise, vibration and slope stability studies are required in support of the proposed development; and,
- the top-of-bank and all related buffer blocks/setback limits shall be to the satisfaction of the City and the Toronto and Region Conservation Authority.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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, Staff will be reviewing the massing, height and conceptual design of the buildings; the streetscape along Dufferin Street; the relationship between the street and the building forms; the pedestrian and vehicular system; the integration with existing and adjacent uses; and, the integration of new development with transit services, through comprehensive review of the zoning amendment and site development applications.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

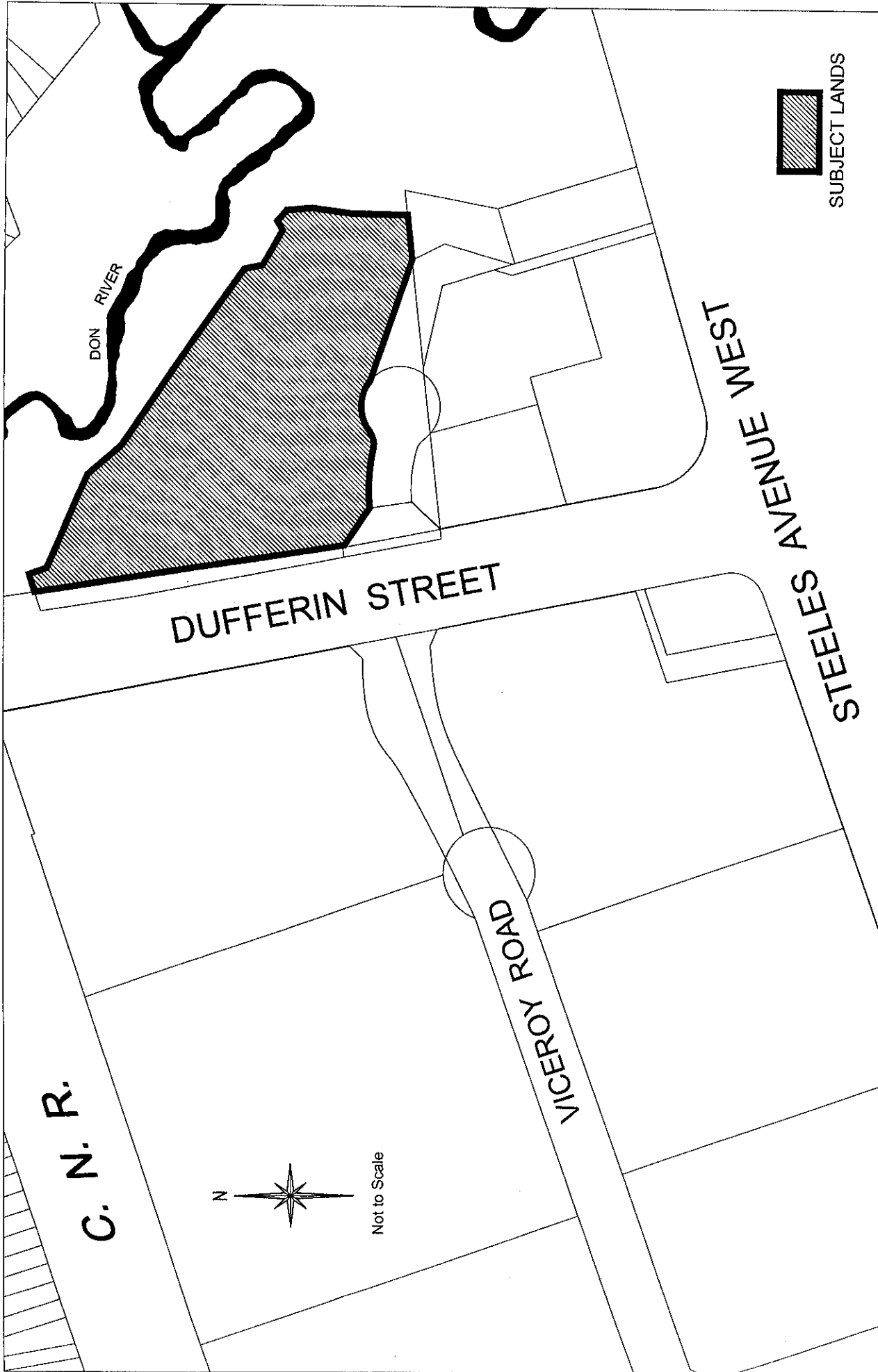
Jason Sheldon, Planner, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Part Lot 1,
Concession 2
 APPLICANT:
 ALTERRA CUSTOM BUILDERS INC.
N:\DFT\1 ATTACHMENTS\Z\Z-03.099

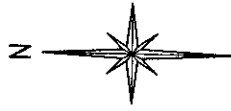


Community Planning Department

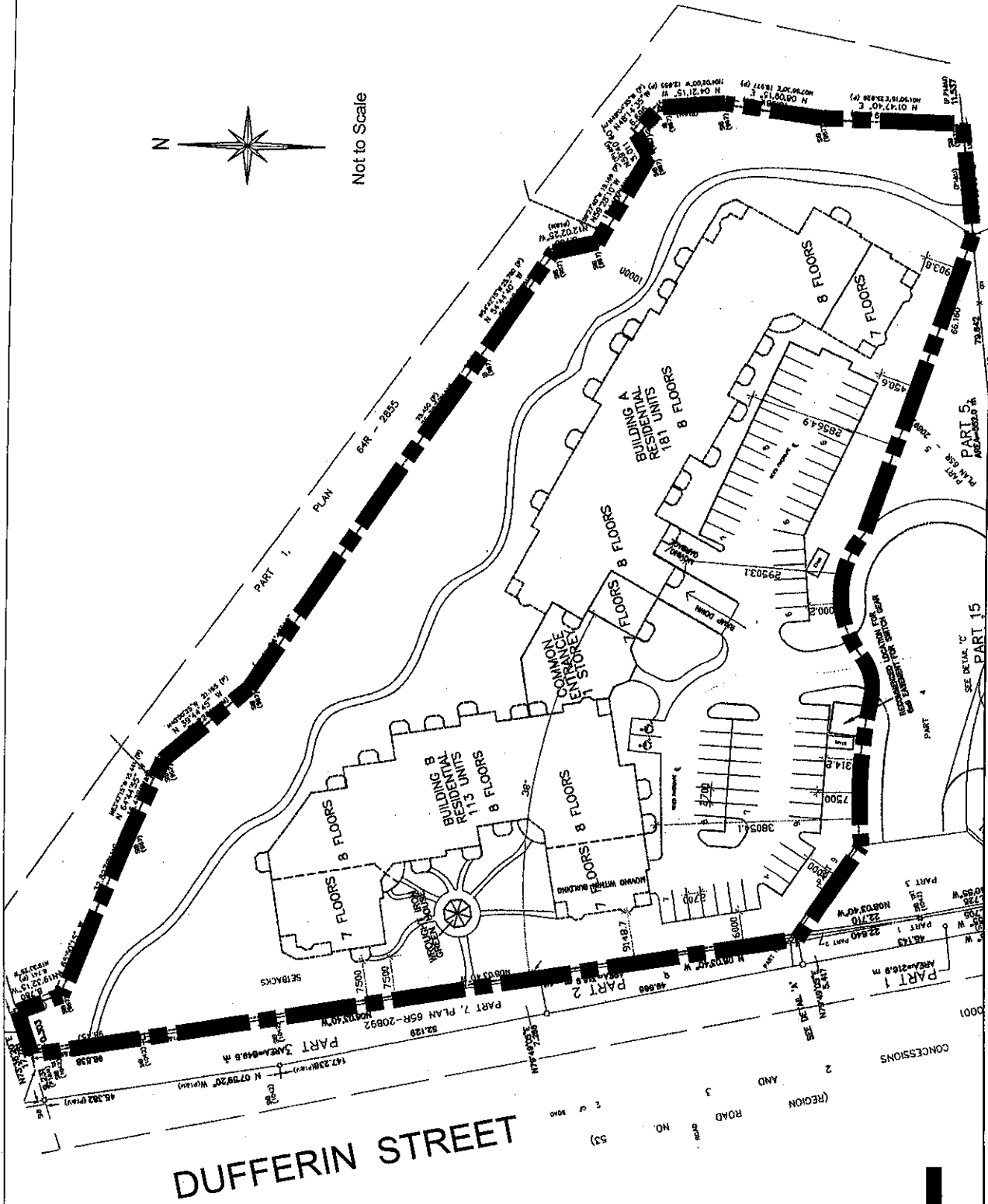
Attachment

FILE No.:
 Z-03.099
 RELATED FILE:
 DA-03.076
 April 20, 2004





Not to Scale



SUBJECT LANDS

Proposed Site Plan

Part Lot 1,
Concession 2

APPLICANT:
ALTERRA CUSTOM BUILDERS INC.



Community Planning Department

Attachment

FILE No.: Z.03.099
RELATED FILE: DA.03.076
April 20, 2004

2

NA-DFT-1 ATTACHMENTS V.2.03.099