

**4. OFFICIAL PLAN AMENDMENT FILE OP.05.004
 ZONING BY-LAW AMENDMENT FILE Z.05.011
 THORNHILL VILLAGE PLAZA INC. AND M4 DEVELOPMENTS INC.
 PRELIMINARY REPORT**

P.2005.35

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.004 and Z.05.011 (Thornhill Village Plaza Inc. and M4 Developments Inc.) 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 determined when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan (OPA #210) – Thornhill Community Plan) and the Zoning By-law (1-88) to:

1. Redesignate and rezone the lot on Arnold Avenue, shown on Attachment #1, from "Low Density residential" and R1V Old Village Residential Zone to "Mixed Residential/Commercial" and RM2 Multiple Residential Zone, respectively; and
2. Redesignate and rezone the lots on Yonge Street, shown on attachment #1, from "General Commercial" and C1 Restricted Commercial Zone to "Mixed Residential/Commercial" and RA2 Apartment Residential Zone, respectively.

The proposed redesignation and rezoning would permit the use and future development of the subject lands with 9 block townhouse units on the Arnold Avenue lot, and a 15 storey, 309 unit residential apartment (specifically for a senior's retirement residence) with a ground floor retail component on the Yonge Street properties, as shown on Attachments #2 and #3.

Background - Analysis and Options

The 1.002 ha site is located on the north side of Arnold Avenue and on the west side of Yonge Street, being Lots 66 and 67 on Registered Plan 9834 (1584 to 7604, 7610 and 7616 Yonge Street) and Lot 4 on Registered Plan 2132 (14 Arnold Avenue), in Part of Lot 29, Concession 1, City of Vaughan.

The individually rectangular lots, developed in conjunction with each other, will create an irregular ("Z") shaped lot. The Arnold Avenue lot has 30.48m frontage and a depth of 155m. The lots along Yonge Street have 91.3m frontage, and a depth of 77m. The Yonge Street site is currently developed with a mix of retail and office uses, and the Arnold Avenue site is developed with a single detached residential dwelling.

The subject lands on Arnold Avenue is designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), and zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(662), which permits a single residential dwelling use only. The subject lands on Yonge Street are designated "General Commercial" by OPA #210 and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1150), which permits only commercial and office uses. Therefore, applications to amend the Official Plan and Zoning By-

law are required to implement the proposed mixed residential/commercial development. The surrounding land uses are:

- North - residential (RIV Old Village Residential Zone/C1 Restricted Commercial Zone), commercial (C1 Restricted Commercial Zone)
- South - commercial (C1 Restricted and C6 Highway Commercial Zones), Arnold Avenue; school (RIV Old Village Residential Zone)
- West - residential (RIV Old Village Residential Zone)
- East - Yonge Street; Town of Markham; commercial and residential

On May 13, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Residents' Association, and the Town of Markham. To date, two letters of have been received (22 Arnold Avenue and 19 Thornridge Drive) with concerns of privacy, noise, parking, additional traffic generation, loss of heritage preservation, and obstruction of natural light on existing residences. Any other 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 the proposed redesignation and rezoning and intensification of the site will be considered in light of the policies contained in the Official Plan and the character of the area;
- uses permitted in the "Mixed Commercial/Residential" designation include: residential, business and professional offices, retail facilities, and hotel and associated facilities; review will be given to the compatibility of the proposed uses with the surrounding low density residential and low intensity commercial uses, the mass and scale of the development, building heights and shadow impacts, the proposed density of 317 units/ha, and access and traffic, to determine the appropriateness of the proposal;
- the subject property is located within the Thornhill Heritage Conservation District; review will be given to the Design Guidelines for District (By-law 307-88), which ensures that development is consistent with the architectural style of the existing character of the village, and that the mass and bulk of buildings are compatible with existing structures or neighbouring buildings. The north portion of the property is proposed for development, but contains two buildings listed on the City's Inventory of Heritage Structures (7610-7616 Yonge Street), and the disposition of these buildings must be confirmed;
- the subject lands are located within the Yonge Street Study, which is a joint Vaughan and Markham initiative that has been ongoing over the last two years, over which time there has been extensive public consultation and involvement. A report and presentation to Council summarizing the study and recommendations is anticipated for the Fall of 2005 the proposed development applications should be held in abeyance pending the outcome of the Yonge Street Study.
- Yonge Street has been identified as a corridor for higher order transit initiatives, including a designated transit lane; York Region Transportation and Works Staff have identified operational issues on Yonge Street which could potentially be escalated by the scale of the proposed development and have requested a detailed traffic study be submitted; and

- all necessary studies including, but not limited to, parking, traffic, noise, shadow, and urban design, must be submitted for review and approval by the City and external public agencies.

Relationship to Vaughan Vision 2007

The applicability of the applications 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, consideration will be given to the appropriateness of the redesignation and rezoning to facilitate the intensification of the site for a mixed residential/commercial development. The applications will be reviewed in light of the proposed built form, intended uses, mass and scale of the buildings, orientation and height, and in the context of the development policies in OPA #210. ~~Compatibility with the surrounding built form, traffic, parking and access issues will also be reviewed.~~ In addition, the application of the Heritage policies to the subject lands will be reviewed, together with the disposition of the two heritage buildings located on the property on Yonge Street.

However, with the Yonge Street Study a joint Vaughan and Markham initiative still-on-going, the subject applications should be held in abeyance pending the outcome of the Study, which is expected in Fall 2005.

Attachments

1. Location Map
2. Overview Concept Site Plan and Ground Floor
3. Overview of Condominium Components (Floors 2-15)

Report prepared by:

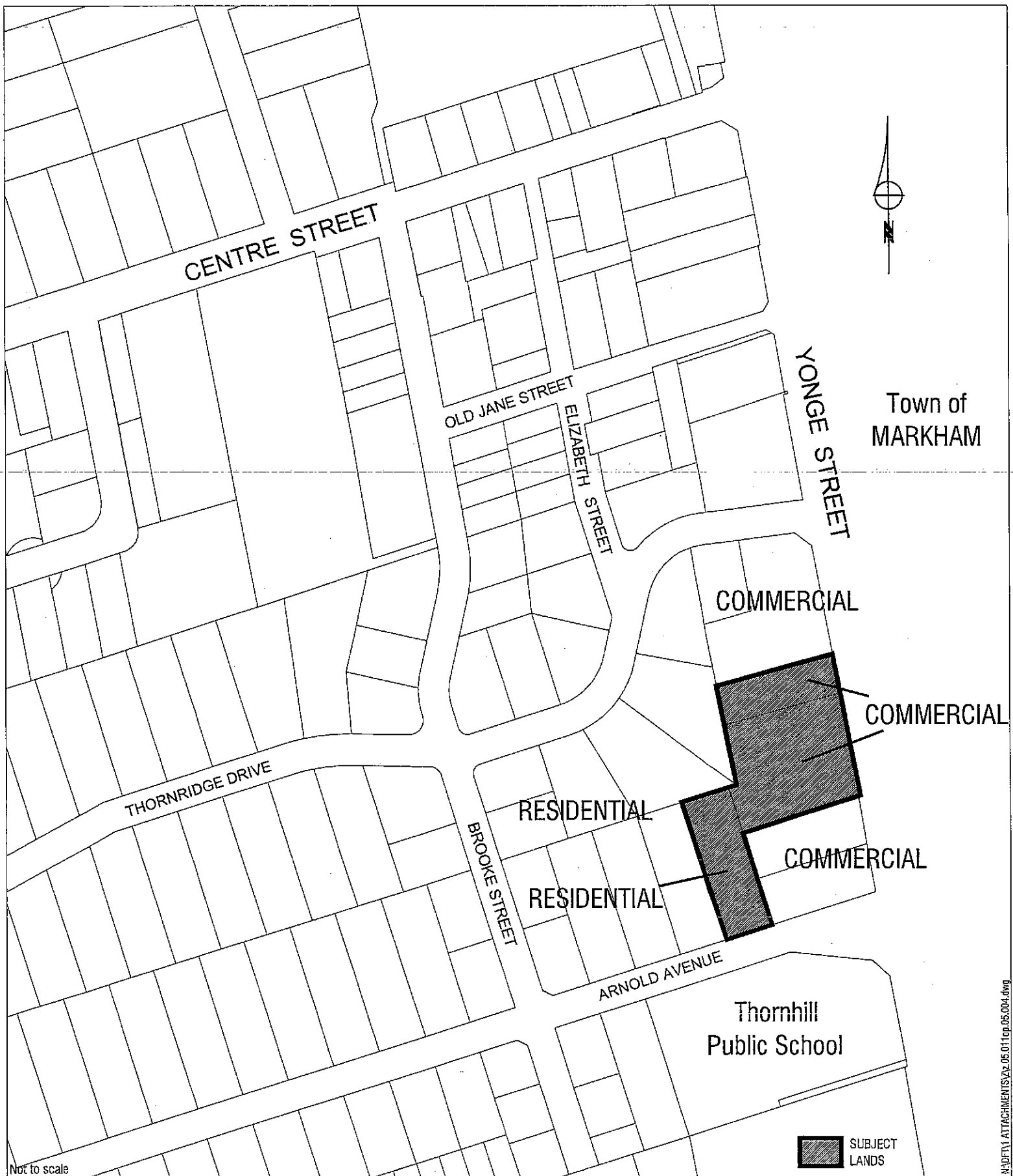
Andrea Seca, Planner, ext. 8215
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Not to scale

Location Map

Location:
Part Lot 29, Concession 1

Applicant:
THORNHILL VILLAGE PLAZA INC. & M4 DEVELOPMENT INC.

City of Vaughan

The City Above Toronto

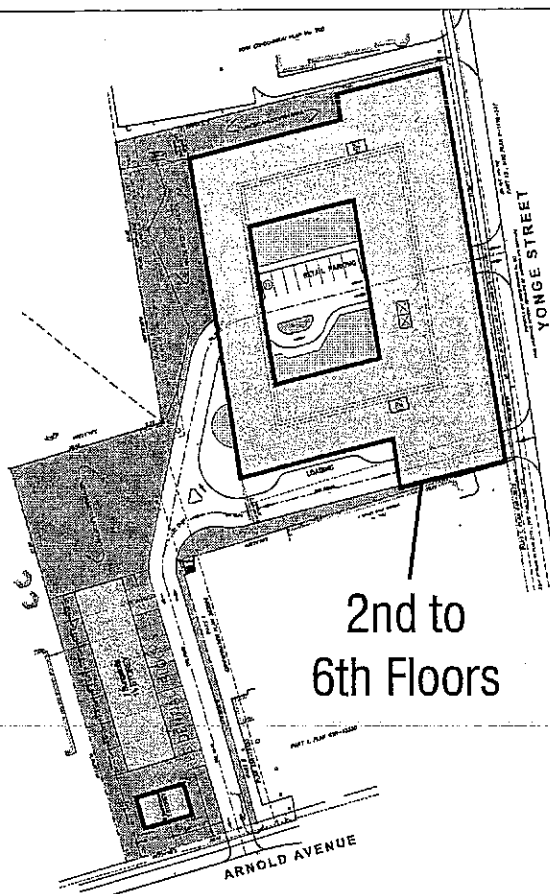
Development Planning Department

Attachment 1

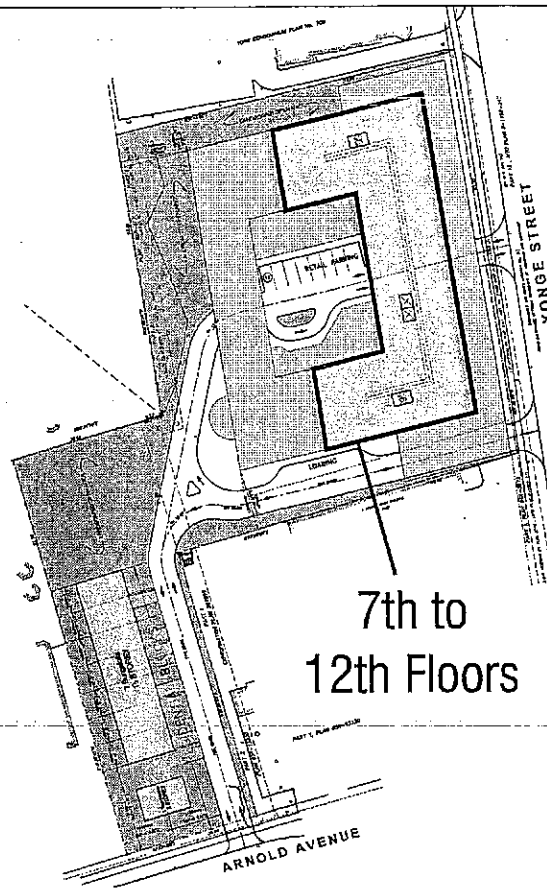
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Date:
April 14, 2005

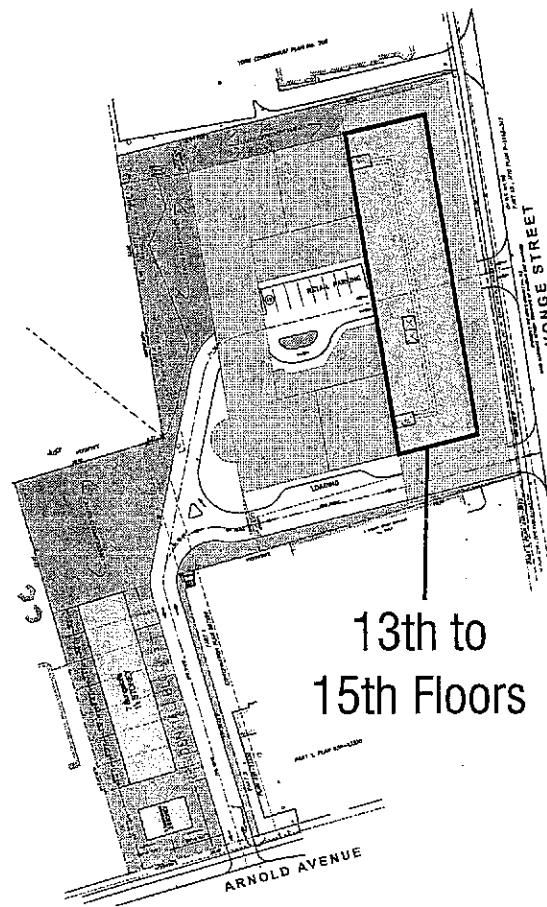
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2nd to
6th Floors



7th to
12th Floors



13th to
15th Floors

Not to scale

Overview of Condominium Components (Floors 2-15)

Applicant:
THORNHILL VILLAGE PLAZA INC. & M4 DEVELOPMENT INC.

Location:
Part Lot 29, Concession 1

**City of
Vaughan**

The City Above Toronto
Development Planning Department

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Date:
April 14, 2005

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