

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 3, 2004

1. **OFFICIAL PLAN AMENDMENT FILE OP.04.004
ZONING BY-LAW AMENDMENT FILE Z.04.004
DRAFT PLAN OF SUBDIVISION FILE 19T-04V03
STONE MANOR DEVELOPMENTS (WOODBIDGE) LTD.
PRELIMINARY REPORT**

P.2004.63

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.004, Z.04.004 and 19T-04V03 (Stone Manor Developments (Woodbridge) Ltd.), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On February 18, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision to permit a residential block comprised of 86 freehold townhouses on a common element condominium road and 1,186sq.m of private amenity area.

Background - Analysis and Options

The 1.95 ha property is located at the southwest corner of Highway #7 and Helen Street, being Lots 2 and 3, Plan 4319 and Lots 34, 35 and 36, Registrars' Compiled Plan 9831 (4713, 4721, 4733, 4745 and 4751 Highway #7), in Lot 5, Concession 7, City of Vaughan.

The lands were the subject of several development applications proposing high density development in the form of apartment buildings. In 1998, applications OP.98.030 and Z.98.118 proposed to redesignate and rezone the subject lands to permit a high-density development comprised of two 6-storey buildings with 258 units and 6 detached homes. In light of this application and several similar applications within the immediate vicinity, Council recommended that a Land Use Study be undertaken to determine the appropriate level of development for the area.

The "South Side of Highway #7 Land Use Study" endorsed by Council, recommended several options of development ranging from high density residential at 99 units/ha, to a mixed-residential use with a maximum building height of 4 storeys. The applications were referred to the Ontario Municipal Board by the applicant and subsequently refused on the basis it was not consistent with the findings of the Land Use Study.

The site is regular in shape with small rock and vegetation croppings scattered throughout. The property has 137.29m frontage on Highway #7 and 141m on Helen Street, and is developed with a detached residence (4783 Highway #7) which is scheduled for demolition. The surrounding land uses are as follows:

- North - Highway #7; commercial plaza (C3 Local Convenience Commercial Zone)
- South -Woodbridge College (A Agricultural Zone), detached residential (R1 Residential Zone)
- East - Helen Street; commercial office building (C8 Office Commercial Zone) and detached residential (R2 Residential Zone)
- West - residential (R1 Residential Zone)

The subject lands are designated "Low Density Residential" by OPA #240 (the Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(700). Development of the lands would also be considered in context of the policies and recommendations of the "South Side of Highway #7 Land Use Study", endorsed by Council in 2000.

On April 8, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical 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:

- Official Plan Amendment #240 designates the subject lands "Low Density Residential", which permits residential detached and semi-detached units, institutional and public space uses; the proposed townhouse development requires an official plan amendment;
- the "South Side Highway #7 Land Use Study", which recommends several development options for the study area, will be consulted to assess the current application;
- the subject lands fall within the "Highway #7 Policy Review" study area, which has a projected completion date of Spring 2004 and is expected to encourage higher density development along Highway #7;
- the lands are zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(700), which does not permit the proposed townhouse development; a zoning amendment is required;
- the subject land is an assembly of five properties, two of which are under a registered plan and three are part of a registrars' compiled plan; the applicant has submitted a draft plan of subdivision to create one residential block under one registered M-Plan, which will enable the townhouse lots to be created through the lifting of part lot control; the common blocks for roads and amenity areas are to be created through Draft Plan of Condominium; consideration will be given to the coordination of land use, servicing and traffic connection with adjacent lands;
- a preliminary site plan was also submitted, showing the general residential layout; the townhomes are to be sited on freehold lots, fronting onto a common element road, and provided with a common amenity area;
- a traffic study with respect to parking, traffic circulation and the proposed access points must be approved by both the City of Vaughan and Region of York;
- currently, there is no sanitary servicing capacity available for the proposed units; the Region of York must confirm that adequate water supply and sewage treatment capacity are available to accommodate the development, and that capacity is provided to the City for allocation to these units; and
- a Phase One Environmental Site Assessment Report has been submitted and will require peer review and approval.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to compatibility and connectivity of the proposed residential land use and density with surrounding land uses, site design, traffic, parking, access and amenity areas.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Preliminary Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Attachment **1**

FILE No.:
OP.04.004
RELATED FILES:
Z.04.004 & 19T-04V03
February 25, 2004

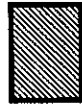
City of
Vaughan

Community Planning Department

Location Map

Lot 5,
Concession 7
APPLICANT:
STONE MANOR DEVELOPMENTS

SUBJECT LANDS



REGIONAL ROAD 7

LOT 47, REGISTRAR'S COMPILIC PLAN 8831
 SEE PHOTOGRAPHIC PLAN BY REGISTERED PLAN 0314

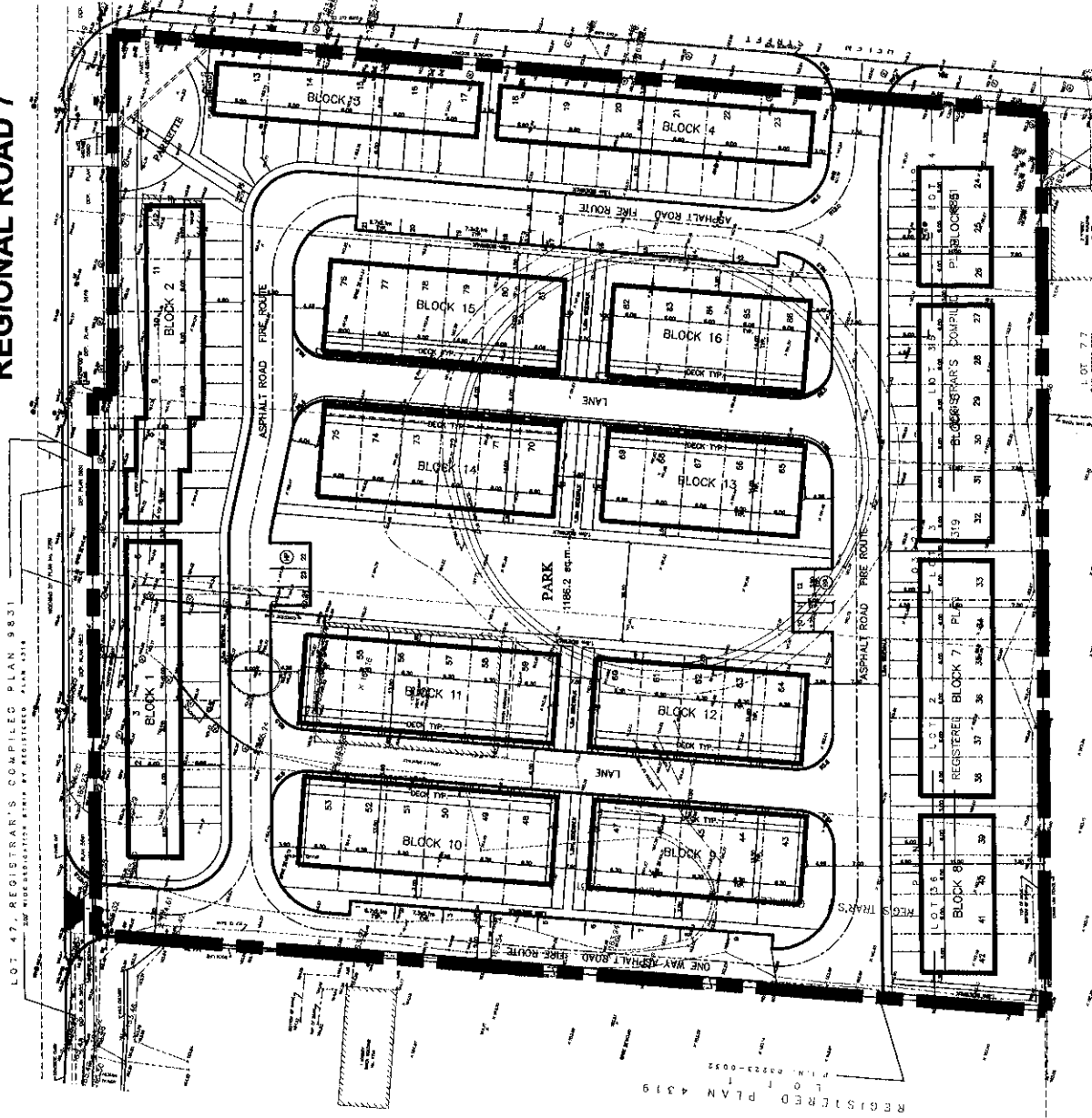


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SUBJECT LANDS



HELEN STREET



REGISTERED PLAN 4319
 LOT 1
 PLAN 03223-0032

Attachment 2
 FILE No.: OP.04.004
 RELATED FILES: Z.04.004 & 19T-04V03
 February 25, 2004

City of **Vaughan**
 Community Planning Department

Draft Plan
 Lot 5,
 Concession 7
 APPLICANT:
 STONE MANOR DEVELOPMENTS

HIGHWAY No. 7

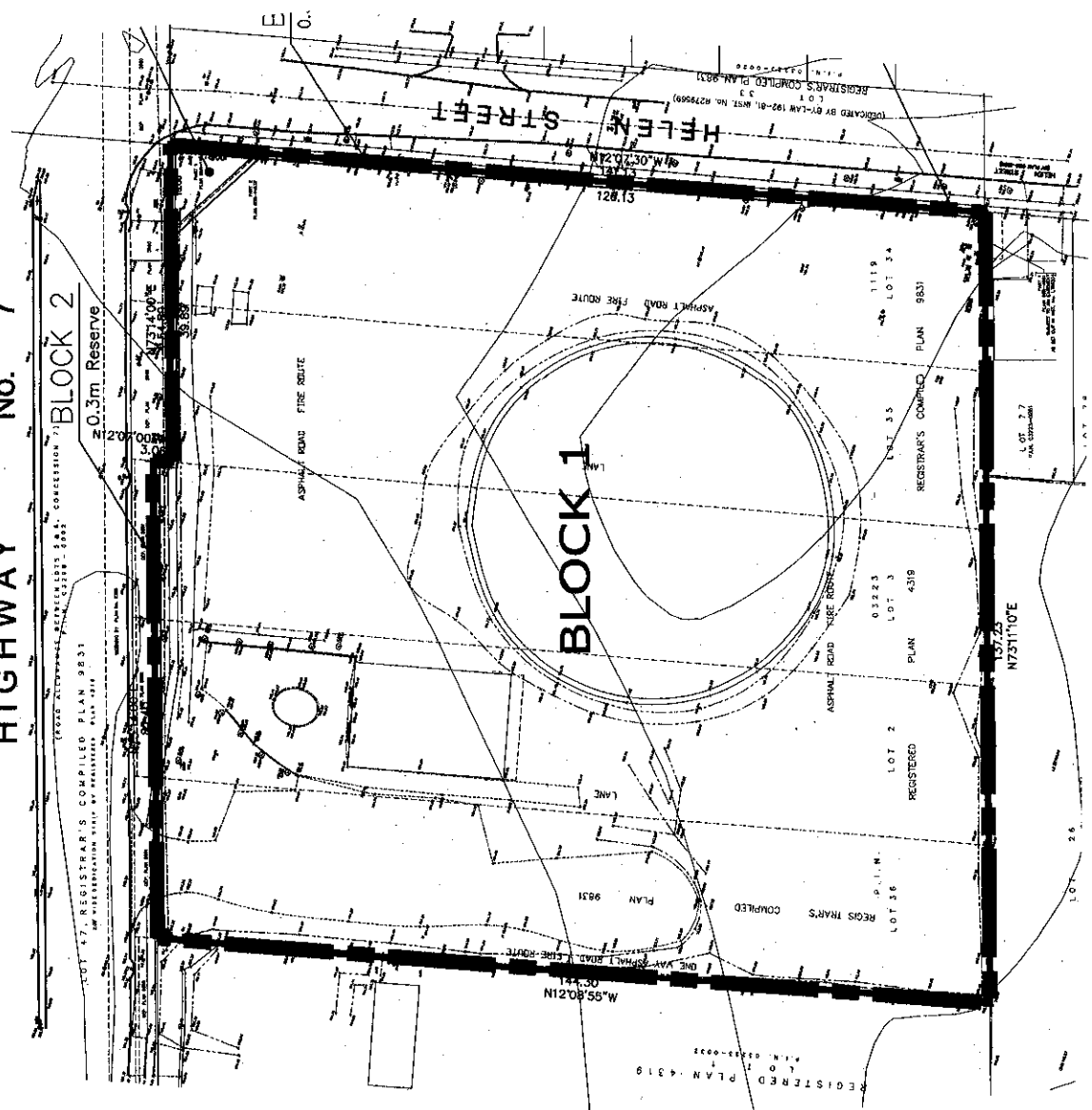
Block 2

0.3m. Reserve



Not to Scale

SUBJECT LANDS



Preliminary Site Plan

Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS



Community Planning Department

Attachment

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