

**2.    OFFICIAL PLAN AMENDMENT FILE OP.06.010  
      ZONING BY-LAW AMENDMENT FILE Z.06.024  
      ALICE SMITH**

**P.2006.37**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.010 and Z.06.024 (Alice Smith) 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 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 and OS5 Open Space Environmental Protection Zone to RA2 Apartment Residential Zone (tableland) with site-specific exceptions and OS5 Open Space Environmental Protection Zone (valleyland). The site-specific exceptions will include but not be limited to addressing appropriate development standards, if the proposal 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 shape site has a lot area of 5.63 ha, and lot frontage on Major Mackenzie Drive of 203m and a lot depth of 300 m.

The subject lands are designated "Medium Density Residential/Commercial" and "Valleylands" by OPA No. 600, and zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

- North - Major Mackenzie Drive; Block 12-vacant/future residential and storm water management pond (RD4(H) Residential Zone and OS1 Open Space Environmental Protection Zone, respectively)
- South - valleylands (OS5 Open Space Environmental Protection Zone); other lands owned by applicant for future low density development (Files Z.05.060 and 19T-05V11)
- East - vacant/future residential (A Agricultural Zone)
- West - existing residential dwellings (A Agricultural Zone, RR Rural Residential Zone) and valleylands (OS5 Open Space Environmental Protection Zone (subject to Files OP.05.019 and Z.05.040, which propose two high density residential apartment buildings at 150 units/ha, as shown on Attachment #2).

On April 21, 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, storm water management, school enrollment capacity, parkland dedication, and traffic, will be reviewed;
- iii) the appropriateness of the proposed rezoning of the tablelands to RA2 Apartment Residential Zone and any appropriate exceptions to implement the proposal, if approved, will be reviewed;
- iv) the limits of the valleyland and buffer will be reviewed and confirmed with the Toronto and Region Conservation Authority, and zoned OS5 Open Space Environmental Protection Zone;
- v) the proposed development will be reviewed in accordance with the Oak Ridges Moraine Conformity Report; and,
- vi) 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 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 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 proposed redesignation of the subject lands to "High Density Residential/Commercial", the rezoning to RA2 Apartment Residential Zone to permit residential apartment buildings at a net density of 150 units/ha, will be reviewed.

### **Attachments**

1. Location Map
2. Conceptual Site Plan

**Report prepared by:**

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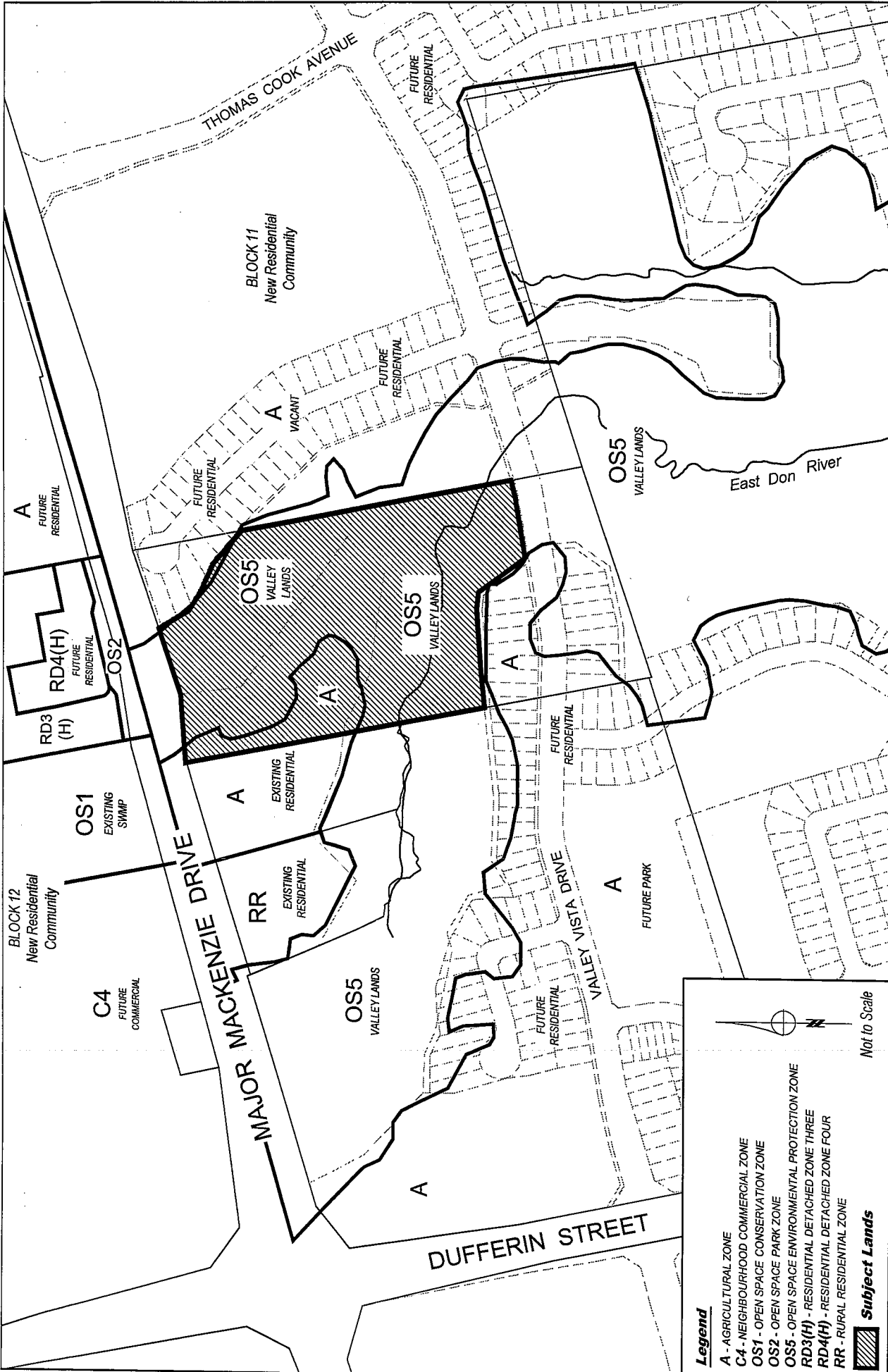
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD3(H) - RESIDENTIAL DETACHED ZONE THREE
- RD4(H) - RESIDENTIAL DETACHED ZONE FOUR
- RR - RURAL RESIDENTIAL ZONE

**Subject Lands**

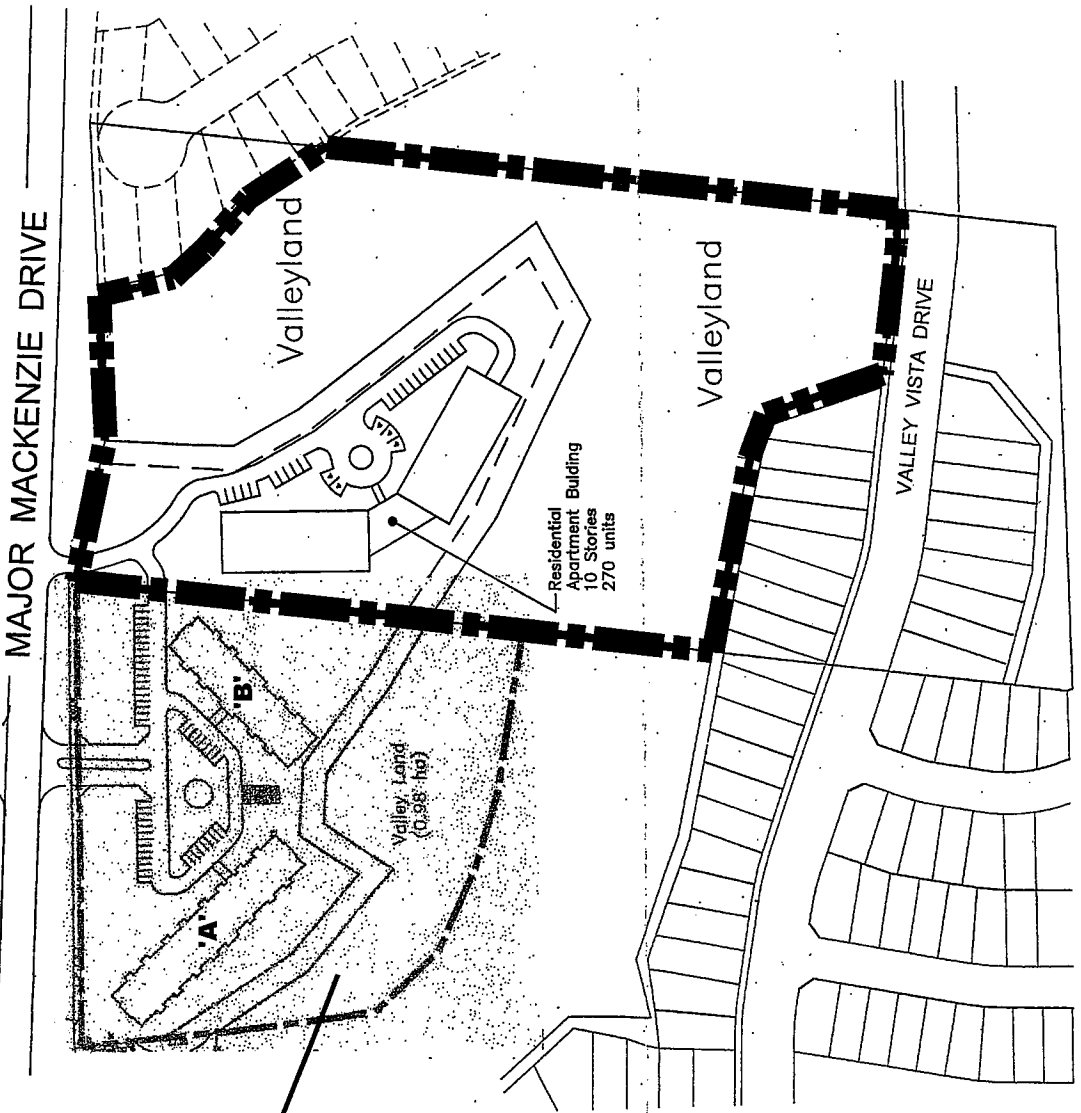
Not to Scale

# Location Map

Part of Lot 20,  
Concession 2  
APPLICANT:  
ALICE SMITH  
NORTH:ATTACH:REG:SP:06.06.00.dwg



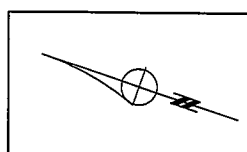
Development Planning Department



**Adjacent Lands  
Subject to Proposed  
Applications  
OP.05.019,  
Z.05.040  
(T & G Guglietti)**

**'A' - 10 Storeys, 202 Units  
'B' - 9 Storeys, 123 Units**

**■ ■ ■ ■ ■  
Subject Lands**



Not to Scale

# Conceptual Site Plan

Part of Lot 20,  
Concession 2  
APPLICANT:  
ALICE SMITH  
INDUSTRY ATTACHEMENTS\OP\05019.dwg



Development Planning Department