

**3. DRAFT PLAN OF SUBDIVISION 19T-04V08
1541677 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2004.77

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-04V08 (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 May 26, 2004, the Owner submitted a Draft Plan of Subdivision to permit, in addition to the previously approved 614 condominium apartment units (Blocks 3 and 4), the following on the 8.49ha site:

- 891 condominium apartment units (Blocks 2, 5, and 7);
- 93 townhouse units (Blocks 5, 6, and 7);
- 1.94ha park (Block 1); and,
- an east/west road from Bathurst Street to New Westminster Drive (Streets 'A' and 'B').

The related Official Plan and Zoning By-law Amendment applications (Files OP.03.024 and Z.03.084) have been submitted in support of the subject application.

Background - Analysis and Options

The subject lands are located west of Bathurst Street, through to New Westminster Drive, south of Beverley Glen Boulevard, 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 (A Zone and C4 Zone)
- East - vacant (A Zone and C2 Zone), Bathurst Street
- West - New Westminster Drive; residential (RM1 Zone)

The majority of the lands received draft plan approval (19T-91018, Estate of Raffaele Disera) in 1999, for two high density residential blocks totalling 4.1 ha, a 2.1 ha park, a 0.4 ha institutional block to be developed in conjunction with the lands to the north, and a north/south road (Disera Drive) from Beverley Glen Boulevard to the south lot line. The two high density Blocks 1 and 2 are permitted for 361 and 253 apartment units respectively, totalling 614 units, in conformity with the density provisions (148 units/hectare) of the Official Plan.

On November 10, 2003, the Owner submitted related Zoning By-law and Official Plan Amendment applications, which were considered at the January 5, 2004 meeting of the Committee of the Whole (Public Hearing).

A conceptual master plan was submitted in support of the above-noted applications, which shows townhouse units fronting on New Westminster Drive and Beverley Glen Boulevard, with the remaining townhouse units fronting onto an internal road network, together with a 1.0 hectare park. The concept plan also shows 5 condominium apartment buildings (Buildings A, B, C, D and G) along the south lot line, ranging in height from 15 to 22 storeys. Two additional condominium apartment buildings (Buildings E and F) are shown to the north of the proposed east/west road, ranging in height from 6 to 18 storeys, and a 1.94 hectare park block.

Site plan approval has been given for two 15-storey condominium apartment buildings (Buildings A and B), and an 18-storey condominium apartment building (Building C).

On May 31, 2004, a Notice of Public Hearing to consider the Draft Plan of Subdivision application was circulated to all property owners within 120m of the subject lands. To date, one response has been received, summarized as follows:

- the number of people living in the area has dramatically increased over the last 2 years and the traffic congestion and noise has increased to an unbearable level.

Any additional 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, in conjunction with the related 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 284 units/ha (1,598 units/5.63 ha), to permit an additional 984 units;
- part of the lands approved for the original 614 apartment units is proposed to be redesignated to “*Medium Density Residential*” at a net density of 25-44 units/hectare, for 93 townhouse units; review will be given to the intensification of ground-related development in relation to the surrounding land uses;
- the related applications propose 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 and 22 storey buildings (Buildings G and D) from the currently permitted 16 storeys (44 metres) in context of the surrounding ground-related uses;
- the draft plan shows a 1.94ha park (Block 1) at the northeast corner of the plan, having road frontage on three sides, whereas the approved draft approved plan shows a 2.1ha 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;
- a woodlot tree inventory and assessment plan is required to address the stand of trees located along the southeast portion of the proposed park block;
- the re-subdivision of Blocks 1 and 2 will result in zoning deficiencies for the already approved buildings, which will be on smaller blocks;

- the proposed east/west road must be constructed to City standards for a public road; the location and access points to New Westminster Drive and Bathurst Street must be approved by the City and Region;
- the overall increase in the number of units will be reviewed with respect to the effect on traffic and transit, stormwater management, parkland requirements and school enrollment;
- currently, water and sewer capacity are not available to service the proposed development; prior to draft plan approval, capacity must be identified by the Region and assigned to the City;
- the road network, access points and pedestrian connections to New Westminster Drive, Bathurst Street, Beverley Glen Boulevard and Centre Street will be reviewed in greater detail, specifically with respect to the creation of walkway blocks to connect to the future commercial lands to the south; and,
- a land use study is currently being undertaken for the Centre Street corridor; several of the matters to be reviewed through the subject application and related conceptual master plan are inter-related with the Centre Street Study, specifically with respect to creating a continuous streetscape (sidewalk widths, lighting, street furniture, etc.) along Disera Drive south, through the future commercial lands, to Centre Street.

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, the overall increase in the number of units and building heights will be reviewed with respect to traffic and transit, 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 tree inventory and assessment report will be required as input into the technical report.

Several of the matters to be reviewed through the subject application and related conceptual master plan are inter-related with the Centre Street Study, specifically with respect to creating a continuous streetscape (sidewalk widths, lighting, street furniture, etc.) along Disera Drive south, through the future commercial lands, to Centre Street. Water and sewer capacity will need to be identified by the Region and assigned to the City for this development prior to the technical report being forwarded to Council.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Conceptual Master Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



BATHURST STREET

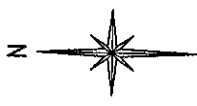
BEVERLEY GLEN BOULEVARD

NEW WESTMINSTER DRIVE

CENTRE STREET



SUBJECT LANDS



Not to Scale

Location Map

Part of Lot 6,
Concession 2

APPLICANT:
1541677 ONTARIO LIMITED

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Community Planning Department

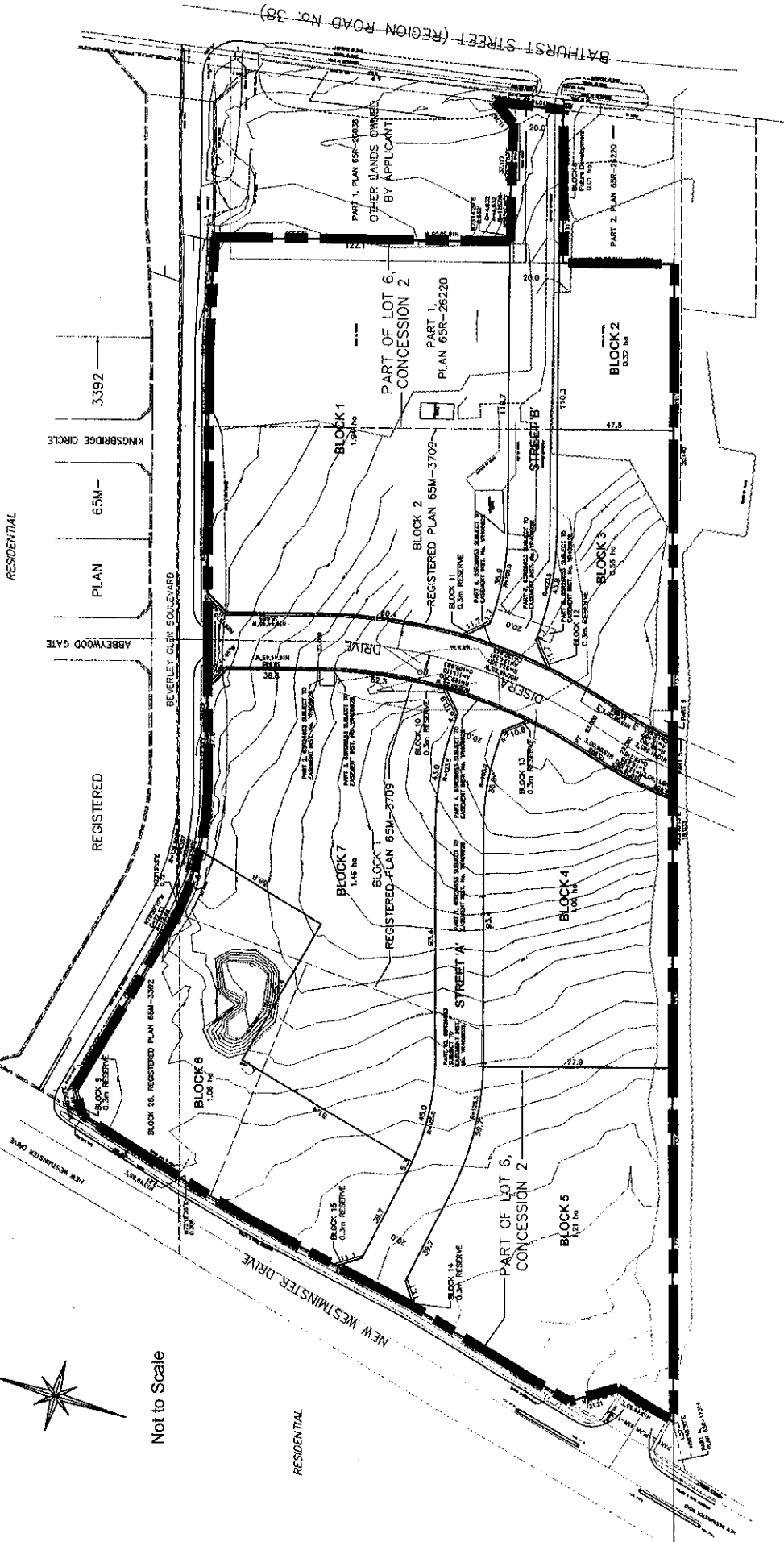
Attachment



FILE No.:
19T-04V08
RELATED FILES:
OP-03.024 & Z.03.084
May 27, 2004



Not to Scale



SUBJECT LANDS

Draft Plan of Subdivision



Community Planning Department

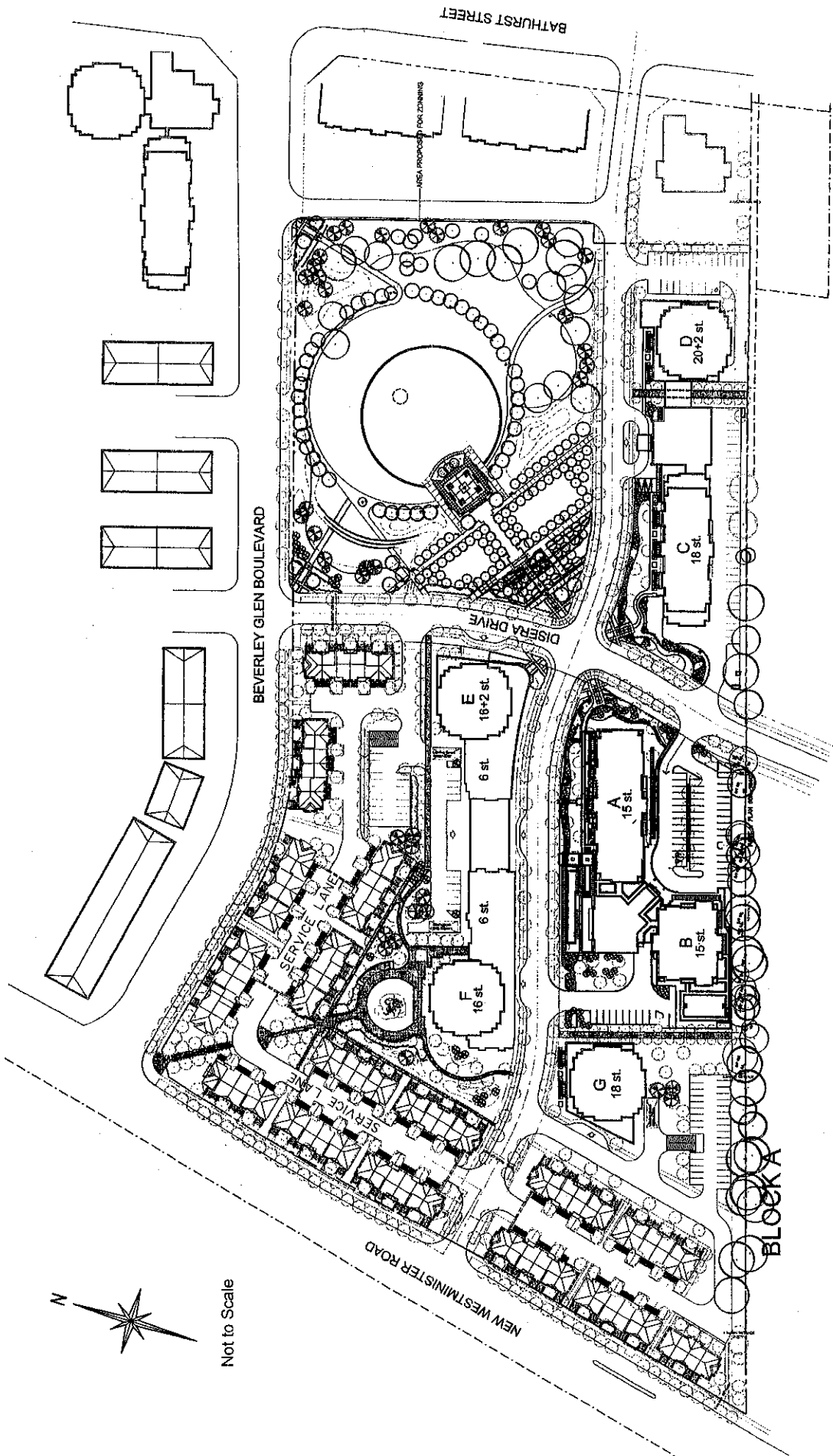
Attachment 2

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Part of Lot 6,
Concession 2
APPLICANT:
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Conceptual Master Plan

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

Attachment

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FILE No.:
 191-04\08
 RELATED FILES:
 OP.03.024 & Z.03.084
 May 27, 2004