

COMMITTEE OF THE WHOLE JANUARY 17, 2005

**OFFICIAL PLAN AMENDMENT FILE OP.04.018
ZONING BY-LAW AMENDMENT FILE Z.04.053
1609985 AND 1609986 ONTARIO LTD.
REPORT #P.2004.64**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.018 (1609985 and 1609986 Ontario Ltd.) BE APPROVED, and that Official Plan Amendment #240 (Woodbridge Community Plan) be amended to redesignate the subject lands shown on Attachment #2 from "Low Density Residential" to "Medium Density Residential", and that the implementing Official Plan Amendment include the following development policies:
 - a) that the necessary studies (ie. noise, traffic, environmental, etc.) be submitted in support of a draft plan of subdivision and/or site plan application;
 - b) policies ensuring the co-ordination of land uses, servicing, access and street connections with the adjacent lands; and
 - c) that a Master Landscape Plan and Architectural Design Guidelines, be prepared by the applicant and approved by the City, to ensure a high quality and architecturally designed development compatible with the adjacent residential neighbourhoods.
2. THAT Zoning By-law Amendment File Z.04.053 (1609985 and 1609986 Ontario Ltd.) BE APPROVED, and that By-law 1-88 be amended to rezone the subject lands shown on Attachment #2 from R1 Residential Zone to RM2 Multiple Residential Zone, with the following zoning exceptions:
 - permit a maximum of 58 townhouse units;
 - require a minimum front yard of 3.0m;
 - permit parking aisles, manoeuvring areas and entrances to be located off site and shared with the adjacent property to the east;
 - permit a minimum landscaping strip width of 1.8m around the periphery of an outdoor parking area, with the provision for a mix of tree and shrub planting; and,
 - permit other zoning exceptions as may be required to implement the final site plan approved by Council.
3. Prior to enactment of the implementing zoning by-law, Council shall approve a site plan application.

Purpose

The Owner has submitted applications to:

1. amend the Official Plan (OPA #240 – Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #2 from "Low Density Residential" to "Medium Density Residential"; and
2. amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from R1 Residential Zone to RM2 Multiple Residential Zone.

The official plan and zoning by-law amendment applications will facilitate site plan and draft plan of subdivision/condominium applications to develop the overall property with 58 freehold townhouse units on a common element condominium road, as shown on Attachments #2 and #3.

The Owner has also submitted a related application for draft plan of subdivision (File 19T-04V14), which was considered by Council at a Public Hearing on November 1, 2004. A draft plan of subdivision is required to allow this proposal to proceed as a Common Element Condominium Application.

Background – Analysis and Options

The subject lands are located on the south side of Regional Road #7, east of Bruce Street, and comprise the assembly of three residential lots, being Lots 38, 39 and 40, Registered Plan 9831, (4785, 4795 and 4803 Regional Road #7), in Lot 5, Concession 7, City of Vaughan (Attachment #1). The combined parcel has an area of 1.18 ha, is rectangular in shape, flat and is currently developed with three (3) detached homes, which will be demolished.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88. A portion of the site (4785 Regional Road #7, Lot 38) is subject to Exception Paragraph 9(75). The surrounding land uses are as follows:

- North - Regional Road #7; detached residential subdivision (R2 and R4 Residential Zones)
- South - Woodbridge College High School (A Agricultural Zone)
- East -vacant/detached residential (R1 Residential Zone) proposed townhouse development - OP.99.026, DeLuca Group
- West - vacant residential lot (R1 Residential Zone)

Public Hearing

On October 8, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association. At the Public Hearing on November 1, 2004, Council considered applications to amend the Official Plan, Zoning By-law and for draft plan of subdivision approval. At the meeting, a representative from the Vaughanwood Ratepayers Association spoke in support of the proposed development, but raised several concerns with respect to parking, access, traffic, and design and quality of built form. The recommendation of the Committee of the Whole, to receive the Public Hearing and to forward a technical report to a future Committee meeting, was ratified by Council on November 8, 2004.

Land Use Status

a) Provincial Policy Statement

The Provincial Policy Statement (PPS) sets out overall directions on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure and public service facilities;
- ii) avoid the need for unnecessary and/or uneconomical expansion of infrastructure;

- iii) support the use of public transit in areas where it exists or is to be developed; and,
- iv) are appropriate to the type of sewage and water systems which are planned or available.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. Development and land use patterns which may cause environmental or public health and safety concerns shall be avoided. The proposal meets the intent of the Provincial Policy Statement.

b) Regional Official Plan

The Region of York Official Plan (RYOP) identifies Vaughan and specifically the subject lands, as an "Urban Area" served by major transportation corridors (Regional Road #7) and future transit systems. Objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. Another objective of the RYOP is to identify corridors as mixed-use transit spines that link urban and regional centres. The policies encourage a mix of housing and employment uses along these corridors, and for municipalities to examine mixed or higher density development along these regional corridors in a comprehensive manner. The proposed development is consistent with the Regional Official Plan policies.

The subject lands abut Regional Road #7, which is under the jurisdiction of the Region of York. The Region is currently undertaking an Environmental Assessment for the Regional Road #7 Corridor and Vaughan North-South Link Public Transit Improvements. Given this application directly affects a Regional interest, a decision regarding the disposition of this official plan amendment shall be given by Regional Council.

c) Vaughan Official Plan

OPA #240 (Woodbridge Community Plan) designates the subject lands "Low Density Residential", which permits detached and semi-detached residential units at a maximum net density of 22 units/ha (26 units). The applicant has applied to amend the Official Plan to redesignate the subject lands to "Medium Density Residential" to facilitate the development of 58 townhouse units at a net density of 49 units/ha.

A general goal of OPA #240 is to create a distinct residential community of scale and character, which relates well to the existing village quality of Woodbridge, and towards a strong sense of community identity. With respect to housing, OPA #240 provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. The Official Plan also states the following, with respect to densities:

"All medium and high density residential development shall be subject to site plan control which will ensure, among other things that adequate on-site parking, amenity area, setback, landscaping, parking and internal road widths are provided."

If approved, the proposed development will be subject to site plan approval.

South Side of Highway #7 Land Use Study (S.S.H.L.S)

On May 1, 2000, Council endorsed the South Side of Highway #7 Land Use Study, as a guide to future development applications, which recommended several development options ranging from high density residential at 99 units/ha, to a mixed-residential use at a maximum building height of 4 storeys. The applicant is proposing a medium density residential development comprising of 58 townhouse units at a net density of 49 units/ha. This proposal is consistent with the "Medium Density Residential Transition", option of the study which proposed a maximum of two and three storey units at 35 units/ha, with a transition to a maximum of three and four storeys at 60 units/ha.

The land use study also includes urban design principles, to be applied to the development of the lands within the study area, and as a guide for the consideration of any Official Plan Amendment application.

Highway #7 Policy Review

The subject lands fall within the "Highway #7 Policy Review" study area, for which a statutory public hearing will be held in early 2005. The study encourages higher density development along Regional Road #7. The application is considered to be in keeping with the objectives of the Policy Review, and is proceeding ahead of the study.

Zoning

The subject lands are zoned R1 Residential Zone by By-law 1-88, which permits only single-detached dwellings on minimum 18m frontage lots. A portion of the site is subject to Exception 9(75). An amendment to the Zoning By-law is required to rezone the subject lands to RM2 Multiple Residential Zone, to permit a residential townhouse development. Based on the conceptual site plan, the following exceptions to the RM2 Zone would be required:

- maximum number of units permitted on site shall be 58;
- a minimum front yard of 3.0m, whereas 4.5m is required;
- an exception to allow shared parking aisles, manoeuvring areas located off site to be used jointly with the adjacent property to the east;
- permit a minimum landscaping strip of 1.8m around the periphery of an outdoor parking area, with the provision for a mix of tree and shrub planting, whereas 6 m is required.

Staff is satisfied that the above-noted exceptions are appropriate to facilitate an urban-oriented block townhouse development. Upon submission and review of a formal site plan application, additional zoning exceptions may be required to implement the proposed development. The implementing by-law will not be enacted until Council has approved a site plan application. A condition of approval has been included to this effect.

Planning Considerations

Land Use Compatibility

The subject lands are located within a predominantly low density residential area, including both new and old housing stock, minor commercial development, institutional and utility uses. This area has high redevelopment potential, given the planned improvements to Regional Road #7, the current policy review context, and recent development applications for higher densities. The property immediately east of the subject lands is currently comprised of large lots with older single detached homes, and is subject to a similar redevelopment proposal (DeLuca Group OP.99.026), which was approved by Council on October 12, 2004. The land to the immediate west is vacant and its potential redevelopment has been accommodated with a potential future connection through this development (see Attachments #1 and # 3).

The South Side of Highway #7 Land Use Study was strategic in establishing development and design principles and streetscape guidelines for the transition of the area, and new development proposals should address these guidelines to ensure appropriate and compatible development. A condition to this effect shall be included in the implementing Official Plan Amendment.

The subject land is an assembly of three residential lots under a registrar's compiled plan having a total lot area of 1.18ha. The applicant has submitted a Draft Plan of Subdivision (19T-04V14) to consolidate the lots into one residential block under a single registered M-Plan. This will enable the creation of townhouse blocks and the subsequent creation of individual lots through the lifting of Part Lot Control. A Site Plan application will be required for approval of the townhouse blocks and assist in the coordination of land uses, servicing, and traffic and pedestrian access with adjacent developments. The common blocks for the roads would then be created through a Draft Plan of Condominium (Common Elements).

Comprehensive Plan

A comprehensive development plan, which includes the subject lands and the two adjacent land holdings to the immediate east (Stone Manor Development OP.04.004 and DeLuca Group OP.99.026) was submitted to the City for review. The plan identifies the properties of all three land owners and provides a pedestrian and road network which ties in the three separate land holdings. The design of the road pattern resembles a ring road and provides three different access points, comprising two right-in/right-out movements to Regional Road #7 and a full movement access on Helen Street through the Stone Manor Development parcel. The necessary easements will be provided for at the subdivision or site development stage to ensure appropriate connectivity. The provision of one or more pedestrian walkways connecting the 3 properties and making provision for connection with the school yard to the south will be pursued. During the site plan stage, this matter and other details including the provision of an east/west pedestrian walkway connecting this parcel with the DeLuca lands and the Stone Manor development will be required to ensure coordinated development. The plan identifies and proposes a consistent medium density residential land use pattern comprised of townhouse units at similar densities.

Servicing

On October 12, 2004, Council ratified the "Interim Strategy for Allocation/Reservation of Servicing Capacity" report (Item #2, Report #68) from the Commissioner's of Engineering and Planning recommending the reservation of water and sewage capacity for active applications. As these applications were not in process, they were not included in the list of active applications, but can be considered for servicing from the servicing capacity reserved for future infill development. If available, final servicing allocation would be granted by Council as part of the draft plan of subdivision or site plan approval.

The site has access to municipal services, including water, sanitary and storm sewers, and hydro. The Owner will be required to enter into a subdivision agreement with the Engineering Department to address the municipal services (sanitary, storm, water), roads and mutual driveways. The Engineering Department has indicated that a storm water management report, sanitary/water servicing plan, and the necessary grading plans, are to be submitted at the site plan stage. Additional engineering reports (i.e. traffic, noise) and detailed comments and conditions will be provided through the subdivision and site plan processes.

Parking

The preliminary site plan proposes 130 parking spaces, of which 116 spaces are for the residents (2 spaces/unit) and 14 spaces are reserved for visitor parking. By-law 1-88 requires a minimum amount of parking for the site as follows:

Block Townhouse: 58 units x 1.5 spaces/unit = 87 spaces
Visitor: 58 units x 0.25 spaces/unit = 15 spaces
Total Parking Required = 102 spaces
Total Parking Provided = 130 spaces

The proposal exceeds the total number of required parking spaces, however, the preliminary site plan shows only 14 visitor parking spaces, whereas 15 visitor spaces are required. The site plan submission should be amended to provide the additional visitor parking space.

Parkland Dedication

The Real Estate Division has indicated that the Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition of approval will be included at the draft plan of subdivision/site plan approval stage to implement this requirement.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #240.

Conclusion

Official Plan Amendment #240 while providing for a predominantly low density residential community, also encourages some higher density to accommodate senior citizens and other family housing needs. The Regional Official Plan encourages a broader range of housing forms for the Woodbridge Community. The proposal is in compliance with the Provincial Policy Statement which promotes a full range of housing types and densities.

The scale of the proposal, in its current form, is consistent with the findings of the South Side of Highway #7 Land Use Study, which was endorsed by Council in May 2000, and provides an appropriate level of development for the existing community. Furthermore, it recognizes higher densities and introduces a new built form for this predominantly low density neighbourhood.

In light of the above, Staff can support the proposed application to amend the Official Plan to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" to facilitate a 58 unit residential townhouse development. The Official Plan Amendment would include policies ensuring the co-ordination of land uses, servicing, road connections with adjacent lands, and that the necessary studies (ie. noise, traffic, environmental, etc.) be submitted for review and approval. On this basis, Staff can also support the proposed rezoning of the site from R1 Residential Zone to RM2 Multiple Residential Zone, and the site-specific exceptions to implement the townhouse proposal.

Should the Committee concur, the recommendation in this report can be adopted, to approve the Official Plan and Zoning By-law Amendment applications.

Attachments

1. Location Map
2. Preliminary Site Plan
3. Comprehensive Development Plan

Report prepared by:

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Respectfully submitted,

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Location Map

Part of Lot 5,
Concession 7

APPLICANT:
1609985 & 1609986
ONTARIO L.T.D.

City of
Vaughan

Development Planning Department

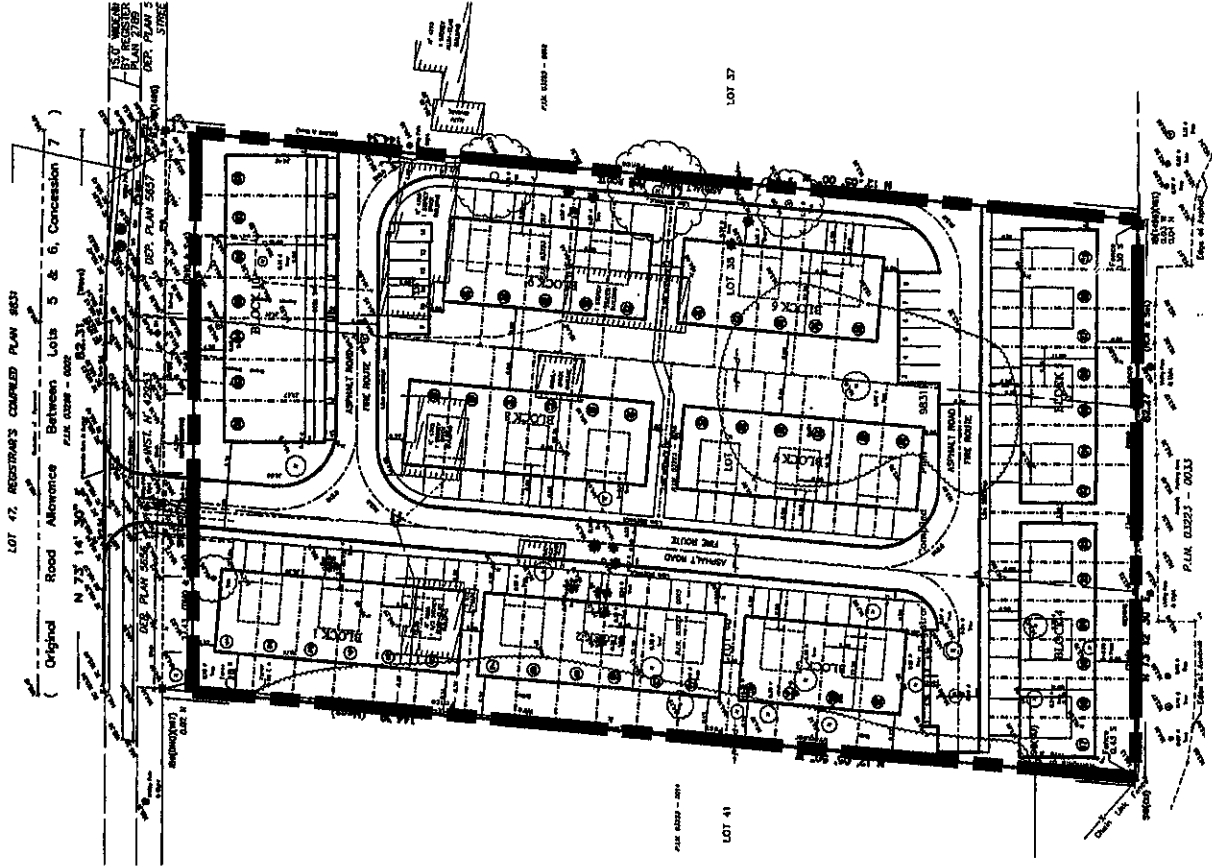
Attachment

1

FILE No's.:
OP-04-018,
Z-04-053, &
19T-04V14

September 30, 2004

REGIONAL ROAD 7



Not to Scale



SUBJECT LANDS
(PROPOSED 58 RESIDENTIAL TOWNHOUSE
UNITS ON COMMON ELEMENT ROAD)

PROPOSAL TO:

1. Amend OPA #240 to redesignate subject lands from "Low Density Residential" to "Medium Density Residential"
2. Amend By-law 1-88 to rezone subject lands from R1 Residential Zone to RM2 Multiple Residential Zone

Preliminary Site Plan

Part of Lot 5,
 Concession 7
 APPLICANT:
 1609985 & 1609986
 ONTARIO LTD.



Development Planning Department

Attachment
2

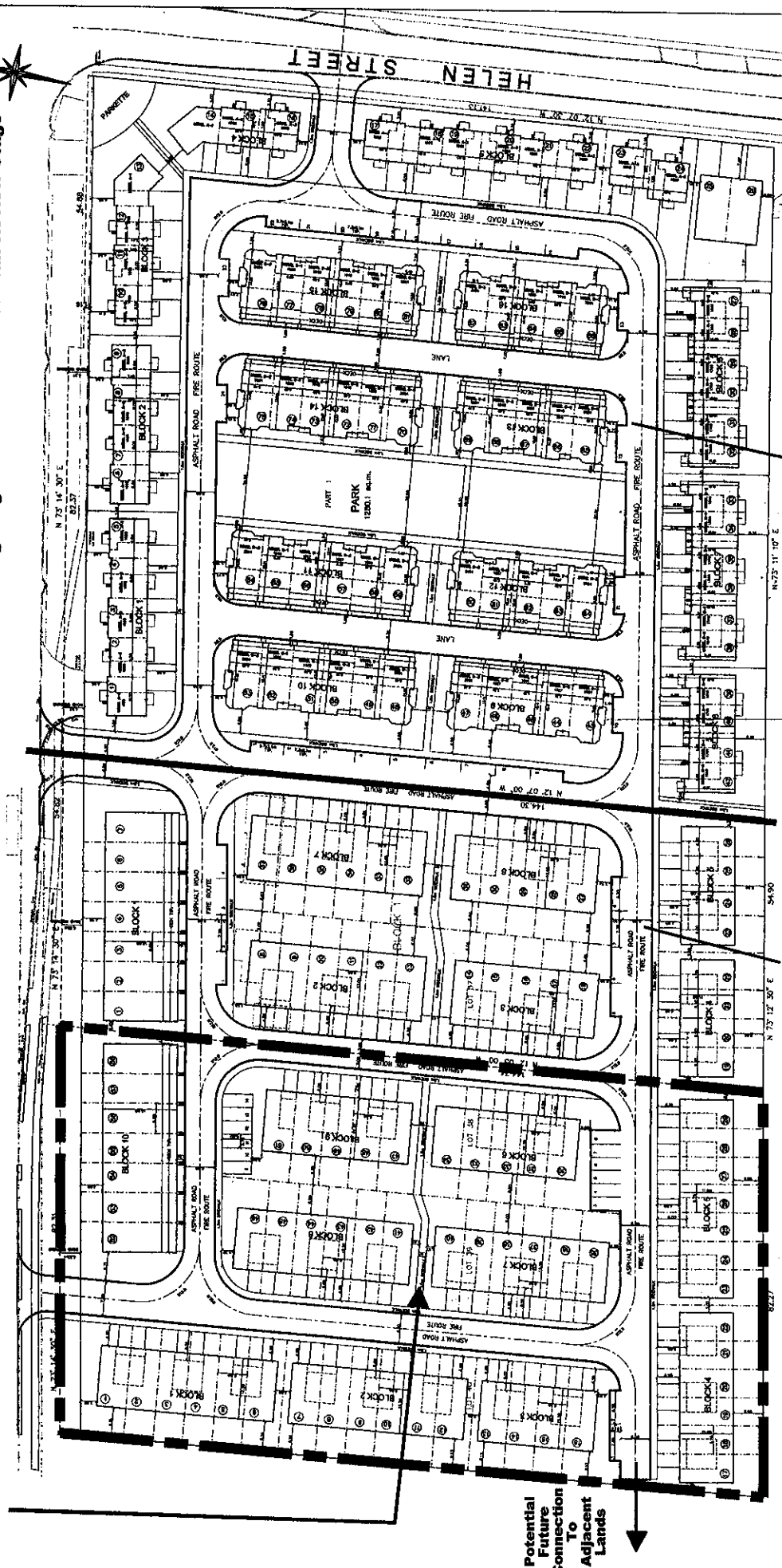
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 19T - 04V14

September 30, 2004

Walkway To Be Widened To Match Stone Manor Proposal On DeLuca & Subject Lands, And Reflected In Future Site Plan Submissions

REGIONAL ROAD 7

NOTE: Walkway Connection(s) To Be Co-ordinated Between Stone Manor, DeLuca & Subject Lands Into Woodbridge High School Site At Site Plan Review Stage



SUBJECT LANDS
 1609985 & 1609986
 ONTARIO LTD. LANDS

OFFICIAL PLAN & ZONING AMENDMENT APPLICATIONS
 DeLuca Group
 Approved by Council
 October 12/04

OFFICIAL PLAN & ZONING AMENDMENT APPLICATIONS
 Stone Manor Development
 Approved by Council
 October 12/04

Not to Scale

Comprehensive Development Plan

APPLICANT:
 1609985 & 1609986
 ONTARIO LTD.

Part of Lot 5,
 Concession 7



Development Planning Department

Attachment 3

FILE No's.:
 OP.04.018,
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 19T - 04V14

September 30, 2004

NA\BFT\1 ATTACHMENTS\OP\06.04.018