

**3. OFFICIAL PLAN AMENDMENT FILE OP.08.011
ZONING BY-LAW AMENDMENT FILE Z.08.046
YORK MAJOR HOLDINGS INC.**

P.2008.38

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Official Plan Amendment File OP.08.011 and Zoning By-law Amendment File Z.08.046 (York Major Holdings Inc.) 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 September 12, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. As of September 22, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.08.011) to redesignate the subject lands from 'Open Space' and "North Maple Residential Area – Executive Residential" by OPA #332 as amended by OPA #535, to a new proposed designation of "North Maple Residential Area – Senior's Assisted Accommodation"; and,
2. A Zoning By-law Amendment Application (File Z.08.046), to amend By-law 1-88, specifically to rezone the subject lands from OS5 Open Space Environmental Protection Zone and A Agricultural Zone to RA3 Apartment Residential Zone, with the following exceptions:
 - i) permit a minimum rear yard setback of 6.0 m (south), whereas 7.5 m is required;
 - ii) permit a minimum interior side yard setback of 11.0 m (west), whereas 15 m is required;
 - iii) permit a minimum exterior side yard setback of 3.0 m (west), whereas 7.5 m is required;
 - iv) permit a minimum of 5 visitor parking spaces, whereas 33 spaces are required; and,
 - v) permit a minimum of 67 resident parking spaces, whereas 195 spaces are required.

The applications will facilitate the development of the subject lands with a proposed 6-storey, 130 unit, 13,272 m² senior's residential apartment building as shown on Attachments #2 and #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Dufferin Street and Teston Road, in Part of Lot 25, Concession 3, City of Vaughan. The subject lands are currently vacant and have an area of 0.77 ha. The surrounding land uses are shown on Attachment #1.

The subject lands are currently designated "Open Space" and "North Maple Residential Area – Executive Residential" by OPA #332 as amended by OPA #535, and further designated "Settlement Area" and "Natural Core Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The subject lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88.

Preliminary Review

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

- i) the appropriateness of the proposal will be reviewed in the context of the Provincial Policy Statement, Oak Ridges Moraine Act, and Places to Grow Act; the Region of York Official Plan; and the City's Official Plan and Zoning By-law;
- ii) the appropriateness of redesignating the entire property to the proposed Official Plan designation of "North Maple Residential Area – Senior's Assisted Accommodation", which does not currently exist, and rezoning the entire property to RA3 Apartment Residential Zone, thereby proposing development on the currently designated and zoned open space lands (Attachment #2), will require further technical review by the Region of York, Toronto and Region Conservation Authority, and the Vaughan Development Planning Department;
- iii) if the applications are approved, a Site Development Application with supporting studies will be required to be submitted to allow for a comprehensive review of the proposed development, including but not limited to, building location, access, parking, traffic impact, landscaping, building elevations, and stormwater management;
- iv) the applications must be reviewed by the Vaughan Engineering Department and the Region of York Transportation Services Department with respect to the appropriateness of the proposed access locations and road widening along Teston Road and road widening on Dufferin Street;
- v) the applications will be reviewed with regard to the appropriate sustainable policies being included in the implementing Official Plan Amendment, if approved; and,
- vi) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2020

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. The subject lands are designated "Oak Ridges Moraine Conservation Plan Area" and "Natural Core Area" by the Region of York Official Plan. The Owner has applied for an exemption from Regional approval of the proposed Official Plan Amendment. 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 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 proposed senior's residence will be reviewed in consideration of the Provincial, Regional, and City policies; the appropriateness of the proposed land use and building form; compatibility with the surrounding land uses; and, the environmental considerations applicable to the subject lands.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevations

Report prepared by:

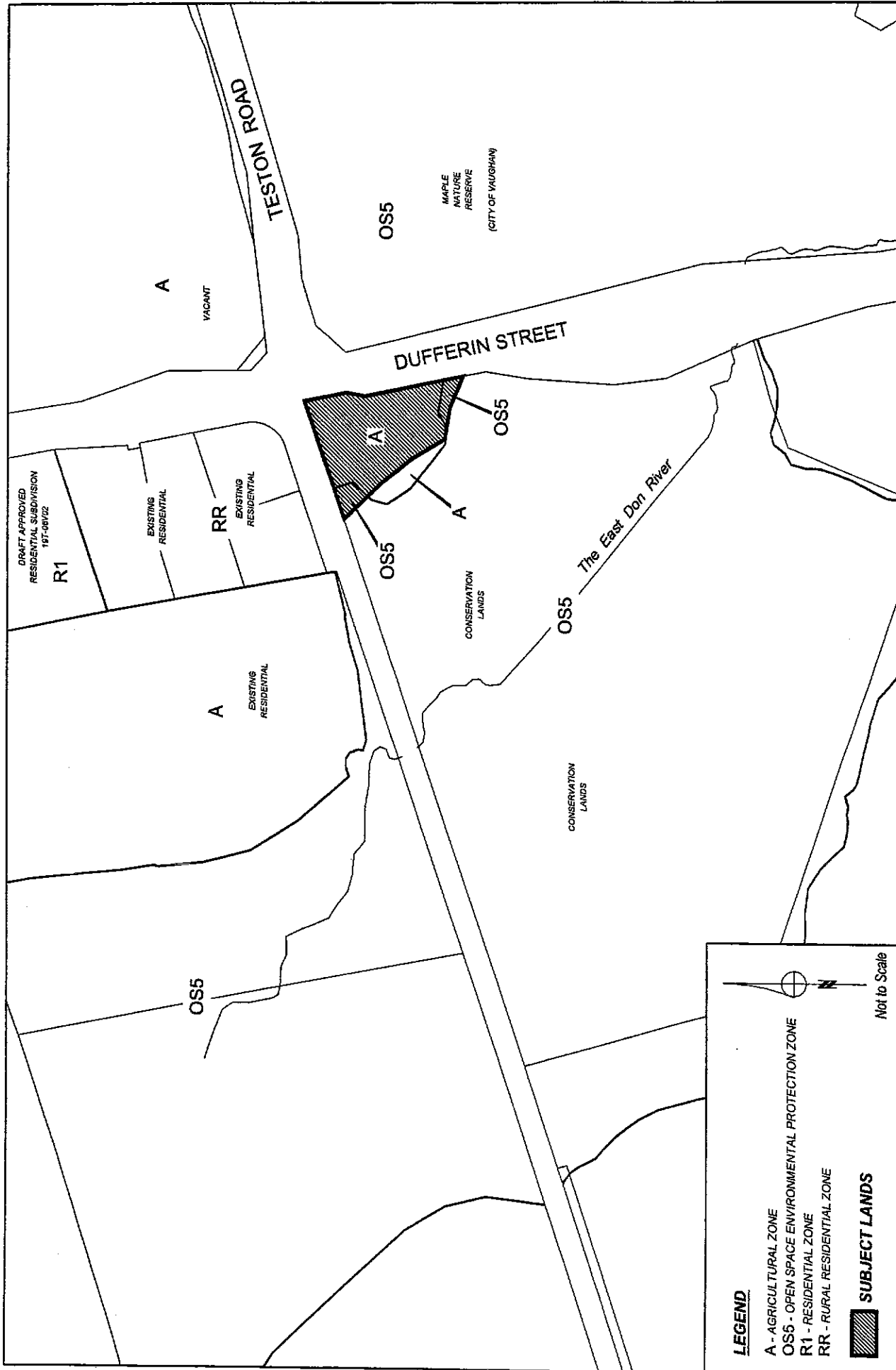
Stephen Lue, Planner, ext. 8210
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- R1 - RESIDENTIAL ZONE
- RR - RURAL RESIDENTIAL ZONE

SUBJECT LANDS

Not to Scale

Location Map

Part of Lot 25,
Concession 3
APPLICANT:
YORK MAJOR HOLDINGS INC.
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Development Planning Department

Attachment 1

FILE No.: OP.08.011
& Z.08.046
 September 10, 2008

SUBJECT LANDS

Official Plan Amendment
Redesignate from 'North Maple Residential - Executive Residential' & 'Open Space' to 'Seniors Assisted Accommodation'

Zoning By-Law Amendment
Rezone from 'A' Agricultural Zone & 'OS5' Open Space Environmental Protection Zone to 'RA3' Apartment Residential Zone

Terrace at second floor level

Outline of underground parking garage

Courtyard

Proposed 6 storey, 130 unit
13,272 m² Seniors
Residence

OS5

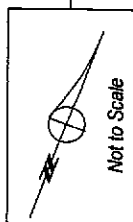
OS5

Proposed road widening

TESTON ROAD

Main entrance

DUFFERIN STREET



Conceptual Site Plan

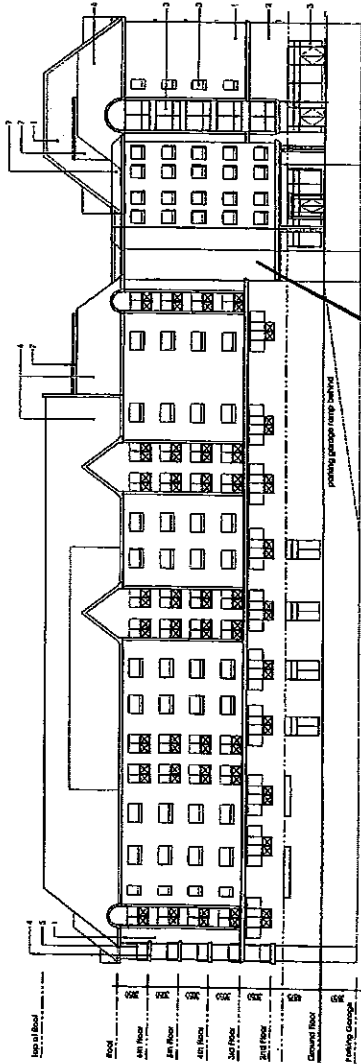
Part of Lot 25,
Concession 3

APPLICANT:
YORK MAJOR HOLDINGS INC.
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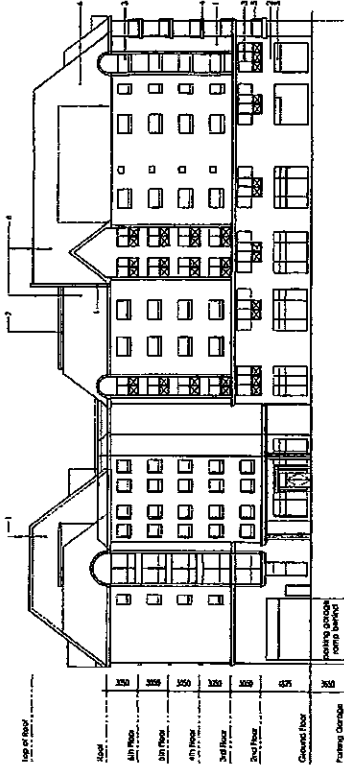
Development Planning Department

Attachment 2
FILE No.: OP.08.011
& Z.08.046
September 10, 2008



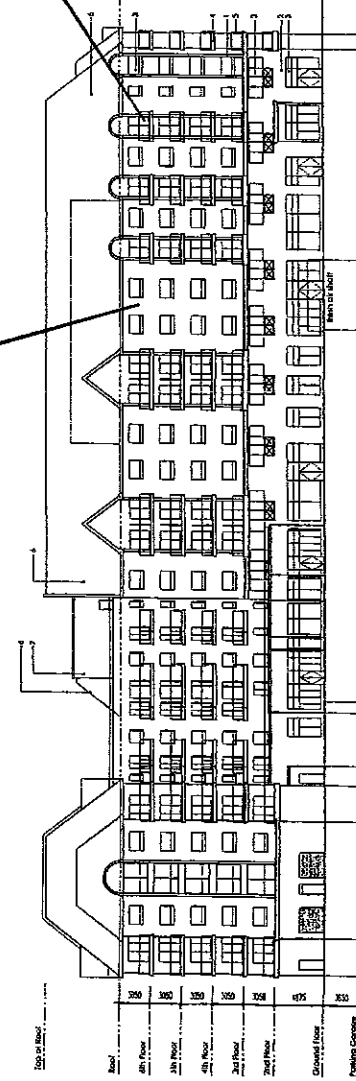
East Elevation (from Dufferin St.)

Masonry walls

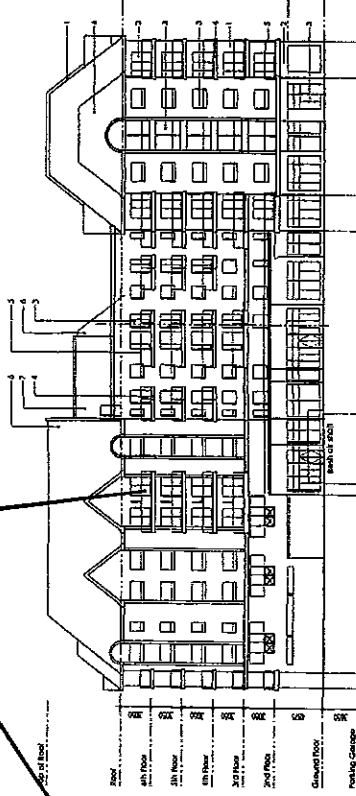


North Elevation (from Teston Rd.)

Prefinished metal railing
with tempered glass guards



West Elevation (from courtyard)



South Elevation (from courtyard)

Not to Scale

Conceptual Elevations

Part of Lot 25,
Concession 3

APPLICANT:
YORK MAJOR HOLDINGS INC.

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The City Above Toronto

Development Planning Department

Attachment 3

FILE No.: OP.08.011
& Z.08.046

September 10, 2008