

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 17, 2002**

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.014  
ZONING BY- LAW AMENDMENT FILE Z.02.048  
AHUVA & ERIC POLLACK  
PRELIMINARY REPORT**

**P.2002.58**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.014 and Z.02.048 (Ahuva & Eric Pollack) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 28, 2002, the Owner submitted Official Plan and Zoning By-law Amendment applications to permit the site-specific use of the 0.2 ha site for a three-storey, 65-bedroom seniors'/retirement residence.

**Background - Analysis and Options**

The subject lands are located on the north side of Centre Street, east of Concord Road (1304 Centre Street), in Part of Lot 81, Registered Plan 3541, in Lot 6, Concession 2, City of Vaughan. The surrounding land uses are:

- North - residential (R3 Zone)
- South - Centre Street; residential (R4 Zone)
- East - residential (R3 Zone)
- West - residential (R3 Zone); Concord Road

The subject lands are designated "*Low Density Residential*" by OPA #210 (Thornhill - Vaughan Community Plan), and zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(776).

On August 23, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. The following is a summary of comments received to date:

- with 14 parking spaces on-site, overflow parking may occur on the nearest streets, such as Concord Road;
- traffic on Concord Road is very heavy and this may result in additional traffic;
- the view from backyards will change with a three-storey building;
- the driveway for the site opens onto a right-turn lane for Concord Road, with a bus stop on the corner of Centre Street and Vaughan Boulevard; and
- virtually the entire lot will be consumed with the building and parking lot, removing the green space.

These and any additional comments received will be addressed in more detail 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the “*Low Density Residential*” designation permits detached dwellings, with a maximum net density of 22 units per ha; an amendment to the Official Plan is required to permit the proposed 65-bedroom seniors’/retirement residence;
- the subject lands are zoned R3 Residential and will require site-specific rezoning to a multiple residential zone category to permit the proposal;
- more detailed information will be required regarding the operation and scale of the retirement residence, in relation to a typical nursing home or seniors’ apartment;
- the overall increase in density will be reviewed with respect to the demand on traffic, parking, transit, water and sanitary servicing capacity, and the adequacy of public and private amenity space;
- the overall increase in the building height to three storeys will be reviewed in light of the surrounding building heights, compatibility, and streetscape design;
- a Parking Supply and Demand Study will be required to address parking and access needs and configuration; and
- recently three Official Plan Amendment applications for office uses along this portion of Centre Street, have been approved as being compatible with residential and commercial developments in the surrounding neighbourhood.

### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

In particular, the proposed overall increase in intensity of use and building mass on the lot will be reviewed with respect to the demands on traffic, parking, water and sanitary servicing capacity, and amenity space. In addition, the proposal will be reviewed in light of the surrounding land uses and streetscape design.

### **Attachments**

1. Location Map
2. Preliminary Site Plan
3. Preliminary Elevations
4. Preliminary Ground Floor Plan

### **Report prepared by:**

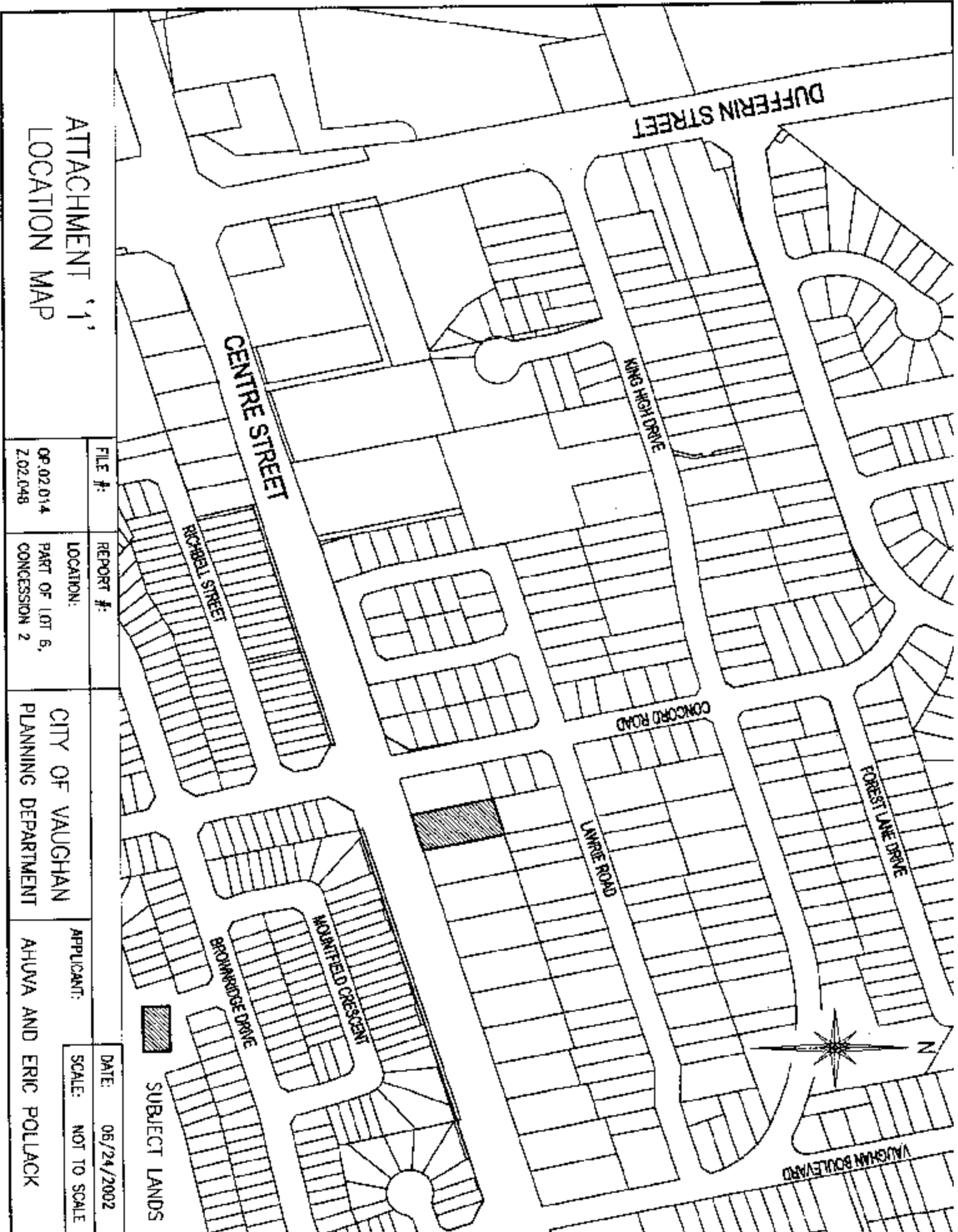
Jason Sheldon, Planner, ext. 8320  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning


JOANNE R. ARBOUR  
Director of Community Planning

/LG

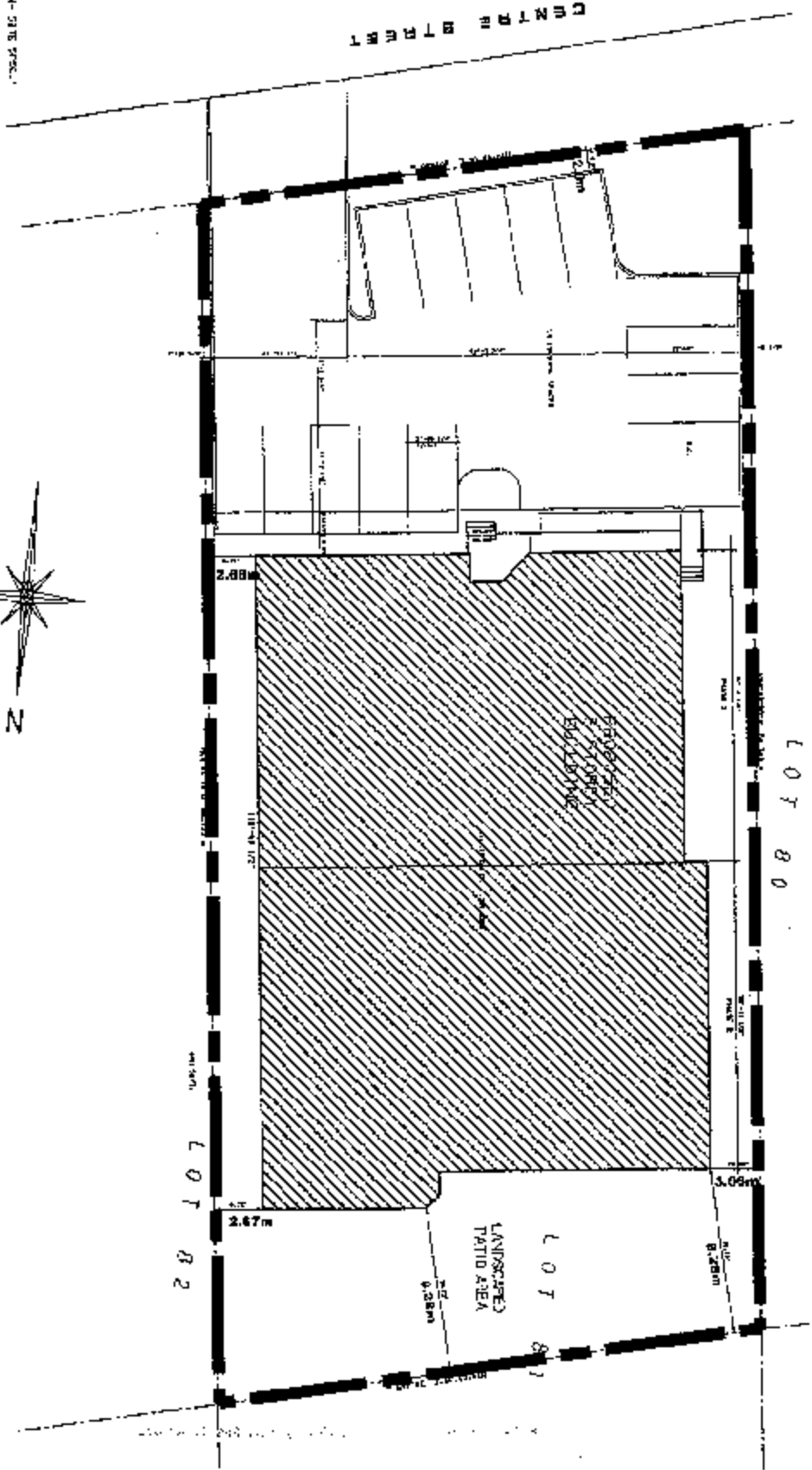


ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE:
OP.02.014 Z.02.048	PART OF LOT 5, CONCESSION 2		AHVA AND ERIC POLLACK	06/24/2002
			SCALE:	NOT TO SCALE

 SUBJECT LANDS

CONCRETE DRIVE



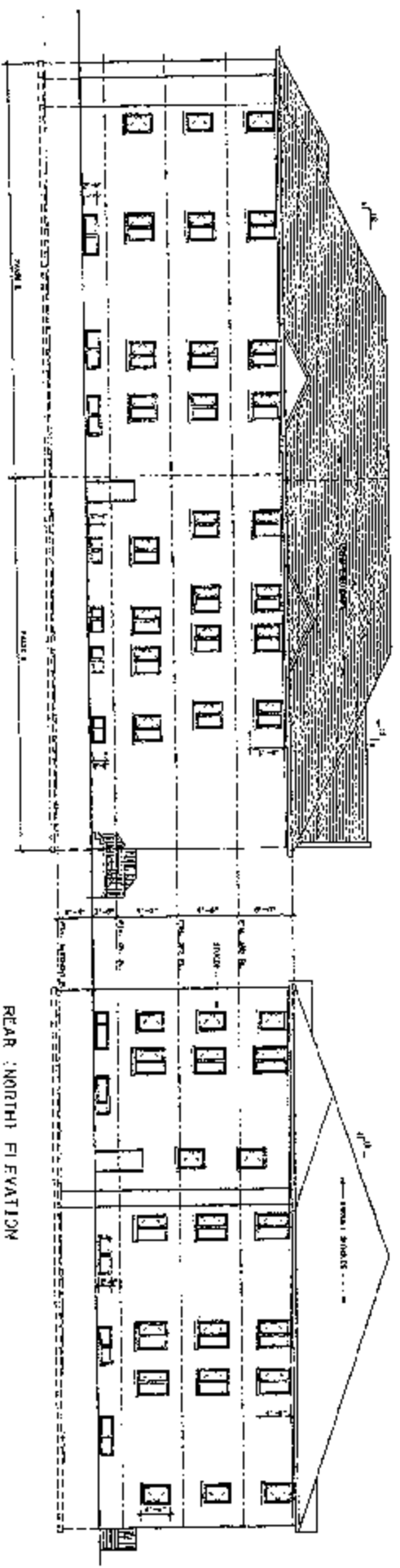
————— SUBJECT LANDS

**SITE STATISTICS**

ZONING: RESIDENCE APPLICATION - SITE SPEC.  
 RA  
 SITE AREA: 201.77 m<sup>2</sup> BRT #2: 0/114 S.F. 1  
 GROUND FLOOR AREA: 41,792  
 COVERAGE:  
 PARKING REQUIRED:  
 AS SEEN IN ROOMS & ZONING AND CODE  
 PARKING PROVIDED: 14 CARS

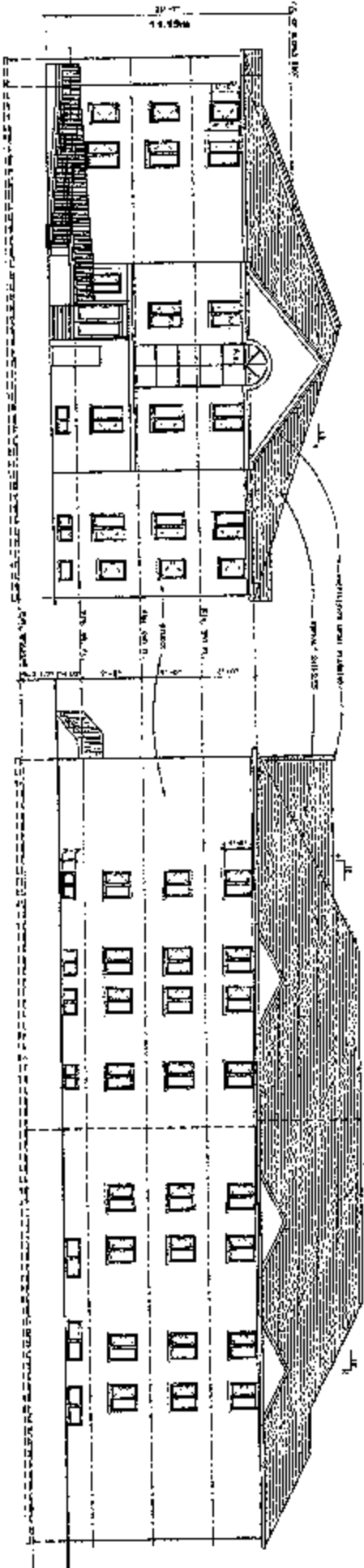
**ATTACHMENT '2'  
 SITE PLAN**

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE:
DP.02.014 2.02.048	PART OF LOT 6, CONCESSION 2		AHUYA AND ERIC POLLACK	06/26/2002
			SCALE:	NOT TO SCALE



WEST SIDE ELEVATION

REAR (NORTH) ELEVATION



FRONT ELEVATION

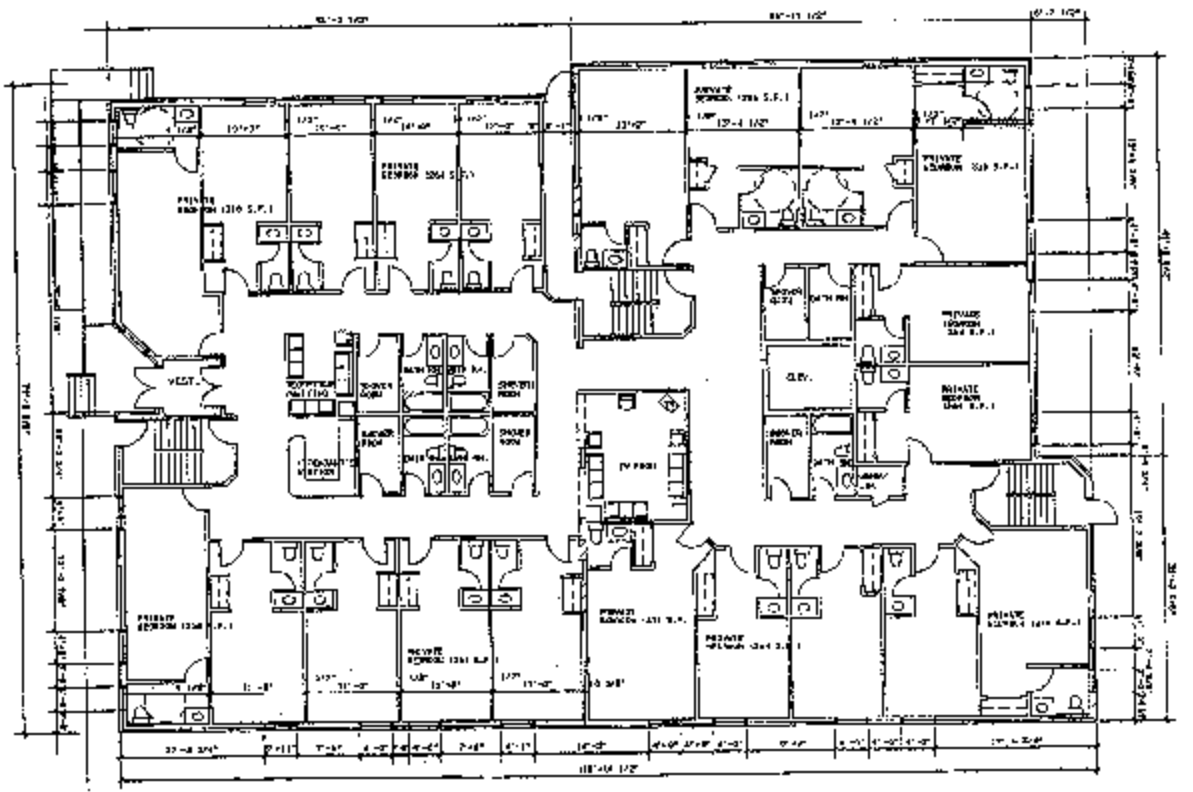
EAST SIDE ELEVATION

ATTACHMENT '3'  
ELEVATIONS

FILE #:	REPORT #:	DATE:
09.02.014	PART OF LOT 6, CONCESSION 2	06/26/2002
CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE
APPLICANT:		AHVA AND ERIC POLLACK

# ATTACHMENT '4'

## GROUND FLOOR PLAN



FLOOR PLAN 2002.048

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	06/26/2002
OP:02.014 Z:02.048	PART OF LOT 6, CONCESSION 2		APPLICANT:	AHUYA AND ERIC POLLACK
			SCALE:	NOT TO SCALE