

**4. OFFICIAL PLAN AMENDMENT FILE OP.06.020
 ALTERRA CUSTOM BUILDERS INC.**

P.2006.64

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.020 (Alterra Custom Builders 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 an application to amend the Official Plan, specifically OPA #210 (Thornhill Community Plan), to increase the maximum net residential density on the subject lands shown on Attachment #1, from 148 units/ha to 203 units/ha (ie. an increase of 99 units from 263 to 362), on the 1.787 ha site.

It is noted that Building "A" as shown on Attachment #2 is currently under construction, and will comprise an 8-storey, 182 unit residential condominium building when constructed. On February 28, 2005, Council approved Site Development File DA.03.076 to permit Building "B" consisting of 180 units within an 8-storey building.

The proposal to increase the density on the subject lands would result in the residential unit count in Building "B" increasing from 81 to 180 units. Due to market demands existing unit sizes have been reduced providing an opportunity to increase the number of units without impacting the building foot-print or building height which will remain in accordance with the previously approved site plan. The additional 99 units will however result in minor revisions to the building elevations which will be requiring an amendment to the existing site plan as shown on Attachments #3 and #4.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Maison Parc Court and Dufferin Street, (2 and 8 Maison Parc Court), in Part of Lot 1, Concession 2, City of Vaughan. The subject lands are designated "Mixed Commercial/Residential Area" by OPA No. 210 (Thornhill-Vaughan Community Plan) as amended by OPA No.471; and, zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1216), which would facilitate the proposal without requiring any amendments to the zoning by-law. The total land area for lands subject to this amendment is 1.787 ha. The surrounding land uses are:

- North - open space valley (OS1 Open Space Conservation Zone), CN Rail line
- South - Maison Parc Court; highrise residential (RA3 Apartment Residential Zone), open space park (OS2 Open Space Park Zone)
- East - open space valley (OS1 Open Space Conservation Zone)
- West - Dufferin Street; commercial (C1 Restricted Commercial Zone)

On August 25, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and the Glen Shields Ratepayers Association. 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies, to determine the appropriateness of the proposed increase in density;
- ii) the application will be reviewed in the context of the approved and existing land uses in the surrounding area, including the existing and future high density permitted to the south of the subject lands, with particular consideration given to the appropriateness and compatibility of the proposed density and its impact on traffic and transportation road improvements/phasing, community services and schools; and parkland dedication;
- iii) the availability of water and sanitary servicing capacity for the additional units must be identified and allocated by Council, should the application be approved;
- iv) a site plan application has been submitted and will be reviewed to determine the appropriateness of the density increase on the subject lands, and the elevations to facilitate the additional units if approved; and
- v) the necessary studies will be required to be submitted in support of the applications, including but not limited to a planning justification, traffic, and functional servicing reports.

Relationship to Vaughan Vision 2007

The applicability of this application 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 application, 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 availability of water and sanitary servicing capacity, the appropriateness of the proposed density increase when reviewed in accordance with the Provincial Policy Statement and the Regional and City Official Plans, will be considered.

Attachments

1. Location Map
2. Site Plan
3. Building "B" Elevations
4. Building "B" Elevations

Report prepared by:

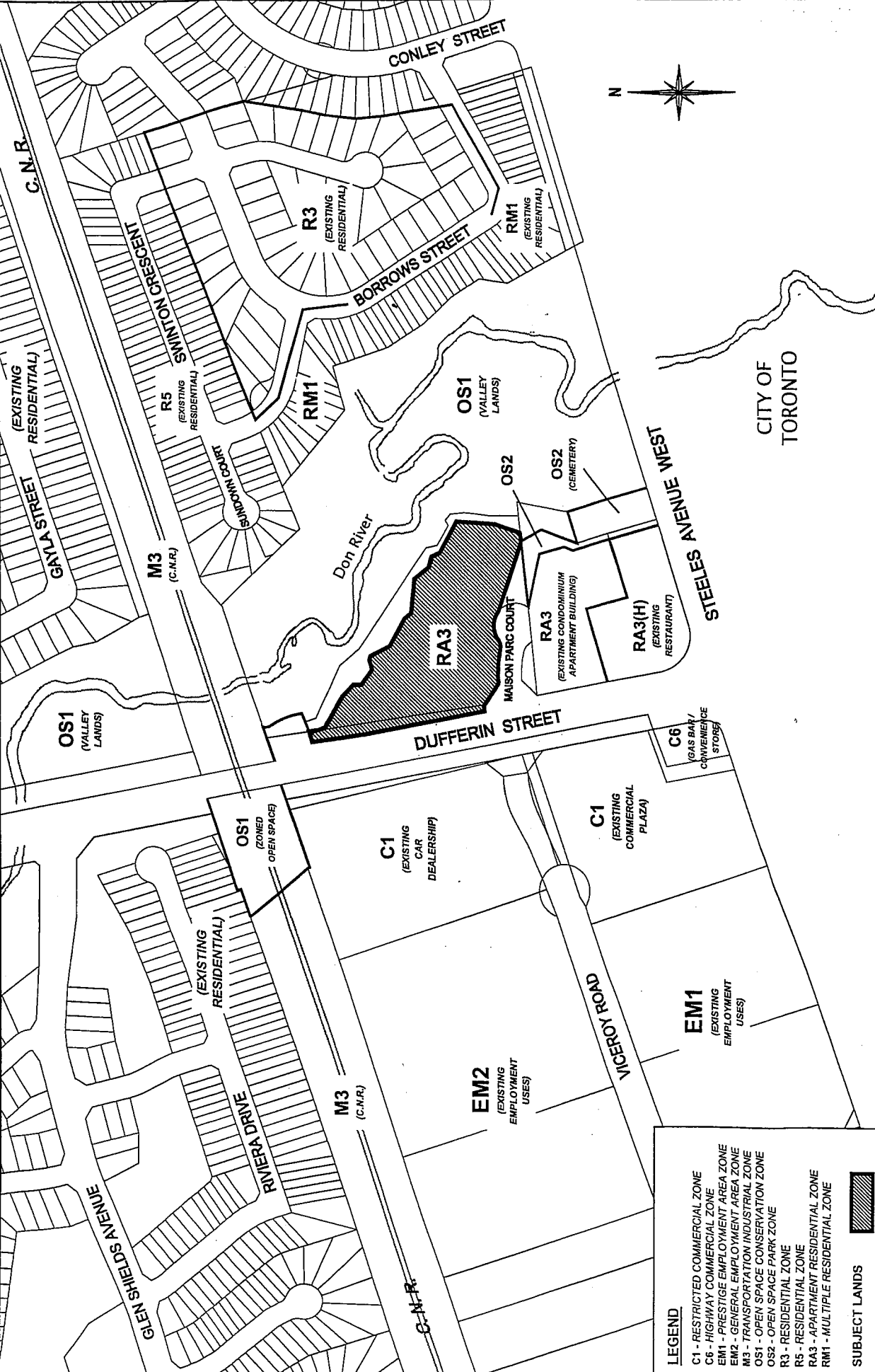
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

C1 - RESTRICTED COMMERCIAL ZONE	
C6 - HIGHWAY COMMERCIAL ZONE	
EM1 - PRESTIGE EMPLOYMENT AREA ZONE	
EM2 - GENERAL EMPLOYMENT AREA ZONE	
M3 - TRANSPORTATION INDUSTRIAL ZONE	
OS1 - OPEN SPACE CONSERVATION ZONE	
OS2 - OPEN SPACE PARK ZONE	
R3 - RESIDENTIAL ZONE	
RM1 - APARTMENT RESIDENTIAL ZONE	
RM1 - MULTIPLE RESIDENTIAL ZONE	
SUBJECT LANDS	

Location Map

Part of Lot 1,
Concession 2

APPLICANT:
ALTERRA CUSTOM BUILDERS INC.

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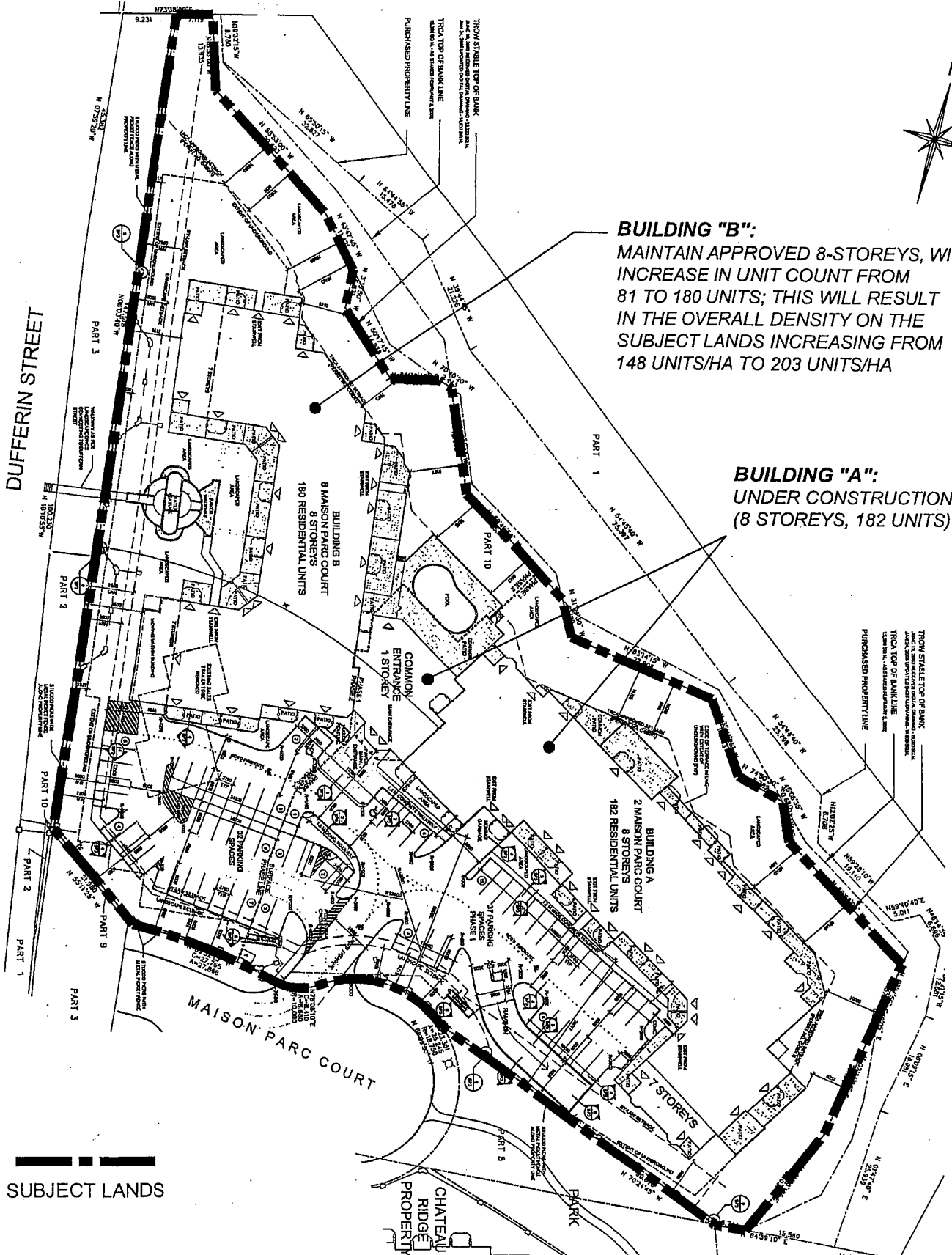
City of Vaughan

Development Planning Department

Attachment 1

FILE No.:
OP.06.020 &
DA.03.076(REVISED)

Not to Scale
July 25, 2006



BUILDING "B":
 MAINTAIN APPROVED 8-STOREYS, WITH
 INCREASE IN UNIT COUNT FROM
 81 TO 180 UNITS; THIS WILL RESULT
 IN THE OVERALL DENSITY ON THE
 SUBJECT LANDS INCREASING FROM
 148 UNITS/HA TO 203 UNITS/HA

BUILDING "A":
 UNDER CONSTRUCTION
 (8 STOREYS, 182 UNITS)

Site Plan

Part of Lot 1,
 Concession 2
 APPLICANT:
 ALTERRA CUSTOM BUILDERS INC.



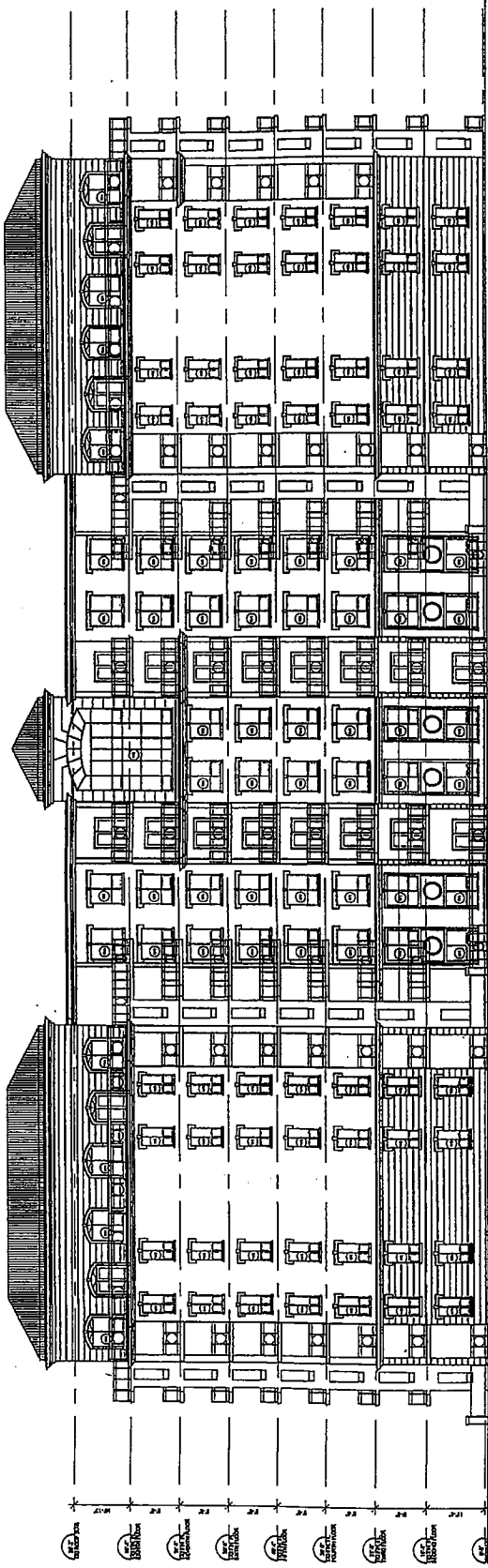
Development Planning Department

Attachment

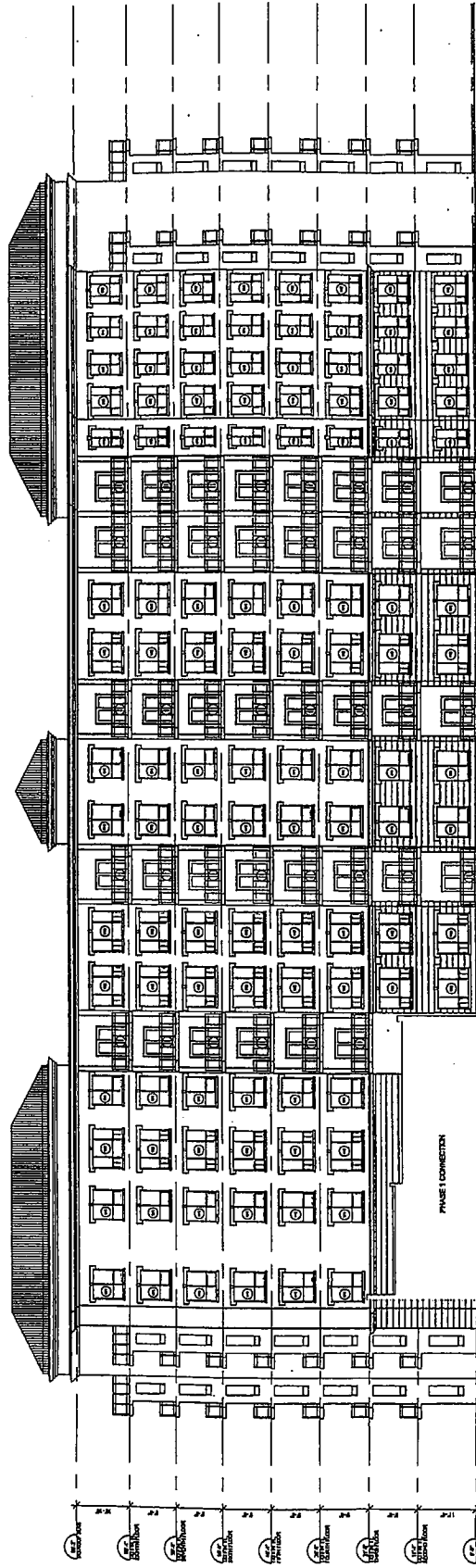
FILE No.:
 OP.06.020 &
 DA.03.076(REVISED)
 Not to Scale
 September 5, 2006

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WEST ELEVATION (FRONT FACE)



EAST ELEVATION (REAR FACE)

**West & East Elevations
(Building "B")**

Part of Lot 1,
Concession 2

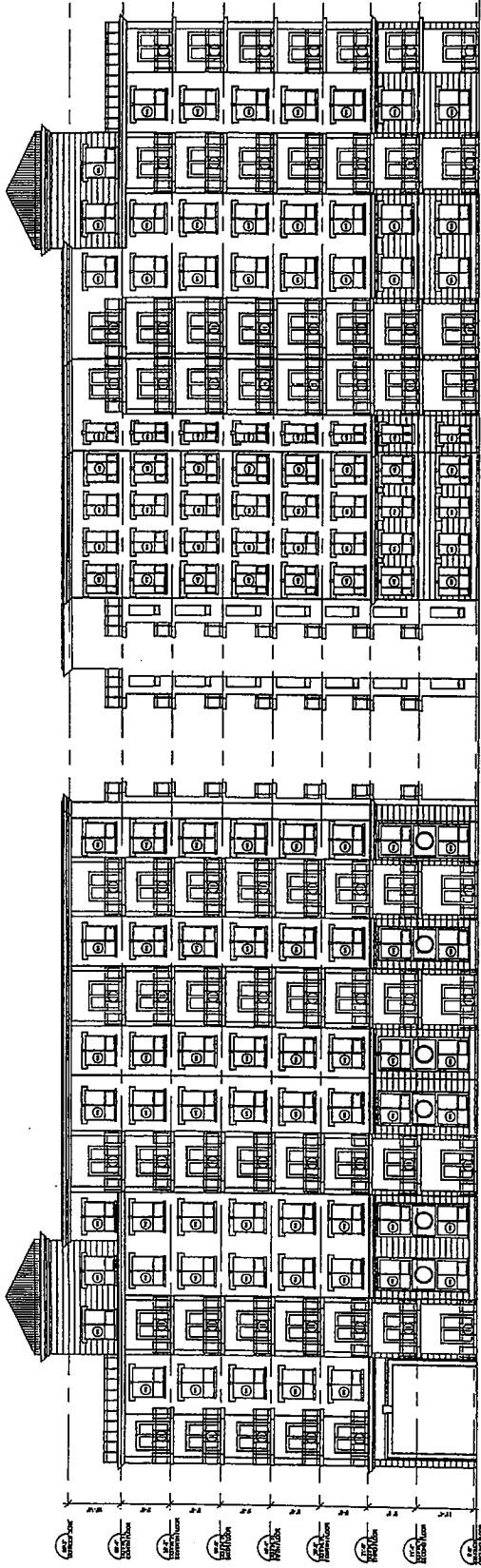
APPLICANT:
ALTERRA CUSTOM BUILDERS INC.

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City of
Vaughan

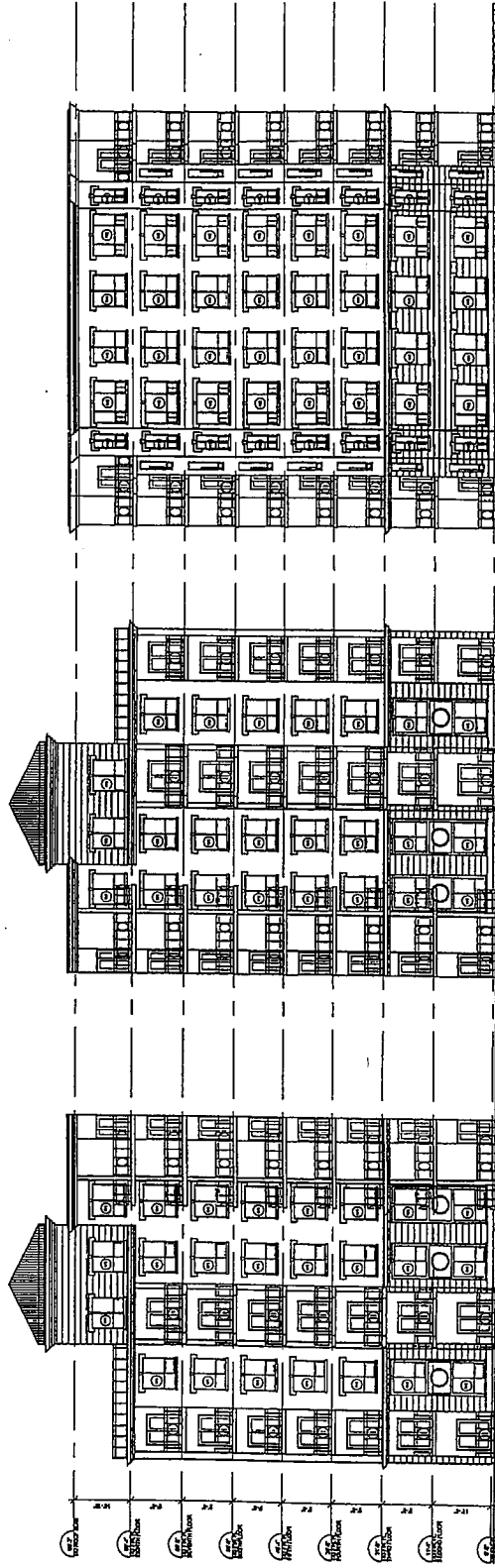
Development Planning Department

Attachment 3
FILE No.:
OP.06.020 &
DA.03.076(REVISED)
Not to Scale
September 5, 2006



SOUTH ELEVATION

NORTH ELEVATION



INTERNAL SOUTH ELEVATION

INTERNAL NORTH ELEVATION

NORTH-EAST ELEVATION

**South & North Elevations
(Building "B")**

Part of Lot 1,
Concession 2

APPLICANT:
ALTERRA CUSTOM BUILDERS INC.

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Development Planning Department

Attachment 4
FILE No.:
OP.06.020 &
DA.03.076(REVISED)
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September 5, 2006