## COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 2, 2005

## 3. OFFICIAL PLAN AMENDMENT FILE OP.04.015 ZONING BY-LAW AMENDMENT FILE Z.04.040 DRAFT PLAN OF SUBDIVISION FILE 19T-04V10 PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT CORPORATION <u>PRELIMINARY REPORT</u>

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.015, Z.04.040 and 19T-04V10 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

#### Economic Impact

This will be addressed when the technical report is completed.

#### Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision approval, to permit the development of a 2.262 ha parcel that includes an existing portion of Teston Road and the lands south of the proposed realignment of Teston Road, as shown on Attachment #1.

The proposed redesignation of the subject lands from "Low Density Residential" to "Medium Density Residential" would facilitate the proposed rezoning of the lands from A Agricultural Zone to RS1 Residential Semi-Detached Zone, RT1 Residential Townhouse Zone, and RM2 Multiple Residential Zone, to implement the proposed Draft Plan of Subdivision shown on Attachment #2. The draft plan consists of:

- 1 semi-detached lot (Lot 1);
- 1 multiple unit block (Block 2-120 stacked townhouse units with 150 below grade parking spaces to be developed through the site plan process);
- 5 street townhouse blocks (Blocks 3 to 7-19 units); and
- 2 buffer blocks (Blocks 8 and 9 adjacent to the Teston Road realignment).

A Conceptual Site Plan has also been submitted, to show the intended build-out of the 2.26 ha property on Attachment #3.

## **Background - Analysis and Options**

The Owner had originally submitted applications to amend the Official Plan (File OP.04.015) and Zoning By-law (File Z.04.040) to redesignate and rezone the subject lands to implement a proposed Draft Plan of Subdivision (File 19T-04V10) consisting of 30 semi-detached units, 6 townhouse units and a local commercial block intended for a service station/gas-bar with drive-through, car wash and a convenience eating establishment with take-out. A number of letters of objection and petitions were submitted from the neighbouring residents identifying concerns respecting the incompatibility between the proposed gas station and the existing residential uses, and the increased residential density. Council considered and received the staff report for the original application at a Public Hearing on September 13, 2004. The Owner has since revised the applications to reflect the proposal identified in this staff report.

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The subject lands shown on Attachment #1 have a lot area of 2.26 ha, and are located on the northwest corner of Jane Street and Teston Road, in Part of Lot 26, Concession 5, City of Vaughan.

The site is designated "Low Density Residential" and "Planned Road Re-alignment" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

North - vacant (A Agricultural Zone)

- South residential (RVM1(B) Residential Zone)
- East Jane Street; residential (A Agricultural Zone)
- West vacant (A Agricultural Zone)

On April 8, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail Ratepayers Association. 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:

- the appropriateness of redesignating and rezoning the subject lands will be reviewed in consideration of the applicable Official Plan policies, Provincial policy, and the surrounding land uses;
- the proposed "Medium Density Residential" designation permits a net residential density of between 17-40 units per hectare, with the average net density taken across all the "Medium Density Residential/Commercial" areas within the Block 33 East Plan in the range of 25 to 35 units per hectare; the applications will be reviewed in consideration of the densities prescribed in the Official Plan;
- a number of site-specific zoning exceptions would be required to implement the proposed plan including for parking, access, landscaping, setbacks, amenity area, building height, and garage dimension standards for the RS1 Residential Semi-Detached Zone, RT1 Residential Townhouse Zone and RM2 Multiple Residential Zone; the appropriateness of these exceptions will be reviewed;
- additional information will be required to be submitted for review, including an underground parking plan for the stacked townhouse units, to determine the appropriateness and feasibility of providing underground parking, and compliance with zoning standards;
- a traffic and parking impact study may be required to be submitted, in support of the proposed development, for review and approval by the City and the Region of York;
- review will be given to the comments and conditions provided by the Region of York with respect to the disposition and realignment of Teston Road, and the impact on the development of the subject property;
- a Phase 1 Environmental Site Assessment is required by the Engineering Department for review and approval, prior to Council's consideration of a technical report for the applications;
- review will be given to identify if there is sufficient capacity available for Council to allocate water and sanitary services to the property, prior to the approval of the zoning by-law and draft plan of subdivision applications; and

• enhanced elevations and landscape treatment will be required for the dwelling units that front onto Jane Street and the proposed Teston Road realignment, in accordance with the architectural and urban design guidelines, approved for the Block 33 East Plan.

## 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 application, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the applicable Official Plan policies, Provincial policy, compatibility with adjacent land uses, and the appropriateness of the proposed density and zoning standards for the site.

## **Attachments**

- 1. Location Map
- 2. Draft Plan of Subdivision
- 3. Conceptual Site Plan

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Respectfully submitted,

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