

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 2, 2003

**1. ZONING BY-LAW AMENDMENT FILE Z.03.031
METRONTARIO INVESTMENTS LIMITED
PRELIMINARY REPORT**

P.2003.41

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.031 (Metrontario Investments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 23, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to RA2 Apartment Residential Zone to permit a seniors' retirement development. The proposed 4-storey, 6,967.5 m² building would contain 102 units, with common kitchen/dining, lounge and reception area, on the 8,094 m² site, served by 50 parking spaces.

Background - Analysis and Options

The site is located on the northeast corner of Centre Street and New Westminster Drive, in Part of Lot 6, Concession 2, City of Vaughan. The site has a 50 m frontage on New Westminster Drive and 146 m flankage on Centre Street.

The site is designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(1132A). The surrounding land uses are:

- North – vacant; agricultural (A Agricultural Zone)
- South – Centre Street; residential (RA3 Apartment Residential Zone)
- East – commercial (C2 General Commercial Zone)
- West – New Westminster Drive; commercial (C2 General Commercial Zone)

On May 9, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Beverly Glen and Brownridge Ratepayers Associations. To date, no comments have been received. Any responses received will be addressed 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 "High Density Residential" designation permits apartment uses at a maximum net density of 148 units per hectare in the Thornhill Town Centre, yielding a maximum of 120 units on the site (0.8094 ha x 148 uph). The proposed density and rezoning to RA2 Zone would conform to the Official Plan;
- the A Agricultural Zone does not permit apartment dwellings; the rezoning to RA2 Zone would facilitate the proposed development, at a minimum of 80 m² of lot area per unit;

- any site-specific exceptions to the RA2 Zone that are necessary to facilitate the preferred site design, will be identified through the technical review of the application and conceptual site plan;
- review will be given to the conformity of the development form with the Official Plan policies for the proposed seniors' high density residential development, in context of its location within the Thornhill Town Centre; and
- the final site and building design, parking, access, landscaping and engineering would be reviewed upon submission of a detailed Site Development Application.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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, review will be given to the proposed rezoning to implement the High Density Residential policies of the Official Plan to permit a seniors' residential apartment use on the subject property.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

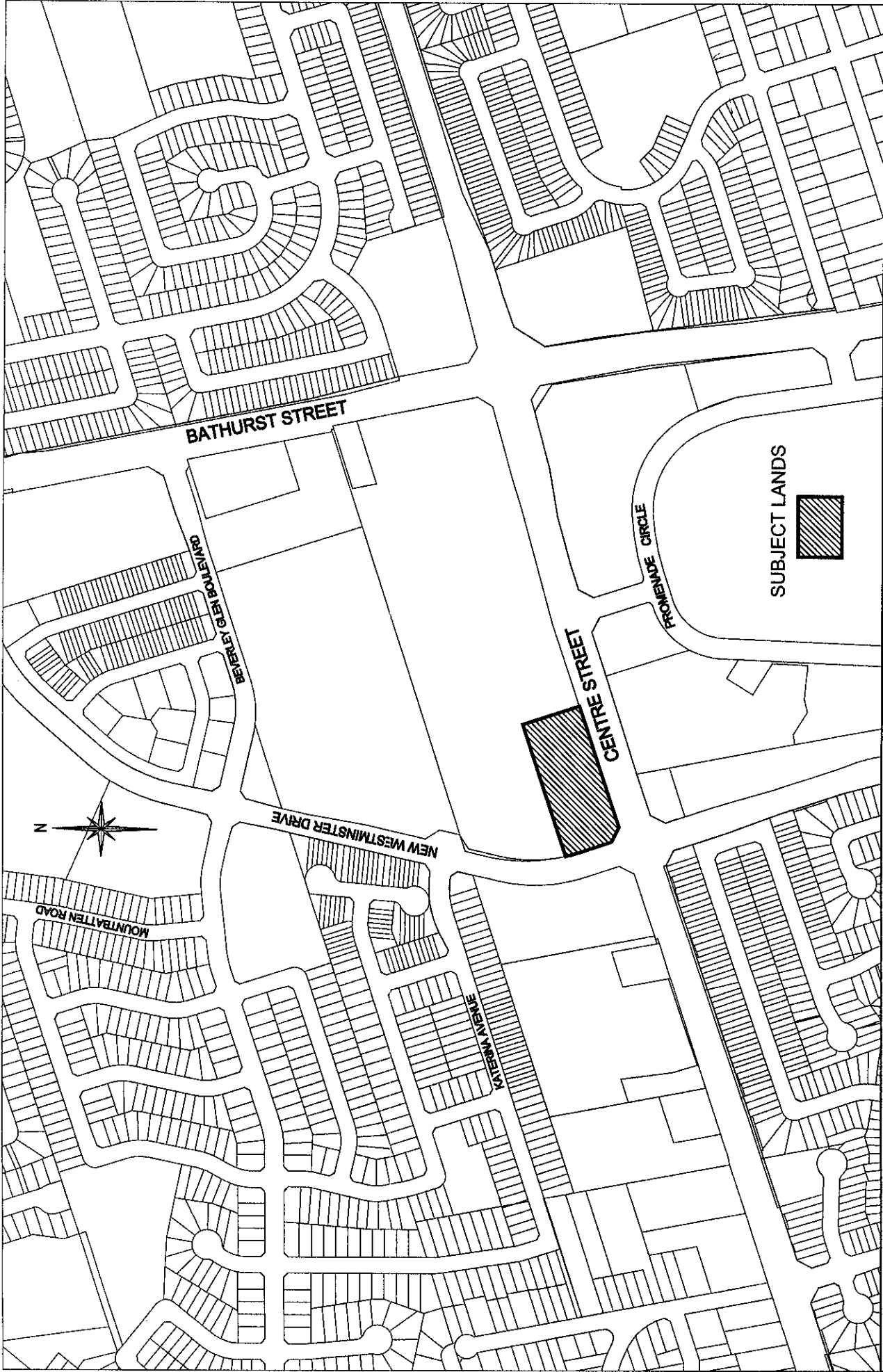
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part of Lot 6,
Concession 2

APPLICANT:
METRONTARIO INVESTMENTS
LIMITED



Community Planning Department

Attachment

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FILE No.:
Z.03.031

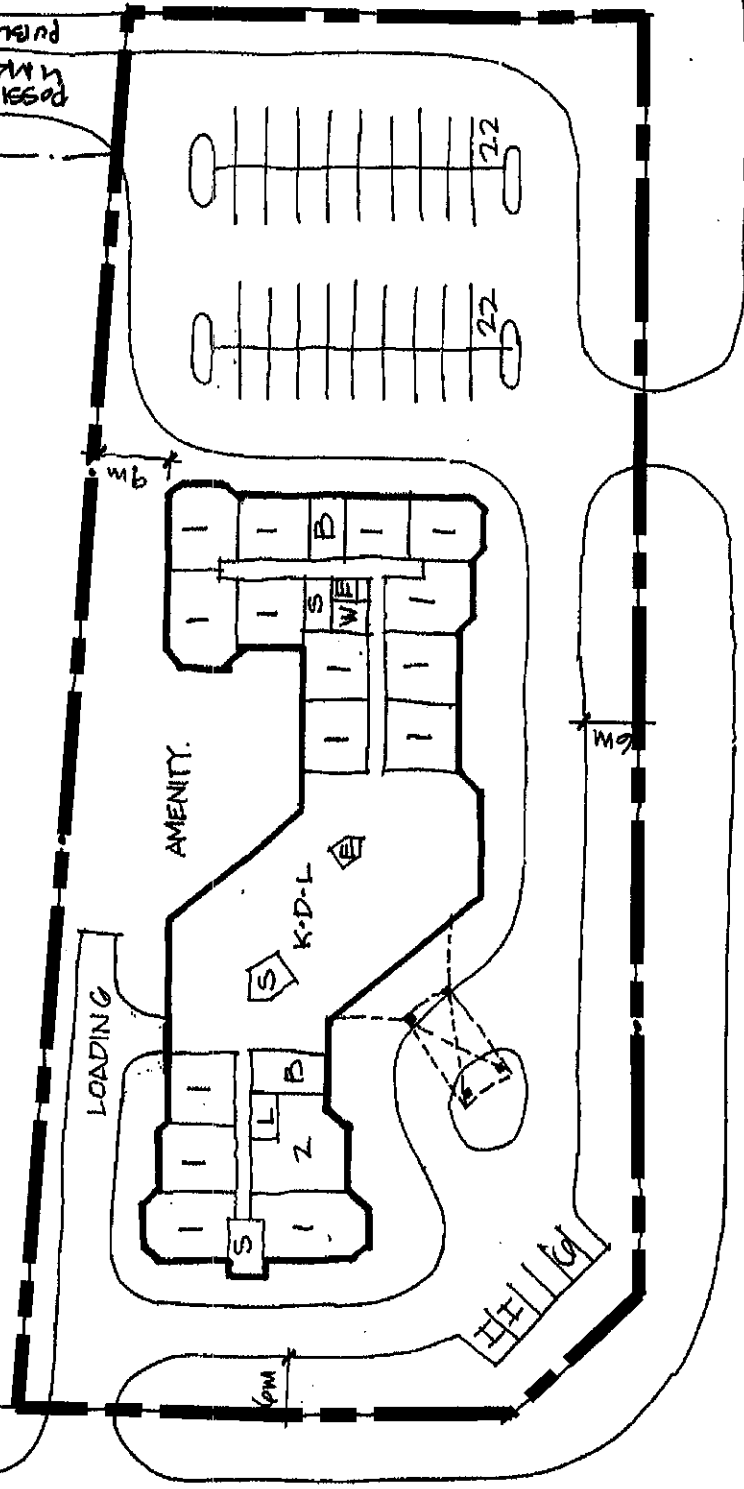
Not to Scale
May 6, 2003

SITE STATISTICS
 2 AC (8064 sq)
 51 SPACES
 50 SPACES
 4
 75,000 SQ.FT. ±
 20%

POSSIBLE EASEMENT
 LINK TO NORTHEASTLY
 PUBLIC CUR-DE-SYC



NEW WESTMINSTER ROAD



SUBJECT LANDS

CENTRE STREET

Conceptual Site Plan

Part of Lot 6,
 Concession 2
 APPLICANT:
 METRONTARIO INVESTMENTS
 LIMITED



Community Planning Department

Attachment

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