

**5. OFFICIAL PLAN AMENDMENT FILE OP.06.013
 ZONING BY-LAW AMENDMENT FILE Z.06.035
 1643750 ONTARIO LIMITED (RICE DEVELOPMENTS)**

P.2006.50

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.013 and Z.06.035 (1643750 Ontario Limited) 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 (comprised of Phases 1 and 2) shown on Attachment #1, specifically to:

1. Amend OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #542 to:
 - i) increase the maximum permitted net residential density on the subject lands from 85uph to 150uph, thereby increasing the maximum number of residential apartment units permitted by the Official Plan from 115 units to 203 units, and more specifically for Phase 2 from 34 units to 122 units; and,
 - ii) increase the maximum permitted building height from 4-storeys to 8-storeys for Phase 2, only.
2. Amend Zoning By-law 1-88, specifically Exception 9(1131) to:
 - a) permit a total of 203 residential units on the subject lands (Phases 1 and 2) within two buildings, and specifically 122 units in Phase 2;
 - b) amend the existing building envelope for Phase 2 to permit an 8 storey, 122 unit residential condominium building; and,
 - d) permit a minimum of 298 parking spaces for Phases 1 and 2, whereas 355 spaces are currently required, of which a minimum of 114 spaces will be located in Phase 1 and 184 spaces in Phase 2.

The applications will facilitate the development of Phase 2 of the subject lands with an 8-storey residential condominium building with 122 units and served by 184 parking spaces as shown on Attachments #2 and #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 is comprised of two development Phases. Phase 1 has been approved for a 4 storey, 81 unit residential building and is currently under construction. Phase 2 has not been constructed, and was formerly comprised of a 4-storey building with 64 residential units, which is now being replaced with the current 8-storey proposal. Phases 1 and 2

were approved as one development parcel and the site-specific development policies of the Official Plan (OPA #542) and Zoning By-law (Exception 9(1131)) implemented the overall density and parking standards across both phases. The subject lands are located on the north side of Regional Road #7 between Wigwoss Drive and Pine Valley Drive, in Lot 6, Concession 7, City of Vaughan. The subject lands are comprised of two irregular-shaped blocks being the front portion of the Cosmetic Surgery Hospital (4650 Regional Road #7). Phases 1 and 2 are physically separated by Jersey Creek, and have a combined land area of 1.35 ha. Phases 1 and 2 were severed from the hospital property by Consent (Files B1/01 and B2/02), and Minor Variance (Files A23/01 and A24/01) applications approved by the Committee of Adjustment. The applications to amend the Official Plan and Zoning By-law for Phase 2 results in an increase in density and residential units for the overall development.

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #542, which permits an overall density of 85 units/ha over the combined subject lands and zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1131). The surrounding land uses are:

- North - open space, private hospital (A Agricultural Zone)
- South - Regional Road #7; funeral home, residential, open space (C1 Restricted Commercial Zone, R1 Residential Zone and OS1 Open Space Conservation Zones, respectively)
- East - office complex (C1 Restricted Commercial Zone)
- West - residential (R2 Residential Zone)

On May 26, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association. To date, no comments have been received. Any responses 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 Highway #7 Policy Review; the proposal appears to be consistent with the draft OPA #661 document to implement the Highway #7 Policy Review, which has not yet been dealt with by Council;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed increase in density and building height, site design and built form, including consideration of the appropriate amenity area, zoning standards, site access and parking for Phase 2;
- iii) co-ordination of development including road and open space pedestrian connections, building form, accessibility, etc. with the adjacent lands to the north (Cosmetic Surgery Hospital and open space valleylands) will be reviewed;
- iv) on February 13, 2006, Council resolved that all future official plan amendments, include a minimum 10m ecological buffer, outside of the development lot or block, adjoining a valley and stream corridor with the appropriate buffer to be provided to the satisfaction of the City and the Toronto and Region Conservation Authority; the applications will be reviewed in the context of this policy;

- v) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved; and,
- vi) the necessary studies in support of the applications are required, including traffic and parking, noise 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 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 development, in light of the increase in density and height, and in consideration of the site design and built form, and existing and approved land uses in the surrounding area.

Attachments

1. Location Map (Phases 1 and 2)
2. Proposed Site Plan (Phase 2)
3. Proposed South and West Elevations (Phase 2)

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RM2 - MEDIUM DENSITY RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lot 6,
Concession 7

APPLICANT: 1643750 ONTARIO LIMITED
(RICE DEVELOPMENTS)

NA\DTA\1 ATTACHMENTS\CP\op.06.01.13c.05.035

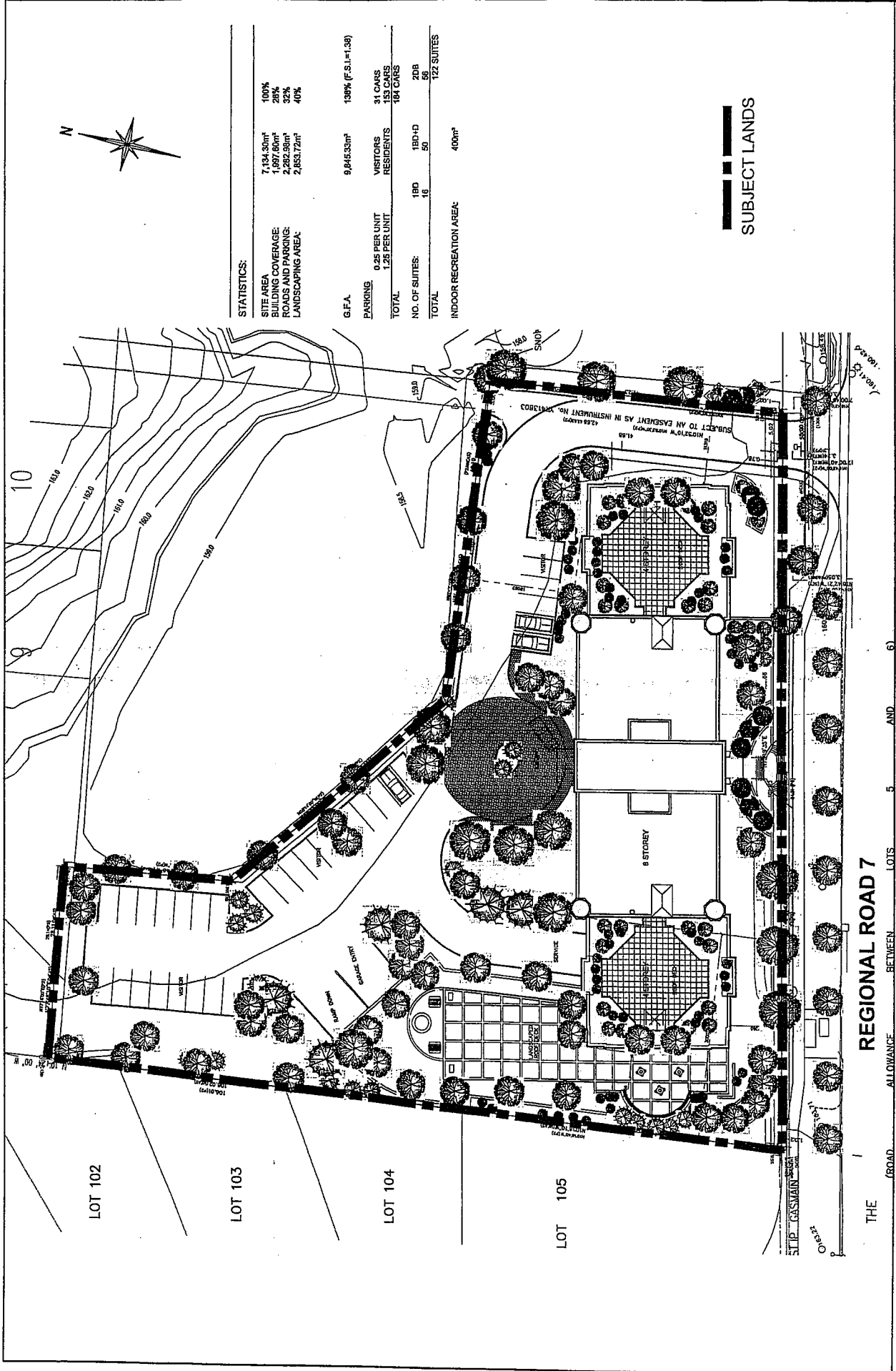


Development Planning Department

Attachment 1

FILE No.:
OP.06.013 & Z.06.035

Not to Scale
May 3, 2006



STATISTICS:

SITE AREA	7,134.30m ²	100%
BUILDING COVERAGE:	1,997.60m ²	28%
ROADS AND PARKING:	2,282.98m ²	32%
LANDSCAPING AREA:	2,853.72m ²	40%

G.F.A.	9,845.33m ²	138% (F.S.I.=1.38)
--------	------------------------	--------------------

PARKING	0.25 PER UNIT	31 CARS
	1.25 PER UNIT	153 CARS
TOTAL		184 CARS

NO. OF SUITES:	180	180+D	208
	16	50	58
TOTAL			122 SUITES

INDOOR RECREATION AREA:	400m ²
--------------------------------	-------------------

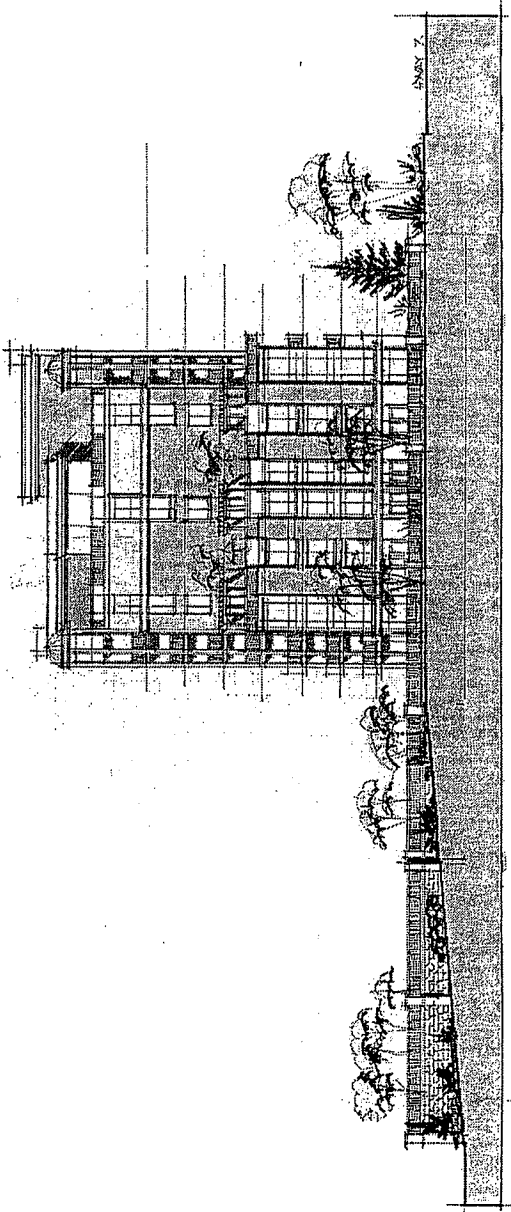
— — — — —
SUBJECT LANDS

THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6) REGIONAL ROAD 7

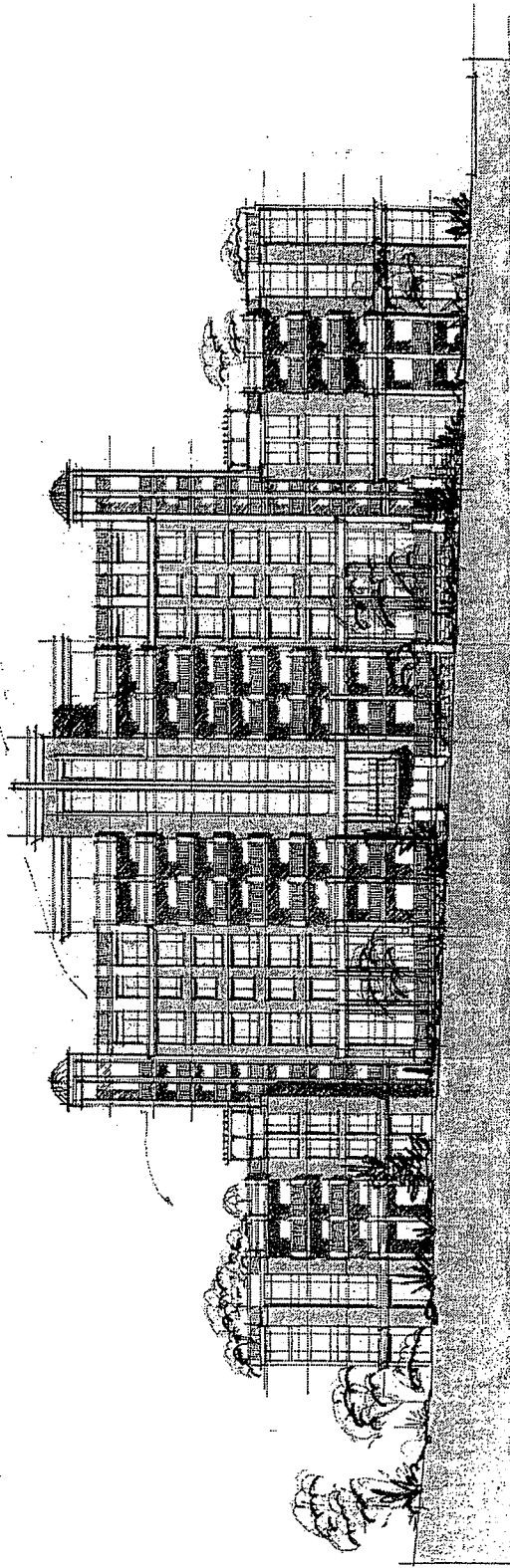
Attachment 2
FILE No.: OP.06.013 & Z.06.035
Not to Scale
May 3, 2006

City of **Vaughan**
Development Planning Department

Phase Two Site Plan
Part of Lot 6,
Concession 7
APPLICANT: 1643750 ONTARIO LIMITED
(RICE DEVELOPMENTS)
M:\DFT\1 ATTACHMENTS\OP\06.013\06.035



WEST ELEVATION



SOUTH ELEVATION - REGIONAL ROAD 7

Phase Two Elevations

Part of Lot 6,
Concession 7

APPLICANT: 1643750 ONTARIO LIMITED
(RICE DEVELOPMENTS)

H:\DPT\1 ATTACHMENTS\OP\op_06.013r_06.035

City of
Vaughan

Development Planning Department

Attachment 3
FILE No.:
OP.06.013 & Z.06.035
Not to Scale
May 3, 2006