

**5.      OFFICIAL PLAN AMENDMENT FILE OP.04.021  
         ZONING BY-LAW AMENDMENT FILE Z.04.073  
         680401 ONTARIO LIMITED, IN TRUST FOR NETWORK REALTY  
         PRELIMINARY REPORT**

**P.2005.12**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.021 and Z.04.073 (680401 Ontario Limited, In Trust for Network Realty) 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 amend the Official Plan to permit an increase to the maximum net residential density from 148 units/ha to 174 units/ha affecting the subject lands and the northerly abutting Alterra lands designated "Mixed Commercial/Residential Area" on Attachments #1 and #2.

The Owner has also submitted an application to amend the Zoning By-law to permit the following exceptions to the site-specific RA3 Apartment Residential Zone standards on the subject lands shown on Attachments #1 and #2:

- reduction in the minimum residential parking standard from 1.3 to 1.15 spaces/unit;
- reduction in the minimum commercial parking standard from 5.5 spaces/100m<sup>2</sup> GFA to 3.72 spaces/100m<sup>2</sup> GFA;
- increase in the maximum permitted surface parking from 20 to 54 spaces;
- reduction in the minimum width of a landscape strip abutting a street from 1.5m to 1.0m;
- revisions to the permitted building envelopes to facilitate a narrower and slightly longer building foot-print;
- increase in the maximum permitted residential GFA from 12,255m<sup>2</sup> to 13,106m<sup>2</sup>;
- increase in the maximum permitted residential dwelling unit count on the subject lands from 78 to 135 units (increase of 57 units), or from 227 to 284 units on the combined subject lands and northerly Alterra property; and
- decrease in the maximum permitted commercial GFA from 1,100m<sup>2</sup> to 725m<sup>2</sup>.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northeast corner of Steeles Avenue West and Dufferin Street in Part of Lot 1, Concession 2, City of Vaughan. The 1.638 ha irregular-shaped lot has 77m frontage along Dufferin Street and 120m flankage along Steeles Avenue West.

The subject lands are designated "Mixed Commercial/Residential Area" by OPA No. 210 (Thornhill-Vaughan Community Plan), as amended by OPA No. 471. This designation permits apartment units and commercial uses to a maximum of 1,100m<sup>2</sup>. The lands are zoned RA3(H) Apartment Residential Zone with Holding "H" provision by By-law 1-88, subject to site-specific Exception 9(545). The existing zoning permits apartment dwelling units and commercial uses including a bank or financial institution, business or professional office, convenience retail store, eating establishment (provided the GFA does not exceed 350m<sup>2</sup>), personal service shop, post office, retail store and video store. The surrounding land uses are:

North - residential (RA3 Apartment Residential Zone)  
South - Steeles Avenue West; commercial (City of Toronto)  
East - open space (OS2 Open Space Park Zone)  
West - Dufferin Street; commercial (C6 Highway Commercial Zone and C1 Restricted Commercial Zone)

On February 17, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- lifting of the "H" Holding provision is subject to Council's approval of a Site Development application;
- review will be given to the appropriateness and compatibility of the proposed increase in density and the requested amendments to the RA3 Zone, in light of the high density residential apartment building constructed directly to the north, and proposed on the north side of Maison Parc Court, all within the OPA #471 area;
- the proposed increase in units correspond to a decrease in unit size and commercial floor area, which will be reviewed;
- the impact on traffic and parking will be considered in light of the increase in residential units;
- co-ordination of the driveway aisles, perimeter landscaping and landscaped courtyard with the condominium apartment development to the north will be required; and
- the site and building design, parking loading, access, landscaping and engineering will be reviewed upon submission of a detailed site plan application to be approved by Council.

#### Relationship to Vaughan Vision 2007

The applicability of this proposal 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 of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to future Committee of the Whole meeting. In particular, Staff will review the appropriateness of amending the Official Plan increase the permitted density on the subject lands, and providing relief to the RA3 Zone standards in order to facilitate a future residential apartment development.

#### Attachments

1. Location Map
2. Conceptual Site Plan

**Report prepared by:**

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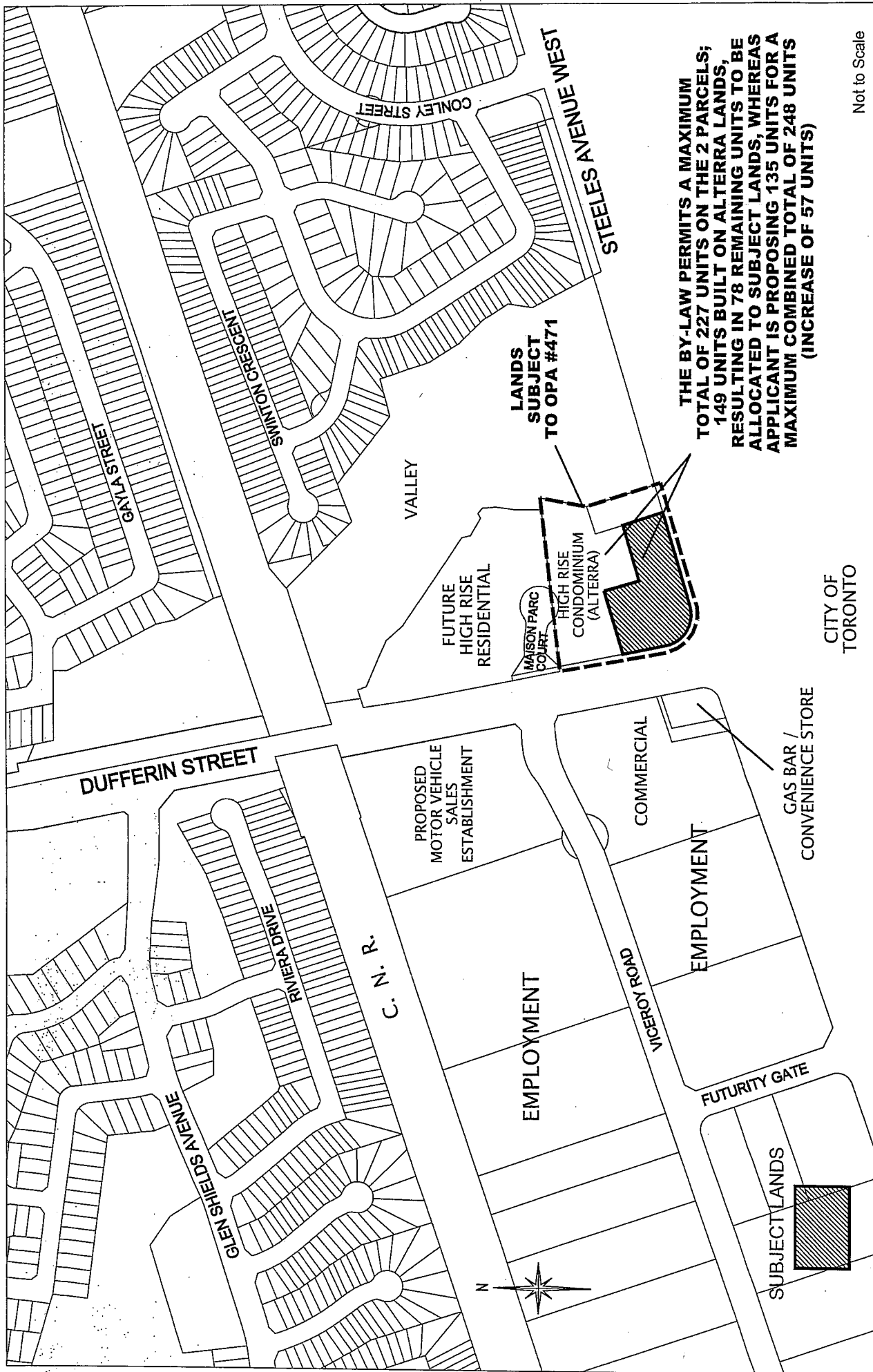
Grant A. Uyeyama, Manager, Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



THE BY-LAW PERMITS A MAXIMUM TOTAL OF 227 UNITS ON THE 2 PARCELS; 149 UNITS BUILT ON ALTERRA LANDS, RESULTING IN 78 REMAINING UNITS TO BE ALLOCATED TO SUBJECT LANDS, WHEREAS APPLICANT IS PROPOSING 135 UNITS FOR A MAXIMUM COMBINED TOTAL OF 248 UNITS (INCREASE OF 57 UNITS)

Not to Scale

# Location Map

Part of Lot 1,  
Concession 2  
APPLICANT:  
680401 ONTARIO LIMITED  
IN TRUST FOR NETWORK REALTY

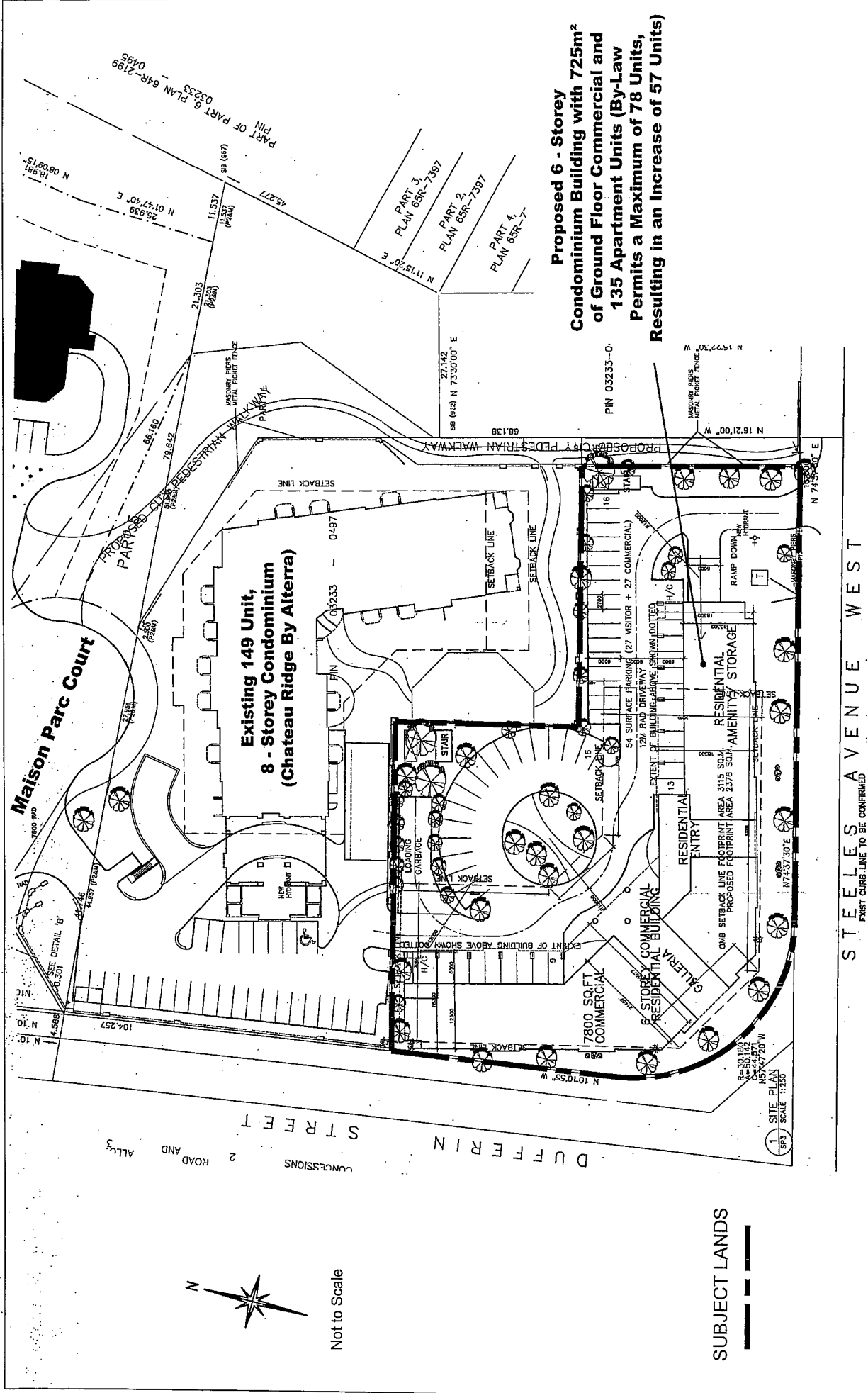


Development Planning Department

# Attachment 1

FILE No.:  
OP.04.021  
& Z.04.073

January 27, 2005



Not to Scale

SUBJECT LANDS



# Conceptual Site Plan

Part of Lot 1,  
Concession 2  
APPLICANT:  
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# Attachment 2

FILE No.:  
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January 27, 2005

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