

**6.    OFFICIAL PLAN AMENDMENT FILE OP.08.012  
      ZONING BY-LAW AMENDMENT FILE Z.08.047  
      1541677 ONTARIO LIMITED**

**P.2008.41**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.012 and Z.08.047 (1541677 Ontario 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.

**Communications Plan**

On September 12, 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 22, 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 the following applications on the subject lands shown on Attachment #1:

1.    An Official Plan Amendment Application (File OP.08.012) to amend OPA #210 (Thornhill Community Plan) as amended by OPA #621, to permit an increase in the total approved number of residential units currently allowed on the site, from 223 to 498 (ie. an additional 275 apartment units).
2.    A Zoning By-law Amendment Application (File Z.08.047) to amend By-law 1-88, specifically to:
  - a)    rezone the westerly portion of the subject lands from RM2 Multiple Residential Zone with the Holding Symbol "H" to RA3 Apartment Residential Zone with the Holding Symbol "H" to permit residential apartment dwelling units; and,
  - b)    permit an increase in the total number of residential units currently allowed on the subject lands, from 223 to 498 (ie. an additional 275 apartment units).

The proposed amendments would facilitate the overall development of the property with a total of 498 units within three apartment buildings, consisting of: a 5-storey, 82 unit building; and, two 18-storey apartment buildings, each with 208 units, as shown on Attachment #2, under the RA3(H) Apartment Residential Zone category.

**Background - Analysis and Options**

The subject lands are shown on Attachment #1. The vacant 1.18 ha parcel is located at the southeast corner of New Westminster Drive and North Park Road, and forms part of the Liberty

Master Plan approved in 2004 (Attachment #3). The Master Plan provides for a 1.94 hectare park, seven apartment buildings ranging in height from 15 to 22 storeys and 93, three-storey townhouse units (including 32 units on the subject site).

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #621. OPA #621 permits a total of 1,598 units within the Master Plan area, comprising 93 townhouse units and 1,505 apartment units, or a combination thereof, of which the number of apartment buildings is not to exceed 7 and a maximum height of 22-storeys.

The subject property is subject to a site-specific zoning exception 9(1153) which zones the westerly portion of the site RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and restricts the permitted uses to block townhouse dwelling uses. The easterly portion of the site is zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", which permits apartment dwelling uses. This zoning exception also limits the total number of units permitted on the combined RM2 and RA3 lands within the Master Plan area, to a total of 1598 units (of which not more than 93 units can be townhouse units).

To date, a total of 1,380 units have been site plan approved, and 1,375 building permits have been issued. The approved Liberty Master Plan would currently permit the remaining 218 units to be located on the subject lands of this report, including a maximum of 32 townhouse units and 186 apartment units within Building G.

The Owner no longer wishes to build the 32 townhouses and has submitted the subject applications to facilitate the overall development of the property with a total of 498 apartment units as shown on Attachment #2, under an RA3(H) Apartment Residential Zone category.

### **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 consideration of the applicable Provincial policies, City and Regional Official Plan, By-law 1-88, existing and permitted development, and the applicant's Planning Justification report, to determine the appropriateness of permitting increased density and a rezoning 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 impact and circulation, parking, appropriate urban design characteristics, building elevations and massing, building height and shadow impact, 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; and

- v) the following supporting reports were submitted for the applications: Planning Justification Report, Traffic Impact Study, Functional Servicing Report, and a Sun Shadow Study. Any additional studies that may be required will be identified through the review of the application for further action by the applicant.

### **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 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 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 proposal to permit an additional 275 apartment units will be reviewed in light of the applicable City and Regional Official Plan policies, Zoning By-law standards, and the area context.

### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Approved Liberty Master Plan

### **Report prepared by:**

Laura Janotta, Planner, ext. 8634  
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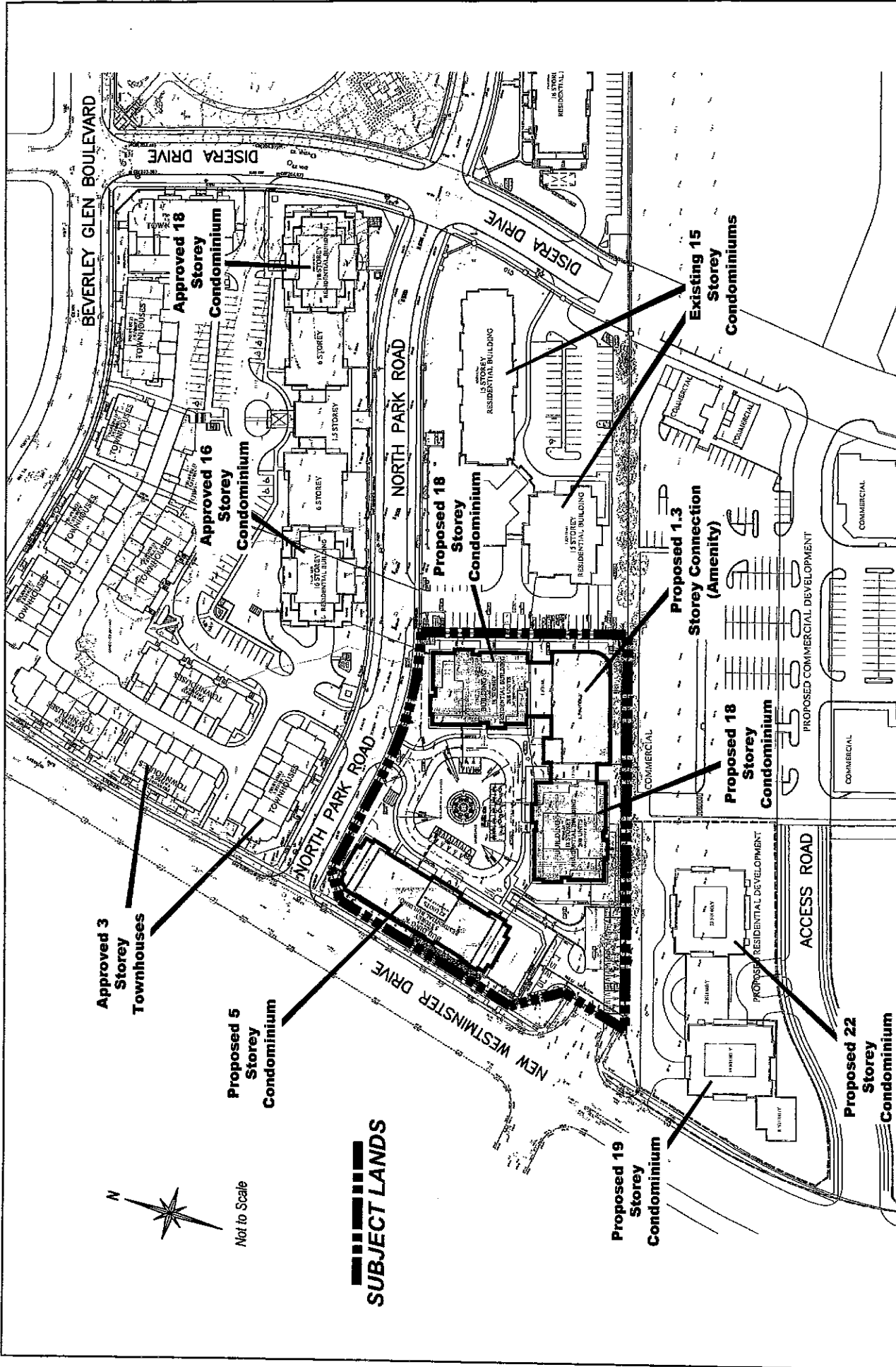
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

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# Context Site Plan

Part of Lot 6,  
Concession 2  
**APPLICANT:**  
**1541677 ONTARIO LTD.**

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*The City Above Toronto*

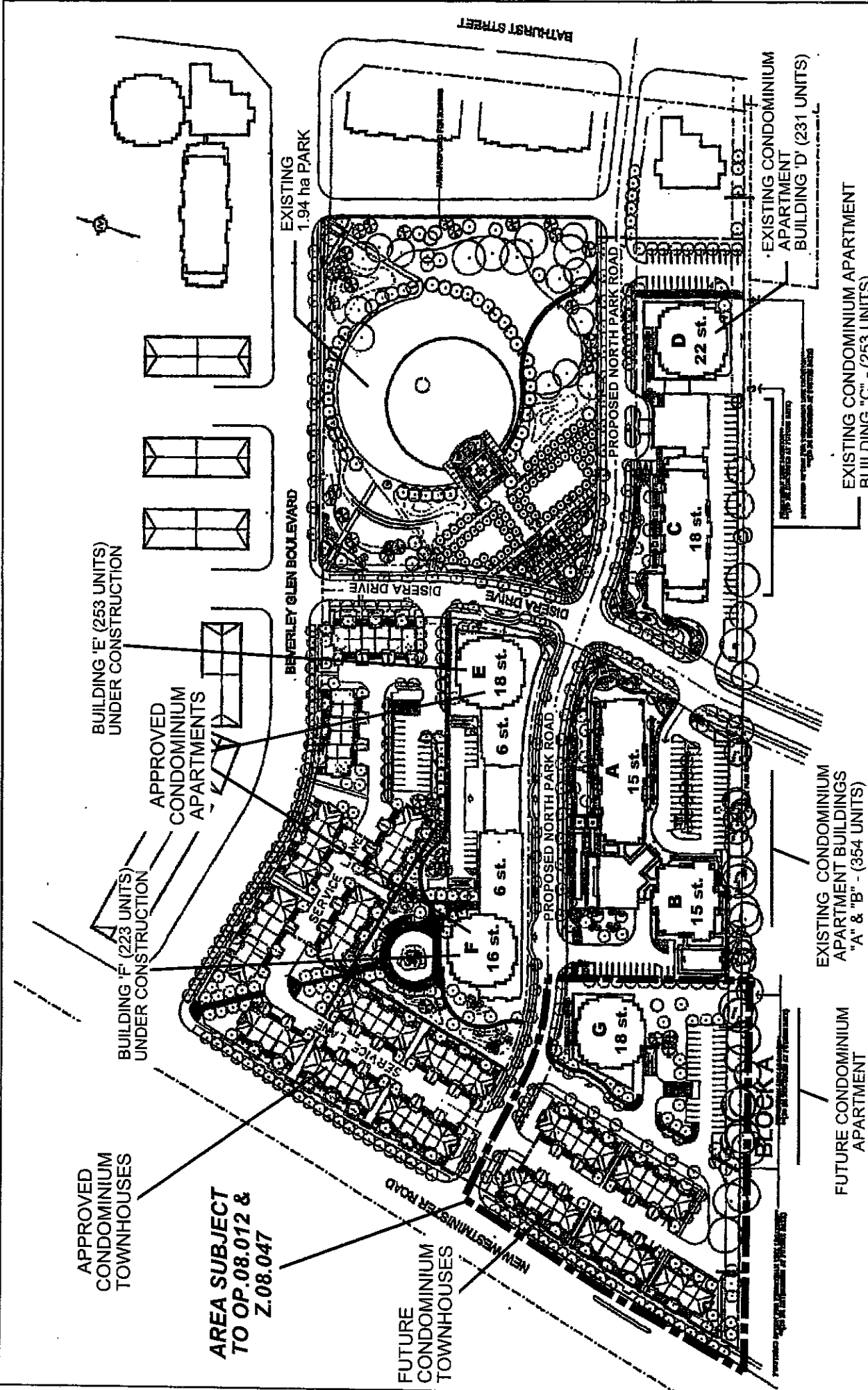
Development Planning Department

# Attachment

# 2

FILE No.: OP.08.012  
& Z.08.047

September 03, 2008



APPROVED  
CONDOMINIUM  
TOWNHOUSES

AREA SUBJECT  
TO OP.08.012 &  
Z.08.047

FUTURE  
CONDOMINIUM  
TOWNHOUSES

BUILDING 'E' (253 UNITS)  
UNDER CONSTRUCTION

APPROVED  
CONDOMINIUM  
APARTMENTS

BUILDING 'F' (223 UNITS)  
UNDER CONSTRUCTION

EXISTING  
1.94 ha PARK

BEVERLEY GLEN BOULEVARD

DISERA DRIVE

DISERA DRIVE

PROPOSED NORTH PARK ROAD

PROPOSED NORTH PARK ROAD

BATHURST STREET

NEW WESTMINSTER ROAD

6 st.

6 st.

6 st.

15 st.

15 st.

15 st.

18 st.

18 st.

18 st.

18 st.

18 st.

18 st.

22 st.

22 st.

22 st.

EXISTING CONDOMINIUM  
APARTMENT BUILDINGS  
'A' & 'B' - (354 UNITS)

FUTURE CONDOMINIUM  
APARTMENT

EXISTING CONDOMINIUM APARTMENT  
BUILDING 'C' - (253 UNITS)

EXISTING CONDOMINIUM  
APARTMENT  
BUILDING 'D' (231 UNITS)

# Approved Master Plan

APPLICANT:  
1541677 ONTARIO LTD.

Part of Lot 6,  
Concession 2



*The City Above Toronto*

Development Planning Department

# Attachment 3

FILE No.: OP.08.012  
& Z.08.047

Not to Scale

September 24, 2008

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