

**12. OFFICIAL PLAN AMENDMENT FILE OP.04.007
ZONING BY-LAW AMENDMENT FILE Z.04.021
LINO AND GRACE COLAGIACOMO
PRELIMINARY REPORT**

P.2004.86

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.007 and Z .04.021 (Lino and Grace Colagiacomo), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On May 7, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the 0.353 ha site to permit an increase in the permitted density to facilitate a 3-storey, 24-unit condominium apartment building.

Analysis and Options

The lands are located southwest of Woodbridge Avenue and Wallace Street, with 75m frontage on the north side of Memorial Hill Drive (1 Memorial Hill Drive), being Lots 17, 18, 19 and 20, and Part of Lots 15, 16 and 23 on Registered Plan 507, in Lot 7, Concession 7, City of Vaughan. The site slopes upward from Wallace Street to the CP Railway. The east portion of the site is developed with a detached dwelling to be demolished, with a substantial wooded area on the westerly portion. The surrounding land uses are as follows:

- North - townhouse complex (RM2 Multiple Residential Zone)
- South - Memorial Hill Drive; Memorial Hill Park (OS2 Open Space Park Zone)
- East - detached dwellings (R3 Residential Zone), Wallace Street
- West - CP Railway

The subject lands are designated "Residential Medium Density" by OPA 240, as amended by OPA 440 (Woodbridge Core Area), which permits en bloc or stacked townhomes, garden court or low rise apartments not exceeding the density requirement, and subject to specific design criteria set out in Section 4.2.7(g). The subject lands are zoned R3 Residential Zone by By-law 1-88.

On May 28, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject land, to the Woodbridge Core Ratepayers Association and to the Friends of the Village Group. To date, no comments have been received. Any responses received will be addressed in the technical report to Committee of the Whole.

Preliminary Review

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

- OPA 440 designates the subject lands "Medium Density Residential", which permits low rise apartment buildings not exceeding a density of 35 units/ha; the proposed 24 units on the 0.353 ha parcel represent a density of approximately 67 units/ha and therefore, an Official Plan Amendment is required to permit the proposed increase in density;

- OPA 440, Section 4.2.7(g), requires that new development have regard for the CPR Line and provide appropriate noise and vibration features; protect the existing woodlot; is designed in an innovative and compatible manner taking advantage of the views offered by the site; and, that the parking and garages not be visible facing Memorial Hill Drive and Wallace Street;
- the lands are zoned R3 Residential Zone, which permits detached homes, and need to be rezoned to a multiple residential zoning category to permit the proposed apartment building; any exceptions to the zoning standards would be determined upon review of the site plan application (File DA.04.022);
- the development will be reviewed in accordance with development criteria outlined in OPA 440 and the Woodbridge Core Urban Design Guidelines;
- site layout, parking and traffic, complementary design and proper buffering, and integration with adjacent residential uses will be reviewed through the site plan process;
- currently there is no water and sewer capacity for the Woodbridge service area; prior to site plan approval, the Region of York and City of Vaughan must confirm servicing availability for this site;
- the proposed development appears to encroach with the woodlot and accordingly, a tree preservation plan detailing the protection of the woodlot must be submitted; and
- the setback and noise attenuation from the railway line will be considered; a noise report must be submitted addressing attenuation requirements.

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 issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to building design and orientation in the context of the development policies of OPA 440 and the Woodbridge Core Guidelines; the relationship to adjacent land uses and the railway track; and, the protection of the woodlot will be reviewed.

Attachments

1. Location Map
2. Site Plan
3. North Elevations
4. South Elevations
5. Side Elevations

Report prepared by:

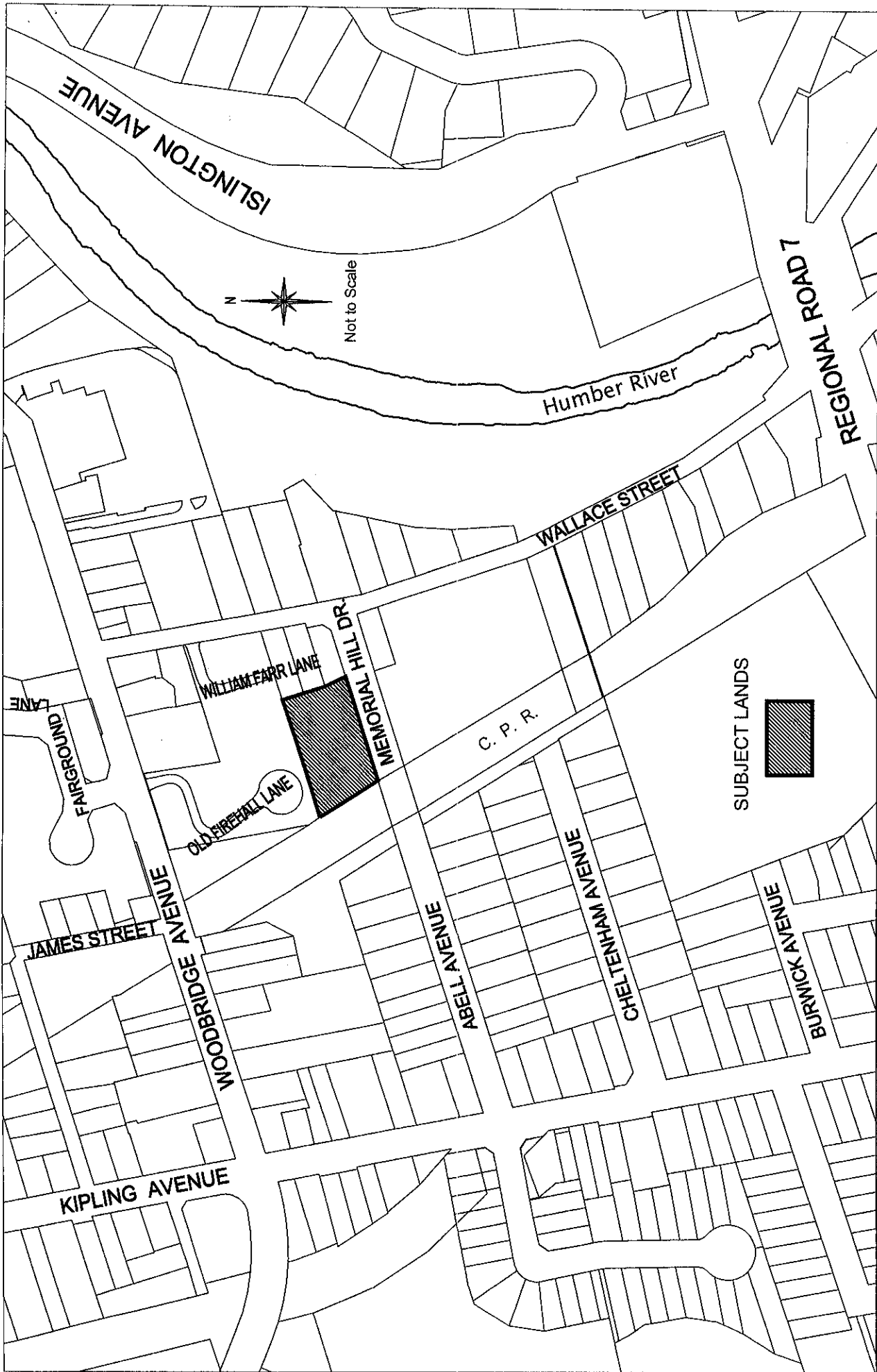
Eugene Fera, Planner, ext. 8064
Art Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Part of Lot 7,
Concession 7

APPLICANT:
LINO & GRACE COLAGIACOMO



Community Planning Department

Attachment

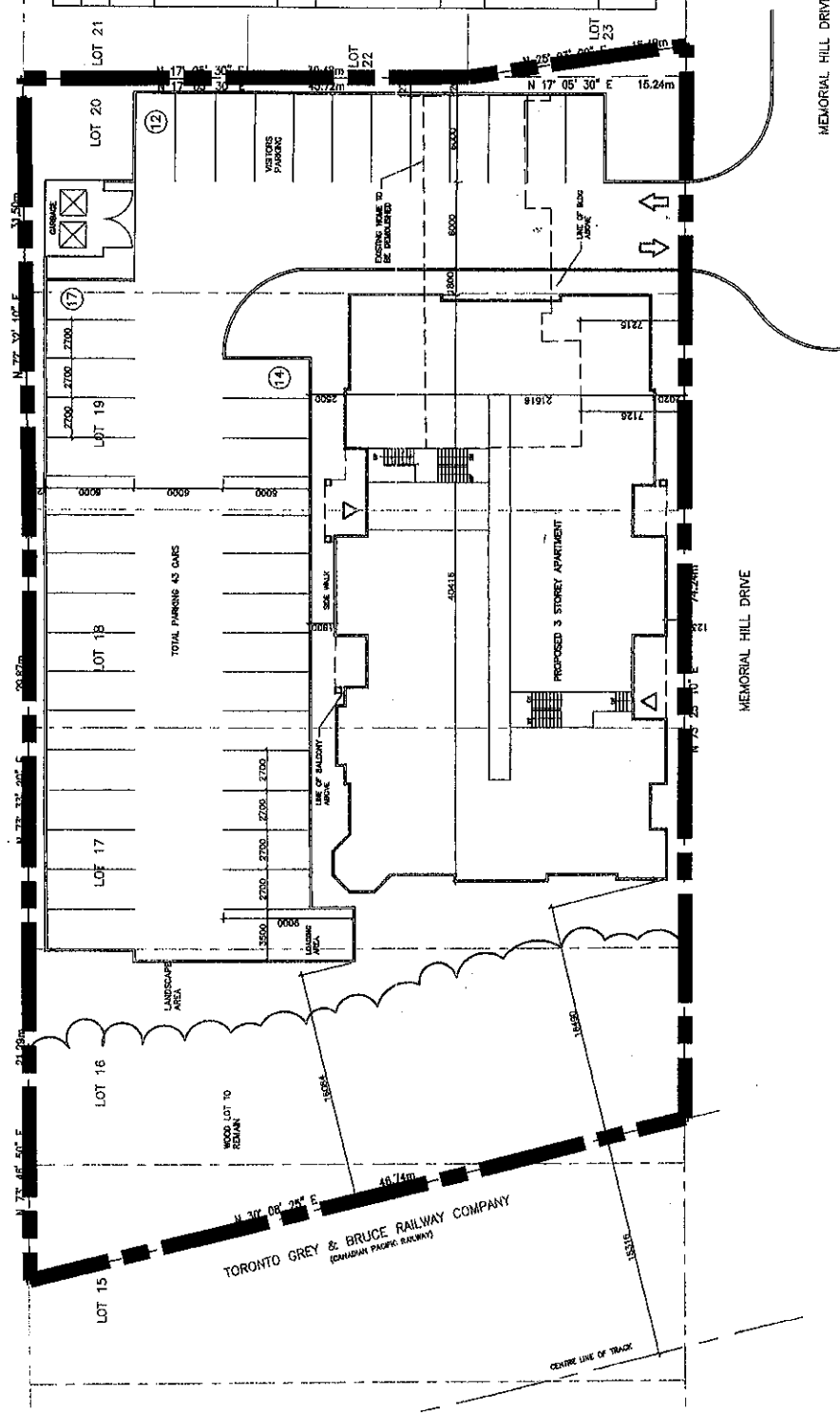


FILE No.:
OP.04.007
RELATED FILES:
Z.04.021 & DA.04.022
May 20, 2004



LOT 7, CONCESSION 7

YORK REGION CONDOMINIUM PLAN 848



SUBJECT LANDS

MEMORIAL HILL DRIVE

SITE DATA	
PROPOSED LOT AREA	3,927.00 sqm 37,965.55 s.f.
TOTAL GROSS GFA. COVERAGE	783.50 SM 22.21 %
TOTAL GROSS FL. AREA COVERAGE	2,350.50 SM 59.64 %
BUILDING AREA	
GROUND FLOOR	0 783.50 SM 8,433.80 SM
SECOND FLOOR	0 783.50 SM 8,433.80 SM
THIRD FLOOR	0 783.50 SM 8,433.80 SM
TOTAL AREA	0 SM 2,350.50 SM 25,301.40 SM
GROUND FLOOR COMMERCIAL	0 SM 0 SM
RESIDENTIAL UNITS	1 BED. 2 BED. 3 BED. TOTAL
BLDG.	3 5 - 8
2ND FLOOR	2 4 2 8
3RD FLOOR	2 4 2 8
TOTAL UNITS	7 13 4 24 UNITS
RESIDENTIAL DENSITY	
UNITS / ha	UNITS / acre
24	60
PARKING REQUIRED	
RESIDENTIAL	24 UNITS @ 1.75
PARKING PROVIDED	42
LOADING SPACES	
REQUIRED	1
PROVIDED	1

Not to Scale

Site Plan

Part of Lot 7,
Concession 7

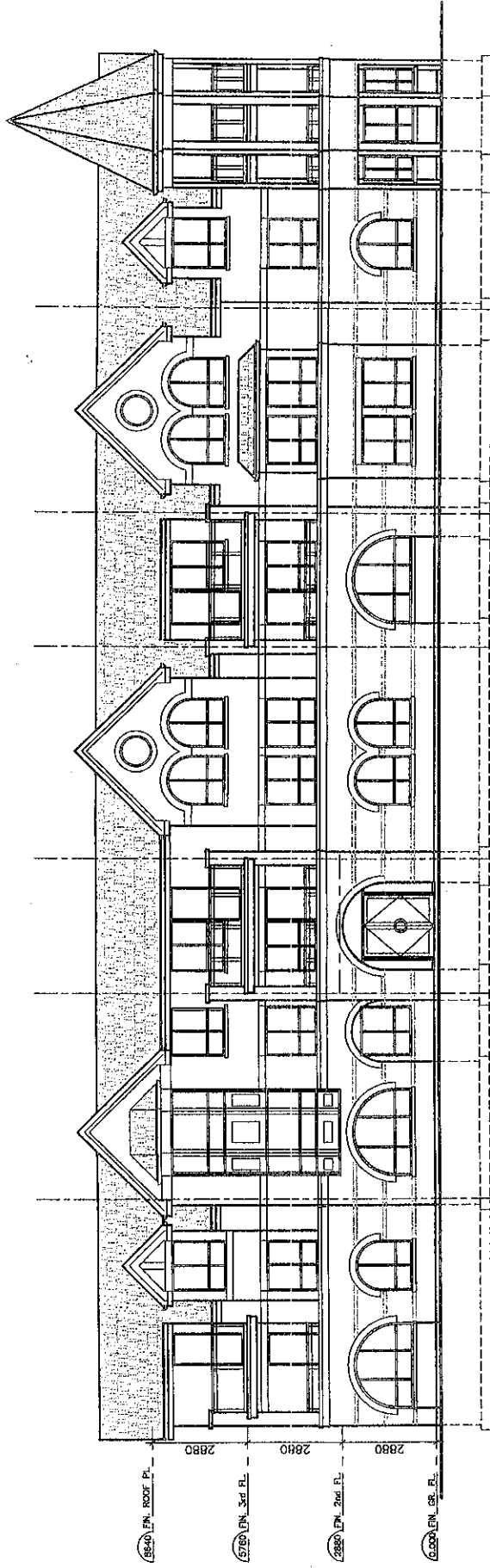
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Attachment 2

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NORTH ELEVATION

Not to Scale

Elevation Plan

Part of Lot 7,
Concession 7

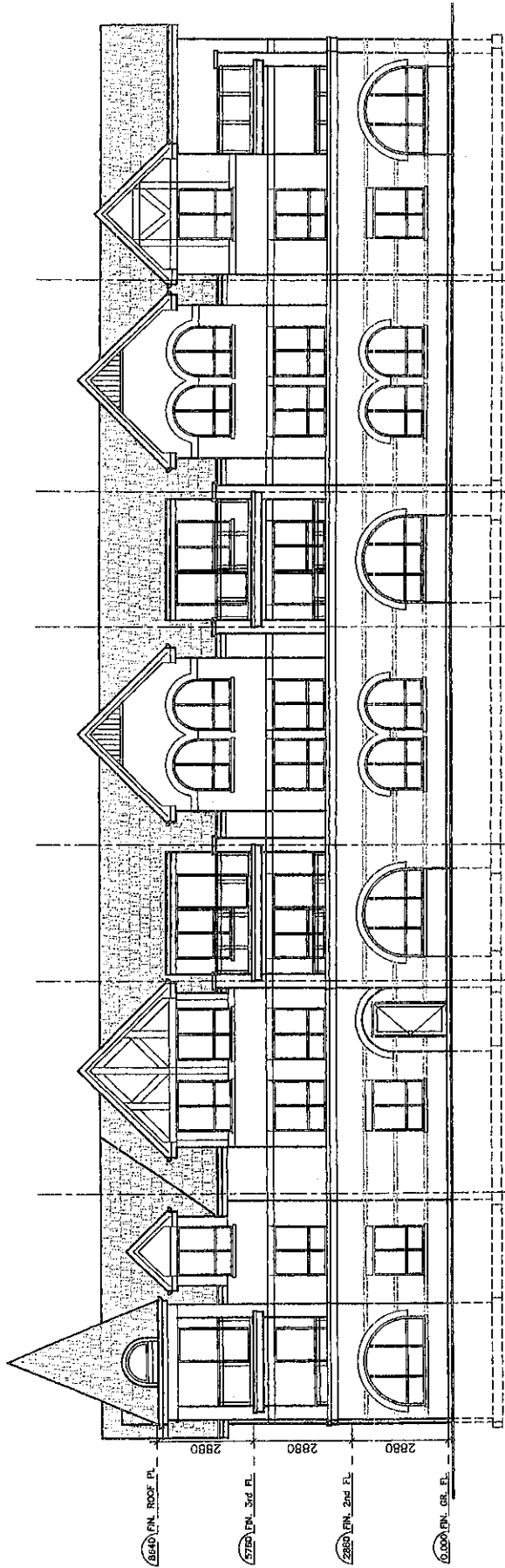
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City of
Vaughan

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Attachment 3

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SOUTH ELEVATION

Not to Scale

Elevation Plan

Part of Lot 7,
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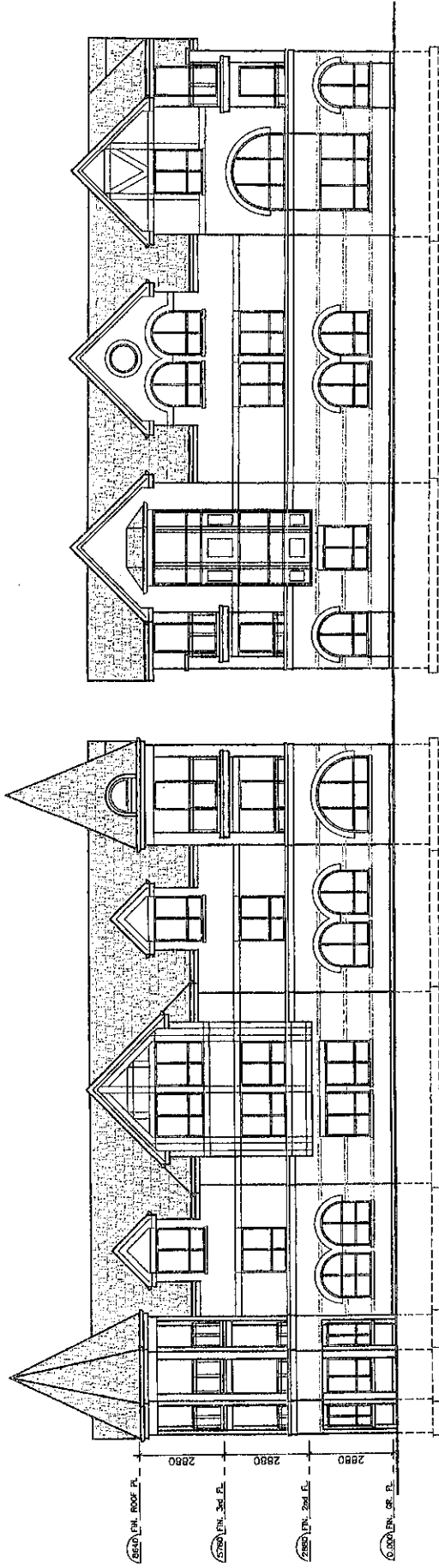


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Attachment

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SIDE ELEVATIONS

Not to Scale

Elevation Plan

Part of Lot 7,
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Attachment 5

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