

**3.      OFFICIAL PLAN AMENDMENT FILE OP.05.023  
ZONING BY-LAW AMENDMENT FILE Z.05.050  
NORTH BATHURST DEVELOPMENT LTD.**

**P.2006.9**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.023 and Z.05.050 (North Bathurst Development Ltd.) 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 to:

1. Amend OPA #600 by redesignating the subject lands from "Medium Density Residential/Commercial" (maximum 40 units/ha) to "High Density Residential/Commercial" (maximum 200 units/ha) to permit 82 townhouse units having a maximum height of three storeys, and 838 apartment units within 3 buildings having a maximum height of 15-storeys, as shown on Attachment #3; and,
2. Amend By-law 1-88 by rezoning the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone to permit townhouse and apartment uses.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 consists of 4.639 ha, located on the west side of Bathurst Street, south of Major Mackenzie Drive, within Planning Block 11, in Part of Lot 18, Concession 2, City of Vaughan. The site is vacant, and has frontage on Bathurst Street.

The subject lands are located within the Carrville-Urban Village and designated "Medium Density Residential/Commercial" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant/future townhouses (RT1 Residential Townhouse Zone)
- South - vacant/future medium density residential/commercial (A Agricultural Zone)
- East - Bathurst Street; existing residential dwellings (Town of Richmond Hill)
- West - detached residential under construction (RD3 and RD4 Residential Detached Zone Three and Four)

The subject lands are located immediately to the east of an adjacent residential plan of subdivision (File 19T-95044), also owned by the applicant, which was approved on February 28, 2005, and is being developed, as shown on Attachment #2.

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to properties in the Town of Richmond Hill. To date, no written comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive 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 applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, and the Toronto and Region Conservation Authority regulations;
- ii) the applications will be reviewed in the context of the approved Block 11 Plan and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses, density, tenure, and built form;
- iii) the proposed Official Plan designation and zoning category for the subject lands will be reviewed with respect to their appropriateness, range of permitted uses, and specific policies and development standards required to implement the proposed plan, if approved;
- iv) the applicant must submit supporting studies, including a planning justification report, an urban design master plan, noise, wind, shade, and traffic reports, to address the appropriateness of the high density residential proposal;
- v) the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved.

## **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 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 will 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 uses from a land use impact, density and built form perspective with the surrounding land uses.

## **Attachments**

1. Location Map
2. Context Plan
3. Proposed Development Concept

## **Report prepared by:**

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Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

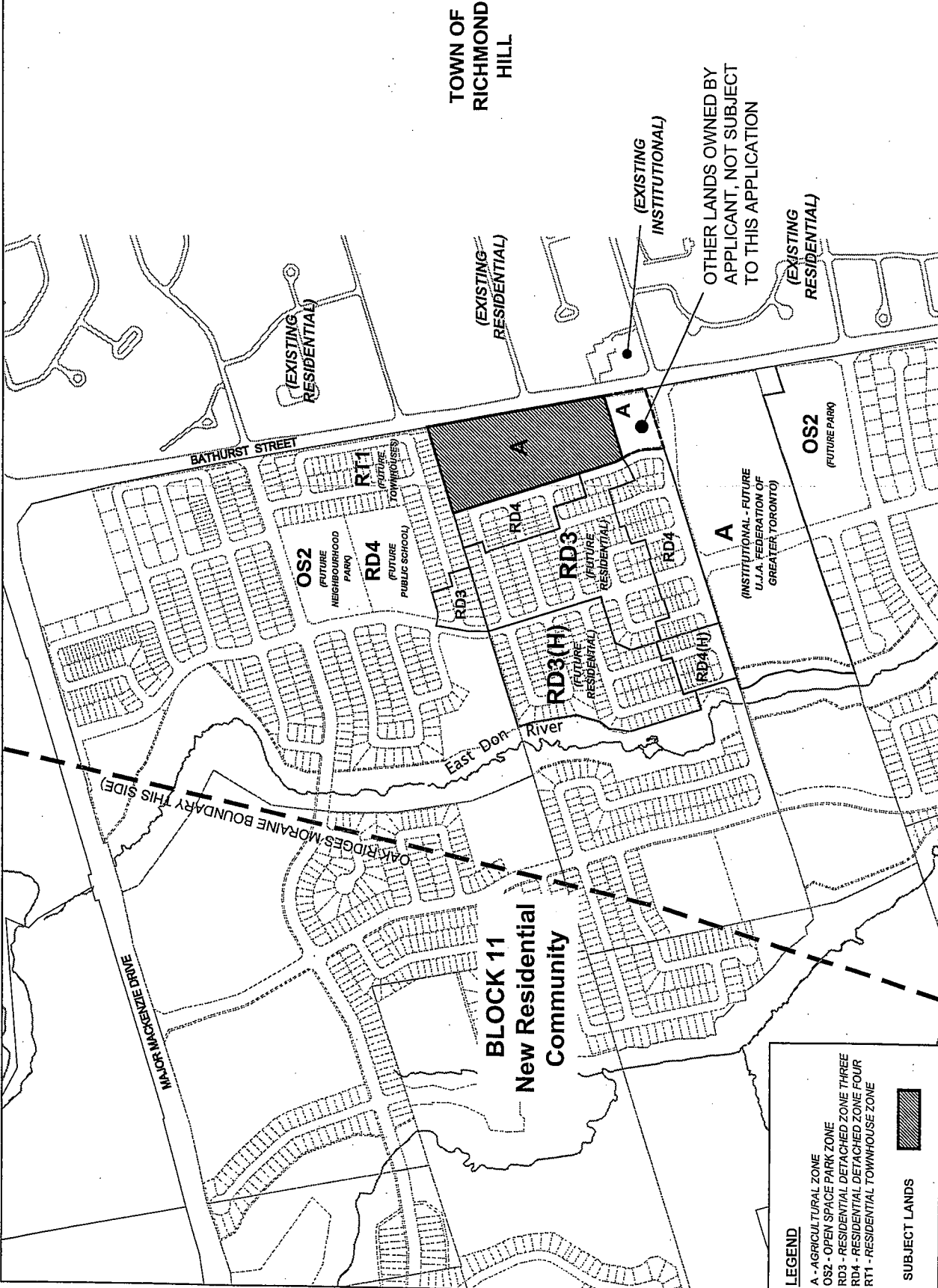
JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



Not to Scale



**LEGEND**

- A - AGRICULTURAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RT11 - RESIDENTIAL TOWNHOUSE ZONE

**SUBJECT LANDS**

# Location Map

Part of Lot 18,  
Concession 2

APPLICANT:  
NORTH BATHURST DEVELOPMENT LIMITED

NA\OPT\1 ATTACHMENTS\Z\z.05.050

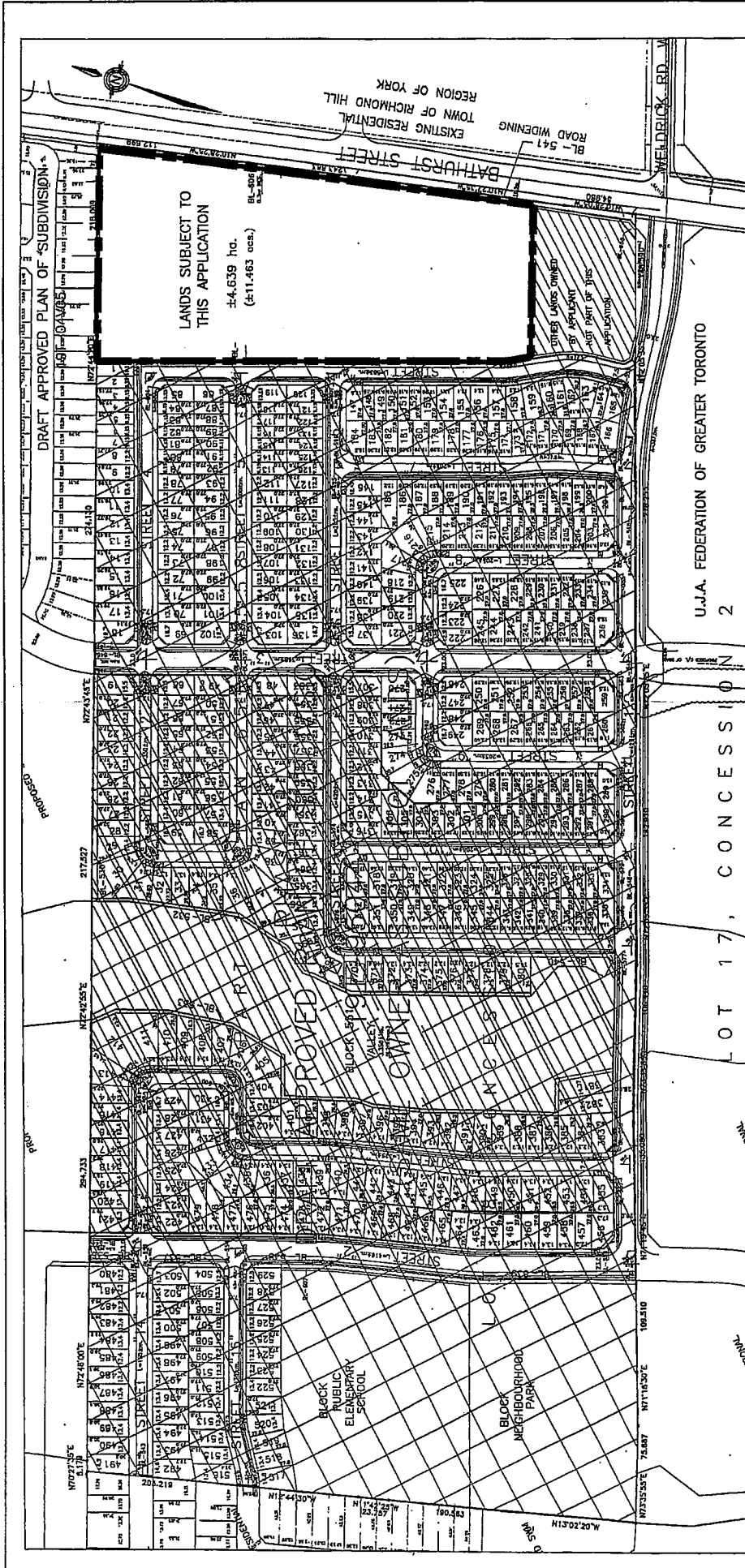


Development Planning Department

# Attachment 1

FILE No.:  
Z.05.050  
RELATED FILE:  
OP.05.023

February 6, 2006



Not to Scale

LEGEND



OTHER LANDS OWNED BY THE APPLICANT,  
DRAFT APPROVED PLAN OF SUBDIVISION  
191-95044



OTHER LANDS OWNED BY THE APPLICANT;  
NOT PART OF THIS APPLICATION



SUBJECT LANDS

# Context Plan

Part of Lot 18,  
Concession 2

APPLICANT:  
NORTH BATHURST DEVELOPMENT LIMITED

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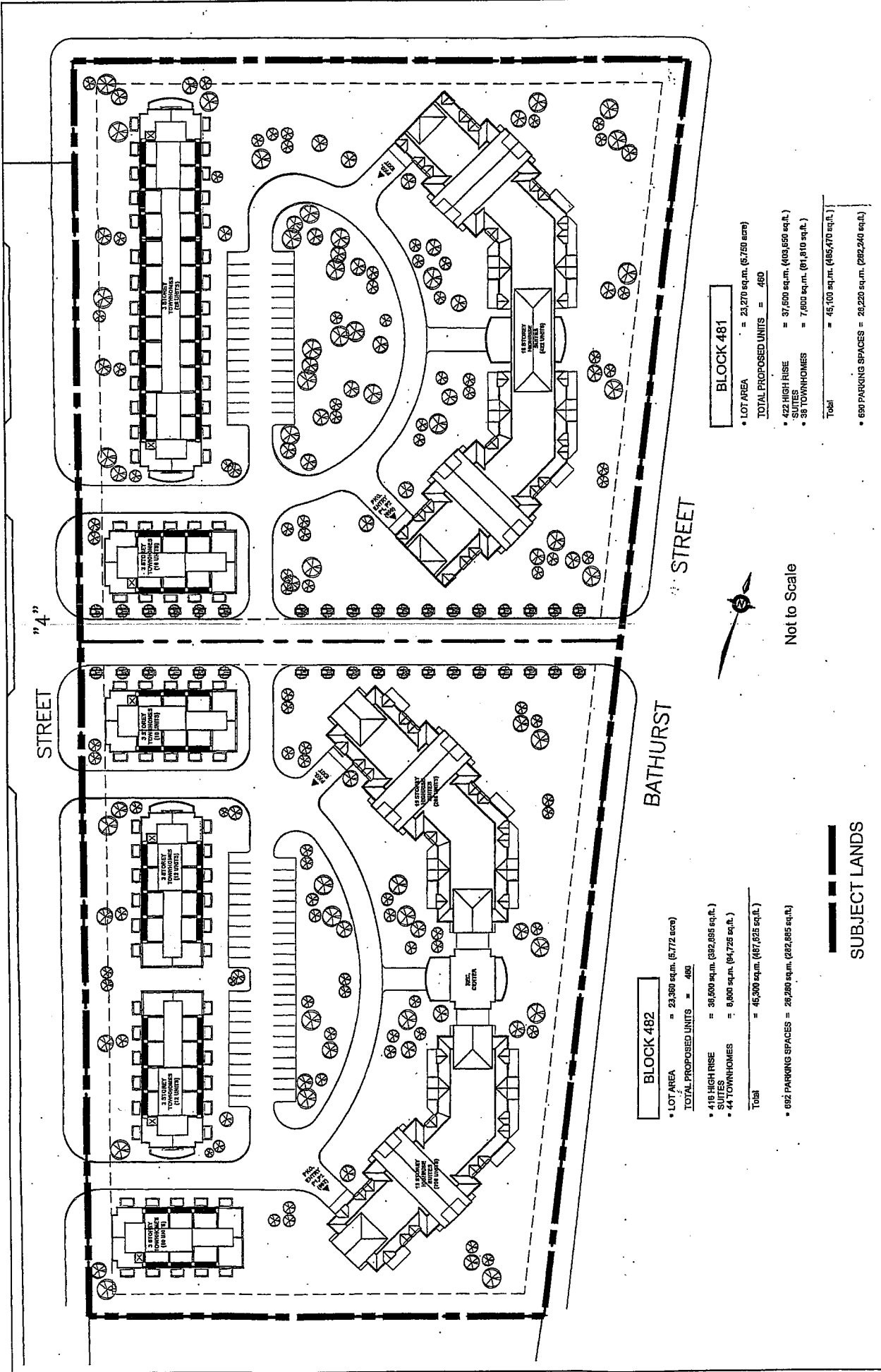


Development Planning Department

# Attachment 2

FILE No.:  
Z.05.050  
RELATED FILE:  
OP.05.023

February 6, 2006



**BLOCK 481**  
 • LOT AREA = 23,270 sq.m. (6,750 acre)  
 TOTAL PROPOSED UNITS = 460

• 422 HIGH RISE SUITES = 37,600 sq.m. (403,650 sq.ft.)  
 • 38 TOWNHOMES = 7,600 sq.m. (61,810 sq.ft.)  
 Total = 45,200 sq.m. (485,470 sq.ft.)  
 • 690 PARKING SPACES = 20,220 sq.m. (282,240 sq.ft.)

**BLOCK 482**  
 • LOT AREA = 23,360 sq.m. (5,772 acre)  
 TOTAL PROPOSED UNITS = 480

• 416 HIGH RISE SUITES = 36,500 sq.m. (392,895 sq.ft.)  
 • 44 TOWNHOMES = 8,000 sq.m. (84,725 sq.ft.)  
 Total = 44,500 sq.m. (477,625 sq.ft.)  
 • 662 PARKING SPACES = 20,260 sq.m. (282,865 sq.ft.)

Not to Scale

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 SUBJECT LANDS

**Attachment 3**  
 FILE No.: Z.05.050  
 RELATED FILE: OP.05.023  
 November 22, 2005

City of **Vaughan**  
 Development Planning Department

**Proposed Development Concept**  
 Part of Lot 18, Concession 2  
 APPLICANT: NORTH BATHURST DEVELOPMENT LIMITED  
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