

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

2. **OFFICIAL PLAN AMENDMENT FILE OP.99.026
ZONING BY-LAW AMENDMENT FILE Z.99.054
DRAFT PLAN OF SUBDIVISION FILE 19T-04V04
UNITED PEOPLE CORPORATION C/O DE LUCA GROUP
PRELIMINARY REPORT**

P.2004.64

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.99.026, Z.99.054 and 19T-04V04 (United People Corporation C/O De Luca Group), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On March 25, 2004 the Owner submitted a revised application to amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision to permit a residential block comprised of 34 freehold townhouses on a common element condominium road.

Background - Analysis and Options

The .8 ha property is located on the south side of Highway #7, west of Helen Street, being Part of Lot 1, Registered Plan 4319 and Lot 37, Registrars' Compiled Plan 9831 (4763 and 4773 Highway #7), in Lot 5, Concession 7, City of Vaughan.

On August 11, 1999, the Owner submitted Official Plan Amendment and Zoning By-law Amendment applications OP.99.026 and Z.99.054, proposing a residential retirement development containing 112 suites within two apartment buildings of 6 and 7 storeys. The files were placed on hold, pending the outcome of the South Side of Highway #7 Land Use Study, and the Ontario Municipal Board hearing dealing with the lands to the east, which the Owners were party to.

The "South Side of Highway #7 Land Use Study", endorsed by the City recommended several options of development ranging from high density residential at 99 units/ha, to a mixed-residential use at a maximum building height of 4 storeys.

The site is regular in shape and relatively flat, with small rock and vegetation croppings scattered throughout. The land has 54.82m frontage on Highway #7, and an average lot depth of 145m, and is developed with two detached residences (4763 and 4773 Highway #7), which are scheduled for demolition. The surrounding land uses as follows:

- North - Highway #7; commercial plaza (C3 Local Convenience Commercial Zone)
- South - Woodbridge College (A Agricultural Zone), detached residential (R1 Residential Zone)
- East - vacant/detached residential (R1 Residential Zone), Helen Street
- 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. 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", which was 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, which does not permit the townhouse development; a zoning amendment is required;
- the subject land is an assembly of two residential lots, one of which is under a registered plan and the other is 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 the roads would be created through Draft Plan of Condominium; consideration will be given to coordination of land uses, traffic and circulation 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 on a common element road;
- a traffic study with respect to parking, traffic circulation and 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; and
- an Environmental Assessment of the property may be required for approval by the City.

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
4. Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Location Map

Part of Lot 5,
Concession 7

APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP

City of Vaughan

Community Planning Department

Attachment

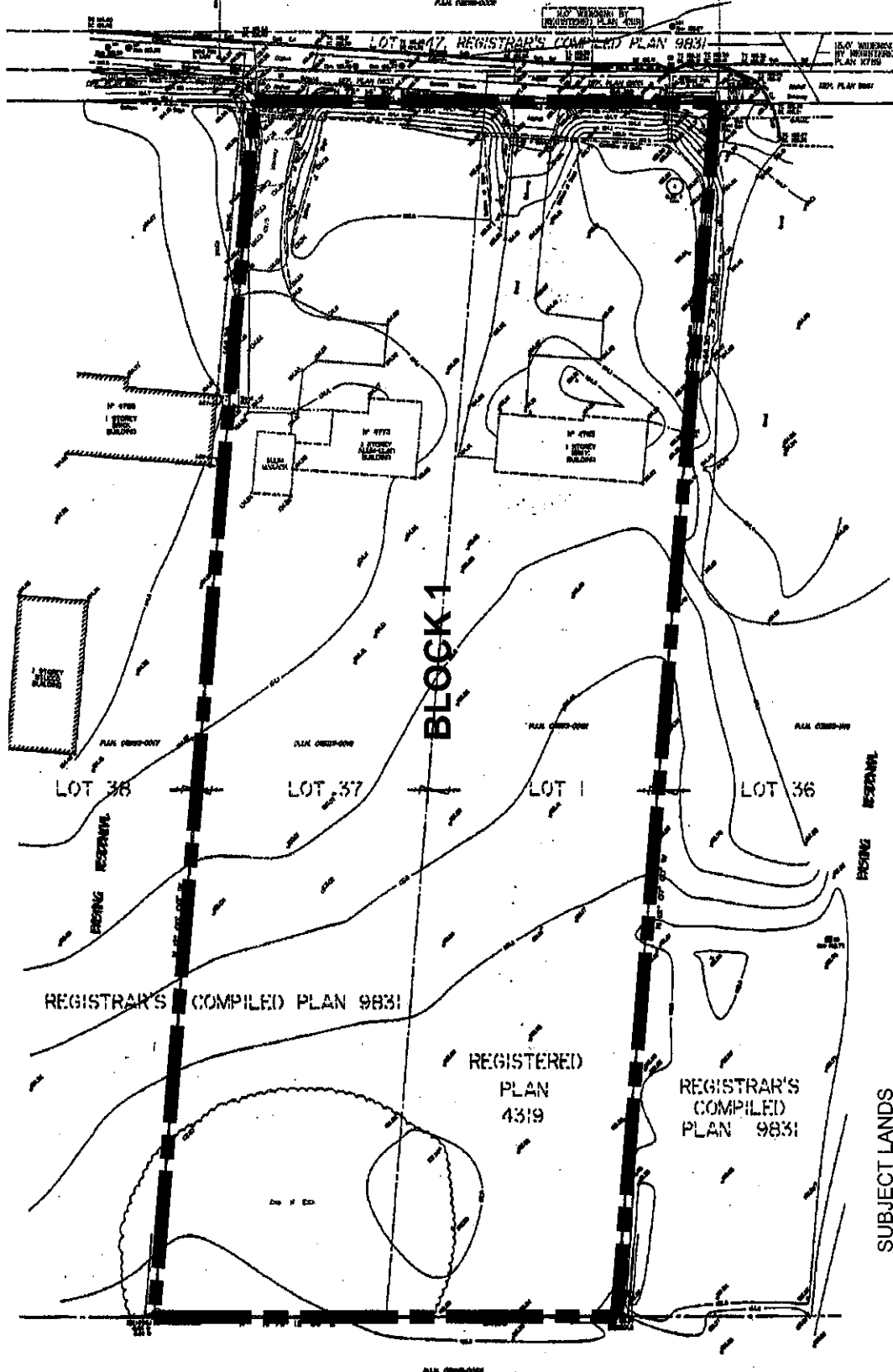
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FILE No.:
OP.99.026,
Z.99.054 &
19T-04V04
April 1, 2004



THE KING'S HIGHWAY N° 7

(Original Road Allowance Between Lots 5 & 6, Concession 7)



Not to Scale

SUBJECT LANDS

Attachment 2

FILE No.:
OP.99.026,
Z.99.054 &
19T-04V04
April 1, 2004

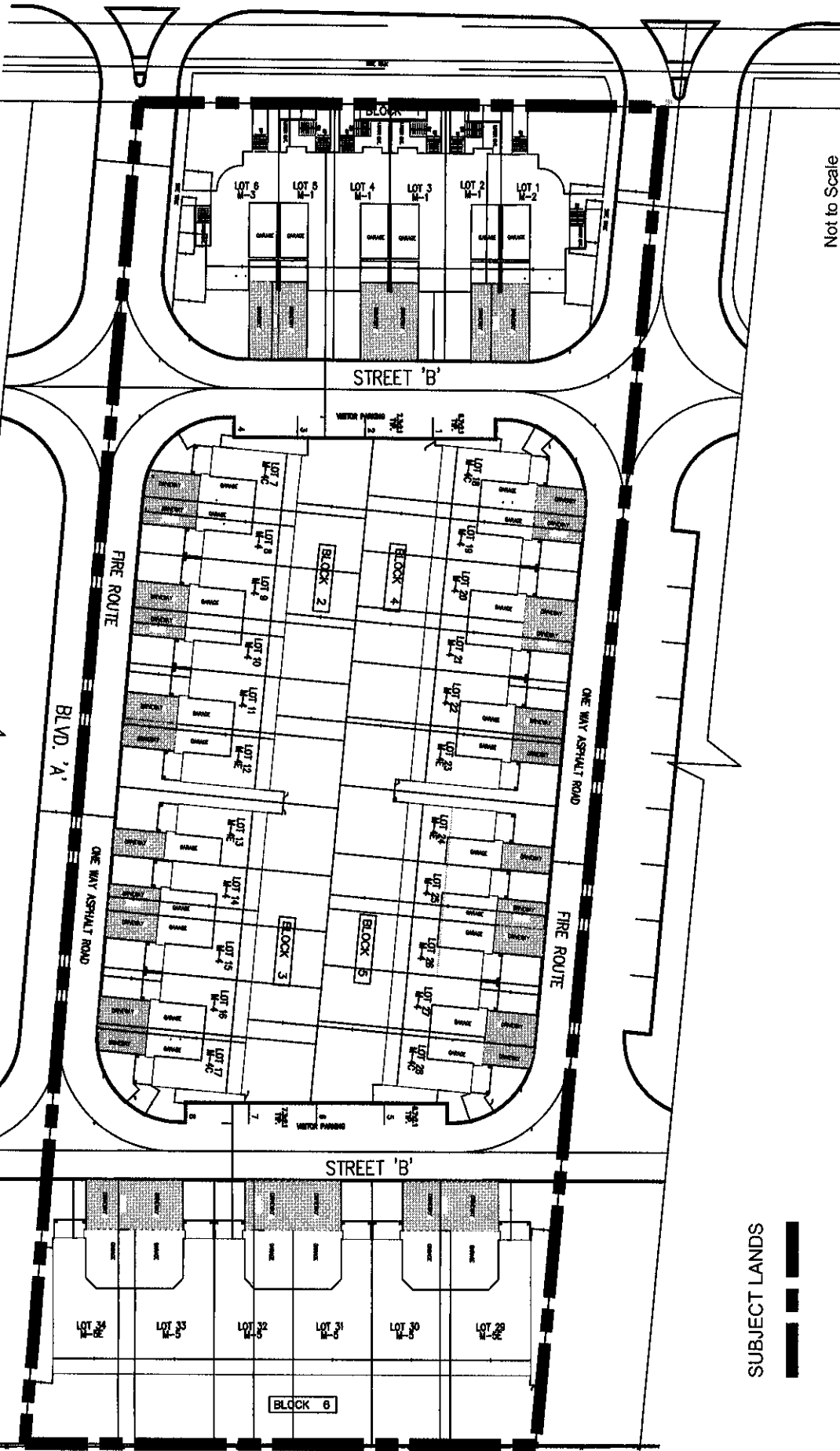


Community Planning Department

Draft Plan of Subdivision

Part of Lot 5,
Concession 7

APPLICANT:
UNITED PEOPLE CORPORATION
C/O DELUCA GROUP



Not to Scale

SUBJECT LANDS



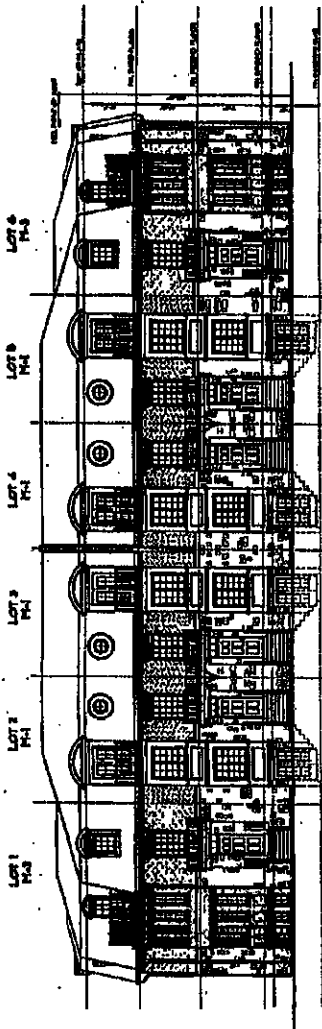
Preliminary Site Plan

Part of Lot 5,
Concession 7
 APPLICANT:
 UNITED PEOPLE CORPORATION
 C/O DELUCA GROUP

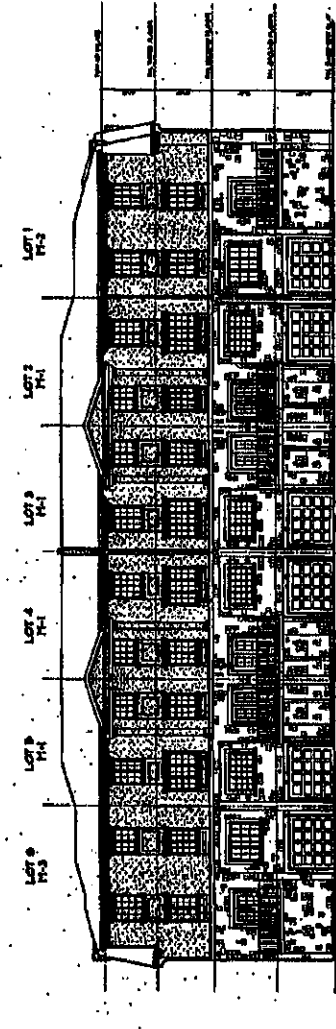


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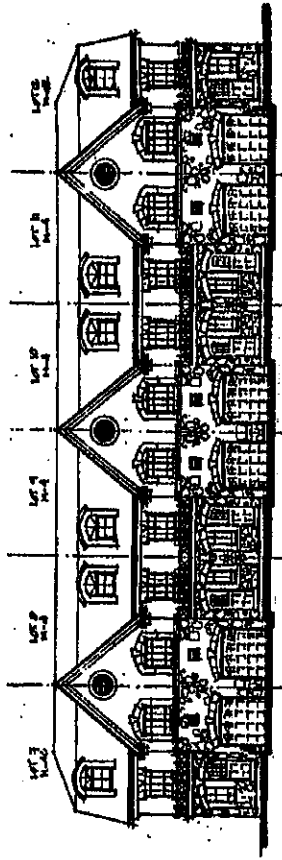
Attachment 3
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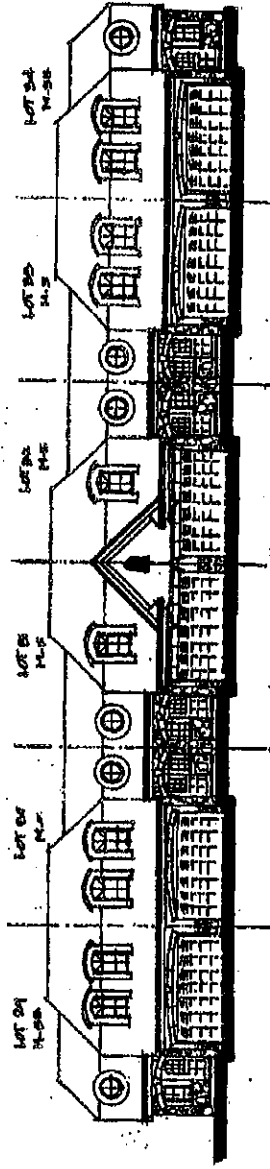
FRONT ELEVATIONS - BLOCK 1



REAR ELEVATIONS - BLOCK 1



FRONT ELEVATIONS - BLOCKS 2, 3, 4, 5



FRONT ELEVATIONS - BLOCK 6

Not to Scale

Elevations

Part of Lot 5,
Concession 7

APPLICANT:
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