

**1.      OFFICIAL PLAN AMENDMENT FILE OP.06.005  
         ZONING BY-LAW AMENDMENT FILE Z.06.013  
         GATETRAIL ESTATES INC.**

**P.2006.46**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.005 and Z.06.013 (Gatetrail Estates Inc.) 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 to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1.      Amend OPA No. 600 to:
  - a)      redesignate the subject lands from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area" to permit 8 high-rise buildings with the number of storeys ranging from 4 to 30 storeys, and one single storey commercial building, with a total of 8,682 m<sup>2</sup> of commercial GFA and 2,416 residential units as shown on Attachments #2 and #3; and,
  - b)      to permit a maximum net residential density of 370 units/ha.
2.      Amend Zoning By-law 1-88 to rezone the subject lands from C4 Neighbourhood Commercial Zone and M1 Industrial Zone to appropriate zoning categories to facilitate the proposed development. The Owner is proposing to also retain all of the uses currently permitted in the C4 Neighbourhood Commercial Zone, plus have drive-through facilities operating in conjunction with a bank or financial institution and eating establishment uses.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northwest corner of Rutherford Road and Bathurst Street, in Part of Lot 16, Concession 2, City of Vaughan. The 6.53 hectare site represents the assembly of 3 parcels all having frontage on Rutherford Road, including 828 Rutherford Road, being a 0.18ha parcel of land owned by R and K Mabilia which the Applicant has an option to purchase. The subject lands are presently developed with trailers used as sales offices for future residential homes to be built within the applicant's larger subdivision landholding.

The subject lands are designated "Medium Density Residential/Commercial" by OPA No. 600 and further designated a "Neighbourhood Commercial Centre", and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1217). The surrounding land uses are:

- North - future street and residential townhouse blocks (RT1(H) Residential Townhouse Zone subject to a Holding Provision)
- South - Rutherford Road; existing commercial plaza in Block 10 (C4 Neighbourhood Commercial Zone)
- East - Bathurst Street; Town of Richmond Hill, existing commercial and residential uses
- West - future street, and future stormwater management pond (OS1 Open Space Conservation Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Town of Richmond Hill. 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 of the proposed density, height, and intensity of the mixed use development will be reviewed;
- ii) the impact of the high density development within Block 11; but outside of the core Carrville District Centre, which is a planned node and intensified area of mixed residential and commercial development located west of the subject lands, will be reviewed;
- iii) the impact of introducing high residential density on the entire Block 11 area with respect to the impact on traffic, community services and schools; parkland dedication and allocation of water and wastewater servicing and associated phasing of services will be reviewed; and
- iv) a complete site plan application proposal should also be submitted to allow for a comprehensive review of the proposal; as well as the necessary studies required to be submitted in support of the applications, including but not limited to the following: planning justification, traffic impact, parking, noise, sun/shade and wind studies, and environmental reports.

### **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", and the impact on services and to the Carrville District Centre, will be reviewed.

### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Perspective Elevations (Looking Southwest)

### **Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368

Arto Tikiryan, Senior Planner, ext. 8212

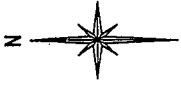
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



TOWN OF RICHMOND HILL

(EXISTING RESIDENTIAL)

(EXISTING COMMERCIAL PLAZA)

(EXISTING RESIDENTIAL)

BATHURST STREET

OS2 (FUTURE PARK)

RT1 (FUTURE TOWNHOUSES)

C4

M1 (EXISTING INDUSTRIAL USES)

C4 (EXISTING COMMERCIAL PLAZA)

A (EXISTING AGRICULTURAL USES)

A (INSTITUTIONAL - FUTURE U.J.A. FEDERATION OF GREATER TORONTO)

(FUTURE RESIDENTIAL)

OS1 (FUTURE STORMWATER MANAGEMENT POND)

OS1 (VALLEYLANDS)

OS1 (FUTURE STORMWATER MANAGEMENT POND)

A OS2 (EXISTING CHURCH)

A (EXISTING CHURCH)

OS1 (VALLEYLANDS)

RUTHERFORD ROAD

STARWOOD

RR (EXISTING RESIDENTIAL)

OS1

WHISPERWOOD ROAD

(EXISTING RESIDENTIAL)

BLOCK 11 New Residential Community

- LEGEND**
- A - AGRICULTURAL ZONE
  - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
  - M1 - RESTRICTED INDUSTRIAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - RR - RURAL RESIDENTIAL ZONE
  - RT1 - RESIDENTIAL TOWNHOUSE ZONE
- SUBJECT LANDS**
- 

# Location Map

Part of Lot 16, Concession 2

APPLICANT: GATETRAIL ESTATES INC.

N:\DPT\1 ATTACHMENTS\OP\_06.005z.06.013

# Attachment

# 1

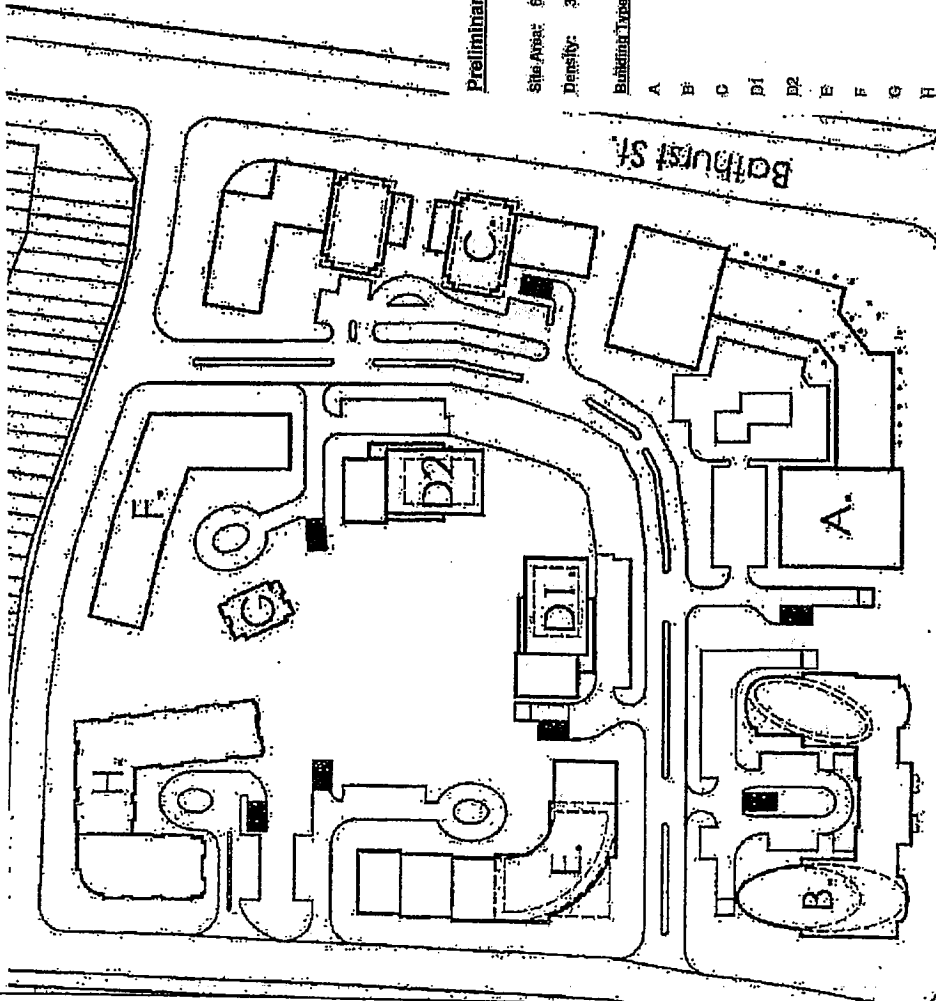
FILE No.'s: OP.06.005 & Z.06.013

Not to Scale

May 29, 2006

# City of Vaughan

Development Planning Department



Not to Scale

**Preliminary Site Plan: Statistics**

Site Area: 65,208 sq.m (16.53 ha) (16.14 acs)  
 Density: 3.5 x site area = 228,228 sq.m (56,772 sq.ft)

| Building Type | Bldg. Ht. (storeys) | Coverage                   | # of Units   | Total Residential GFA | Commercial GFA    | Total GFA           |
|---------------|---------------------|----------------------------|--------------|-----------------------|-------------------|---------------------|
| A             | 30                  | 4,190 sq.m                 | 610          | 54,309 sq.m           | 4,190 sq.m        | 58,499 sq.m         |
| B             | 26                  | 3,034 sq.m                 | 465          | 41,749 sq.m           | 1,317 sq.m        | 43,066 sq.m         |
| C             | 20                  | 3,822 sq.m                 | 371          | 34,882 sq.m           | 1,500 sq.m        | 36,382 sq.m         |
| D1            | 18                  | 1,588 sq.m                 | 189          | 17,973 sq.m           | nil               | 17,973 sq.m         |
| D2            | 18                  | 1,388 sq.m                 | 169          | 17,873 sq.m           | nil               | 17,873 sq.m         |
| E             | 18                  | 2,509 sq.m                 | 390          | 36,825 sq.m           | nil               | 36,825 sq.m         |
| F             | 4                   | 1,821 sq.m                 | 96           | 7,282 sq.m            | nil               | 7,282 sq.m          |
| G             | 1                   | 275 sq.m                   | N/A          | nil                   | 275 sq.m          | 275 sq.m            |
| H             | 3                   | 2,405 sq.m                 | 106          | 3,115 sq.m            | 1,200 sq.m        | 4,315 sq.m          |
| <b>TOTALS</b> |                     | <b>20,832 sq.m (81.9%)</b> | <b>2,416</b> | <b>220,082 sq.m</b>   | <b>9,882 sq.m</b> | <b>229,964 sq.m</b> |

**Conceptual Site Plan**

Part of Lot 16,  
 Concession 2

APPLICANT:  
 GATE TRAIL ESTATES INC.

N:\DPT\1 ATTACHMENTS\OP\06.005-06.013

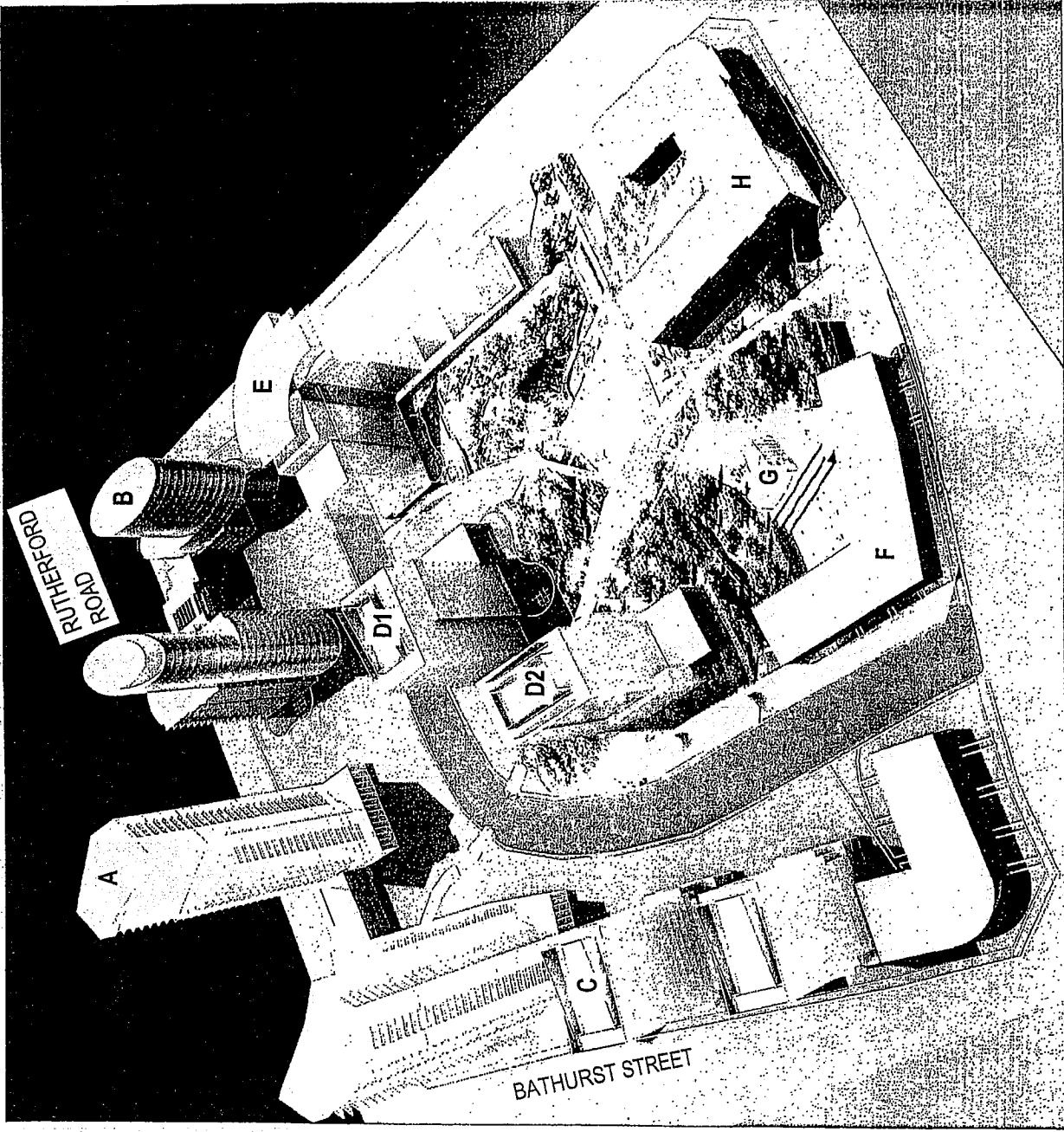


Development Planning Department

**Attachment 2**

FILE No.'s:  
 OP.06.005 & Z.06.013

Not to Scale  
 May 29, 2006



Not to Scale

**Perspective Elevations  
(Looking South West)**

APPLICANT:  
GATE TRAIL ESTATES INC.  
M:\DFTV\ ATTACHMENTS\OP\06.005 & Z.06.013

Part of Lot 16,  
Concession 2



Development Planning Department

**Attachment**

FILE No.'s:  
OP.06.005 & Z.06.013

Not to Scale  
May 29, 2006

**3**