

**1. OFFICIAL PLAN AMENDMENT FILE OP.05.027
ZONING BY-LAW AMENDMENT FILE Z.05.059
PROMENADE PARK LIMITED
PRELIMINARY REPORT**

P.2006.7

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.027 and Z.05.059 (Promenade Park 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, specifically to:

1. Amend OPA #210 (Thornhill Community Plan), as amended by site-specific OPA #590 by increasing the permitted maximum net residential density on the applicant's overall lands shown as Phases I and II on Attachments #2, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted under the Official Plan from 340 units to 373 units, which represents an increase of 33 units on the Phase II lands from the permitted 172 units to 205 units.
2. Amend the site-specific Zoning Exception 9(480) to By-law 1-88 by providing the following additional exceptions:
 - a) an increase in the permitted maximum building height for the southerly Phase II Building "B" as shown on Attachment #2, from 49m to 56.75m, thereby increasing the height of the apartment building from 16 to 19 storeys;
 - b) a decrease in the required minimum lot area per unit from 35m²/unit to 31.1m²/unit; and,
 - c) a decrease in the required minimum amenity space from 17,120m² to 10,182m², respecting the applicant's overall lands for the combined Phases I and II.

The above-noted amendments will facilitate approval of the related Site Development Application (File DA.05.061) for a 56.75m (19 storey) high, 205 unit residential condominium apartment building (Building "B") on the Phase II lands shown on Attachment #2. The Phase I lands are currently being developed for a 16-storey, 168 unit condominium apartment building (Building "A").

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of West Promenade and Promenade Circle, being Block 7 on Registered Plan 65M-2325, in Part of Lot 5, Concession 2, City of Vaughan. The 1.198 ha irregular-shaped lot has 66.85m frontage along West Promenade and a 178.85m flankage along Promenade Circle and is under construction

with a 16-storey condominium apartment building being Phase I of the Promenade Park development (100 Promenade Circle), as shown on Attachment #2. The southerly portion of the site is vacant (88 Promenade Circle). The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #590 and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(480). The surrounding land uses are:

- North - residential apartment buildings (RA3 Apartment Residential Zone)
- South - West Promenade Road; open space park (OS2 Open Space Park Zone)
- East - Promenade Circle Road; Promenade Shopping Mall (C5 Community Commercial Zone)
- West - townhouse development (RA3 Apartment Residential Zone)

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Crestwood Springfarm York Hill Residents 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) the applications 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 increase in density, and built form perspective with respect to the increase in height of the Phase II building and decrease in the overall amount of amenity space for both phases;
- iii) the availability of servicing capacity for the additional 33 units in the Phase II development must be identified and allocated by Council, if approved, and
- iv) the impact on the level of traffic generation with the proposed 33 units in the Phase II building will be reviewed.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

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 be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed increase in density, and built form perspective with surrounding land uses.

Attachments

1. Location Map
2. Site Plan
3. West Elevation - Building "B"
4. North Elevation - Building "B"
5. East Elevation - Building "B"
6. South Elevation - Building "B"

Report prepared by:

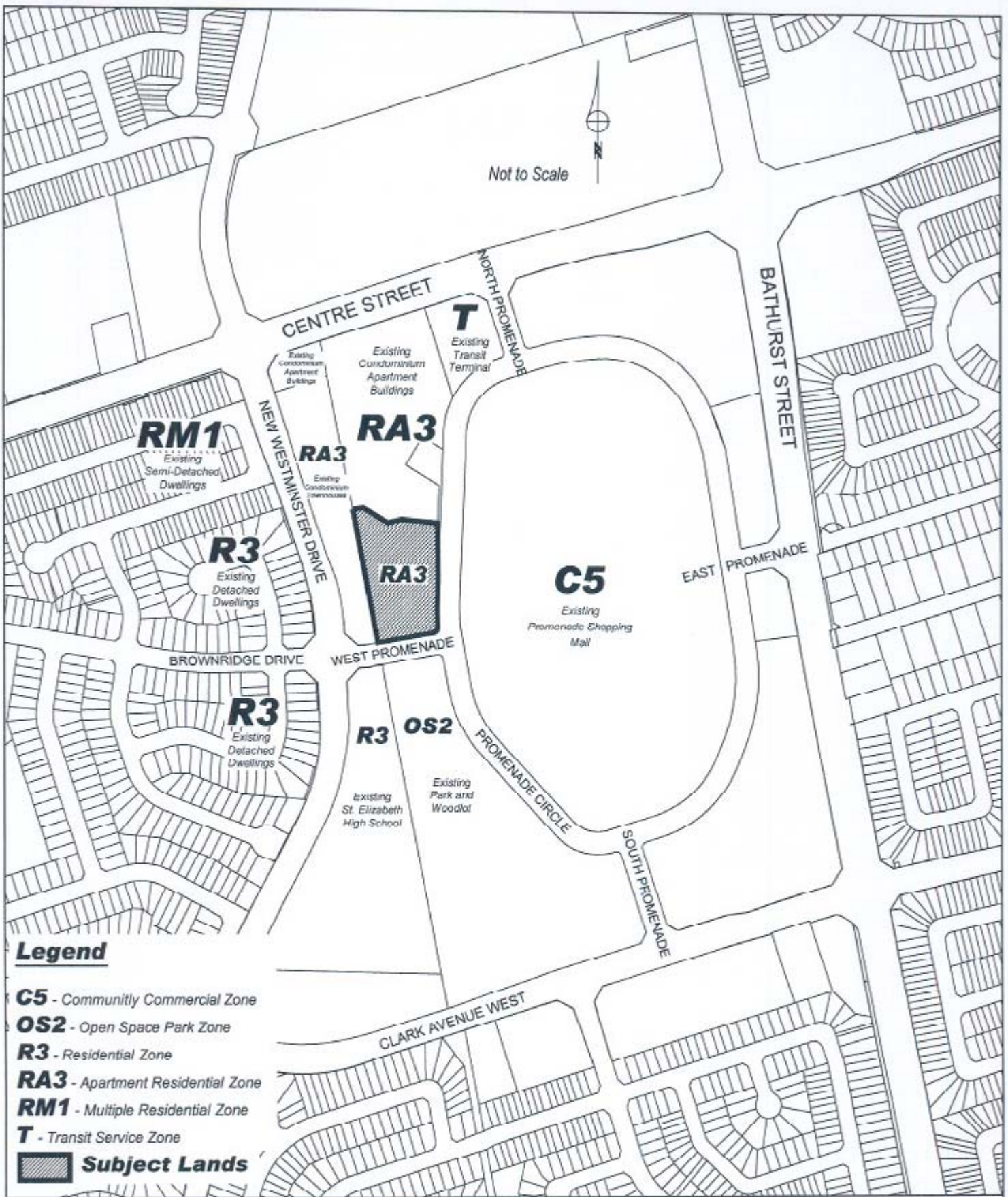
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Legend

- C5** - Community Commercial Zone
- OS2** - Open Space Park Zone
- R3** - Residential Zone
- RA3** - Apartment Residential Zone
- RM1** - Multiple Residential Zone
- T** - Transit Service Zone
-  **Subject Lands**

Location Map

Part of Lot 5,
Concession 2
APPLICANT:
PROMENADE PARK LIMITED



Community Planning Department

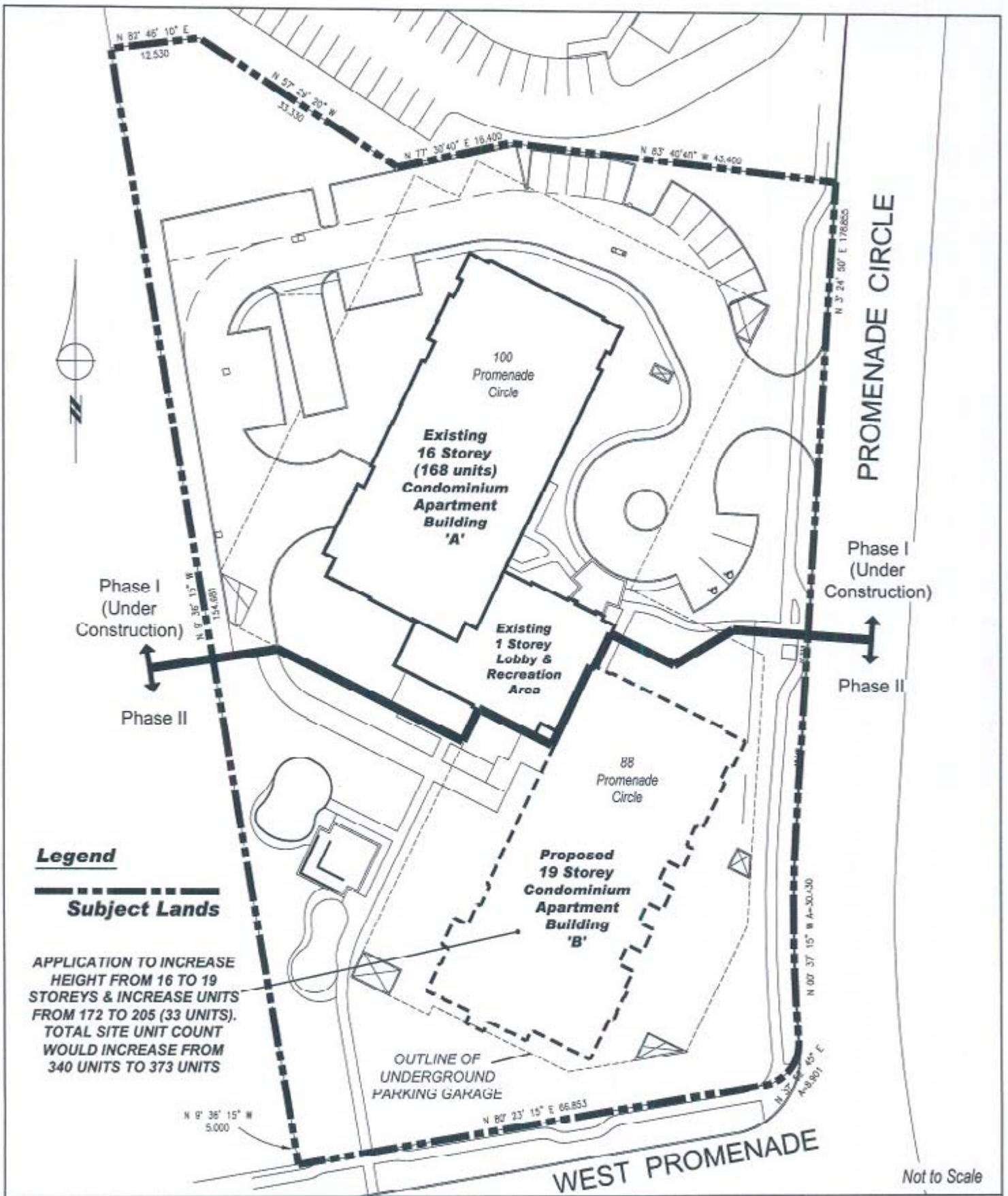
Attachment

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DA.05.061/Z.05.059/
OP.05.027

January 20, 2006

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Site Plan

Part of Lot 5,
Concession 2
APPLICANT:
PROMENADE PARK LIMITED



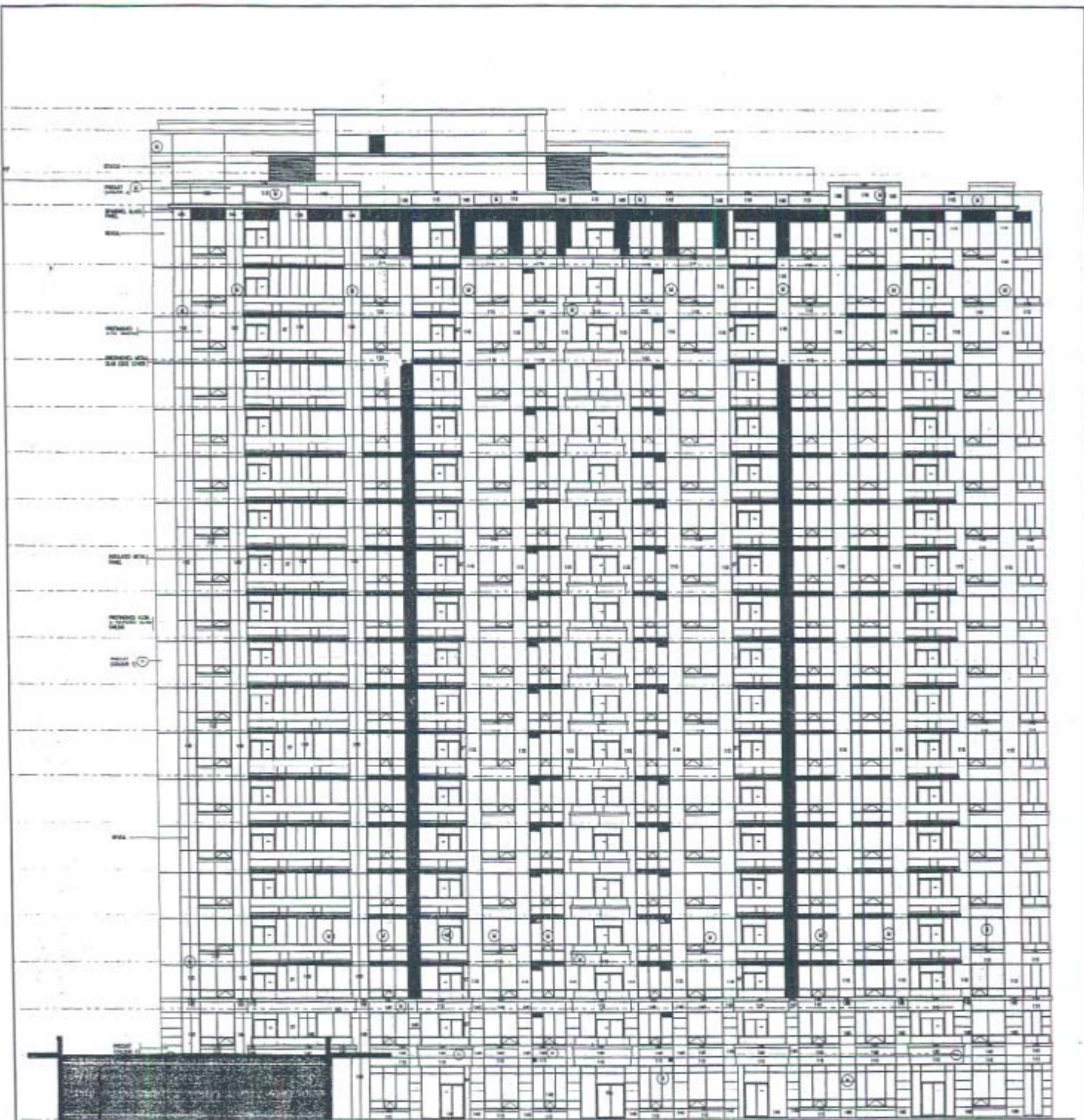
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Attachment

FILE No.:
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OP.05.027

February 7, 2006

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1 WEST ELEVATION
PART 1

Not to Scale

West Elevation - Building 'B'

APPLICANT:
PROMENADE PARK LIMITED

Part of Lot 5,
Concession 2

City of
Vaughan

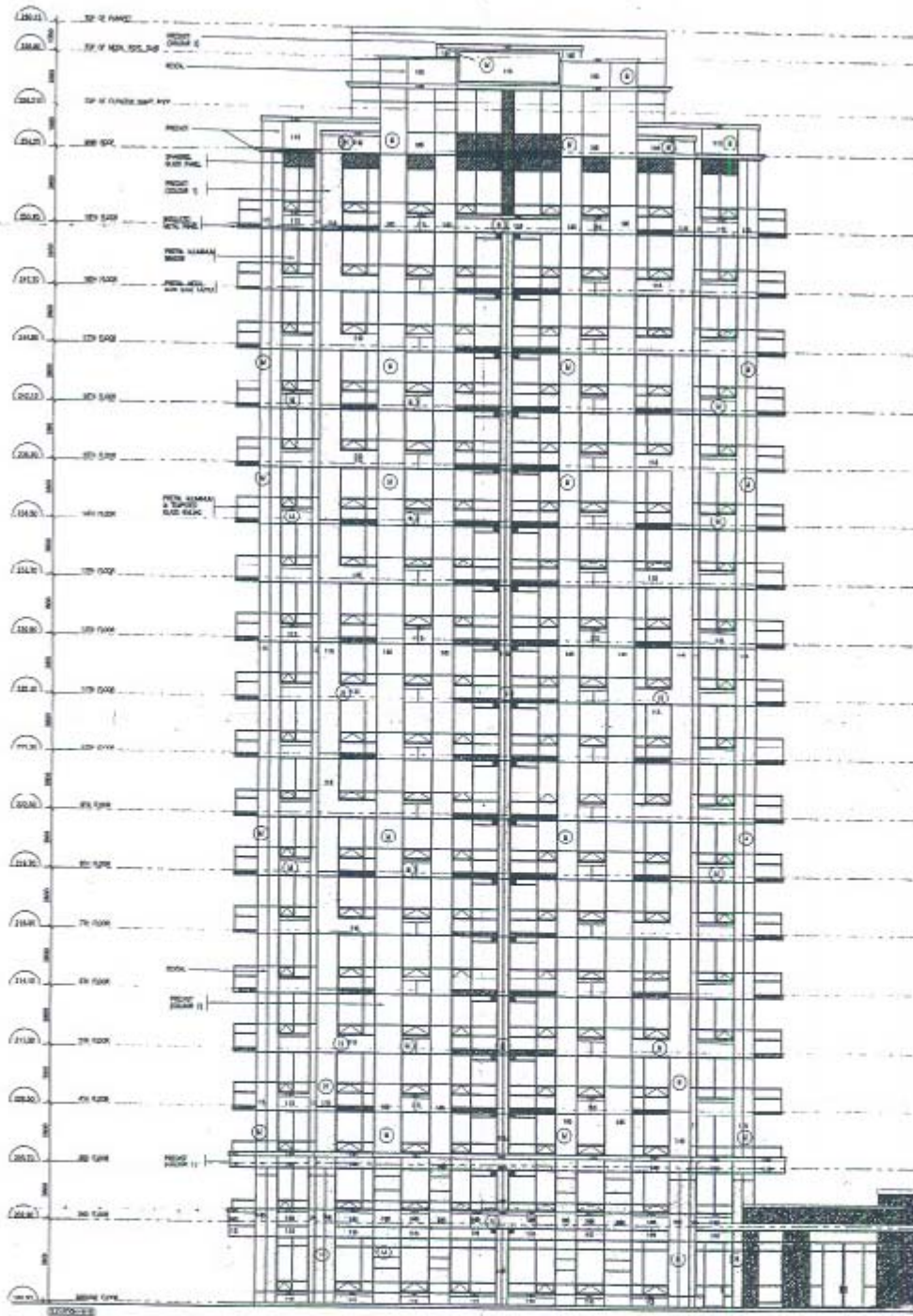
Community Planning Department

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January 20, 2006

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7 NORTH ELEVATION
 14015 FIGURE 2 1:100

Not to Scale

North Elevation - Building 'B'

APPLICANT: PROMENADE PARK LIMITED Part of Lot 5, Concession 2



Attachment

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