

**4. ZONING BY-LAW AMENDMENT FILE Z.08.032
BLUE WATER RANCH DEVELOPMENTS INC. &
THORNHILL RETIREMENT RESIDENCE L.P.**

P.2008.35

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.032 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.) 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.

Communications Plan

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen Ratepayers Association. As of September 2, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.08.032) to amend By-law 1-88, for the lands shown on Attachment #1, specifically to permit:

- i) an increase in the Maximum Residential Density for the subject lands (existing and proposed buildings) from 2.7 FSI to 2.835 FSI (Floor Space Index); and,
- ii) an increase in the Maximum Building Height from 18 storeys or 56 metres (whichever is less) to 19 storeys and 22 storeys for Buildings "A" and "B" as shown on Attachment #2.

In addition to the existing 5 storey seniors residence, the applicant is proposing to develop the subject lands with a 6 storey seniors residence containing 159 units and 506 apartment units within two high-rise towers (19 storey and 22 storey buildings, joined by a 2 storey mid-section) as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Centre Street, and east side of New Westminster Drive, and municipally known as 784 Centre Street, City of Vaughan.

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #671 (Centre Street Plan). The lower portion of the site is zoned RA2 Residential Apartment Residential Zone by By-law 1-88, and the remainder of the site is zoned RA5(H) Apartment Residential Zone with "H" Holding provision. The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) the application will be reviewed in consideration of the applicable City and Regional Official Plan, Provincial policies, By-law 1-88, existing and permitted development, the area context, and the applicant's Planning Justification report, to determine the appropriateness of permitting increased density and building heights of 19 and 22 storeys on the subject lands;
- ii) a complete site development application should be submitted to facilitate a comprehensive review of the proposal to ensure the provision of proper access, traffic circulation, parking, appropriate urban design characteristics, building elevations and massing, landscaping and buffering, and stormwater management and engineering servicing requirements, that will be complementary to the surrounding area;
- iii) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), green roofs, etc, will be considered for inclusion within the development for implementation through the site plan approval process, if approved;
- iv) the availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved; use of the Holding Symbol "(H)" may be required if servicing capacity is unavailable;
- v) Phase I and Phase II (if required) Environmental Site Assessment Reports must be completed in accordance with the City's Policy and Procedures to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020

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

Regional Implications

The application has been circulated to the Region of York for review and comments. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, 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 proposal to permit a 6 storey, 159 unit seniors residence and 506 apartment units within two, 19 and 22 storey apartment buildings will be reviewed in light of the applicable City and Regional Official Plan policies, Provincial policies, By-law 1-88 and the area context.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

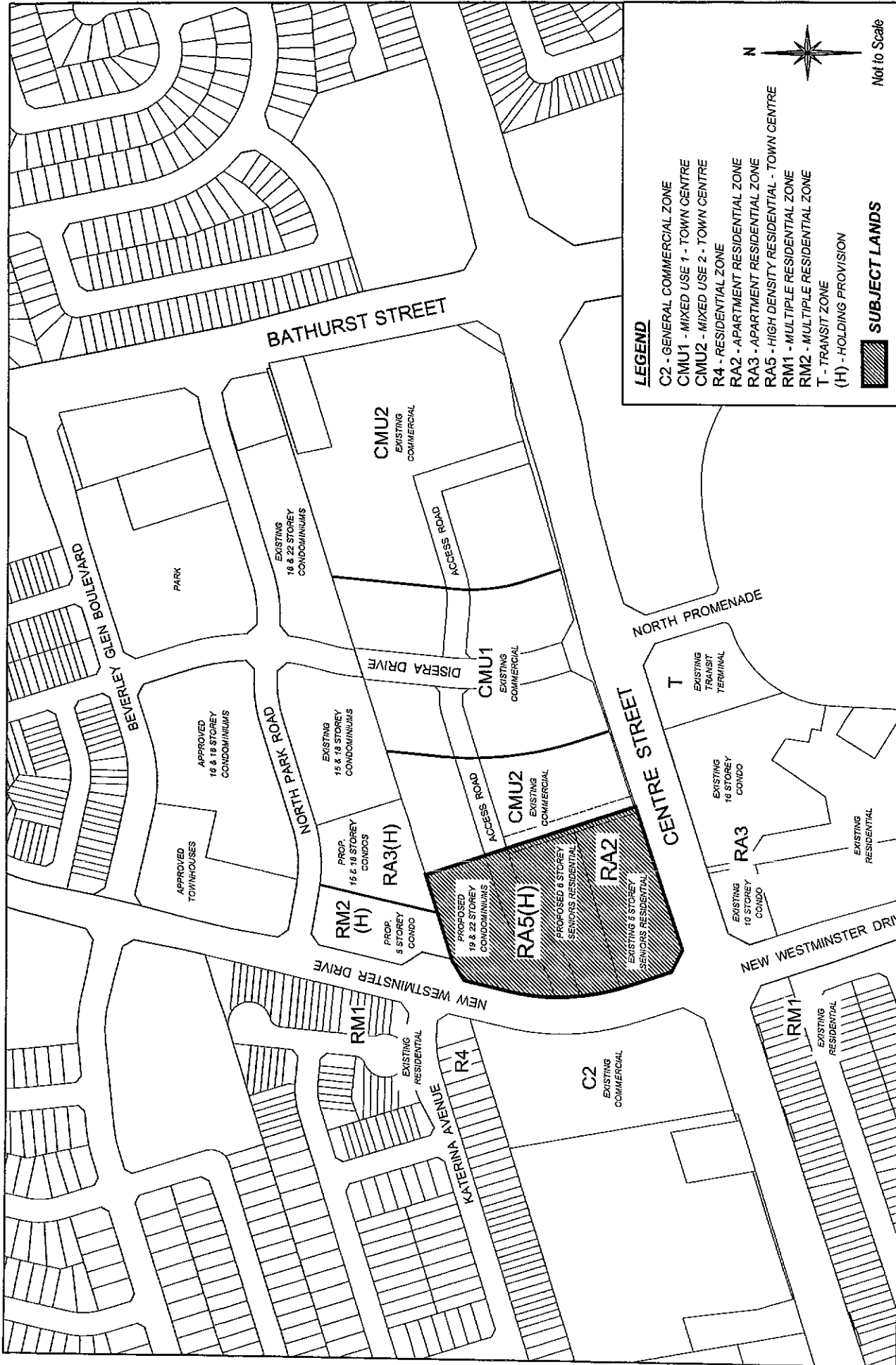
Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Senior Manager of Development Planning

/LG



- LEGEND**
- C2 - GENERAL COMMERCIAL ZONE
 - CMU1 - MIXED USE 1 - TOWN CENTRE
 - CMU2 - MIXED USE 2 - TOWN CENTRE
 - R4 - RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - RA5 - HIGH DENSITY RESIDENTIAL - TOWN CENTRE
 - RM1 - MULTIPLE RESIDENTIAL ZONE
 - RM2 - MULTIPLE RESIDENTIAL ZONE
 - T - TRANSIT ZONE
 - (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale

Location Map

Part of Lot 6,
Concession 2

APPLICANT: BLUE WATER RANCH DEVELOPMENTS
INC. & THORNHILL RETIREMENT RESIDENCE L.P.

N:\DFT\1 ATTACHMENTS\X1_2.08.032.dwg

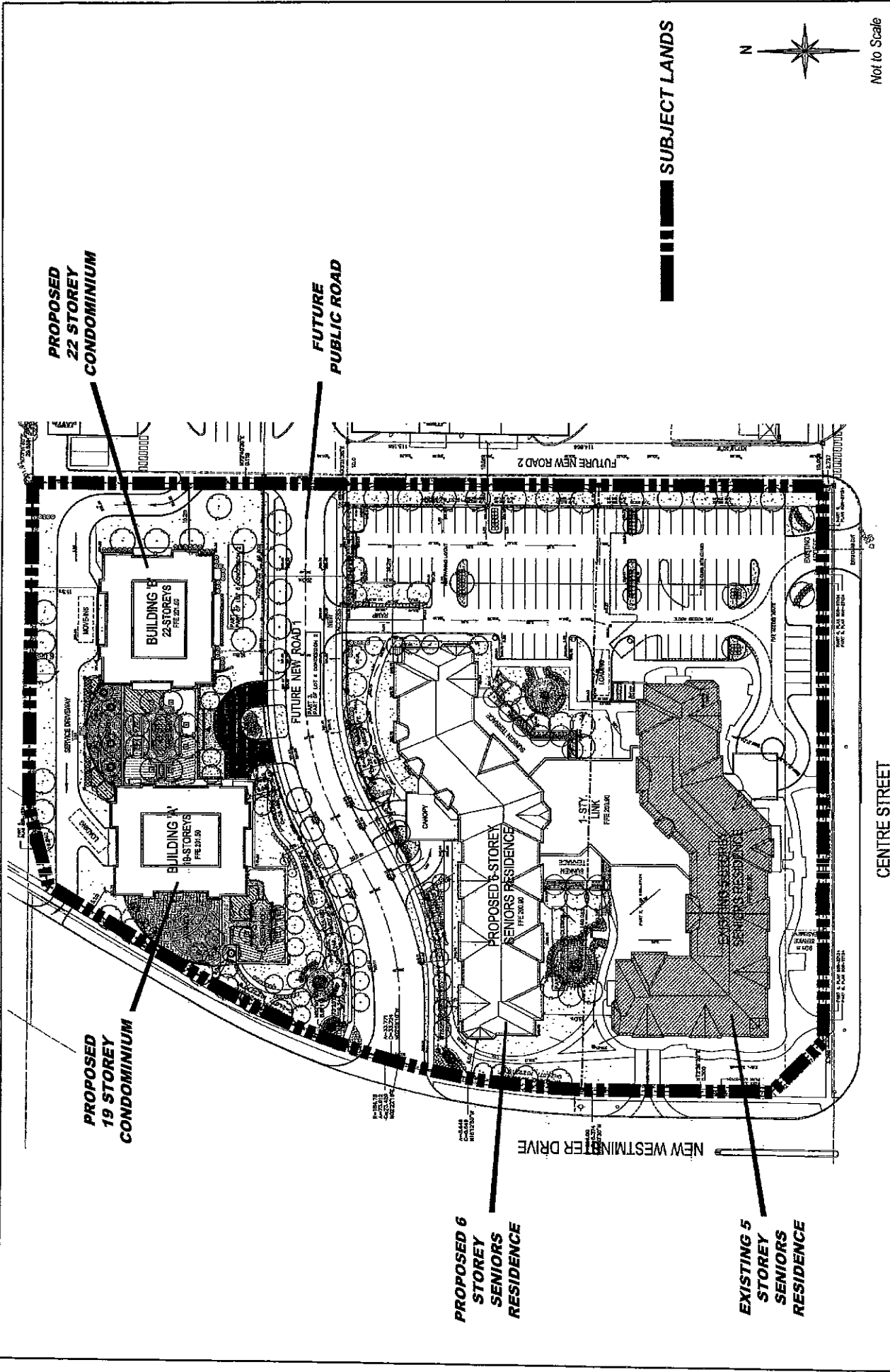


Development Planning Department

Attachment 1

FILE No.:
Z.08.032

July 04, 2008



SUBJECT LANDS



Not to Scale

Conceptual Site Plan

Part of Lot 6,
Concession 2
APPLICANT: BLUE WATER RANCH DEVELOPMENTS
INC. & THORNHILL RETIREMENT RESIDENCE L.P.

N:\DPTV_1 ATTACHMENTS\X\X.08.032L.DWG



The City Above Toronto

Development Planning Department

Attachment 2

FILE No.:
Z.08.032

July 04, 2008