

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 1, 2004

1. **OFFICIAL PLAN AMENDMENT FILE OP.04.018
ZONING BY-LAW AMENDMENT FILE Z.04.053
DRAFT PLAN OF SUBDIVISION FILE 19T-04V14
1609985 AND 1609986 ONTARIO LTD.
PRELIMINARY REPORT**

P.2004.103

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.018, Z.04.053 and 19T-04V14 (1609985 and 1609986 Ontario Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to:

1. amend the Official Plan (OPA #240 – Woodbridge) to redesignate the site from “Low Density Residential” (single/semi-detached) to “Medium Density Residential” (townhouses);
2. amend Zoning By-law 1-88 to rezone the site from R1 Residential Zone (single-detached) to RM2 Multiple Residential Zone (townhouses);
3. permit a Draft Plan of Subdivision to combine the 3 individual lots into a single 1.18 ha residential block.

The applications would facilitate future site plan and condominium applications to develop the overall property for 58 freehold townhouse units on a common condominium road, as shown on Attachments #2 and #3.

Background - Analysis and Options

The subject lands are located on the south side of Regional Road #7, east of Bruce Street, and represents an assembly of three residential lots, being Lots 38, 39 and 40, Registered Plan 9831, (4785, 4795 and 4803 Regional Road #7), in Lot 5, Concession 7, City of Vaughan. The 1.18 ha rectangular and flat site, is developed with 3 detached homes, which are to be demolished.

The lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(75), which permits a home occupation use on Lot 38 (4785 Regional Road #7). The surrounding land uses are:

North - Regional Road #7; detached homes (R2 Residential Zone)

South - Woodbridge High School (A Agricultural Zone)

East - proposed townhouse developments (DeLuca Group and Stone Manor - R1 Residential Zone)

West - vacant residential parcel (R1 Residential Zone)

On October 8, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association. To date, one letter has been received from the Vaughanwood Ratepayers Association requesting that the applicant use quality building materials and extensive landscaping that is in keeping with the existing neighbourhood and the proposed Stone Manor development to the east, and that on-site parking

comply to the parking standards in By-law 1-88. The letter also expressed concern with increased traffic and the number of accidents in the area, and that appropriate measures be taken to ensure safe access points and proper signalization. Any other responses received will be addressed in the technical report to the Committee of the Whole.

Preliminary Review

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

- the “Low Density Residential” designation permits single and semi-detached dwelling units at a maximum density of 22 units/ha; the proposed redesignation to “Medium Density Residential” at a density of 49 units/ha would permit 58 townhouse units, and require an amendment to the Official Plan;
- the City’s May 2000 “South Side of Highway #7 Land Use Study”, recommended several development options for the study area, which included the subject lands, and will be consulted to assess the applications;
- the subject lands fall within the City’s current “Highway #7 Policy Review”, which has a projected completion date of fall/winter 2004, and encourages higher density development along Regional Road #7; this study will be considered to assess the applications;
- the R1 Residential Zone permits single-detached dwellings on minimum 18m frontages; review will be given to the proposed rezoning to RM2 Multiple Residential Zone to permit townhouse dwelling units;
- the subject lands are an assembly of three properties under a Registrar’s Compiled Plan; the applicant has submitted a Draft Plan of Subdivision to create one residential block under one registered M-Plan, which will enable the townhouse lots to be created through the lifting of Part Lot Control; the common blocks for roads are to be created through a Draft Plan of Condominium (Common Elements);
- a preliminary site plan (see Attachment #2) has been submitted in support of the applications, which shows the proposed residential layout; 2 of the 10 residential blocks exceed the maximum number of units (6) permitted in a row as per the City’s Design Standards Review of January 2002, by proposing 7 units, which will be reviewed; the townhomes are to be sited on freehold lots with private amenity area, fronting onto a common condominium road; through the formal Site Development application process, consideration will be given to the coordination of land use, common amenity areas, servicing, traffic/pedestrian connections, and access with adjacent lands, and the overall design and layout of the development; the composite site plan (Attachment #3) shows how the subject lands tie in with the development proposals to the east; and
- on October 12, 2004, Council ratified the “Interim Strategy for Allocation/Reservation of Servicing Capacity” report (Item #2, Report #68) from the Commissioner’s of Engineering and Planning recommending the reservation of water and sewage capacity for active applications; as the applications were not in process, they were not included in the list of active applications, but can be considered towards the servicing allocation capacity available for future infill development.

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 applications, together with comments from the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, review will be given to the proposed redesignation and rezoning of the subject lands, and the draft plan of subdivision, to facilitate townhouse development. Staff will also be reviewing the density, land use compatibility with existing and planned uses in the surrounding area, and connectivity of the proposed residential layout with adjacent properties in respect of site design, vehicular and pedestrian connections, traffic, visitor parking, access and common amenity areas.

Attachments

1. Location Map
2. Site Plan
3. Composite Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 5,
Concession 7
APPLICANT:
 1609985 & 1609986
 ONTARIO LTD.



Community Planning Department

Attachment

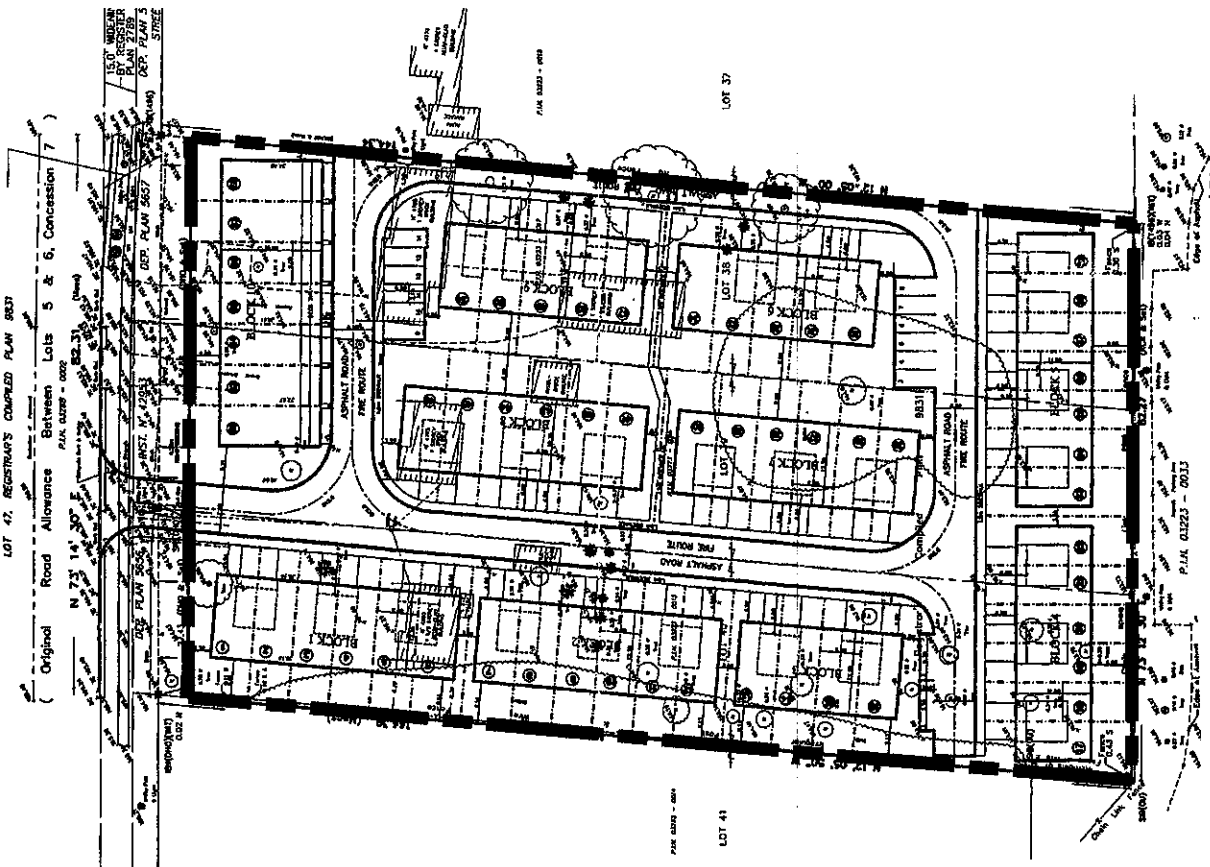


FILE No's:
 OP-04-018,
 Z-04-053 &
 19T - 04V14

September 30, 2004

REGIONAL ROAD 7

LOT 47, REGISTRAR'S COMPLETED PLAN 5837



Not to Scale



SUBJECT LANDS

Preliminary Site Plan

Part of Lot 5,
Concession 7
APPLICANT:
1609985 & 1609986
ONTARIO LTD.



Community Planning Department

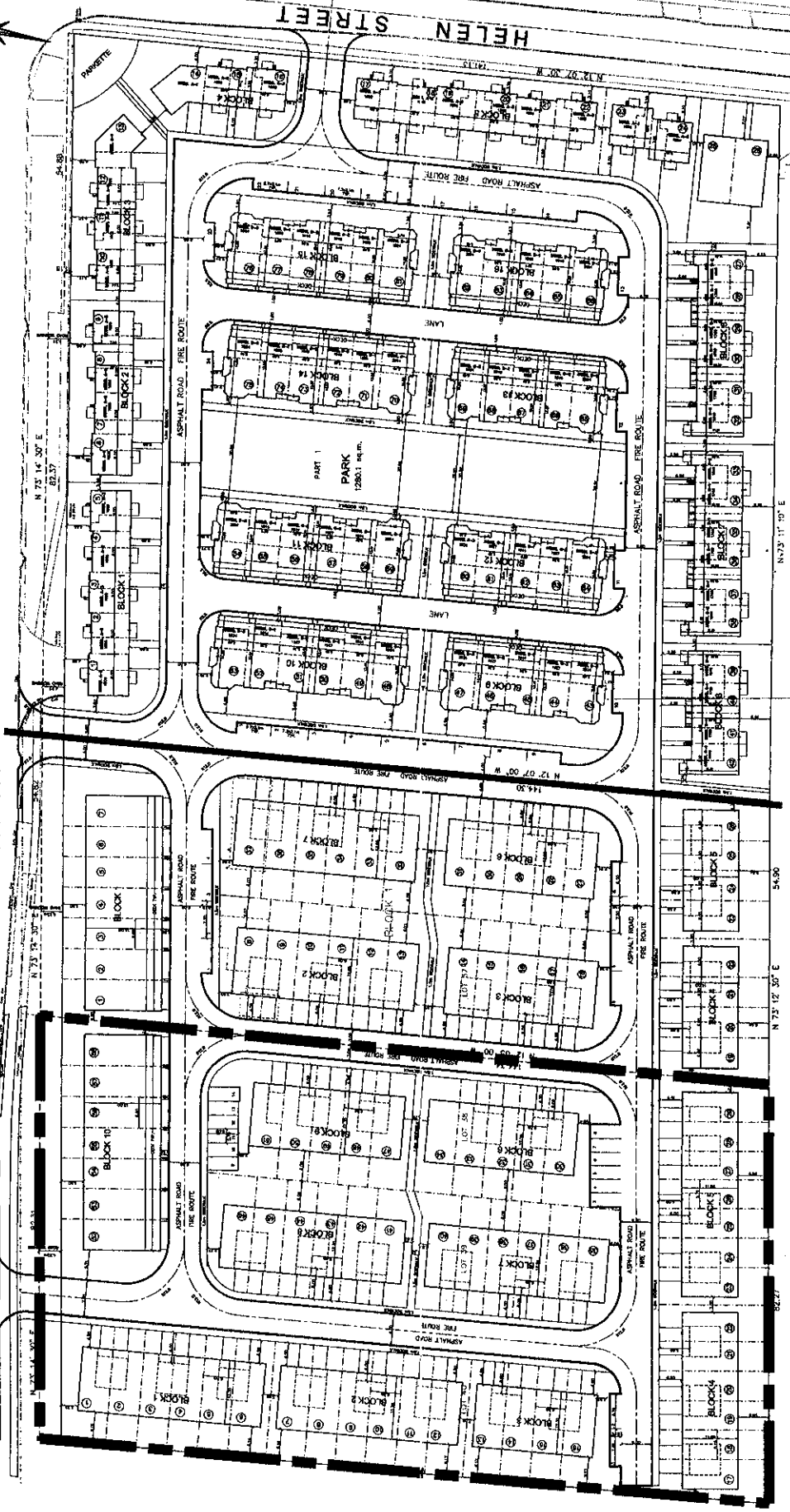
Attachment 2

FILE No's:
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September 30, 2004



REGIONAL ROAD 7



Stone Manor Development
Approved by Council
October 12/04

DeLuca Group
Approved by Council
October 12/04

1609985 & 1609986
ONTARIO LTD. LANDS

Not to Scale

Composite Site Plan

Part of Lot 5,
Concession 7
APPLICANT:
1609985 & 1609986
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Attachment

3

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