



West - vacant/approved high rise condominium apartment (RA3 Apartment Residential Zone) and proposed Walmart application (CMU2-H Mixed Use 2- Town Centre Zone)

On May 5, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen Ratepayers Association and the Brownridge 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, 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, to determine the appropriateness of the proposed density, height, and intensity of the mixed use development;
- ii) the application will be reviewed in the context of the approved and existing land uses in the surrounding area, including the high density permitted in the Liberty project to the north, and in the Centre Street Study to the west, with particular consideration given to the appropriateness and compatibility of the proposed density and height, and impact on traffic and transportation road improvements/phasing and impact on community services and schools;
- iii) the availability of water and sanitary servicing capacity must be identified and allocated by Council, should the applications be approved;
- iv) the appropriateness of redesignating the subject lands from the "Town Centre Commercial" designation and redesignating and rezoning the subject lands to a designation and zoning created specifically as a result of the Centre Street Study for properties along Centre Street, will be reviewed; the proposed "Mixed Use 2" designation permits mixed use development, however, the maximum building height is restricted to 14-storeys or 44m, whichever is less, and a maximum Floor Space Index (FSI) of 2.0 the area of the lot;
- v) a complete site plan application submission should also be submitted to allow for a comprehensive review of the proposal; and
- vi) the necessary studies will be required to be submitted in support of the applications, including but not limited to the following planning justification, traffic, parking, noise, sun/shade and wind studies, and environmental reports.

### **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 Provincial, Regional and City

Official Plan policies, compatibility with adjacent land uses, and the appropriateness of the proposed density, height and intensity of the mixed use development, will be reviewed.

**Attachments**

1. Location Map
2. Conceptual Site Plan

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368

Arto Tikiryan, Senior Planner, ext. 8212

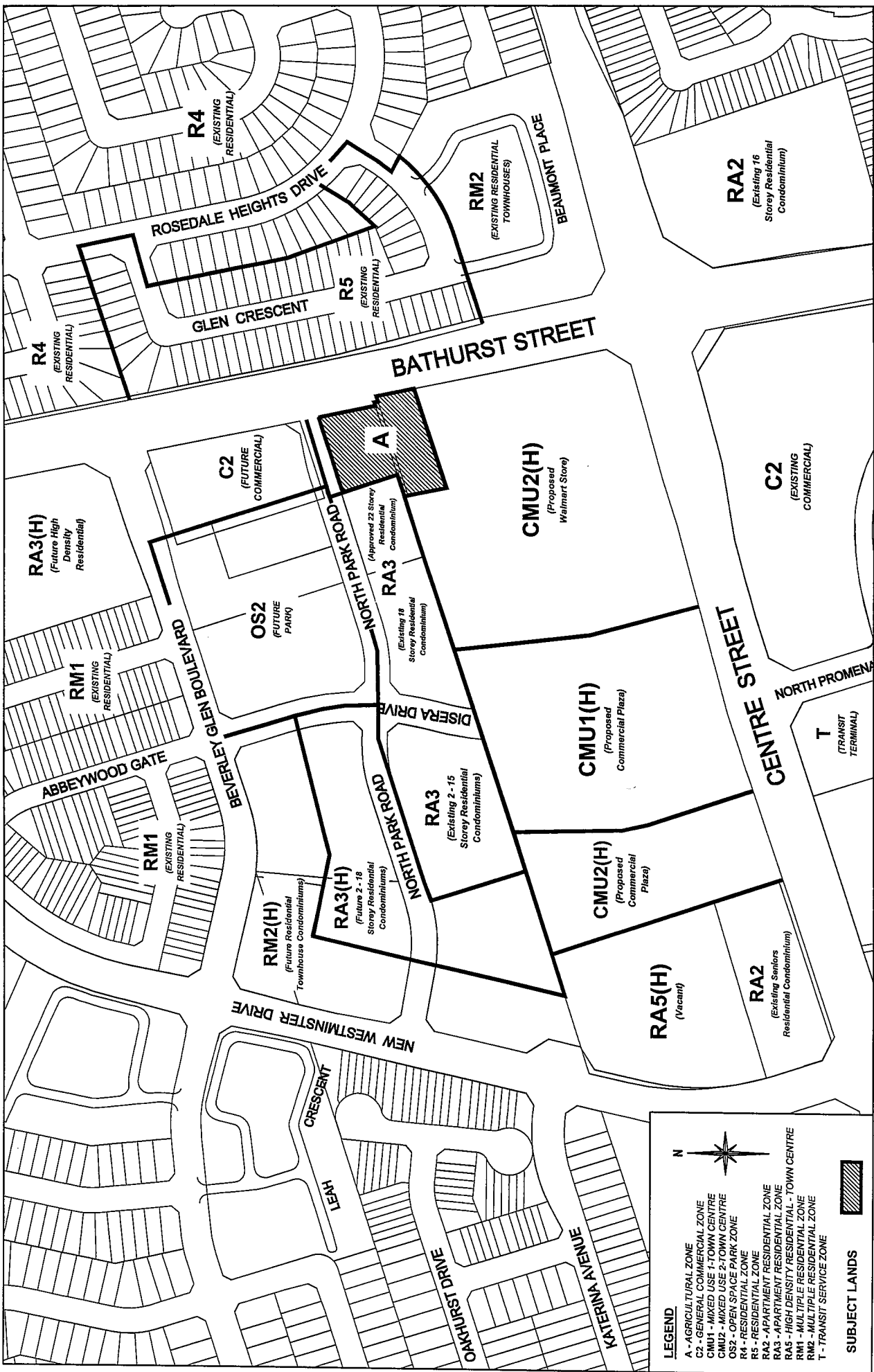
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**LEGEND**

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- CMU1 - MIXED USE 1-TOWN CENTRE
- CMU2 - MIXED USE 2-TOWN CENTRE
- OS2 - OPEN SPACE PARK ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA5 - HIGH DENSITY RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- T - TRANSIT SERVICE ZONE

**SUBJECT LANDS**

SUBJECT LANDS

# Location Map

Part of Lot 6,  
Concession 2

**APPLICANT:**  
ISRAEL LANDA, TRUSTEE & BETH  
CHABAD ISRAELI COMMUNITY CENTRE

# City of Vaughan

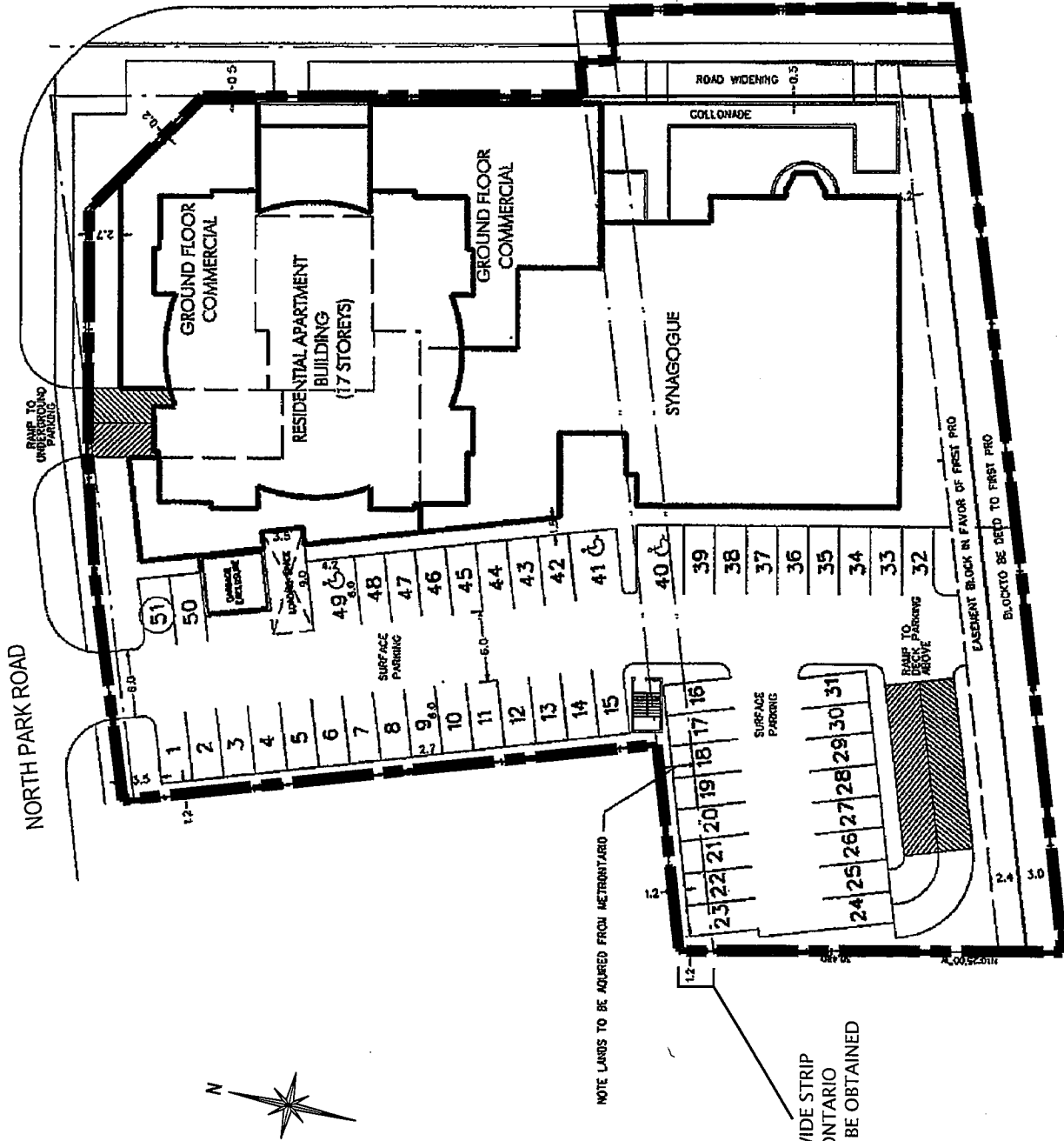
Development Planning Department

# Attachment 1

FILE No.:  
OP.06.011 & Z.06.032

Not to Scale

April 24, 2006



NOTE LOTS TO BE ACQUIRED FROM METRONTARIO

APPROXIMATELY 3m WIDE STRIP OWNED BY THE METRONTARIO GROUP, INTENDED TO BE OBTAINED BY THE APPLICANT

# Conceptual Site Plan

Part of Lot 6, Concession 2  
 APPLICANT:  
 ISRAEL LANDA, TRUSTEE & BETH CHABAD ISRAELI COMMUNITY CENTRE  
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Development Planning Department

**Attachment 2**  
 FILE No.: OP.06.011 & Z.06.032  
 Not to Scale  
 May 15, 2006