

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 18 2001

**9. OFFICIAL PLAN AMENDMENT FILE OP.01.010
ZONING BY-LAW AMENDMENT FILE Z. 01. 040
958844 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2001.48

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.01.010 and Z.01.040 (958844 Ontario Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 15, 2001, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands for "High Density Residential" to permit development for two, 4-storey adult lifestyle apartment buildings.

Background - Analysis and Options

Previous Application

On December 7, 1998, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit an adult lifestyle residence complex. The initial proposal consisted of one 7-storey building and one 6-storey building with ground floor commercial. At the Public Hearing, a number of area residents expressed concerns with respect to height, density and traffic, Council received the applications and directed Planning Staff to undertake a land use study for the south side of Highway #7, between Pine Valley Drive and Bruce Street.

The applications were placed in abeyance pending the outcome of the Land Use Study. On July 9, 1999, the Applicant appealed the applications to the Ontario Municipal Board (OMB) on the basis that the City failed to deal with the proposal within the required time period.

A 2 week OMB hearing commenced on May 24, 2000 to consider the revised proposal. On August 10, 2000, the OMB Order dismissed the appeals, on the basis that the proposal was too intense in scale and density with respect to the surrounding neighbourhood.

Location

- southwest corner of Regional Road #7 and Helen Street
- 4713, 4721, 4733, 4745 and 4751 Highway #7
- Parts 2 and 3, Plan 4319 and Parts 34, 35 and 36, Plan 9831
- Lot 5, Concession 7, City of Vaughan

Land Use Status

- Designated - "Low Density Residential" by OPA #240 (Woodbridge Community Plan)
- Zoned - R1 Residential Zone by By-law 1-88, subject to Exception Paragraph 9(700)

Site Description

- a 1.96 ha site, with 137.48 frontage on Highway #7 and 141.16m depth
- developed with a detached dwelling and parking
- the surrounding land uses are:

North - Regional Road #7; commercial plaza (C3 Local Convenience Commercial Zone)

South - Park/Woodbridge College; detached dwellings (R1 Residential Zone)

East - Helen Street; commercial/office building and detached dwellings

West - Residential (R1 Residential Zone)

Neighborhood Circulation

On May 25, 2001, a notice of public hearing form was mailed to all property owners within the extended polling area from the subject lands to the Vaughanwood Ratepayers Association. To date, there have been no responses. As the notice period is 20 days, written responses may still be received which will be addressed in the technical review and included in the detailed staff report to Committee of the Whole

Preliminary Review

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

- the current "Low Density Residential" designation permits detached and semi-detached units, and institutional and public space uses; therefore, an amendment to the Official Plan is required, together with an implementing by-law to permit the proposed use;
- the Highway #7 Land Use Study concluded that an appropriate density for the site is 99 units per hectare; the proposal is at 118 units per hectare;
- Staff will review the proposal with respect to density, height, scale, massing, buffering and setback, in accordance with the Highway #7 Land Use Study;
- a parking standard of 1.04 spaces per unit is being proposed, whereas the By-law requires 1.75 spaces per unit; a parking study is required to support the proposed reduction;
- access is proposed from Regional Road #7 and Helen Street; approvals of the City and the Region are required;
- access on Helen Street should be opposite the office building driveway and a shared access to Regional Road #7 with the property to the immediate west should be identified; and
- the requirement for an east-west local road along the south property line, as contemplated by the Highway #7 Land Use Study, but not shown on the plan, will be reviewed.

Conclusion

These issues, but not limited to, shall be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to future Committee of the Whole meeting. The proposed development will be reviewed in accordance with the policies of the Official Plan and the recommendations of the Highway #7 Land Use Study, respecting density, floor space index,

massing and height of buildings, parking, access and function, traffic and proposed east-west local road.

Attachments

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

Report prepared by:

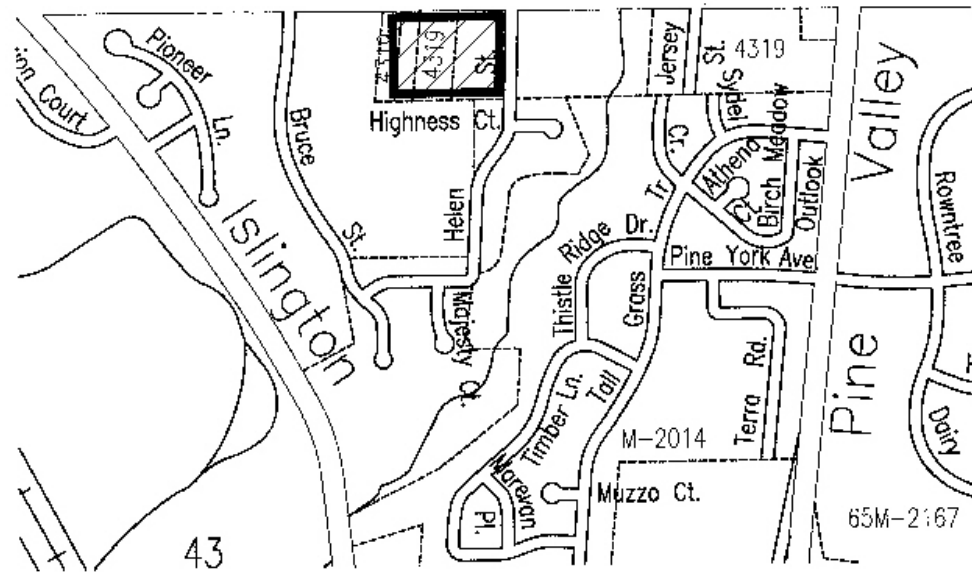
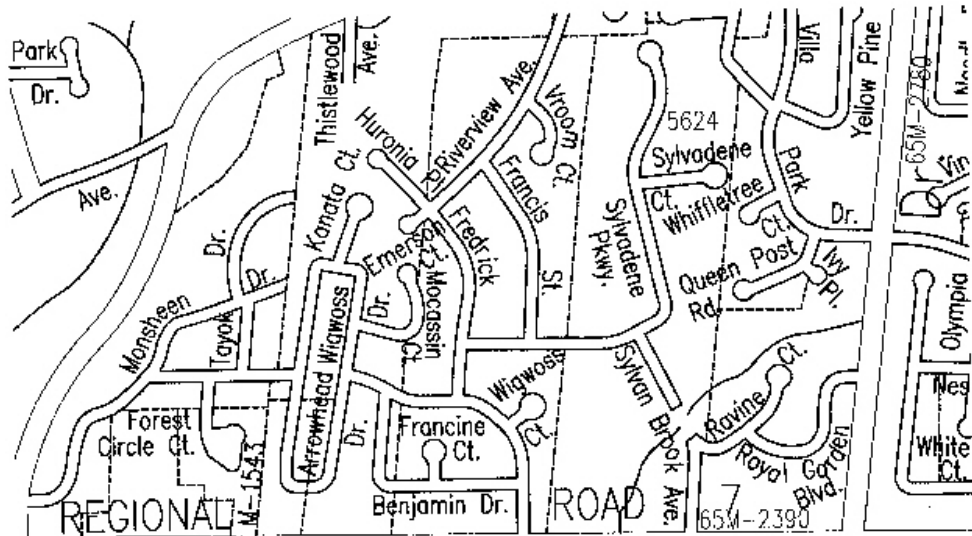
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

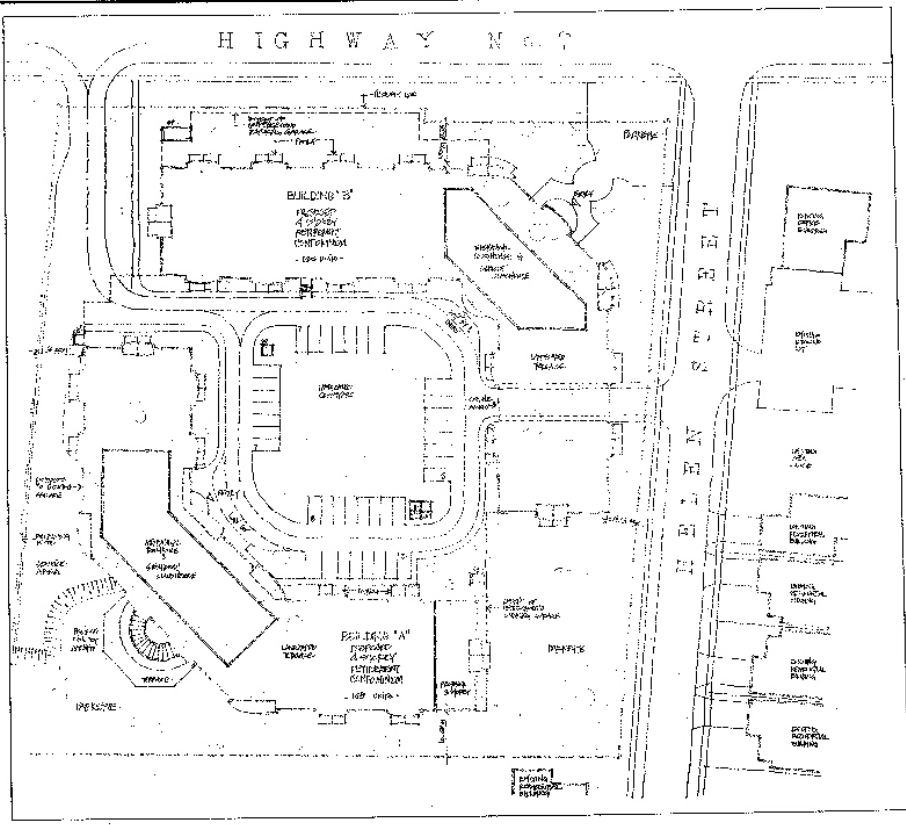
JOANNE R. ARBOUR
Director of Community Planning

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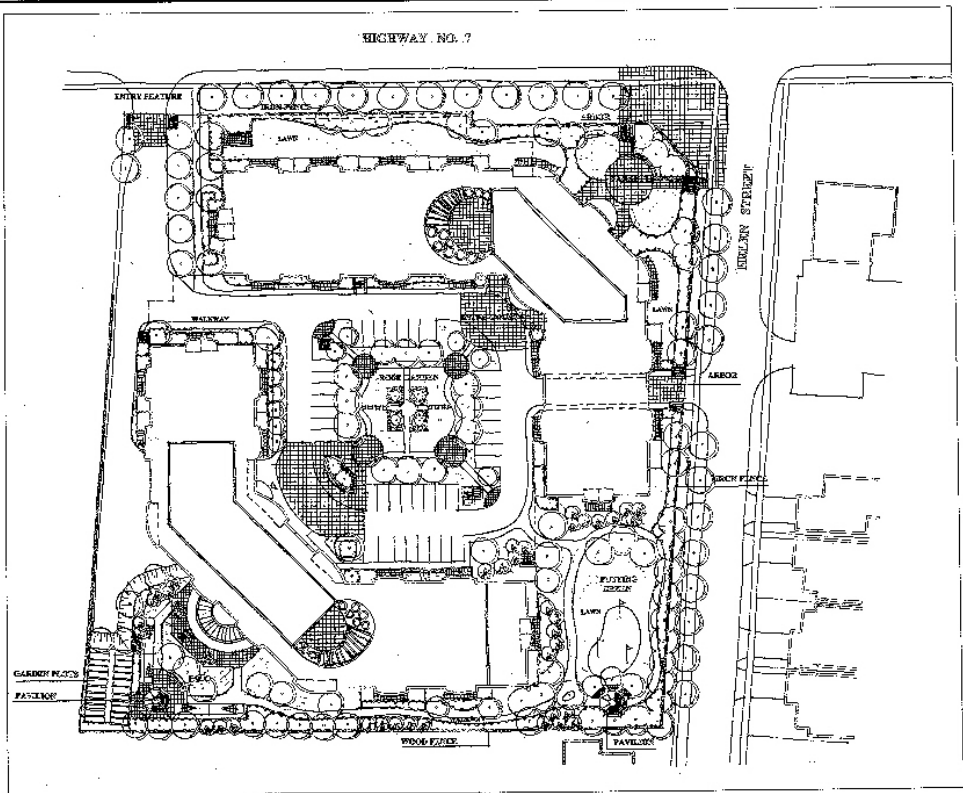


 SUBJECT LANDS

ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	DATE: 22/05/01
	OP.01.010 Z.01.040	LOCATION: LOT 5, CONC. 7	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 9558844 ONTARIO LIMITED	



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 22/05/01
	OP.01.010 Z.01.040	LOCATION: LOT 5, CONC. 7	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 958844 ONTARIO LIMITED	



ATTACHMENT "3" LANDSCAPE CONCEPT	FILE #:	REPORT #:	DATE: 22/05/01
	OP.01.010 Z.01.040	LOCATION: LOT 5, CDNC. 7	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: S55844 ONTARIO LIMITED	