

**4. OFFICIAL PLAN AMENDMENT FILE OP.05.018
ZONING BY-LAW AMENDMENT FILE Z.05.039
ANDRIDGE HOMES FIVE LIMITED
PRELIMINARY REPORT**

P.2005.54

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.018 and Z.05.039 (Andridge Homes Five Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 on the subject lands shown on Attachment #1 to:

1. Redesignate the subject lands from “Low Density Residential” (maximum 22 units/ha) and “Neighbourhood Commercial Centre” to “High Density Residential” and “Neighbourhood Commercial Centre” with a maximum permitted residential density of 300 units/ha under OPA #600; and,
2. Permit high density residential uses, a gas bar and car wash to the existing permitted C4 Neighbourhood Commercial Zone uses under site-specific Exception 9(1205) to By-law 1-88.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of 3.81ha, located on the southwest corner of Teston Road and Bathurst Street, in Block 12, being Part of Lot 25, Concession 2, City of Vaughan. The site is vacant and has 168m and 185m of road frontage on Teston Road and Bathurst Street, respectively.

The subject lands are designated “Low Density Residential” and “Neighbourhood Commercial Centre” by OPA #600, and further designated “Settlement Area” by OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned C4(H) Neighbourhood Commercial Zone with a ‘H’ Holding Provision by By-law 1-88, subject to Exception 9(1205). The surrounding land uses are:

- North - Teston Road; existing estate residential subdivision (RR Rural Residential Zone)
- South - vacant - future street, church and semi-detached residential dwelling units (RS1 Residential Semi Detached Zone & RD3 Residential Detached Zone)
- East - Bathurst Street; commercial/gas bar (Town of Richmond Hill)
- West - vacant - future street and semi-detached residential dwelling units (RS1 Residential Semi Detached Zone)

The subject lands are identified as Block 1158 within approved draft plan of subdivision 19T-99V08 (Andridge Homes Limited, et al) as shown on Attachment #2.

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, ratepayers groups and those requesting notification. Comments have been received from residents of the Woodland Acres neighbourhood indicating concerns that the proposal is not consistent with the character of the area and that the proposal will create noise, traffic and congestion.

Comments have also been received from the Town of Richmond Hill advising that the lighting and noise from the proposed car wash should not impact the existing residential development on the east side of Bathurst Street, and that due to the existing traffic volumes on Bathurst Street, the residential site plan should not be approved until Bathurst Street is widened to 6 lanes.

Any additional comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan and the Toronto and Region Conservation Authority;
- the application will be reviewed in the context of the approved and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses, density, and built form perspective;
- the proposed Official Plan designations and zoning for the subject lands will be reviewed with respect to their appropriateness, range of permitted uses, and specific policies and development standards required to implement the proposed plan, if approved;
- the following reports/studies are required in support of the applications: a planning justification report, an urban design master plan, and noise and traffic reports;
- access, traffic and parking will be reviewed by the City and Region of York; and,
- the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of these 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 applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed uses from a land use impact, density, and built from perspective with the surrounding land uses.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-99V08

Report prepared by:

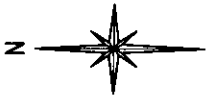
Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

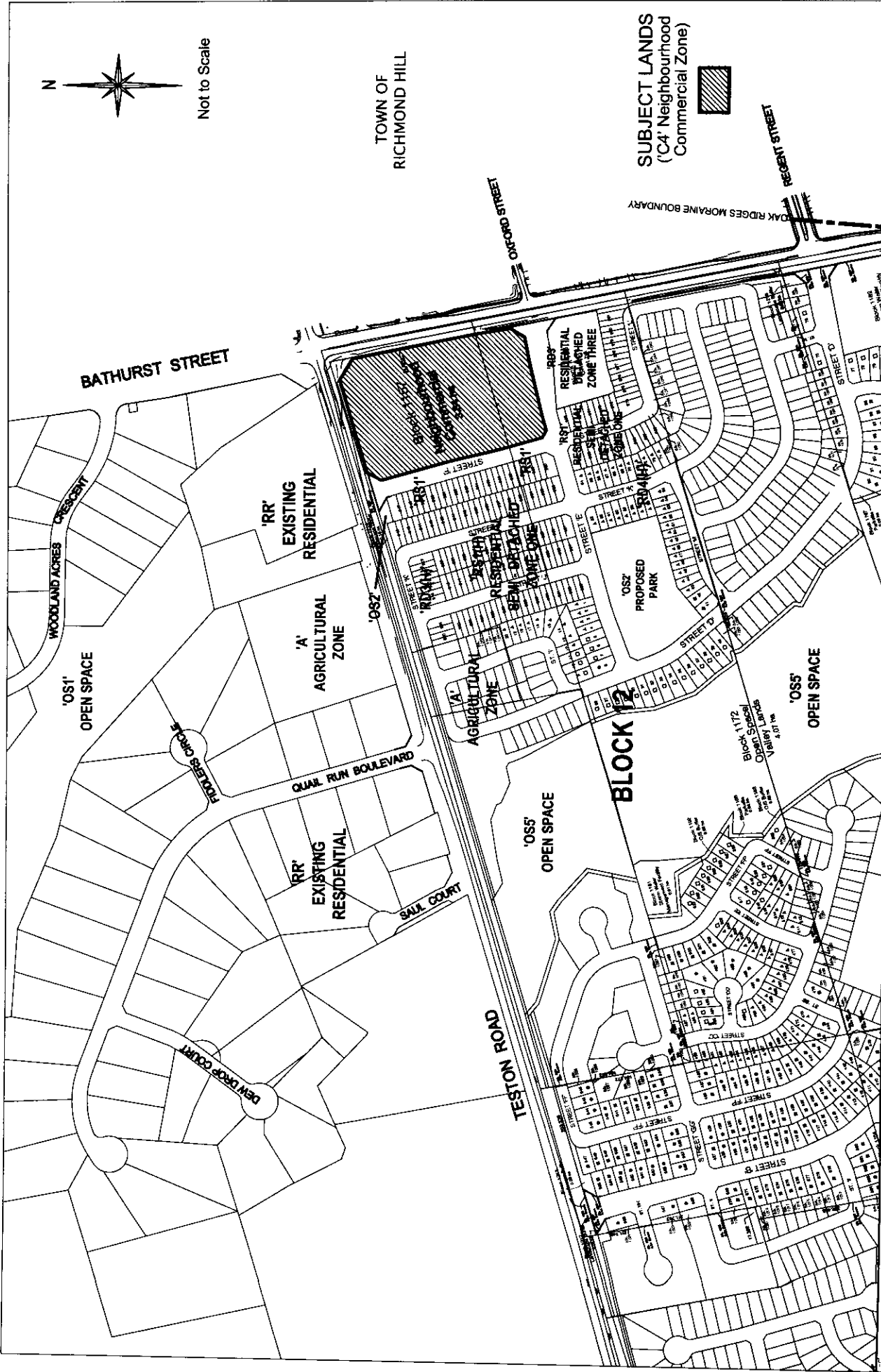
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Not to Scale

TOWN OF RICHMOND HILL

SUBJECT LANDS
(C4 Neighbourhood Commercial Zone)



Location Map

Part Lot 25,
Concession 2

APPLICANT:
ANDRIDGE HOMES FIVE LIMITED

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City of Vaughan

Development Planning Department

Attachment

FILE No.:
OP.05.018 &
Z.05.039

August 30, 2005

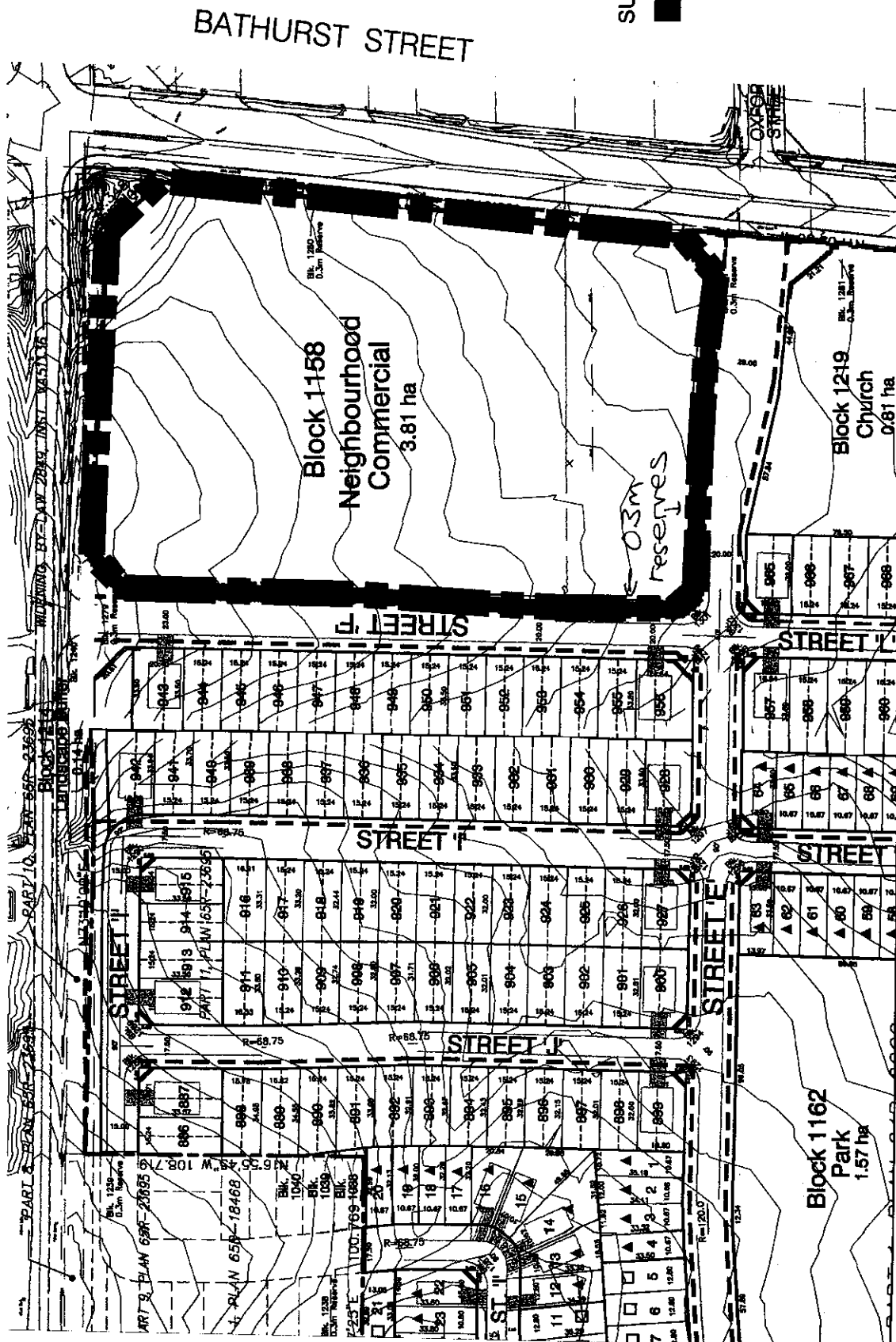


TESTON ROAD



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SUBJECT LANDS



**Approved Draft Plan of
Subdivision 19T-99V08**

Part Lot 25,
Concession 2

APPLICANT:
ANDRIDGE HOMES FIVE LIMITED

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City of
Vaughan

Development Planning Department

Attachment

2

FILE No:
OP.05.018 &
Z.05.039

August 18, 2005