

**5.    OFFICIAL PLAN AMENDMENT FILE OP.06.002  
ZONING BY-LAW AMENDMENT FILE Z.06.005  
1668872 ONTARIO INC. (ROYAL PINE HOMES)  
PRELIMINARY REPORT**

**P.2006.24**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc. [Royal Pine Homes]) 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 applications:

1.    An application to amend the Official Plan (OPA #600) to:
  - i)    redesignate the subject lands on Attachment #1 from "Valley Lands" to "High Density Residential-Commercial" to facilitate the development of a 60 unit, 5-storey seniors' apartment (condominium) building, as shown on Attachment #3; and,
  - ii)    reduce the minimum average density provision of the "High Density Residential Commercial" designation from 115 units/ha to 106 units/ha.
  
2.    An application to amend the Zoning By-law to rezone the subject lands on Attachment #1 from A Agricultural Zone to RA2 Apartment Residential Zone in accordance with Schedule "A" in By-law 1-88, with the following zoning exceptions:
  - exempt the subject lands from the minimum access and driveway width requirements of 5.4 m to 7.5 m to a parking area/site;
  - require a minimum landscape strip abutting a street of 4m, whereas 6m is required;
  - require a minimum setback of 0m for a building/structure below finished grade, whereas 4.5 m and 7.5 m is required; and,
  - cap the maximum permitted building height at 17 m or 5-storeys (excluding roof-top mechanical equipment, elevators, antennas, etc.), whereas 44 m is permitted.

The applications would facilitate a development with the following details:

### Site

|                              |          |
|------------------------------|----------|
| Lot Area                     | 0.566 ha |
| Frontage (Pine Valley Drive) | 83.45 m  |

### Parking

|  |           |
|--|-----------|
| Proposed Parking Spaces (Includes 2 Barrier Free Spaces) | 95 Spaces |
|--|-----------|

### Building

|   |                               |
|---|-------------------------------|
| 5 Storeys   | 17.00 m                       |
| Ground Floor Area   | 1,700.00 m <sup>2</sup>       |
| Floors 2-4 Floor Area (1,600.00 m <sup>2</sup> per floor) | 4,800.00 m <sup>2</sup>       |
| Penthouse Floor Area                                      | <u>1,300.00 m<sup>2</sup></u> |
| Total Floor Area  | 7,800.00 m <sup>2</sup>       |
| Underground Area  | 3,800.00 m <sup>2</sup>       |

### Units

|                 |                 |
|-----------------|-----------------|
| 1 Bedroom Units | 37 Units        |
| 2 Bedroom Units | <u>23 Units</u> |
| Total Units     | 60 Units        |

### Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, 9909 Pine Valley Drive, in Part of Lot 20, Concession 6, City of Vaughan. The subject lands have an area of 0.566 ha, and 83.45 m frontage on Pine Valley Drive.

The subject lands are designated "Valley Lands" with an overlay designation of "Waste Disposal Assessment Area – Passer Estates" by OPA #600, as shown on Attachment #2, and designated "Regional Greenlands" by the Regional Official Plan. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands are comprised of vacant agricultural lands, with existing woodlots and a creek, and are accessed by an existing driveway on Pine Valley Drive. The surrounding land uses are:

- North - residential (RR Rural Residential Zone)
- South - valley/woodlot (A Agricultural Zone)
- West - Pine Valley Drive; open space - Kortright Centre for Conservation (OS2 Open Space Park Zone)
- East - valley/woodlot (A Agricultural Zone)

On March 10, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Vellore Village Ratepayers' Association and Vellore Village Residents' Association. 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.

Council on February 25, 2002, approved Site Development Application DA.01.069 [Rodriguez Holding Corp. (Woodbridge Private School)] to facilitate the development of the subject lands with a 1-storey private school with a gross floor area of 2,208.62 m<sup>2</sup>, 21 parking spaces and a septic field.

A condition of approval required the applicant to enter into a separate agreement with the City concerning the City's acquisition of a designated 2.685 ha tableland woodlot located on the Owner's overall land holdings as required by OPA #600. On September 27, 2002, the site development agreement was forwarded to the applicant for execution, which to date, has not occurred.

### Preliminary Review

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

- i) the applications will be reviewed in the context of the applicable City and Regional Official Plans and Provincial Policies, including the appropriateness of permitting the high density residential uses on the subject lands, accessibility to community services, parkland dedication and the protection of the woodlot and stream corridor;
- ii) the finalization of the watercourse rehabilitation plan and an Ontario Regulation 158 Fill Permit is required by the Toronto and Region Conservation Authority, and the renewal of the existing application or submission of a new application to the Department of Fisheries and Oceans is required;
- iii) the Official Plan requires that features such as valleys/woodlots link into an overall open space system to provide for passive recreation uses, including pedestrian and bike paths, and to enhance wildlife habitat. The lands must be staked to the satisfaction of the TRCA and City to determine the limits of development and the appropriate ecological buffers to be provided;
- iv) the disposition of the designated 2.685ha tableland woodlot located east of the proposed development being part of 9909 Pine Valley Drive, will be determined at the time a development application is submitted;
- v) the availability of water and sewer capacity must be identified and allocated by Council, if approved;
- vi) final consideration of the applications is considered premature pending the completion of the revised Block 39 Plan and the required technical reports, including a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise report, traffic report, archaeological report, woodland and edge management report, development concept plan providing for the preservation of the existing trees along Pine Valley Drive, urban design guidelines and architectural guidelines; and,
- vii) the appropriateness of the proposed rezoning and exceptions, as well as, the appropriate location of such uses as the driveway ramp, internal refuse containment area, exterior lighting, screening of service uses, and recreational uses, for the subject lands will be reviewed within the context of the surrounding existing and planned land uses.

### Relationship to Vaughan Vision 2007

The applicability of the 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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, protection of environmental features, and compatibility with adjacent land uses.

## **Attachments**

1. Location/Zoning Map
2. OPA #600 Schedule "B" Land Uses – Vellore Urban Village 1
3. Concept Plan

## **Report prepared by:**

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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

/CM



Not to Scale

**A**  
(EXISTING  
AGRICULTURAL  
USES)

**A**  
(FUTURE RESIDENTIAL -  
PLAN OF SUBDIVISION  
19T-03V20)

**A**  
(EXISTING  
RESIDENTIAL)

**RR**  
(EXISTING  
RESIDENTIAL)

**OS4**  
(WOODLOT)

**OS2**  
(KORTRIGHT CENTRE  
FOR CONSERVATION)

**A**  
(VACANT)

**A**  
(FUTURE RESIDENTIAL -  
PLAN OF SUBDIVISION  
19T-07V30)

**LEGEND**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RR - RURAL RESIDENTIAL ZONE

SUBJECT LANDS



OS1

OS2

**A**

**A**

PINE VALLEY DRIVE

PETERMAR DRIVE

MAJOR MACKENZIE DRIVE

WOODEND PLACE

# Location / Zoning Map

Part of Lot 20,  
Concession 6

APPLICANT:  
1668872 ONTARIO INC. (ROYAL PINE HOMES)



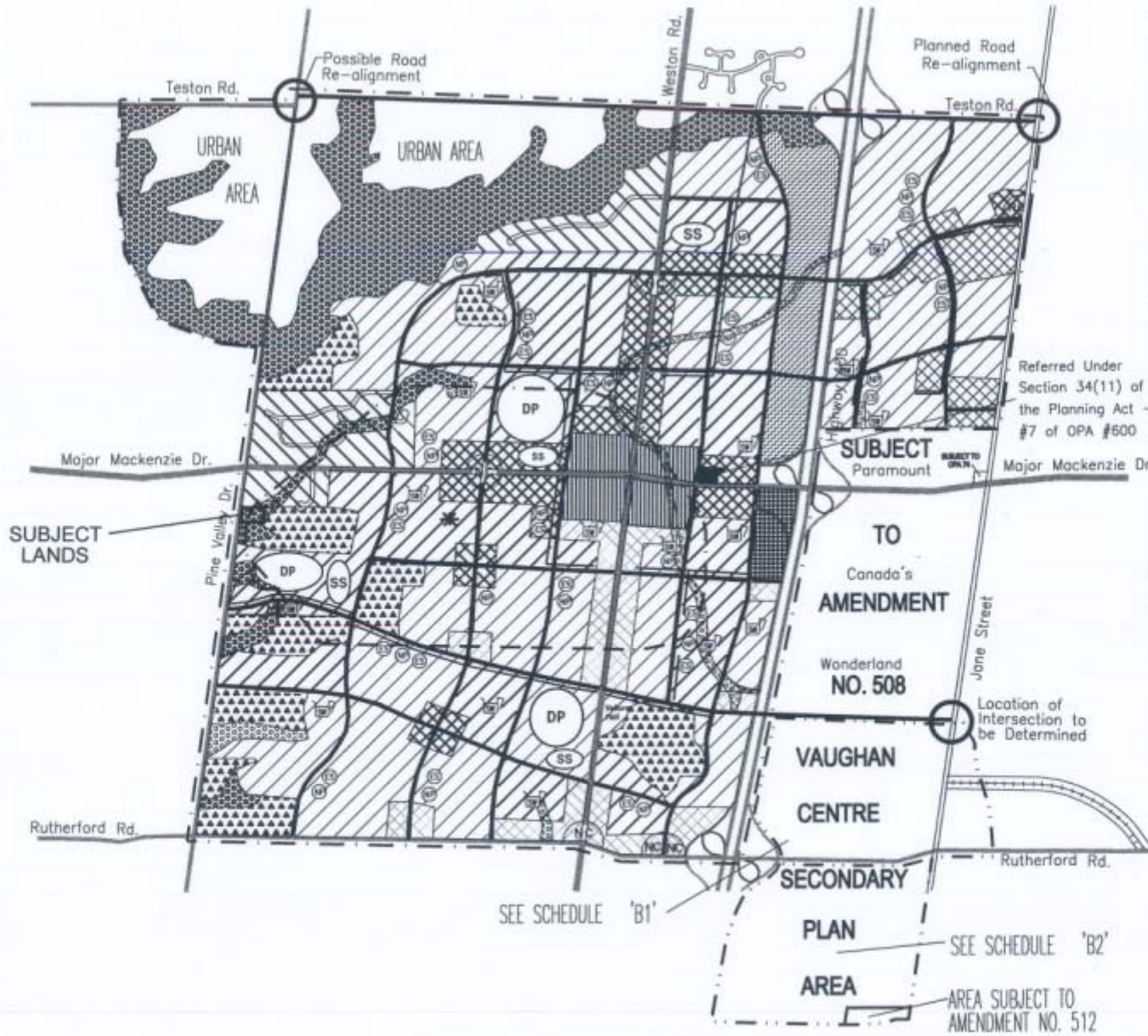
Development Planning Department

# Attachment

FILE No.:  
OP.06.002  
& Z.06.005

March 13, 2006

# 1



**LEGEND**

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- ▨ Lands Subject to Vellore - Urban Village Area #1
- ▧ Low Density Residential
- ▩ Medium Density Residential/Commercial
- Vellore Village Centre
- Estate Residential
- ▬ Urban Area
- ▭ High Performance Employment Area
- ▮ Valley Lands
- ▯ Stream Corridor
- ▰ Greenway System
- ▱ Tableland Woodlots
- ▲ General Commercial
- △ Storm Water Management
- ▴ Vaughan Centre
- ▵ Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

**OPA 600 - Schedule 'B'**  
**Vellore Urban Village 1**

APPLICANT:  
1668872 ONTARIO INC.  
(ROYAL PINE HOMES)

Part of Lot 20,  
Concession 6



Development Planning Department

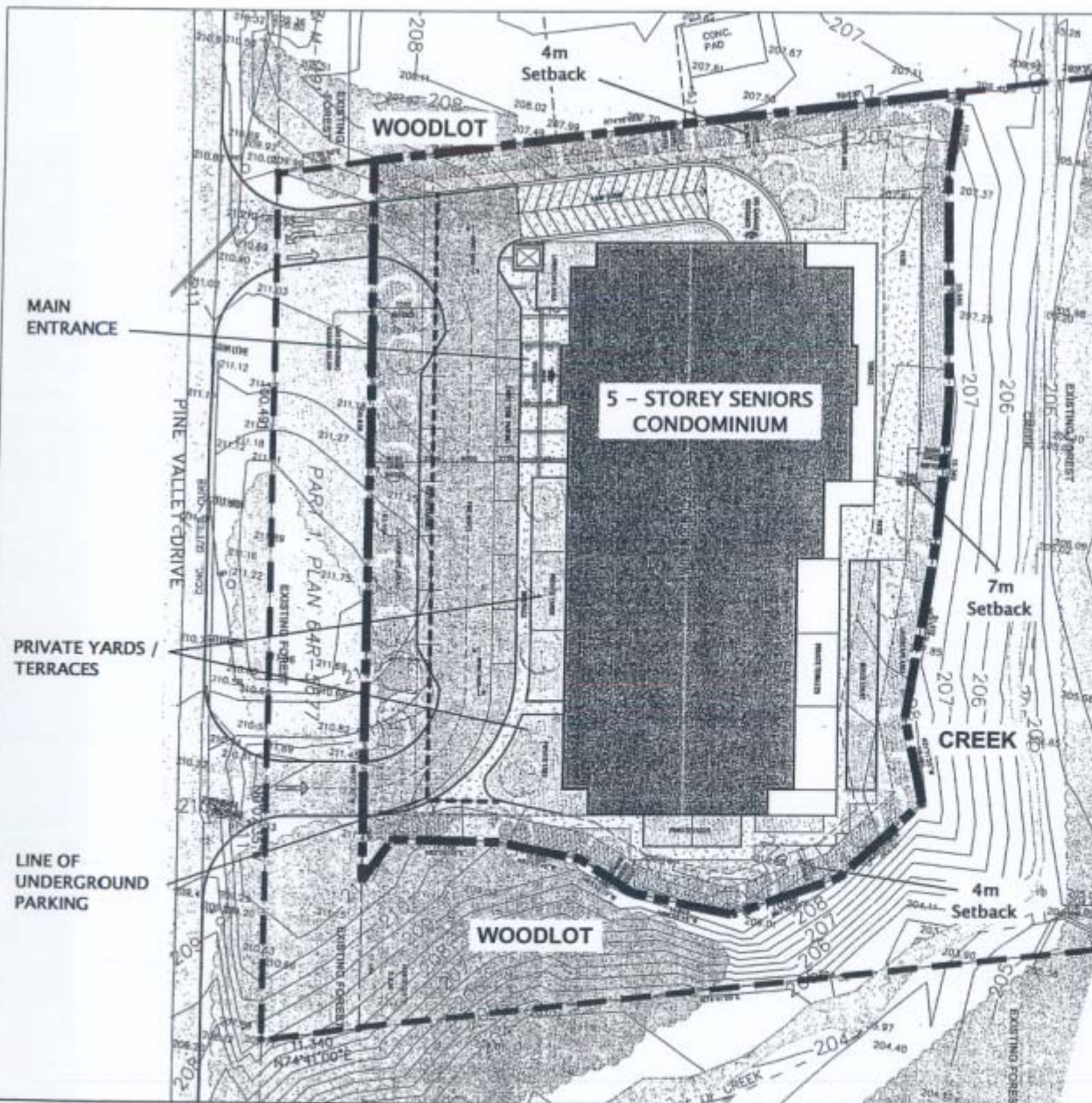
**Attachment**

FILE No.:  
OP.06.002  
& Z.06.005

March 14, 2006

**2**

N:\DFT\1 ATTACHMENTS\OP\op.06.002z.06.005



**SITE STATISTICS:**

ZONING: PROPOSED RESIDENTIAL SITE SPECIFIC  
 BY-LAW 1-88 (CITY OF VAUGHAN)  
 LOT AREA: 5,672.09 SQ.M. = 1.4 ACRES  
 LOT FRONTAGE: 83.45 M

**SETBACKS:**

|                   |                           |                                |
|-------------------|---------------------------|--------------------------------|
| FROM YARD (EAST)  | 7.5 M                     |                                |
| REAR YARD (WEST)  | 7.5 M                     | BY-LAW 1-88 (MOST RESTRICTIVE) |
| SIDE YARD (NORTH) | 4.5 M                     |                                |
| SIDE YARD (SOUTH) | 4.5 M                     |                                |
| BUILDING HEIGHT   | 15.5 M (8M-1) BY-LAW 1-88 |                                |

**PARKING:**

(CITY OF VAUGHAN BY-LAW 861-88)  
 FORMULA: 1.5 PARKING SPACES PER UNIT (3.2x 5.8 MAX.) APARTMENTS  
 3 HEAP SPACE REQUIRED  
 TOTAL PROVIDED: 85 PARKING SPACES  
 88 UNDERGROUND PARKING SPACES  
 5 SURFACE PARKING SPACES  
 5 SURFACE SHORT TERM PARKING SPACES

**BUILDING:**

5 STOREY HIGH  
 8:14 UNITS PER FLOOR, TYPICAL FLOORS  
 LESS AT GROUND AND PENHOUSE  
 TOTAL: 480 UNITS - 84.5m of SITE PER UNIT  
 ASSUMED TOTAL 1 BEDROOM: 237 UNITS  
 ASSUMED TOTAL 2 BEDROOM: 243 UNITS  
 UNDER GROUND AREA: 23,500 S.M. - 340,800 S.F.  
 GROUND FLOOR AREA: 21,700 S.M. - 218,500 S.F.  
 TYPICAL FLOOR AREA: 21,600 S.M. - 217,000 S.F. (2ND, 3RD & 4TH)  
 PENHOUSE FLOOR AREA: 21,200 S.M. - 213,000 S.F.  
 TOTAL FLOOR AREA: 211,500 S.M. - 2120,000 S.F.

**AMENITY AREA:**

1 BEDROOM UNITS, 28 S.M. PER EACH UNIT MINIMUM : 740 S.M.  
 2 BEDROOM UNITS, 55 S.M. PER EACH UNIT MINIMUM : 1383 S.M.  
 TOTAL REQUIRED AMENITY AREA 2023 S.M.

(AMENITY AREAS MAY INCLUDE: FRINGS, LANDSCAPED AREAS, ON SITE, BALCONIES, ROOF TERRACES, SWIMMING POOLS, COMMUNAL LOUNGES, AND OTHER AREAS SUITABLE FOR RECREATIONAL PURPOSES) BY-LAW 1-88 (2190S S.M. LANDSCAPE ONLY)

**LANDSCAPE AREA:**

BY-LAW 1-88 (CITY OF VAUGHAN) REQUIREMENT:  
 MINIMUM 10% OF THE LOT AREA  
 632S LANDSCAPE AREA PROVIDED



Not to Scale

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 OTHER LANDS  
 OWNED BY APPLICANT

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 SUBJECT LANDS

**Concept Plan**

Part of Lot 20,  
 Concession 6

APPLICANT:  
 1668872 ONTARIO INC. (ROYAL PINE HOMES)



Development Planning Department

**Attachment**

FILE No.:  
 OP.06.002  
 & Z.06.005

**3**

March 13, 2006