

3. **OFFICIAL PLAN AMENDMENT FILE OP.05.021
ZONING BY-LAW AMENDMENT FILE Z.05.043
DRAFT PLAN OF SUBDIVISION FILE 19T-05V08
PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT CORPORATION
PRELIMINARY REPORT**

P.2005.57

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.021, Z.05.043 and 19T-05V08 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted the following development applications to:

1. Amend the Official Plan to redesignate the subject lands shown on Attachment #1 from "Planned Road Re-Alignment" and "Low Density Residential" to "Medium Density Residential/Commercial" with site-specific policies to permit a maximum residential density of 29.5 units per hectare and the following uses: a service station/gas bar with drive-through, mechanical car wash, and eating establishment including take-out and convenience, with a drive-through;
2. Amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RVM1(B) Residential Urban Village Multiple RVM1(B) Zone One, RT1 Residential Townhouse Zone, C3 Local Commercial Zone and OS1 Open Space One Zone, with the appropriate site-specific exceptions to implement a proposed development comprised of 1 semi-detached dwelling unit, 50 street townhouse dwelling units, a service station/gas bar with drive-through, mechanical car wash, and eating establishment including take-out and convenience, with a drive-through; and
3. A draft plan of subdivision application to facilitate the redevelopment of the residual lands (approx. 2.262ha) that will occur north of the existing Teston Road and south of the proposed re-alignment of Teston Road, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of 2.26ha, and is located on the northwest corner of Jane Street and Teston Road, in Part of Lot 26, Concession 5, City of Vaughan.

The subject lands are designated "Low Density Residential" and "Planned Road Re-alignment" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - proposed Teston Road realignment; vacant (A Agricultural Zone)
- South - residential (RVM1(B) Residential Zone)
- East - Jane Street; residential (A Agricultural Zone)
- West - Teston Road vacant (A Agricultural Zone)

On September 16, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, those individuals requesting notification, and to the Columbus Trail Ratepayers Association. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

History

The Owner originally submitted applications to amend the Official Plan (File OP.04.015) and Zoning By-law (File Z.04.040) to redesignate and rezone the subject lands to implement a previously proposed Draft Plan of Subdivision (File 19T-04V10) consisting of 30 semi-detached units, 6 townhouse units, and a local commercial block intended for a service station/gas-bar with drive-through, car wash and a convenience eating establishment with take-out. A number of letters of objection and petitions were submitted from the neighbouring residents identifying concerns respecting incompatibility between the proposed gas station and the existing residential uses, and the increased residential density. Council considered and received the staff report for the original applications at a Public Hearing on September 13, 2004.

The Owner subsequently revised the plans to accommodate 1 semi-detached lot, 1 multiple unit block (stacked townhouse units with 150 below grade parking spaces), 5 street townhouse blocks and 2 buffer blocks. The revised application was scheduled to be considered at a Public Hearing on May 2, 2005, however prior to the meeting, the Owner requested the Development Planning Department to close the above-noted files.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses, density, and built form;
- iii) the appropriateness of the proposed zoning and requested site-specific exceptions in the context of the surrounding land uses;
- iv) a conceptual site plan will be required for the proposed local commercial block to demonstrate the appropriateness and compatibility of the proposed C3 Zone and additional site-specific commercial uses with the existing and planned development in the surrounding area;
- v) comments from the Region of York will be required to address the proposed amendment to the Official Plan, the proposed subdivision layout and Teston Road realignment and with respect to access to the commercial site;
- vi) a Phase 1 Environmental Site Assessment and a noise study is required by the Engineering Department for review and approval prior to Council's consideration of this application;
- vii) the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved; and

- viii) urban/architectural design guidelines will be required to ensure enhanced building elevations are provided for the dwelling units that abut the proposed Teston Road re-alignment; and, the landscape buffer requirements along the Teston Road re-alignment will also be reviewed.

Relationship to Vaughan Vision 2007

The applicability of these applications 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 applications, together with comments from 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, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed commercial and residential uses from a land use impact, density, and built form perspective with the surrounding land uses.

Attachments

1. Location Map/Proposed Official Plan
2. Draft Plan of Subdivision
3. Proposed Zone Schedule

Report prepared by:

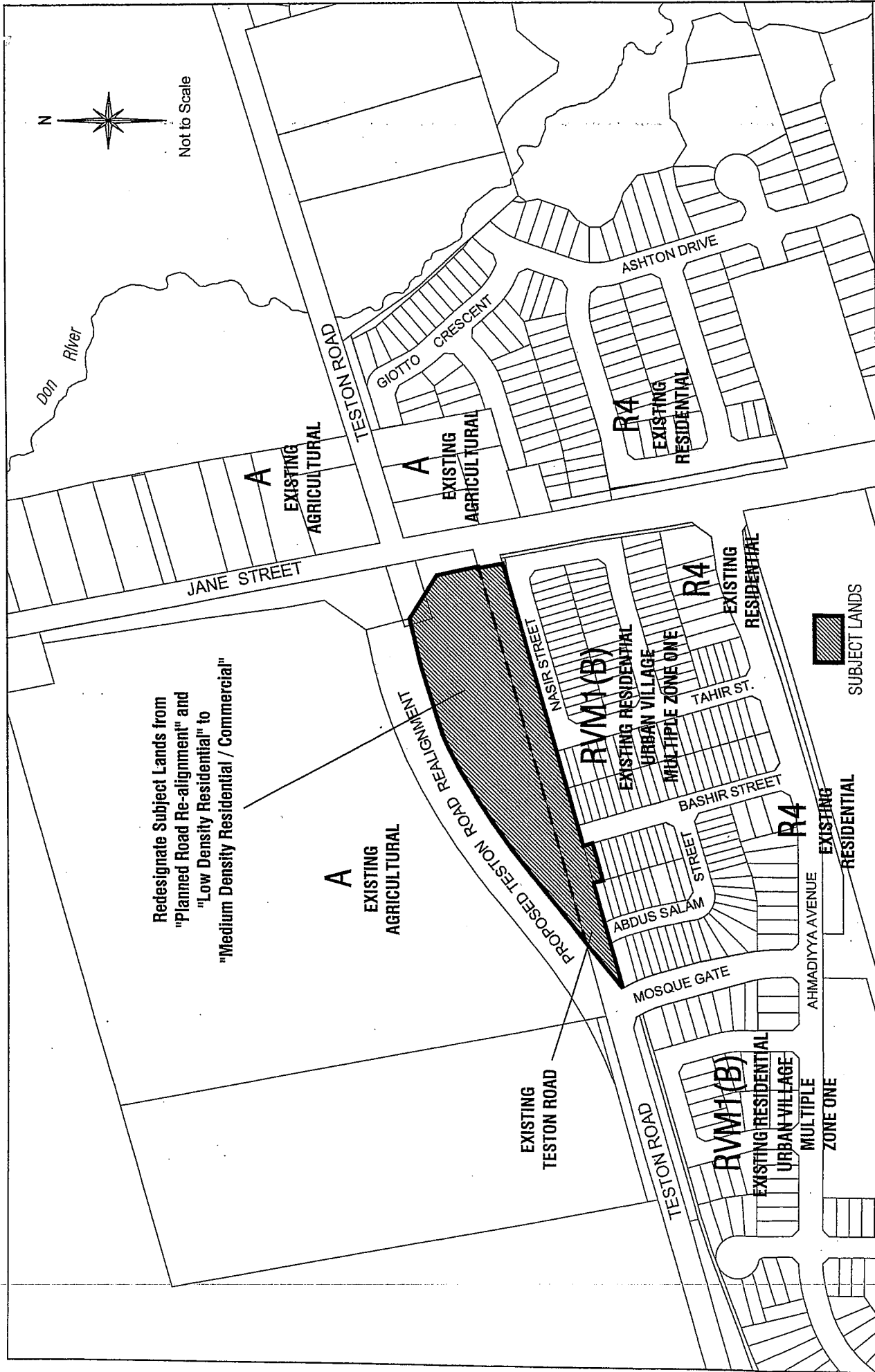
Margaret Holyday, Planner, ext. 8216
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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map / Proposed Official Plan

APPLICANT: PIANORA HOLDINGS CORP.
 C/O SOLMAR DEVELOPMENT CORPORATION

Development Planning Department

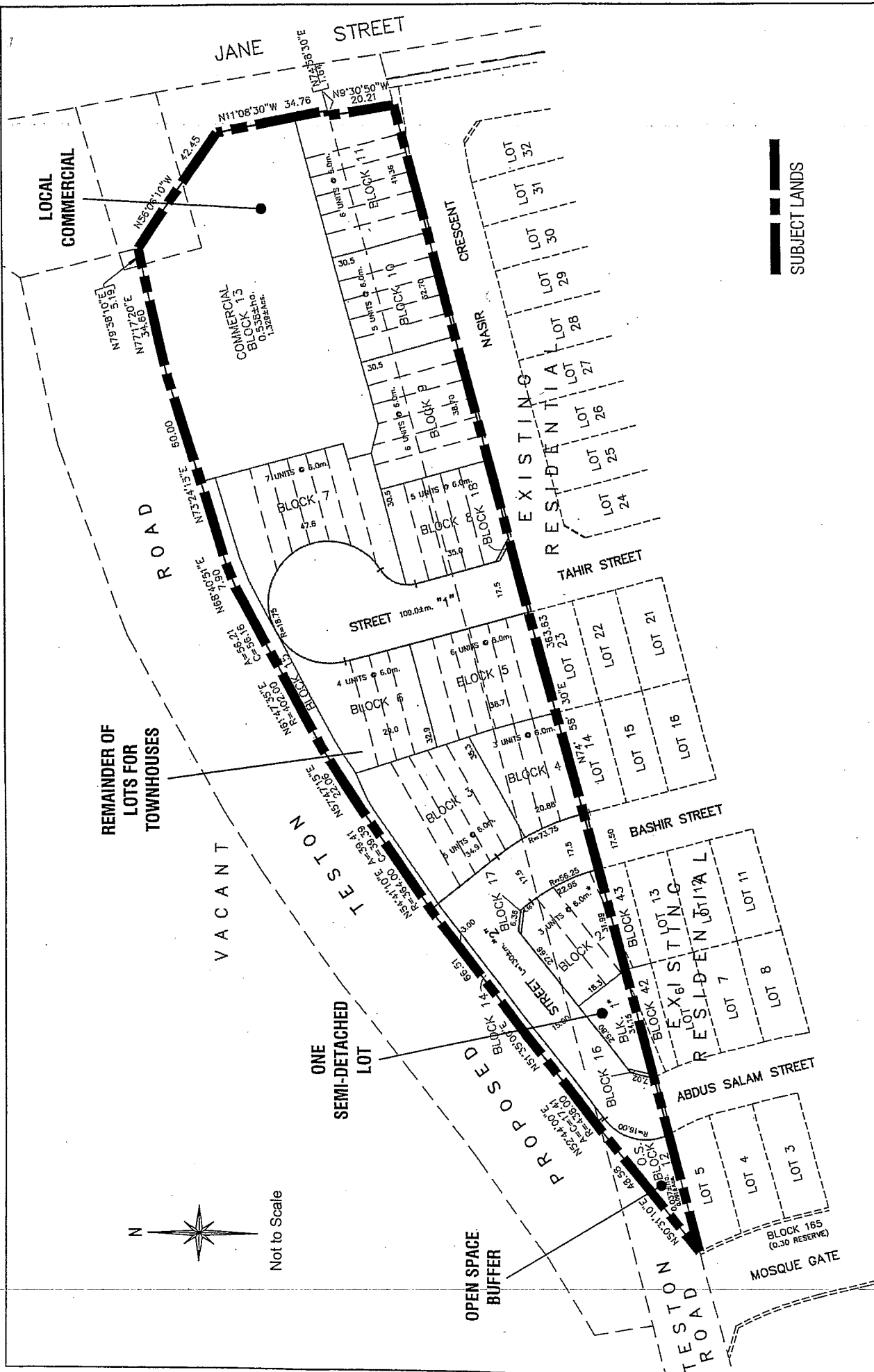
City of
Vaughan

Attachment

1

FILE No.:
 OP.05.021,
 Z.05.043,
 & 19T-05V08

September 26, 2005



SUBJECT LANDS

Attachment 2

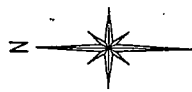
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& 19T-03V08
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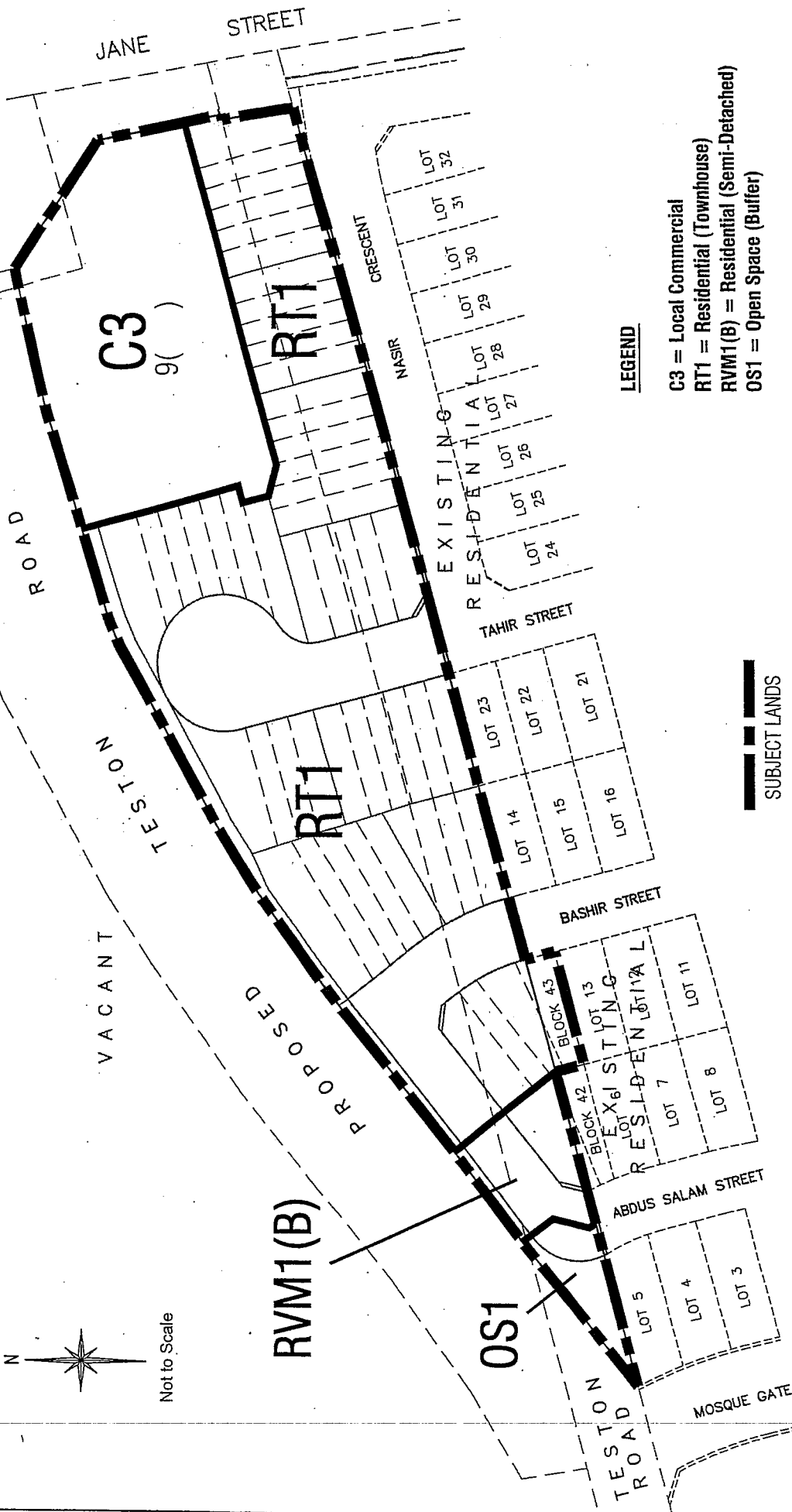
Development Planning Department

Draft Plan of Subdivision

Part of Lot 26,
Concession 5
APPLICANT: PIANORA HOLDINGS CORP.
C/O SOLMAR DEVELOPMENT CORPORATION
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Not to Scale



Proposed Zone Schedule

Part of Lot 26,
Concession 5

APPLICANT: PIANORA HOLDINGS CORP.
C/O SOLMAR DEVELOPMENT CORPORATION

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City of
Vaughan

Development Planning Department

Attachment

3

FILE No.:
OP.05.021,
Z.05.043,
& 19T-05V08

September 27, 2005