

**OFFICIAL PLAN AMENDMENT FILE OP.06.011
ZONING BY-LAW AMENDMENT FILE Z.06.032
ISRAEL LANDA, TRUSTEE & BETH CHABAD ISRAELI COMMUNITY CENTRE
REPORT #P.2006.43**

Recommendation

The Commissioner of Planning recommends:

THAT the Staff report for Official Plan and Zoning By-law Amendment Files OP.06.011 and Z.06.032 (Israel Landa, Trustee and Beth Chabad Israeli Community Centre) BE RECEIVED as information; and that the issues identified be resolved and addressed prior to the Development Planning Department proceeding to a future Committee of the Whole meeting with a comprehensive technical report.

Economic Impact

There are no requirements for new funding associated with this report.

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. 210 (Thornhill-Vaughan Community Plan) to:
 - i) redesignate the subject lands from "Town Centre Commercial" under OPA #210 (Thornhill Community Plan) to "Mixed Use 2" under OPA No. 671 (Centre Street Study), to permit a mixed use development having high density residential uses on Floors 2 – 19 of an apartment building comprised of 128 units, and ground floor commercial uses, to be developed in conjunction with a 3-storey place of worship (synagogue) and community centre, as shown on Attachment #2;
 - ii) permit a maximum net residential density of 247 units/ha and a Floor Space Index (FSI) of 2.85 on the 0.52 ha subject lands; and,
 - iii) permit a maximum building height of 69m (including the mechanical and elevator room on the roof) and a maximum of 19 storeys.
2. Amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to CMU2 Mixed Use 2 - Town Centre Zone (Centre Street Study Zoning), with the following exceptions:
 - i) a minimum/maximum front yard setback (Bathurst Street) of 0.5m, whereas 1.0/3.0m is required;
 - ii) a minimum/maximum exterior side yard setback of 0.5m, (north) whereas 3m is required;
 - iii) a maximum building height for corner buildings of 19-storeys and 69m, whereas 8-storeys and 29m is permitted;
 - iv) a maximum residential density of 2.85 Floor Space Index (FSI), whereas 2.0 FSI is permitted;
 - v) a minimum of 281 parking spaces, whereas 477 spaces are required (196 space or 41% deficiency).

The applicant has also submitted a related Site Development Application (File DA.06.071) in support of the redesignation and rezoning of the property, to permit the mixed use development shown on Attachment #2.

Background - Analysis and Options

The subject lands as shown on Attachment #1 are located on the west side of Bathurst Street, north of Centre Street (7770 Bathurst Street), in Part of Lot 6, Concession 2, in the City of Vaughan. The 0.52 ha vacant site represents the assembly of 3 parcels all having frontage onto Bathurst Street, including an approximately 3m (10ft) wide strip of land owned by the Metrontario Group located through the central portion of the property as shown on Attachment #1. The transfer of ownership will need to occur prior to any development proceeding on the subject lands.

The lands are presently vacant. The subject lands are designated "Town Centre Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), which does not permit residential uses, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - future eastward extension of North Park Drive and existing sales office (C2 General Commercial Zone)
- South - vacant/approved Wal-Mart application (Agau Developments, File DA.06.017 - CMU2-H Mixed Use 2- Town Centre Zone)
- East - Bathurst Street; residential (R5 Residential Zone)
- West - vacant/approved high rise condominium apartment (RA3 Apartment Residential Zone) and proposed Walmart application (CMU2-H Mixed Use 2- Town Centre Zone)

Public Hearing

On May 5, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen Ratepayers Association and the Brownridge Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole on May 29, 2006 to receive the Public Hearing report, and to forward a comprehensive report to a future Committee of the Whole meeting in September 2006, was ratified by Council on June 12, 2006.

Outstanding Issues

To date, the review of the proposed development applications has not been completed. A number of issues remain outstanding and information is required to be submitted by the applicant and reviewed by both City Departments and external public agencies. The following issues are still outstanding and need to be addressed prior to the Development Planning Department proceeding with a technical report:

- A current (conducted within the past 2 years) Phase 1 Environmental Site Assessment is required. The Phase I Environmental Site Assessment Report prepared by Shaheen & Peaker Limited dated June 6, 2003 is outdated.
- The Applicant is also required to submit a Functional Servicing Report. The report is to address how the site will be serviced, as well as, indicate if capacity is available within the downstream sanitary sewers and/or recommend upgrades should any be required.
- Based on the proposed land uses, the subject lands require a total of 477 parking spaces, whereas 281 spaces are proposed, being a deficiency of 196 parking spaces (41%) which requires a parking study to justify the reduction. The Applicant has advised that a parking study is being conducted and will be submitted to the City in the near future.
- A Traffic Impact Study is required in support of the proposed development for approval by the City Engineering Department.

- Due to the nature of the development and the increase in density, the Region of York did not provide exemption for their approval of the Official Plan Amendment, if approved by City Council. Comments are still forthcoming respecting the development proposal.
- The City has not received any confirmation respecting the completion of the land transfer between the Applicant and the adjacent land owner to the south (Metrontario (group), for the 3m wide strip that bisects the property as shown on Attachment #1).
- The Applicant submitted a Shadow Impact Study on August 11, 2006, to address the impact of the high-rise portion of development, which is currently under review by the Development Planning Department.

The Applicant submitted a Site Plan Application on August 11, 2006, and comments on the proposal are required to properly analyze the development on a comprehensive basis, to ensure the Development can be appropriately integrated into the existing community.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the available information for the proposed application to amend the Official Plan and Zoning and Zoning By-law from "Town Centre Commercial" to "Mixed Use 2" and to rezone the subject lands from A Agricultural Zone to CMU2 Mixed Use 2 – Town Centre Zone in order to permit a mixed use development having ground floor commercial uses with high density residential development on floors 2 to 19 inclusive, comprising 128 units, to be developed in conjunction with a 3-storey place of worship (synagogue) and community centre, as shown on Attachment #2. The applicant recently submitted a Site Development Application to support the Official Plan and Zoning Amendment applications. However, additional supporting documents are necessary to be submitted, and further review is required to ensure that the proposed development can be appropriately integrated into the existing community. As a result of the outstanding issues, the development Planning Department cannot proceed with a technical review of the proposed redesignation and rezoning of the subject lands at this time.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

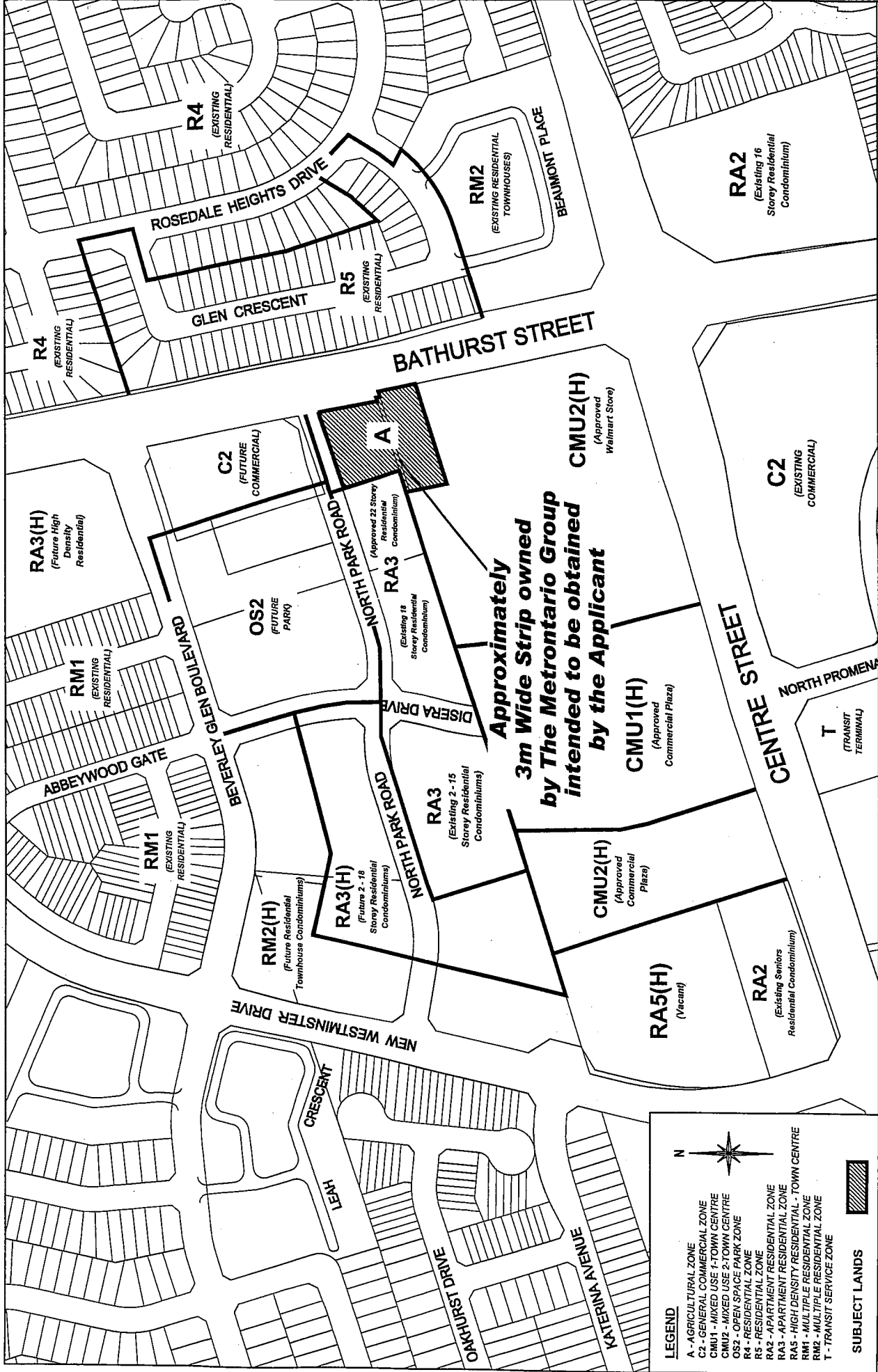
Arminé Hassakourians, Planner, ext. 8368
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



**Approximately
3m Wide Strip owned
by The Metrontario Group
intended to be obtained
by the Applicant**

LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- CMU1 - MIXED USE 1-TOWN CENTRE
- CMU2 - MIXED USE 2-TOWN CENTRE
- OS2 - OPEN SPACE PARK ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA5 - HIGH DENSITY RESIDENTIAL - TOWN CENTRE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- T - TRANSIT SERVICE ZONE

SUBJECT LANDS

Attachment
FILE No.:
OP.06.011 & Z.06.032
Not to Scale
September 13, 2006



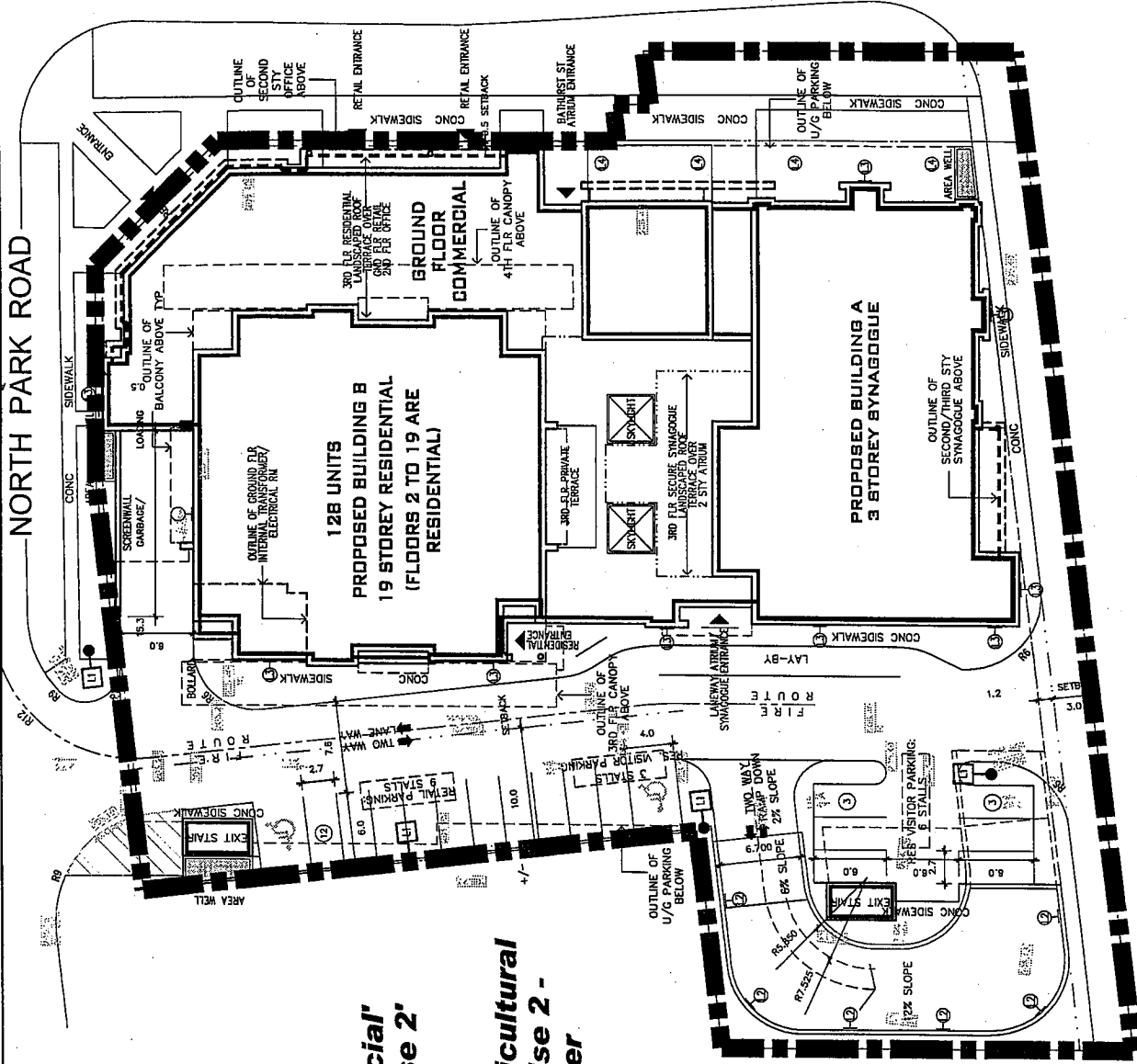
Development Planning Department

Location Map
Part of Lot 6,
Concession 2
APPLICANT:
ISRAEL LANDA, TRUSTEE & BETH
CHABAD ISRAELI COMMUNITY CENTRE

NA\0FT\1 ATTACHMENTS\op_06.011z.06.032

BATHURST STREET

NORTH PARK ROAD



Proposal To:

- redesignate site from 'Town Centre Commercial' (OPA 210) to 'Mixed Use 2' under OPA 671
- rezone site from A Agricultural Zone to CMU2 Mixed Use 2 - Town Centre Zone under By-Law 1-88

Legend



SUBJECT LANDS

Not to Scale

Site Plan

Part of Lot 6,
Concession 2
APPLICANT:
ISRAEL LANDA, TRUSTEE & BETH
CHABAD ISRAELI COMMUNITY CENTRE
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Development Planning Department

Attachment

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OP.06.011 &
Z.06.032

September 13, 2006

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