

**2. OFFICIAL PLAN AMENDMENT FILE OP.05.019
ZONING BY-LAW AMENDMENT FILE Z.05.040
TONY GUGLIETTI AND GERMANA GUGLIETTI**

P.2006.8

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.019 and Z.05.040 (Tony Guglietti and Germana Guglietti) 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 applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #600 by redesignating the subject lands from “Medium Density Residential/Commercial” to “High Density Residential/Commercial” to facilitate residential apartment buildings and ancillary commercial uses at an overall site density of 150 units/ha, as shown on Attachment #2.
2. Amend By-law 1-88 by rezoning the subject lands from “A” Agricultural Zone, Rural Residential Zone and OS5 Open Space Environmental Protection Zone to RA2 Apartment Residential Zone (tableland) with site-specific exceptions and OS5 Open Space Conservation Zone (valleyland). The site-specific exceptions will include but not be limited to:
 - a. permit ancillary commercial uses within the RA2 Zone; and
 - b. require appropriate development standards, if the proposed is approved.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive between Dufferin Street and Bathurst Street, in Part of Lot 20, Concession 2, City of Vaughan. The irregular-shaped site is comprised of two lots, which have a combined area of 3.14ha, 200m frontage along Major Mackenzie Drive and a depth of 192.71m.

The subject lands are designated “Medium Density Residential/Commercial” and “Valleylands” by OPA No.600 and zoned A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88, subject to site-specific Exception 9(779). The surrounding land uses are:

- North - Major Mackenzie Drive; Block 12 vacant future commercial and stormwater management pond (C4 Neighbourhood Commercial Zone and OS1 Open Space Conservation Zone)
- South - valleylands (OS5 Open Space Environmental Protection Zone)
- East - vacant/future residential, valleylands (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- West - valleylands (OS5 Open Space Environmental Protection Zone)

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. 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 applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the appropriateness and compatibility of the proposed redesignation to "High Density Residential/Commercial" to permit residential apartment buildings at increased density levels, together with commercial uses will be reviewed;
- ii) the impact of introducing a higher residential density on the entire Block 11 area with respect to allocation of water and sanitary sewage and associated phasing of services, stormwater management, school enrollment capacity, parkland dedication, and traffic, will be reviewed;
- iii) the impact of high density development within Block 11, but outside of the core Carrville District Centre, where the high density is anticipated and planned as a concentrated node for commercial and high density residential development, will be reviewed;
- iv) the appropriateness of the proposed rezoning of the tableland to RA2 Apartment Residential Zone and any appropriate exceptions to implement the proposal, if approved will be reviewed;
- v) the limits of the valleylan and buffer will be reviewed and confirmed with the Toronto and Region Conservation Authority, and zoned OS5 Open Space Conservation Zone;
- vi) the nature and appropriateness of the commercial uses will be reviewed; and,
- vii) if the subject Official Plan and Zoning By-law Amendment applications are approved, the site and building design, parking, access, landscaping and engineering services to facilitate the apartment buildings and ancillary commercial uses will be reviewed upon submission of a site plan application(s).

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed redesignation of the subject lands to "High Density Residential/Commercial" and rezoning to RA2 Apartment Residential Zone, to permit residential apartment buildings at a net density of 150 units/ha and ancillary commercial uses, and the impact on services and to the Carrville District Centre, will be reviewed.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

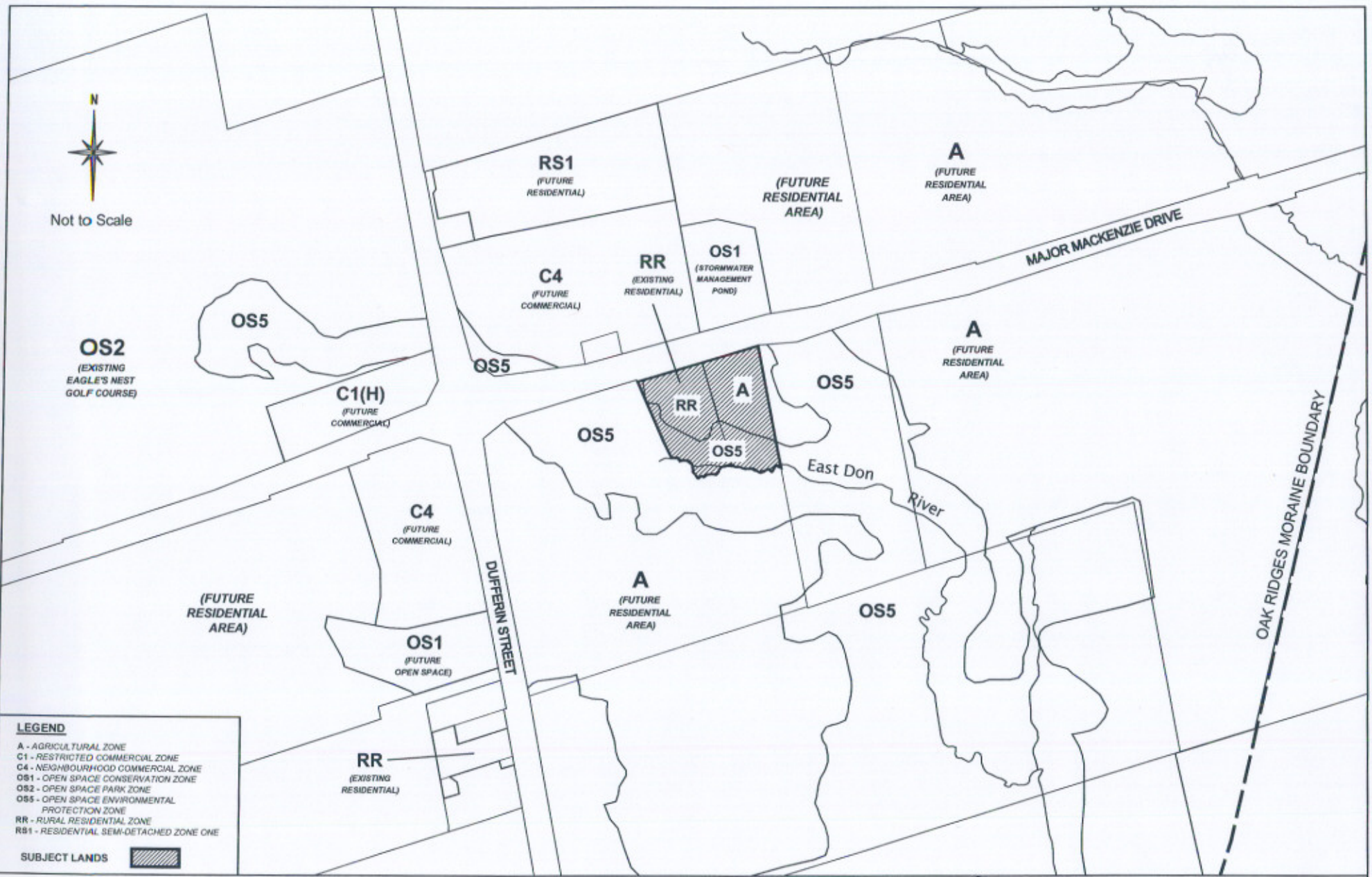
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RR - RURAL RESIDENTIAL ZONE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE

SUBJECT LANDS



Location Map

Part of Lot 20,
Concession 2

APPLICANT:
TONY GUGLIETTI & GERMANA GUGLIETTI



Development Planning Department

Attachment

FILE No.:
OP.05.019
& Z.05.040

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February 8, 2006

PROPOSED
COMMERCIAL

MAJOR MACKENZIE DRIVE (REGIONAL ROAD No. 25)
ROAD ALLOWANCE BETWEEN LOTS 20 AND 21 CONCESSION 2

BUILDING 'A'
10 Storeys, 202 Units

BUILDING 'B'
9 Storeys, 123 Units

10m BUFFER
FROM VALLEY
FEATURE LIMIT

19T-95096

Valleylands
4.18ha.

Valley Land
(0.98 ha)

Land Owned
By Others

Valleylands

TRCA VALLEY
FEATURE LIMIT

PART OF LOT 20, CONCESSION 2

SUBJECT LANDS



Not to Scale

Conceptual Site Plan

Part of Lot 20,
Concession 2

APPLICANT:
TONY GUGLIETTI & GERMANA GUGLIETTI

City of
Vaughan

Development Planning Department

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February 8, 2006

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