

1. **OFFICIAL PLAN AMENDMENT FILE OP.06.019
ZONING BY-LAW AMENDMENT FILE Z.06.051
DRAFT PLAN OF SUBDIVISION FILE 19T-00V21(R)
ROYAL EMPRESS GARDENS LTD.**

P.2006.54

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.019, Z.06.051 and 19T-00V21(R) (Royal Empress Gardens 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 an application to amend the Official Plan, specifically Schedule "B" – Transportation Plan to OPA #500 (Corporate Centre Secondary Plan), as amended by OPA #528 and OPA #529, in order to delete the westerly extension of Barnes Court from the ring road, southwest to Regional Road #7 as shown on Attachments #1 and #2.

The Owner has also submitted a revised Draft Plan of Subdivision as shown on Attachment #3, as follows:

1 Apartment Residential Block (C9, Corporate Centre Zone)	0.60 ha
5 Mixed-Use Apartment Residential Blocks (with ground floor Commercial) (C9, Corporate Centre Zone)	1.93 ha
2 Park Blocks (OS2, Open Space Park Zone)	0.15 ha
<u>Roads/Reserves/Other</u>	<u>0.79 ha</u>
TOTAL AREA	3.47 ha

To facilitate the future development of the above-noted subdivision, a Zoning By-law Amendment Application has been submitted to remove the (H) Holding Symbol, and to rezone the portion of the Barnes Court extension that is to be eliminated to OS2 Open Space Park Zone to allow for additional park land as shown on Attachment #4, and to provide the following zoning exceptions to facilitate the conceptual site plan shown on Attachment #5:

- an increase of 864 residential units in the maximum permitted unit count from 1,071 to 1,935 units (4.98 FSI),
- an increase in the maximum permitted building height for non- landmark locations, (ie. Buildings "3", "4" and "5" on Attachment #5) from 25 metres to unlimited height, to be consistent with the height permission for Landmark locations (ie. Buildings "1", "2" and "6" on Attachment #5); and,
- a decrease of 1,181 parking spaces (32.59% deficiency) in the minimum required parking on the site from 3,623 to 2,442 spaces.

Background - Analysis and Options

The subject lands are located on the north side of Regional Road #7, east of Jane Street, in Part of Lot 6, Concession 4, City of Vaughan as shown on Attachment #1. The Official Plan Amendment Application is applicable to both 2900 Regional Road #7 and 2938 Regional #7,

whereas the Zoning By-law Amendment and revised Draft Plan of Subdivision Applications are applicable to the former property only. The surrounding lands uses are:

- North - storm pond (A Agricultural Zone), employment uses (EM1 Prestige Employment Area Zone)
- South - Regional Road 7; commercial (C8 Office Commercial Zone), employment uses (EM1 Prestige Employment Area Zone)
- East - banquet hall (C7 Service Commercial Zone)
- West - vacant (A Agricultural Zone)

The subject lands are designated "Corporate Centre Node" within the Vaughan Corporate Centre Secondary Plan (OPA #500), and zoned C9 (H) Corporate Centre Zone with the Holding Symbol (H), subject to Exception 9(1248), and A Agricultural Zone, By-law 1-88.

On August 11, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and including additional lands within the following boundary: Portage Parkway to the north, Millway Avenue to the west, Doughton Road to the south and Creditstone Road to the east. To date, no comments have been received. Any responses received will be addressed in the technical 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, to determine the appropriateness of the proposed density, height, and intensity of the mixed use development within the Corporate centre;
- ii) the applications will be reviewed in the context of the existing, approved, planned and proposed land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed density and height, parking, impact on traffic and the transportation road network, phasing, and impact on community services and schools;
- iii) review by the City and Region of York will be given to the proposed deletion of the Barnes Court extension, in consideration of the existing policies in OPA #528 (Transportation Plan for Vaughan), which states that the "westerly extension of Barnes Court has been recommended such that it provides access to the ring road to ensure safe operations. At the ensuing intersections, only right-in/right-out moves would be permitted. Again, this serves to improve the connectivity of the ring road by further promoting its use as a preferred alternative to Regional Road 7, particularly for through traffic and heavy vehicles. It also provides a bypass of the easterly traffic control/design features;" the removal of the Barnes Court extension would affect the Royal Empress, Goldpark and City of Vaughan lands as shown on Attachment #1;
- iv) the proposed applications will be reviewed in consideration of the "Highway 7 Land Use Futures Study" and the "Corporate Centre Streetscape and Open Space Master Plan Study", which are currently in process, and will provide a comprehensive evaluation of the planning and development opportunities along Regional Road #7 and within the Corporate Centre, respectively;
- v) the availability of water and sanitary servicing capacity for the additional 864 residential units that are being proposed by the applicant, must be identified and allocated by Council, should the applications be approved; It is noted that the applicant has been reserved allocation for 1,071 units based on the "Strategy For Reservation/Allocation of Servicing Capacity" report to the Committee of the

Whole dated November 7, 2005, on the basis of 446 units (Priority 1), 446 units (Priority 2), and 179 units (Priority 3);

- vi) review will be given to the following documents that have been submitted by the applicant for approval by the City, as a condition of removing the Holding Symbol (H): Urban Design Guidelines Report and Master Landscape Plan, Functional Servicing Report, Traffic Study, and a Comprehensive Development Plan;
- vii) the applicant has also submitted the following documents, an Environmental Site Assessment (ESA) Report, Noise Study, Lighting Plan, Wind Study and Archeological Assessment that will have to be reviewed and approved by the City and external public agencies; and
- viii) formal Site Plan Application should also be submitted to allow for a comprehensive review of the proposal, which is conceptually shown on Attachment #5.

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 applicant will need to demonstrate that the elimination of the Barnes Court extension, and the proposed increase in density and height, will not result in a negative impact on the transportation network and on services within the Corporate Centre.

Attachments

1. Location Map
2. Schedule 'B' to OPA #500
3. Draft Plan of Subdivision 19T-00V21 (Revised)
4. Proposed Rezoning
5. Conceptual Site Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

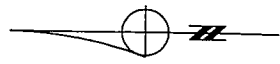
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Not to Scale



Legend

- A** - AGRICULTURAL ZONE
- C7** - SERVICE COMMERCIAL ZONE
- C8(H)** - OFFICE COMMERCIAL ZONE (WITH HOLDING PROVISION)
- C9(H)** - CORPORATE CENTRE ZONE (WITH HOLDING PROVISION)
- EM1** - PRESTIGE EMPLOYMENT ZONE

Address

Lands Subject to OP.06.019

Lands Subject to 19T-00V21 (R) & Z.06.051

Location Map

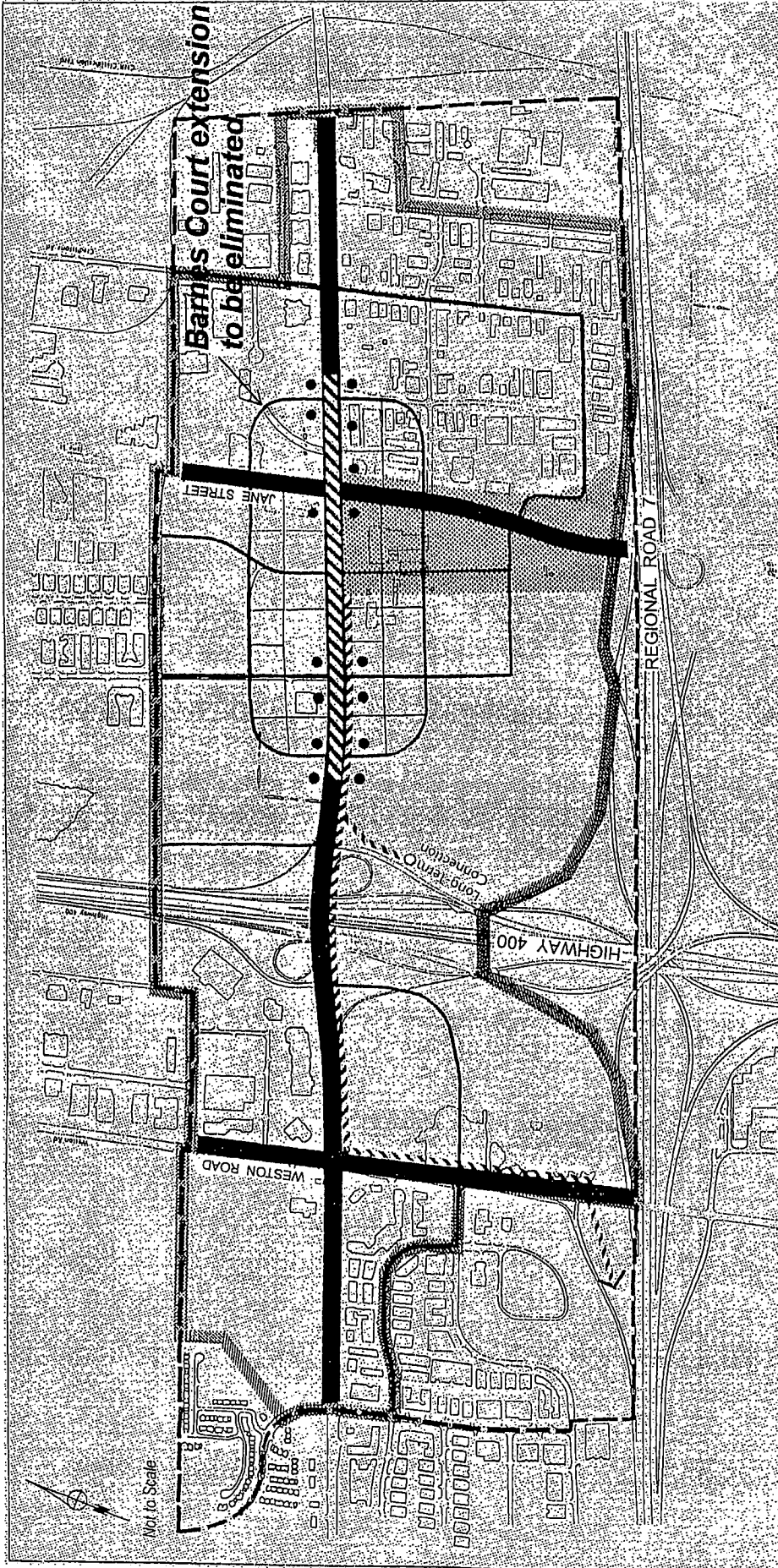
Part Lot 6,
Concession 4
 APPLICANT:
 ROYAL EMPRESS GARDENS LTD.
19T00V21 ATTACHMENTS Page 06/019.dwg



Development Planning Department

Attachment 1

FILE No.:
 OP.06.019
 RELATED FILES:
 19T-00V21 (REVISED)
 & Z.06.051
 August 29, 2006



Vaughan Corporate Centre Secondary Plan
Amendment No. 500

- Highway 7/Avenue 7
- Arterial Road
- Collector Road
- Local Road
- Inter-regional Transitway (Potential)
- Gateway Sites

- Potential Connection to Spadina Subway and/or Inter-regional Transitway
- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary

The Planning Partnership: duToit, Alisopp, Hillier, McCormick Rankin, Arthur Andersen, CH2M Hill & Storie

Schedule B - Transportation Plan

Schedule 'B' to OPA 500

APPLICANT:
ROYAL EMPRESS GARDENS LTD.
PART LOT 6,
CONCESSION 4.



Development Planning Department

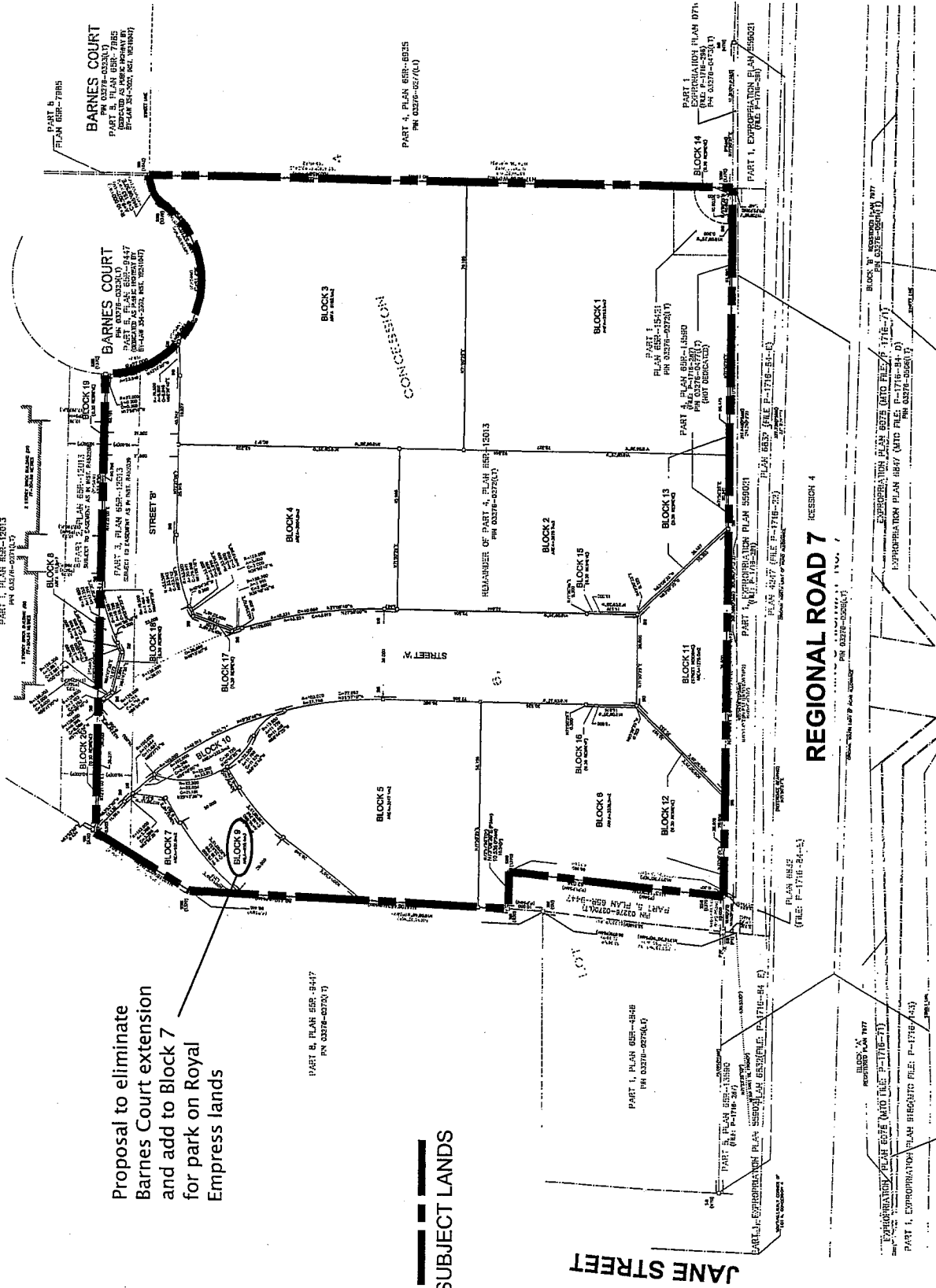
Attachment 2

FILE No.:
OP.06.019

June 23, 2006

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LOT 6, CONCESSION 4



Proposal to eliminate
Barnes Court extension
and add to Block 7
for park on Royal
Empress lands

SUBJECT LANDS

Revised Draft Plan of Subdivision (19T-00V21)

APPLICANT:
ROYAL EMPRESS GARDENS LTD.

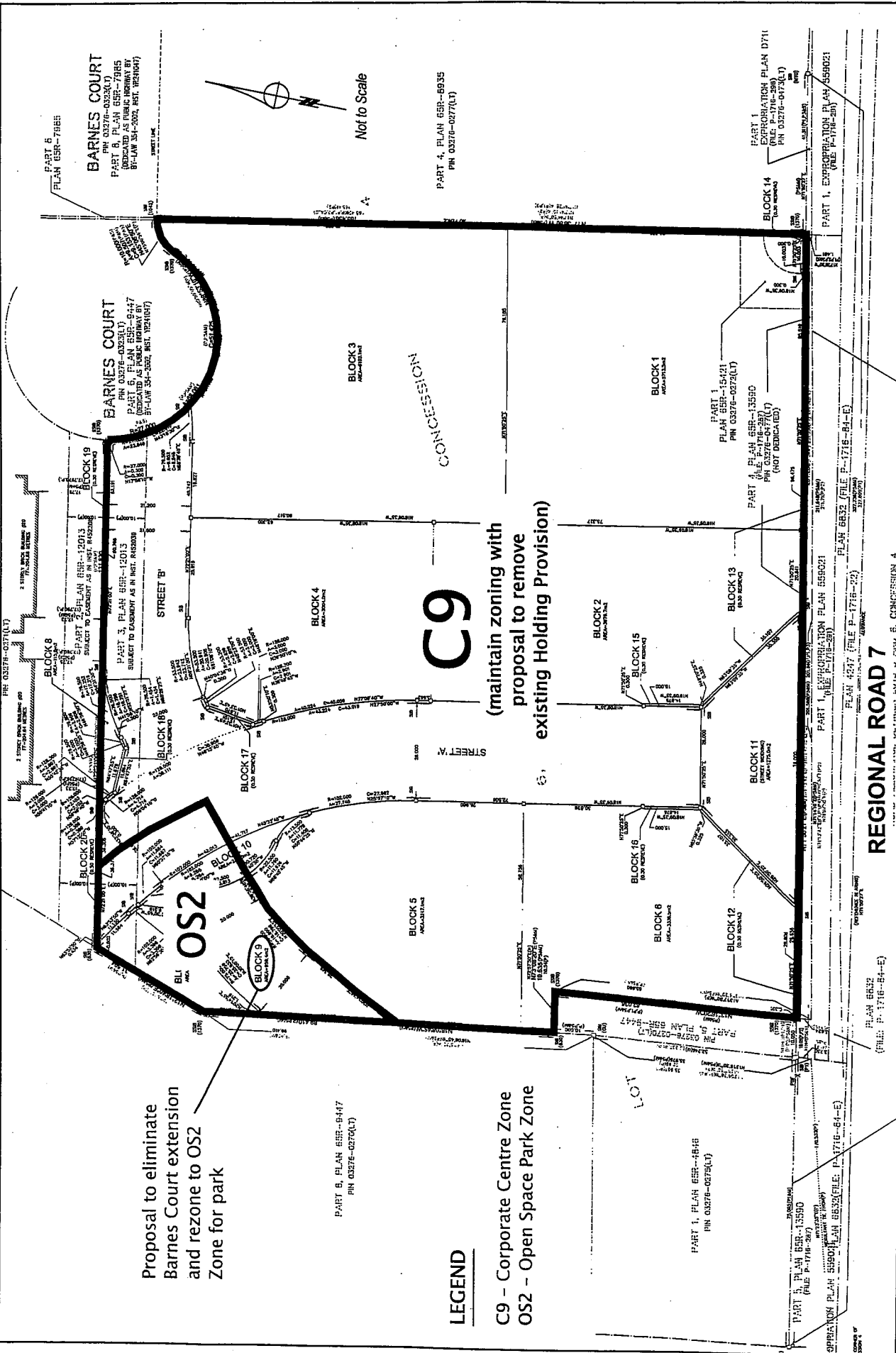
Part Lot 6,
Concession 4



Development Planning Department

Attachment 3
FILE No.:
19T-00V21 (REVISED)
& Z.06.051
RELATED FILE:
OP.06.019
August 24, 2006

INFORMATION SYSTEMS DIVISION 06/21/06 051



Proposal to eliminate Barnes Court extension and rezone to OS2 Zone for park

C9 (maintain zoning with proposal to remove existing Holding Provision)

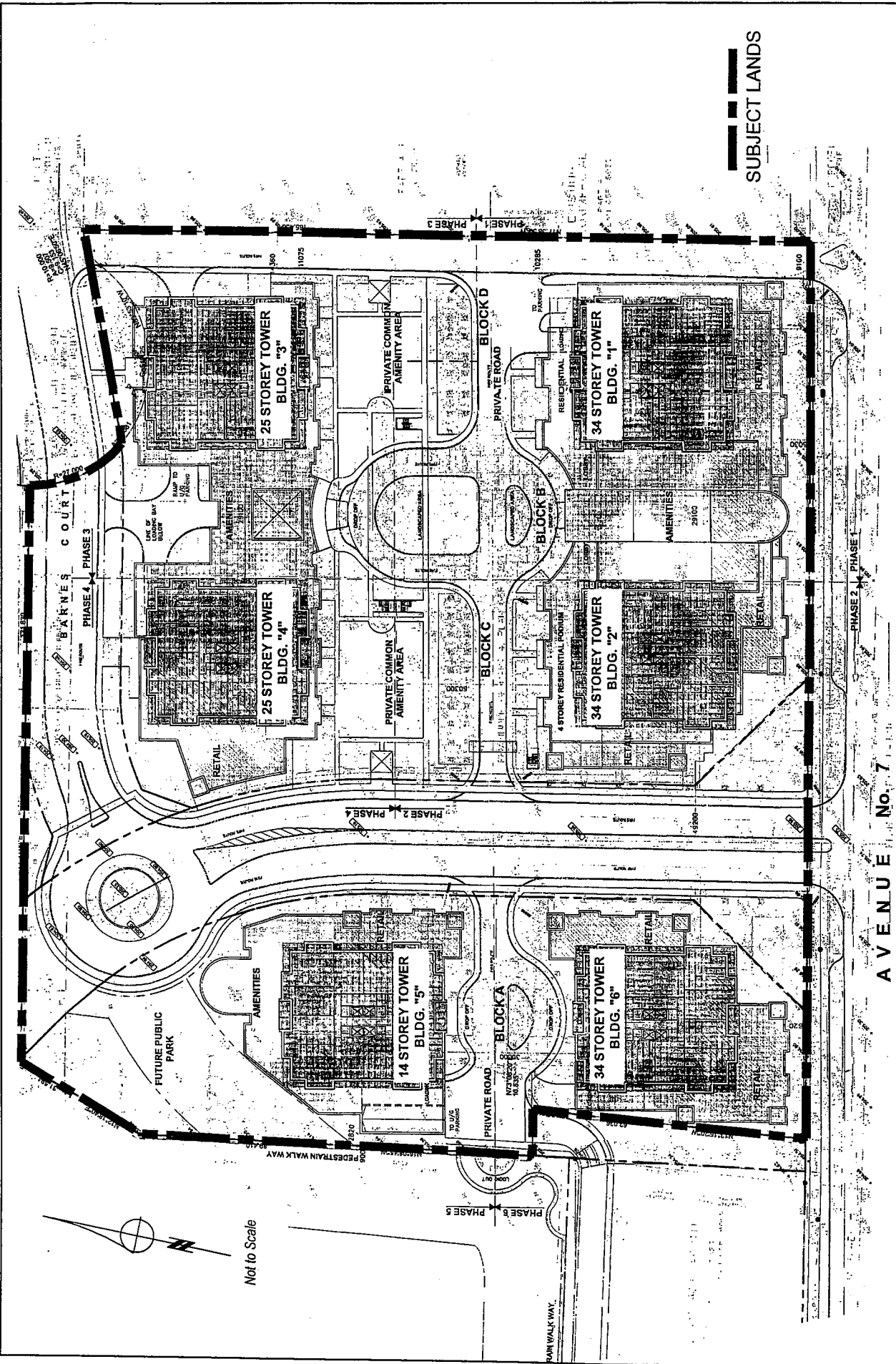
LEGEND
 C9 - Corporate Centre Zone
 OS2 - Open Space Park Zone

Attachment 4
 FILE No.: 19T-00V21 (REVISED) & Z.06.051
 RELATED FILE: OP.06.019
 August 24, 2006



Development Planning Department

Proposed Zoning
 Part Lot 6, Concession 4
 APPLICANT: ROYAL EMPRESS GARDENS LTD.
 (FOR INFORMATION: 905-882-0651)



SUBJECT LANDS

Conceptual Site Plan

Part Lot 6,
Concession 4
APPLICANT:
ROYAL EMPRESS GARDENS LTD.
NORTH ATTACHMENT(S) 19-00-06-051



Development Planning Department

Attachment 5
FILE No.:
19T-00V21 (REVISED)
& Z.06.051
RELATED FILE:
OP.06.019
August 8, 2006