

COMMITTEE OF THE WHOLE OCTOBER 4, 2004

OFFICIAL PLAN AMENDMENT FILE OP.04.004 ZONING BY-LAW AMENDMENT FILE Z.04.004 STONE MANOR DEVELOPMENTS (WOODBIDGE) LTD. REPORT #P.2004.63

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.004 (Stone Manor Developments (Woodbridge) Ltd.) BE APPROVED, to redesignate the subject lands to "Medium Density Residential" to facilitate residential townhouses, and that the Official Plan Amendment include the following development policies:
 - a) that the necessary studies (ie. noise, traffic, environmental, parking, etc.) be submitted in support of a site plan application;
 - b) policies ensuring the co-ordination of land uses, servicing, access and street connections with the adjacent lands; and
 - c) that a Master Landscape Plan and Architectural Design Guidelines, be prepared by the applicant and approved by the City, to ensure a high quality and architecturally designed development compatible with the adjacent residential neighbourhoods.
2. THAT Zoning By-law Amendment File Z.04.004 {Stone Manor Developments (Woodbridge) Ltd.} BE APPROVED, to rezone the subject lands RM2 Multiple Residential Zone, with the following exceptions:
 - a maximum of 86 townhouse units;
 - a minimum exterior side yard of 3m; and
 - a landscape strip width less than 3m around the periphery of an outdoor parking area, with the provision for a mix of tree and shrub planting.

Purpose

On February 18, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone a 1.95 ha parcel from "Low Density Residential" to "Medium Density Residential" and from R1 Residential Zone to RM2 Multiple Residential Zone, respectively, to facilitate a 86 unit residential townhouse development.

Background- Analysis and Options

The subject property is located at the southwest corner of Regional Road #7 and Helen Street, being Lots 2 and 3, on Registered Plan 4319 and Lots 34, 35 and 36, on Registrar's Compiled Plan 9831 (4713, 4721, 4733, 4745 and 4751 Regional Road #7), in Lot 5, Concession 7, City of Vaughan. The property has 137.29m frontage on Regional Road #7 and 141m flankage on Helen Street. The lands are flat, and developed with a detached dwelling (4783 Regional Road #7), which is to be demolished.

The subject 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(700). The surrounding land uses are as follows:

North - Highway #7; commercial (C3 Local Commercial Zone)
South - Woodbridge College (A Agricultural Zone), detached residential (R1 Residential Zone)
East - Helen Street; commercial office building (C8 Office Commercial Zone) and detached residential (R2 Residential Zone)
West - detached residential (R1 Residential Zone)/proposed townhouses (OP.99.026 and Z.99.054)

Public Hearing

On April 8, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association.

At the Public Hearing on May 3, 2004, a number of residents were in support of the development of the subject lands, but raised several concerns with respect to parking, access, traffic, density and built form. The recommendation of the Committee of the Whole, to receive the Public Hearing and to forward a technical report to a future Committee meeting, was ratified by Council on May 10, 2004, and included the following resolution:

“That the applicant and the adjacent landowners be requested to provide the City with a comprehensive concept plan for the subject lands; and

That the applicant meet with the Ward 2 Sub-Committee, Vaughanwood Ratepayers Association and affected residents, to address concerns raised, prior to this matter being brought forward to a Committee of the Whole Meeting.”

Ward 2 Sub-Committee Meeting

On August 10, 2004, the Ward 2 Sub-Committee met together with the Owner, adjacent landowners, and the local ratepayer group to consider a comprehensive development plan showing the road and lotting pattern for the 3 properties located east of Helen Street (Attachment #3). The plan was generally acceptable to the ratepayer group as it addressed many of the issues raised at the Public Hearing, such as the relocation of the Helen Street access and the introduction of semi-detached dwelling units along Helen Street. The plan for the most westerly Forest Green Homes is conceptual, as no formal application has been submitted. Discussion concerning density and lack of amenity area, and with the live work units proposed by the DeLuca Group, also took place.

Land Use Status

a) Provincial Policy Statement

The Provincial Policy Statement (PPS) sets out overall directions on matters of provincial interest related to land use planning and development, and includes policies that encourage the focus of new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure and public service facilities;
- ii) avoid the need for unnecessary and/or uneconomical expansion of infrastructure;
- iii) support the use of public transit in areas where it exists or is to be developed; and
- iv) are appropriate to the type of sewage and water systems which are planned or available.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas that have sufficient infrastructure to create a potential supply of new housing units. Development and land use patterns which may cause environmental or public health and safety concerns shall be avoided. The proposal meets the intent of the Provincial Policy Statement

b) Regional Official Plan

The Region of York Official Plan identifies Vaughan and specifically the subject lands, as an "Urban Area" served by major transportation corridors (Regional Road #7) and future transit systems. An objective of the Regional Plan is to target growth to existing built-up portions of urban areas and to encourage carefully planned intensification and provide for a broad range of housing types. Another main objective of the Regional Official Plan is to identify corridors as mixed-use transit spines that link urban and regional centres. The policies encourage a mix of housing and employment uses along these corridors, and for municipalities to examine mixed or higher density development along these regional corridors in a comprehensive manner. The proposed development is consistent with the Regional Official Plan policies.

The lands abut Regional Road #7, which is under the jurisdiction of the Region of York. The Region is currently undertaking an Environmental Assessment for the Regional Road #7 Corridor and the Vaughan North-South Link Public Transit Improvements, which are currently underway and scheduled for completion in winter 2004. This represents a significant Regional interest, and therefore, the Region will be granting final approval, should Council adopt an official plan amendment for the subject lands.

c) Vaughan Official Plan

OPA #240 (Woodbridge Community Plan) designates the subject lands "Low Density Residential", which permits detached and semi-detached residential units at a maximum density of 22 units/ha (43 units). The applicant has applied to amend the Official Plan to redesignate the subject lands to "Medium Density Residential" to permit the development of 86 townhouse units at a density of 44 units/ha.

A general goal of OPA #240 is to create a distinct residential community of scale and character, which relates well to the existing village quality of Woodbridge, and towards a strong sense of community identity. A land use goal is to arrange the social, physical, and economic facilities and services necessary for the proper functioning of the community in such a way as to provide optimum convenience, efficiency, safety, and attractiveness to the present and future population.

With respect to housing, OPA #240 provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. The Official Plan also states the following, with respect to densities:

"All medium and high density residential development shall be subject to site plan control which will ensure, among other things that adequate on-site parking, amenity area, setback, landscaping, parking and internal road widths are provided."

South Side of Highway #7 Land Use Study (S.S.H.L.S)

On May 1, 2000, Council endorsed the South Side of Highway #7 Land Use Study, which recommended several development options ranging from high density residential at 99 units/ha, to a mixed-residential use at a maximum building height of 4 storeys. The applicant is proposing a medium density residential development comprising of 86 townhouse units at a density of 44 units/ha. The proposal is similar to Option #3B of the study, "Medium Density Residential

Transition”, which proposed a maximum of two and three storey units at 35 units/ha, with a transition to a maximum of three and four storeys at 60 units/ha.

The land use study also included urban design principles, to be applied to the development of lands within the study area, and as a guide for the consideration of any Official Plan Amendment application.

Highway #7 Policy Review

The subject lands fall within the “Highway #7 Policy Review” study area, which has a projected completion date of fall/winter 2004, and encourages higher density development along Regional Road #7. The applicant’s proposal is considered to be in keeping with the objectives of the Policy Review, and is proceeding a head of the study.

Zoning

The subject lands are zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(700), which restricts the site to a church, daycare centre and accessory uses, and to a minimum of 375 parking spaces, and maximum 17.37m building height. This exception was approved by the Ontario Municipal Board on January 23, 1990, to facilitate a domed church structure, which was never constructed.

The application proposes to rezone the subject lands to RM2 Multiple Residential Zone, to permit block townhouse units. Based on the conceptual site plan, the following exceptions to the RM2 Zone would be required:

- maximum of 86 units shall be permitted on site
- exterior side yard of 3m, whereas 4.5m is required
- setback to day-light triangle of 3m, whereas 4.5m is required
- reductions to the minimum 3m landscaping strip widths with the provision for a mix of tree and shrub planting around the periphery of the parking area, whereas a berm or evergreen hedgerow of a minimum height of 1.2m is required

Staff is satisfied that the above-noted exceptions are appropriate to facilitate an urban-oriented block townhouse development.

Planning Considerations

Land Use Compatibility

The subject lands are within a predominantly low density residential area, including both new and old housing stock, minor commercial development, and institutional and utility uses. The area is prime for redevelopment, with the improvement of Regional Road #7 and are current policy review, and recent development applications for higher densities. The properties immediately west of the subject lands are made up of large lots with older type single detached homes. Current applications (DeLuca Group) and interest (Forest Green Homes) to develop these lands with similar townhouse uses reinforces the underutilization of the area.

The South Side of Highway #7 Land Use Study was strategic in establishing development and design principles for the transition of the area, and streetscape and new development proposals should address these guidelines to ensure appropriate and compatible development. A condition to this effect will be included in the implementing Official Plan Amendment.

The subject lands is an assembly of five properties, two of which are under a registered plan and three are part of a Registrar’s compiled plan. The applicant has submitted a Draft Plan of Subdivision (19T-04V03) to consolidate the lots into one residential block under a single

registered M-Plan. This will enable the townhouse block to be developed through a separate Site Plan application DA.03.071 and the individual lots to be created through the lifting of Part Lot Control. The common element areas, amenity open space, roads and visitor parking area would be created through the Draft Plan of Condominium.

Comprehensive Plan

A comprehensive plan was submitted to the City for review. The plan identifies the properties of all three land owners and provides a road network which ties in all the parcels. The design of the road pattern resembles a ring road and provides three different access points, comprising two right-in/right-out movements to Regional Road #7 and a full movement access on Helen Street through the Stone Manor Developments parcel. The necessary easements will be provided for at the subdivision or site development stages to ensure appropriate connectivity. The plan identifies and proposes a consistent medium density residential land use pattern comprised of townhouse units at similar type densities. The plan has been circulated and will be reviewed by City Staff to ensure appropriate site circulation, functionality and for appropriateness and compatibility during both the site development and plan of subdivision stages.

Servicing

On September 7, 2004, the Committee of the Whole considered Item #20 being a report from the Commissioner of Engineering/Public Works and the Commissioner of Planning with respect to the "Interim Strategy for Allocation/Reservation of Servicing Capacity". The report recommended the reservation of water and sewage capacity to Stone Manor Developments for 86 units.

Subsequently, on September 13, 2004, Council at its meeting resolved that the entire report, Item #20, be referred to the Committee of the Whole meeting on October 4, 2004. Further direction would be provided to Staff at this Committee meeting with respect to water and sewage capacity for the entire municipality, and reservation for the Stone Manor site. Final servicing allocation for this development would be granted by Council as part of the draft plan of subdivision or site plan approvals.

The site has access to municipal services, including water, sanitary and storm sewers, and hydro. The Engineering Department will require a storm water management report sanitary/water servicing plan, and grading plans, to be submitted at the site plan stage.

Engineering Staff has also indicated that a 15m x 15m site triangle will be required to be provided at the southwest corner of Regional Road #7/Helen Street, and that a 0.3m reserve is to be provided along the perimeter of Regional Road #7 and Helen Street.

Additional Engineering reports (i.e. traffic, noise) and comments will be provided at the site development stage.

Parking and Access

The preliminary site plan shows a single full-movement access on Helen Street, across from an existing driveway for a two-storey office building. A right-in/right-out driveway is proposed at the northwest corner of the site with access to Regional Road #7, which will serve both the subject lands and the lands to the immediate west. The entire parcel is served by a private drive and laneway system leading to individual units, amenity space, and visitor parking area. The road pattern has been developed in a manner that would tie in the future development to the west, and the necessary easements will be provided for at the site development stage. A system of pedestrian walkways provide access to the central amenity area, Helen Street and to Regional Road #7.

The preliminary site plan shows 196 parking spaces, which includes visitor parking. Based on the residential parking standards in By-law 1-88, the required parking would be calculated as follows:

Block Townhouse: 86 units x 1.75 spaces/unit (inc. 0.25 spaces for visitor parking) = 151 spaces

A total of 196 parking spaces is being provided, including 18 visitor spaces, which is sufficient.

Parkland Dedication

The Real Estate Division has indicated that the Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Parks Department has indicated that the area labelled as park is amenity area, and shall not be considered as parkland.

Relationship to Vaughan Vision 2007

This report encourages managed growth through the implementation of OPA #240. It is also consistent with the priorities established in Section 4.5 of the Vaughan Vision 2007, to implement a staging growth policy to co-ordinate with infrastructure and community facilities and requirements, and to co-ordinate the City's staging policy with the Region of York Capital Works program and with school boards and municipal facilities.

Conclusion

The Provincial Policy Statement promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units.

Official Plan Amendment #240 provides for predominantly low density residential community, but encourages some higher density to accommodate senior citizens and other family housing needs. The Regional Official Plan calls for a broader range of housing forms for the Woodbridge Community.

The scale of the proposal, in its current form, is also consistent with the findings of the South Side of Highway #7 Land Use Study, which was endorsed by Council on May 2000, and provides the appropriate level of development for the existing community. Furthermore, it recognizes higher densities and introduces a new built form for this predominantly low density neighbourhood.

Staff can support the proposed amendment to the Official Plan to redesignate the subject lands to "Medium Density Residential" to facilitate townhouse development, as it represents a higher level of density along Regional Road #7, and is consistent with the South Side of Highway #7 Land Use Study and the Highway #7 and Land Use Review. The Official Plan Amendment would include policies ensuring the co-ordination of land uses, servicing, road connections with adjacent lands, and that the necessary studies (ie. noise, traffic, environmental, parking, etc.) be submitted.

On this basis, Staff can also support the proposed rezoning of the site to RM2 Multiple Residential Zone, and the site-specific exceptions to implement the townhouse proposal. Should the Committee concur, the recommendation in this report can be adopted to approve the Official Plan and Zoning By-law Amendment applications.

Attachments

1. Location Map
2. Site Plan
3. Comprehensive Plan
4. Elevation Plan

Report prepared by:

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Respectfully submitted,

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Location Map

Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS

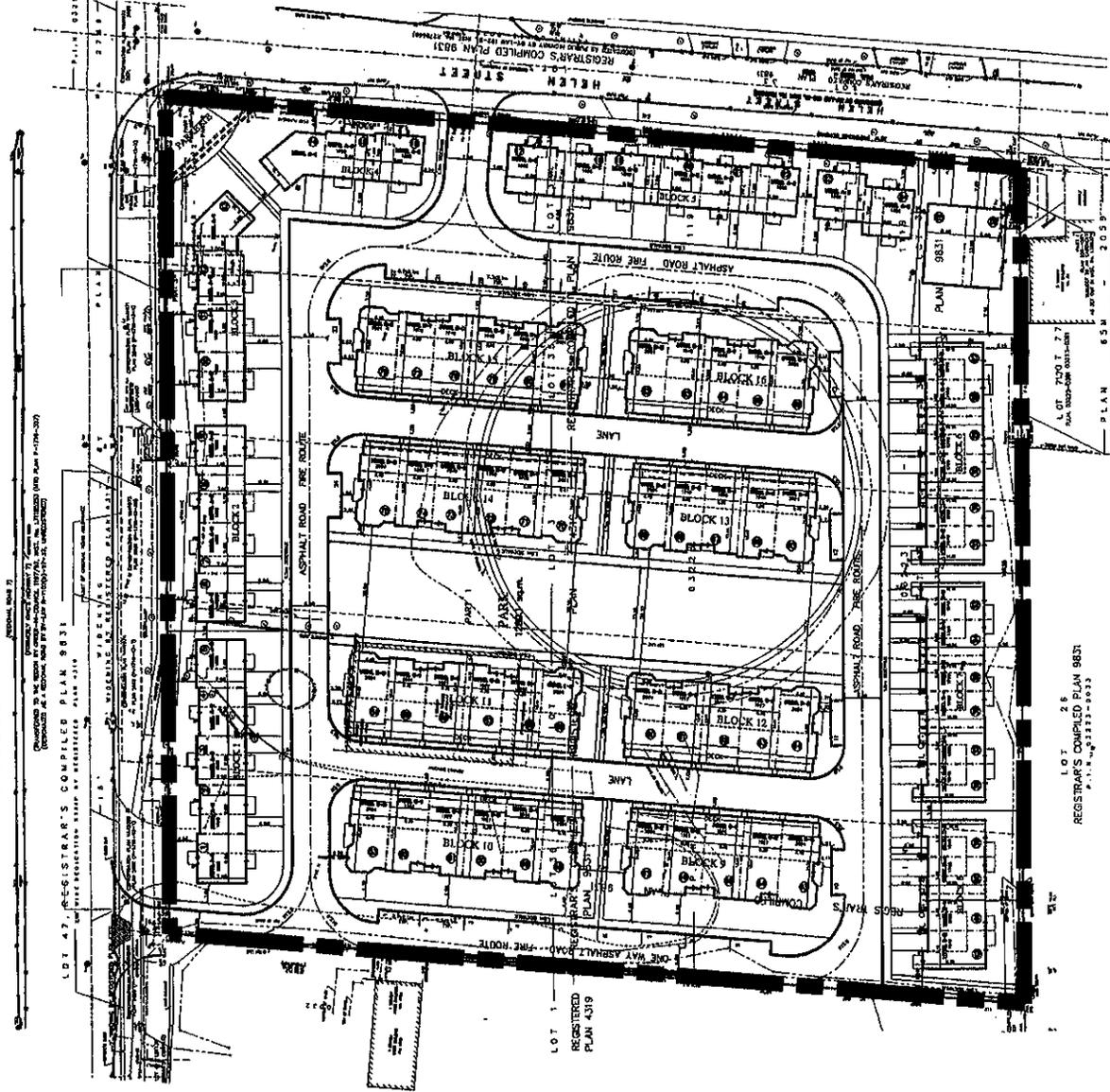


Community Planning Department

Attachment 1

FILE No.:
OP.04.004
RELATED FILES:
Z.04.004 & 19T-04V03
August 13, 2004

REGIONAL ROAD 7



Not to Scale

SUBJECT LANDS

Site Plan

Lot 5,
Concession 7
APPLICANT:
STONE MANOR DEVELOPMENTS

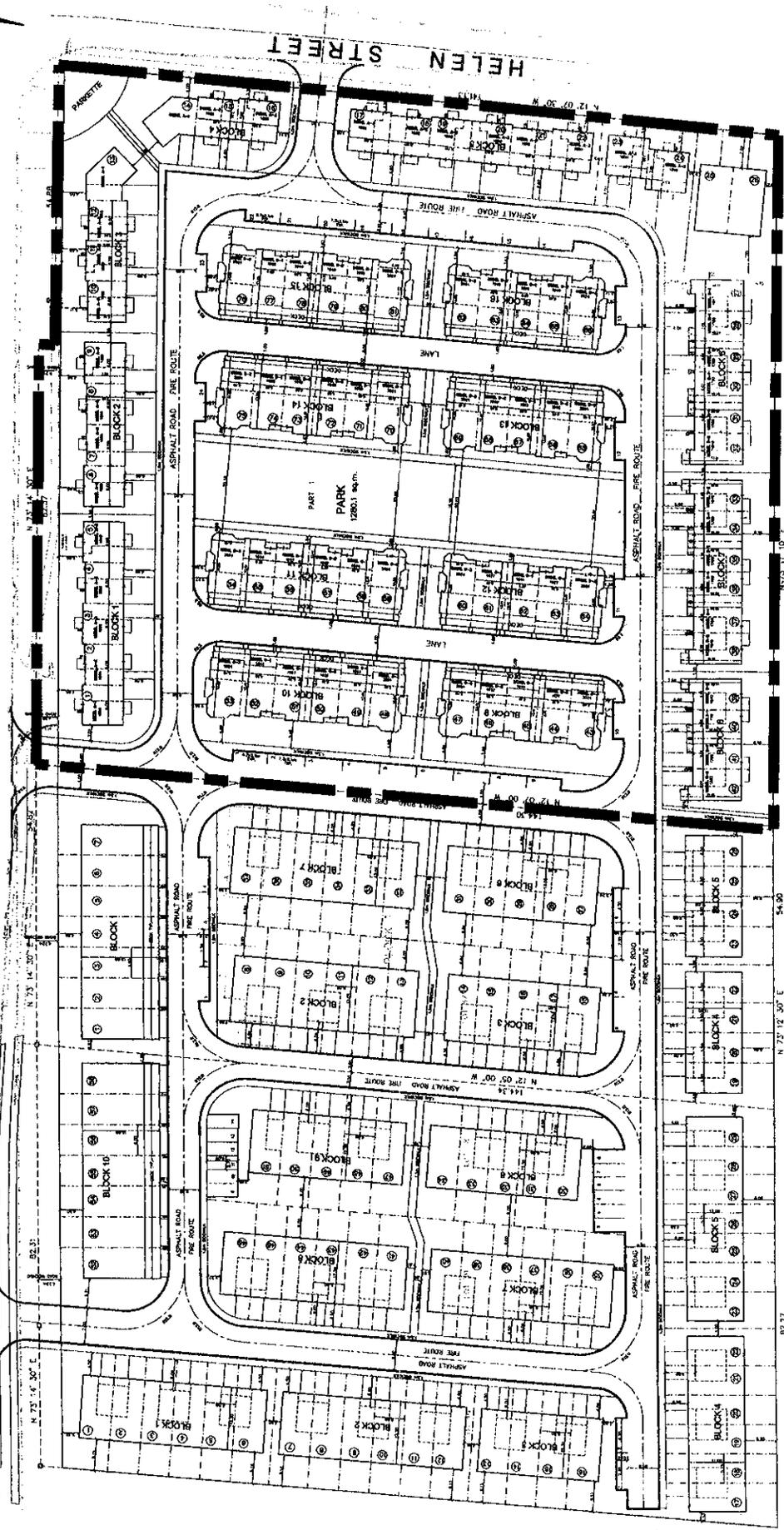


Community Planning Department

Attachment 2
FILE No.:
OP.04.004
RELATED FILES:
Z.04.004 & 19T-04V03
August 13, 2004



REGIONAL ROAD 7



STONE MANOR LANDS

Not to Scale

Composite Site Plan

Lot 5,
Concession 7
APPLICANT:
STONE MANOR DEVELOPMENTS

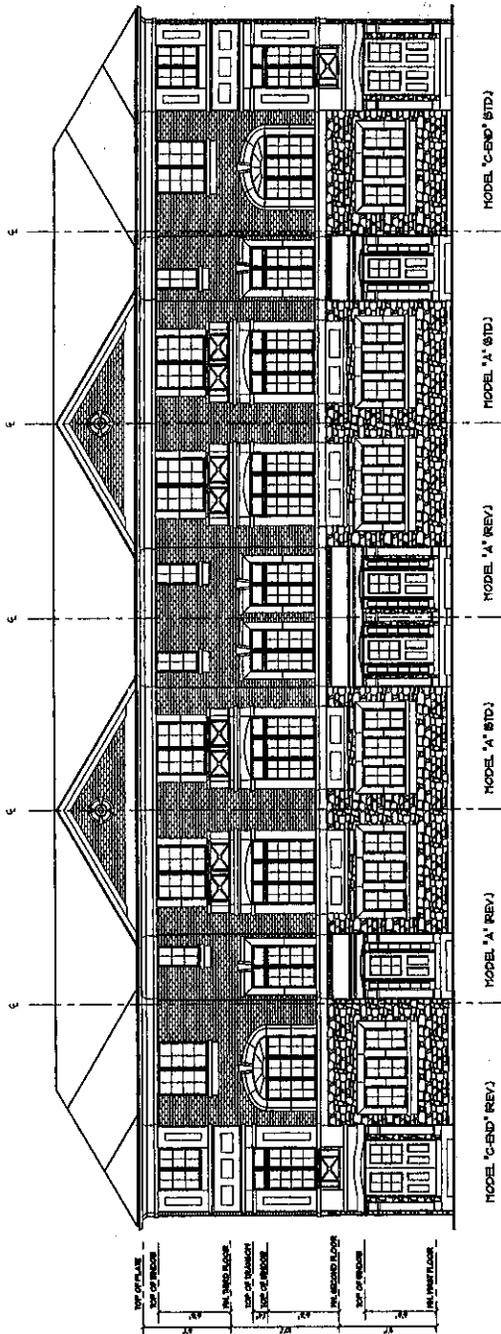


Community Planning Department

Attachment 3

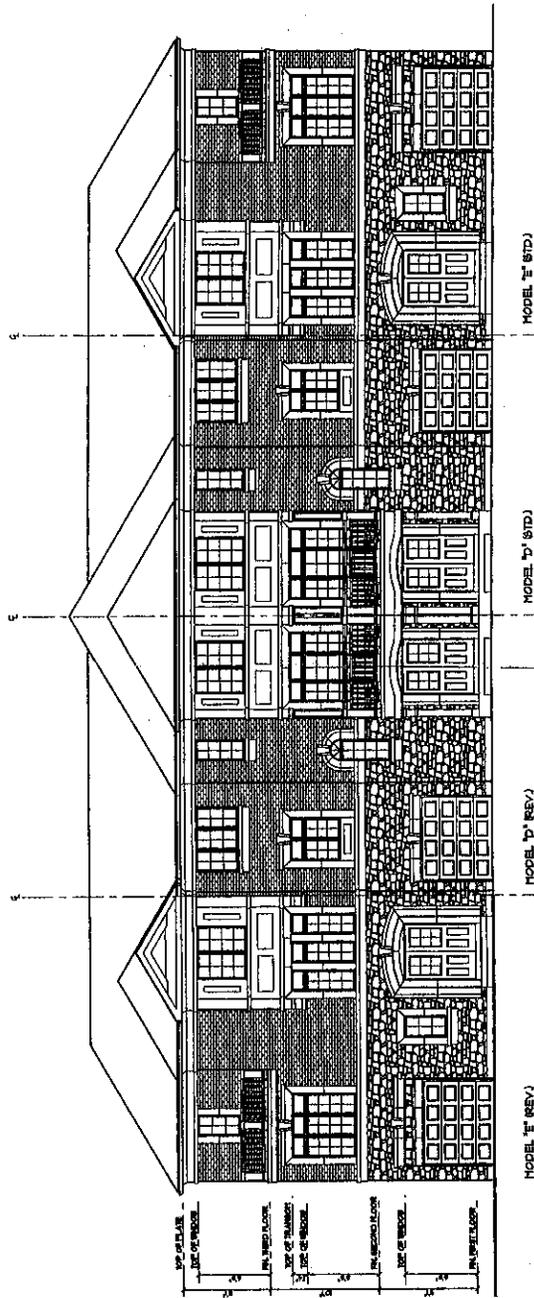
FILE No.:
OP.04.004
RELATED FILES:
Z.04.004 & 19T-04V03
September 20, 2004

BLOCK 13/14 -
FRONT ELEVATION



BLOCK 13/14 - FRONT ELEVATION

BLOCK 4 -
FRONT ELEVATION



BLOCK 4 - FRONT ELEVATION (INTERNAL STREET)

Elevation Plan

Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS

City of
Vaughan

Community Planning Department

Attachment

4

FILE No.:
DA.03.071

Not to Scale

November 17, 2003