

COMMITTEE OF THE WHOLE OCTOBER 4, 2004

OFFICIAL PLAN AMENDMENT FILE OP.99.026 ZONING BY-LAW AMENDMENT FILE Z.99.054 UNITED PEOPLE CORPORATION, C/O DE LUCA GROUP REPORT #P.2004.64

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.99.026 (United People Corporation, c/o De Luca Group) 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.99.054 (United People Corporation, c/o Deluca Group) BE APPROVED, to rezone the subject lands to RM2 Multiple Residential Zone, with the following exceptions:
 - a maximum of 37 townhouse units;
 - an interior side yard of 1.2m;
 - a minimum front yard of 1.65m;
 - a maximum building height of 12m;
 - a landscaping 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 March 25, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone a 0.8 ha parcel from "Low Density Residential" to "Medium Density Residential" and from R1 Residential Zone to RM2 Multiple Residential Zone, respectively, to facilitate a 37 unit residential townhouse development. A Draft Plan of Subdivision (19T-04V04) was also submitted in support of the applications, and will be considered by Council at a later date.

Background – Analysis and Options

The 0.8ha property is located on the south side of Regional Road #7, west of Helen Street, being Part of Lot 1 on Registered Plan 4319 and Lot 37 on Registrar's Compiled Plan 9831 (4763 and 4773 Regional Road #7), in Lot 5, Concession 7, City of Vaughan. The property has 54.82m frontage on Regional Road #7 and a lot depth of 145m. The lands are flat, and are developed with two detached dwellings, which are 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. The surrounding land uses are as follows:

- North - Regional Road #7; commercial (C3 Local Commercial Zone), detached residential (R2 Residential Zone)
- South - Woodbridge College (A Agricultural Zone)
- East - vacant/detached residential (R1 Residential Zone), Helen Street
- West - residential (R1 Residential Zone)

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 area 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 west of Helen Street (Attachment #4). The plan was generally acceptable to the ratepayer group, which 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 adjacent westerly Forest Green Homes is conceptual, as no formal application has been submitted. The townhouse proposal by Stone Manor Developments on the lands to the east are being reviewed by the City. 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 Vaughan North-South Link Public Transit Improvements, which is 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 (18 units). The applicant has applied to amend the Official Plan to redesignate the subject lands to "Medium Density Residential" to permit the development of 37 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 37 townhouse units at a density of 44/ha. This 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 includes urban design principles, to be applied to the development of the 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 ahead of the study.

Zoning

The subject lands are zoned R1 Residential Zone by By-law 1-88, which permits only single and semi-detached dwellings on minimum 18m frontage lots. An amendment to the Zoning By-law will be required 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 number of units permitted on site shall be 37
- interior side yard of 1.2m, whereas 1.5m is required
- minimum front yard of 1.65m, whereas 4.5m is required
- maximum building height of 12m, whereas 11m is permitted
- 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 planned improvements to Regional Road #7 and the current policy review, and recent development applications for higher densities. The property immediately east of the subject lands (Stone Manor Developments) is comprised of vacant lots and an older single detached home, and is currently subject to a redevelopment proposal for a similar townhouse development, reinforcing the underutilized condition of the area. The lands to the west (Forest Green Homes) are also contemplating townhouse development, but there are no formal applications.

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 shall be included in the implementing Official Plan Amendment.

The subject lands is an assembly of two residential lots, one of which is under a registered plan and the other is part of a Registrar's compiled plan. The applicant has submitted a Draft Plan of Subdivision to consolidate the lots into one residential block under a single registered M-Plan. This will enable the creation of townhouse blocks and individual lots to be created through the lifting of Part Lot Control. The common blocks for the roads would be created through a Draft Plan of Condominium (Common Elements). A Site Plan application would then be required for approval of the individual townhouse units.

Comprehensive Plan

A comprehensive development 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 Development parcel. The necessary easements will be provided for at the subdivision or site development stage 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 for site circulation, functionality and for appropriateness and compatibility during both the subdivision and site development 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 United People Corp. and United Capital Investments Ltd. for 37 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 United People Corporation site. Final servicing allocation 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 Owner will be required to enter into a subdivision agreement with the Engineering Department to address the municipal services (sanitary, storm, water), roads and mutual driveways. The Engineering Department has indicated that a storm water management report, sanitary/water servicing plan, and the necessary grading plans, are to be submitted at the site plan stage. Additional engineering reports (i.e. traffic, noise) and detailed comments and conditions will be provided through the subdivision and site plan processes.

Parking

The preliminary site plan identifies 81 parking spaces, of which 8 are reserved for visitor parking. However, some of the parking spaces do not comply with the standards of the zoning by-law, and will not be included. By-law 1-88 calculates the required parking for the site, as follows:

Block Townhouse: 37 units x 1.75 spaces/unit (inc. 0.25 spaces for visitor parking) = 65 spaces

The provided parking is sufficient and will be further reviewed at the site development stage to determine adequacy and function.

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.

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 a 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 form 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 in 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.

In light of the above, 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 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. Draft Plan of Subdivision
3. Preliminary Site Plan
4. Composite Site Plan
5. Elevations

Report prepared by:

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Respectfully submitted,

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Location Map

Part of Lot 5,
Concession 7

APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP



Community Planning Department

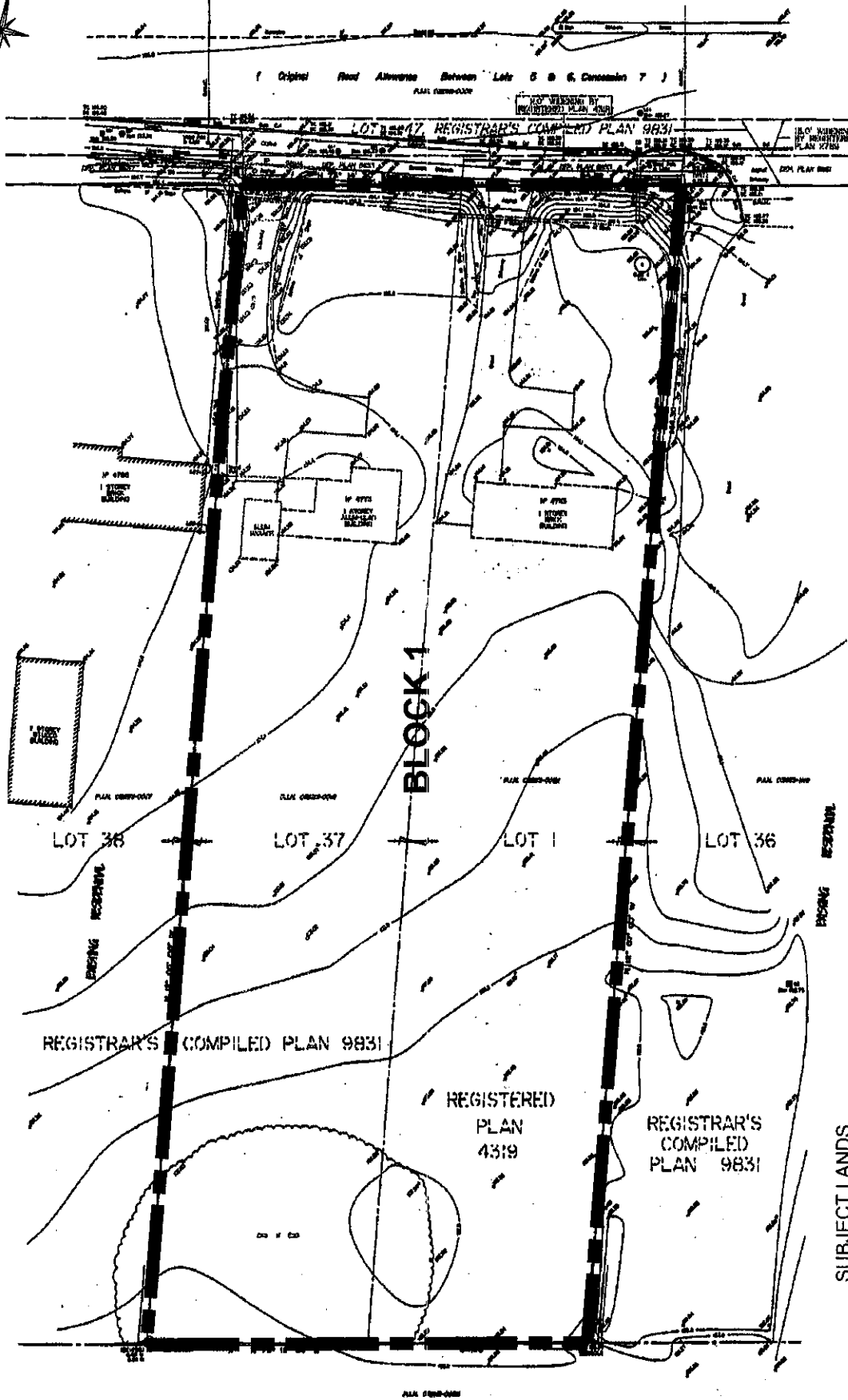
Attachment



FILE No.:
OP.99.026,
Z.99.054 &
19T-04V04
April 1, 2004



THE KING'S HIGHWAY N° 7



Not to Scale

Attachment 2

FILE No.:
OP.99.026,
Z.99.054 &
19T-04V04
April 1, 2004



Community Planning Department

Draft Plan of Subdivision

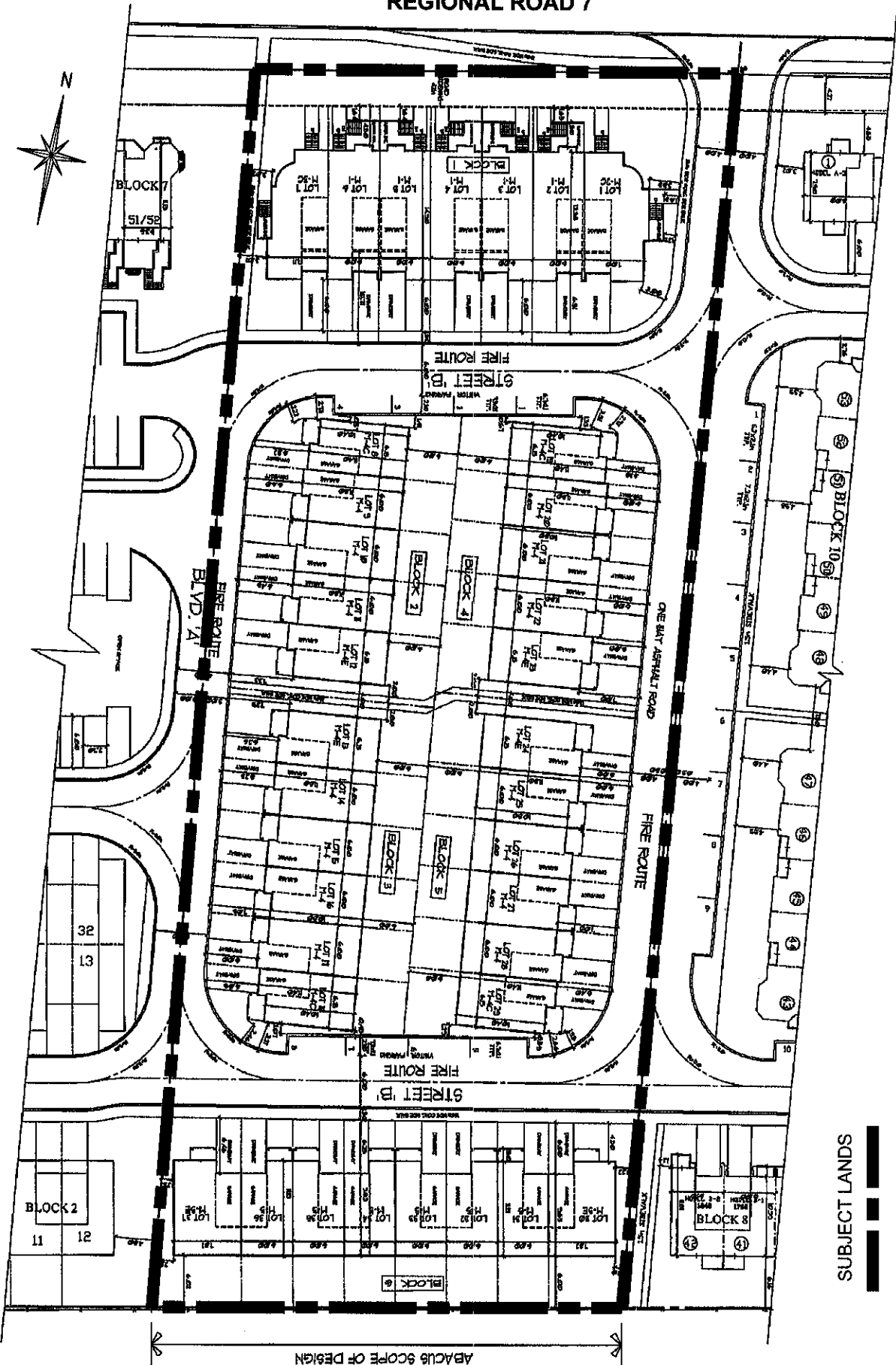
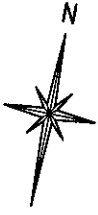
Part of Lot 5,
Concession 7

APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP

SUBJECT LANDS



REGIONAL ROAD 7



Not to Scale

SUBJECT LANDS



ABACUS SCOPE OF DESIGN

Preliminary Site Plan

Part of Lot 5,
Concession 7
APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP

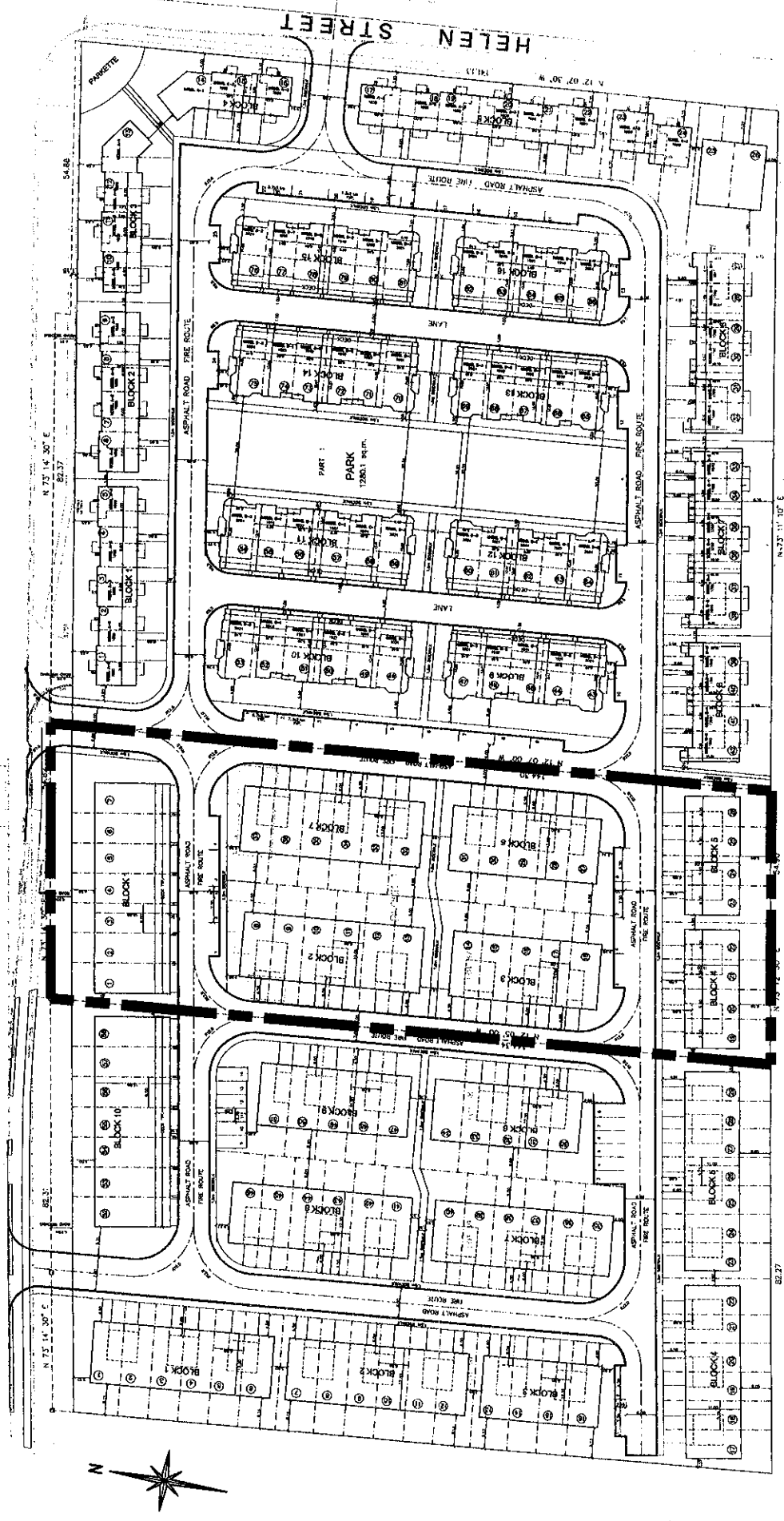


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Attachment 3

FILE No.:
OP 99.026,
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19T-04V04
April 1, 2004

REGIONAL ROAD 7



DELUCA LANDS



Not to Scale

Composite Site Plan

Part of Lot 5,
Concession 7
APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP



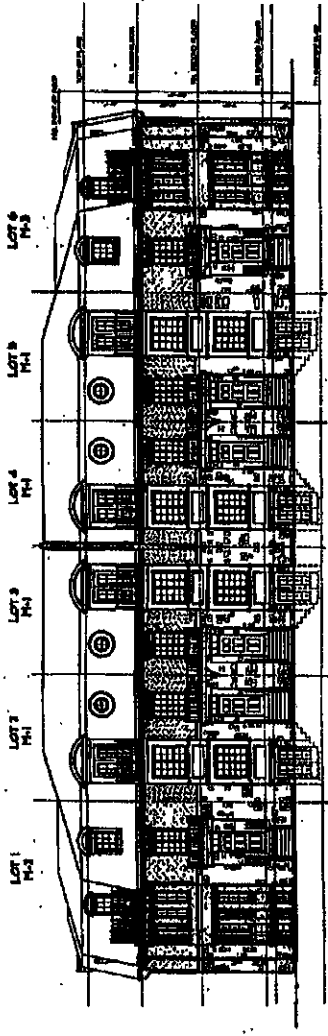
Community Planning Department

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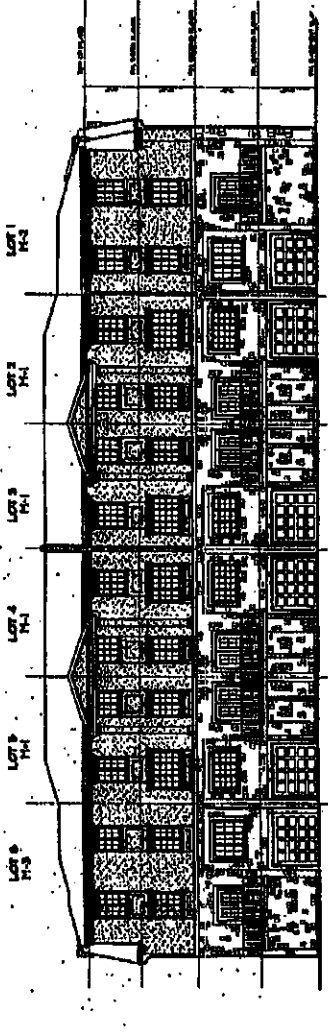
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FILE No.:
OP.99.026,
Z.99.054 &
19T-04V04
September 20, 2004

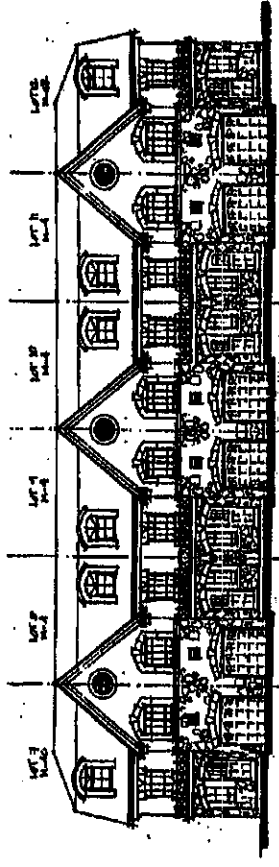
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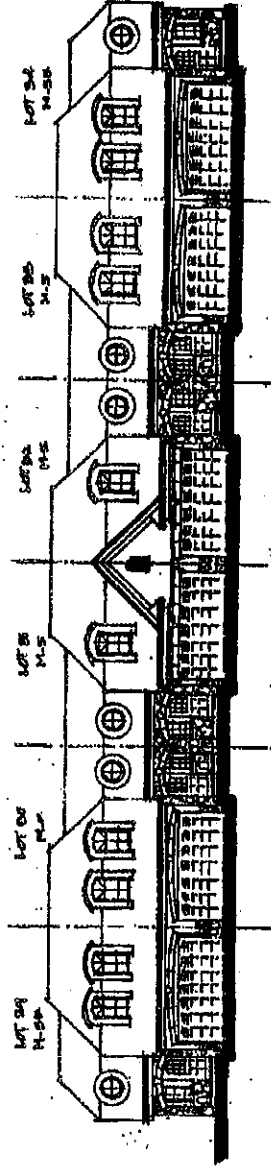
FRONT ELEVATIONS - BLOCK 1



REAR ELEVATIONS - BLOCK 1



FRONT ELEVATIONS - BLOCKS 2, 3, 4, 5



FRONT ELEVATIONS - BLOCK 6

Not to Scale

Elevations

Part of Lot 5,
Concession 7
APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP



Community Planning Department

Attachment 5

FILE No.:
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April 1, 2004