

**1. ZONING BY-LAW AMENDMENT FILE Z.07.006
 GATE TRAIL ESTATES INC.**

P.2007.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.006 (Gate Trail 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.

Communications Plan

N/A

Purpose

The Owner has submitted an application on the subject lands shown on Attachment #1, to amend the Zoning By-law, specifically By-law 1-88, to undertake the following:

1. Rezone a 11,315.6m² portion of the subject lands shown on Attachment #2 as Parts 2, 3 and 4 from M1 Restricted Industrial Zone to C4 Neighbourhood Commercial Zone, to be consistent with the C4 Zone on Part 1; and,
2. Amend the existing site-specific exception to increase the maximum permitted lot area on the subject lands zoned C4 Neighbourhood Commercial Zone from 5.41ha to 6.54ha (Part 1) to encompass Parts 1, 2, 3 and 4 as shown on Attachment #2.

The intent of this application is to consolidate land and provide a consistent C4 Neighbourhood Commercial zoning and standards for the subject lands.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Rutherford Road and Bathurst Street, on the east side of Ilan Ramon Avenue and on the south side of George Kirby Street, in Planning Block 11, City of Vaughan. The 6.54 ha site has 230.6m frontage along Bathurst Street and 240.0m, 280.5m and 250.0m flankage along Rutherford Road, Ilan Ramon Avenue and George Kirby Street, respectively.

The subject lands are designated "Medium Density Residential/Commercial Area" by OPA #600, with a "Neighbourhood Commercial Centre" overlay. The subject lands are located within the approved Block 11 Plan, which shows the entire consolidated lands as "Neighbourhood Commercial". The subject lands are zoned M1 Restricted Industrial Zone (Parts 2, 3 and 4) by By-law 1-88, subject to site-specific Exception 9(358), and C4 Neighbourhood Commercial Zone (Part 1) by By-law 1-88, subject to site-specific Exception 9(1217). Parts 2, 3 and 4 were not part of the adjacent Draft Plan of Subdivision (File 19T-95062) approval process, which included Part 1. These new Parts were acquired at a later date by the Owner with the intention of consolidating their existing land holdings. The subject lands are relatively vacant, with the exception of a few

industrial structures located on Part 3, and 3 sales offices located on Part 2. The surrounding land uses are:

- North - George Kirby Street; vacant/future townhouses (RT1(H) Residential Townhouse Zone with Holding provision)
- South - Rutherford Road; existing multi-unit commercial plaza (C4 Neighbourhood Commercial Plaza)
- East - Bathurst Street; existing multi-unit commercial plaza located within Town of Richmond Hill
- West - Ilan Ramon Avenue; future stormwater management pond (OS1 Open Space Conservation Zone and M1 Restricted Industrial Zone) and future commercial (M1 Zone)

On March 23, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Town of Richmond Hill. As of March 28, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Other Applications

Previously at the Public Hearing held on June 19, 2006, Council considered applications to amend the Official Plan and Zoning By-law (Files OP.06.005 and Z.06.013 – Gate Trail Estates Inc.) on the subject lands (ie. the lands covered by Parts 1-4 on Attachment #2 of this report) to:

1. Amend OPA No. 600 to:
 - a) redesignated 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 8,682m² 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.

The Applicant will need to advise the Development Planning Department in writing as to the disposition of these above-noted applications, and whether these applications will be formally closed, in light of the subject new zoning application (File Z.07.006).

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 proposed rezoning of Parts 2, 3 and 4 to C4 Neighbourhood Commercial Zone to be consistent with the C4 Zone on Part 1, and the proposed increase in the site area from 5.41ha (Part 1) to 6.54ha (Parts 1 - 4 inclusive) to recognize the consolidation of the identified parcels under a single ownership, will be reviewed in light of the "Neighbourhood Commercial" policies in the Official Plan and the approved Block 11 Plan, and the C4 Zone standards in By-law 1-88.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

N/A

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.

Attachments

1. Location Map
2. Zoning Plan
3. Approved Block 11 Plan

Report prepared by:

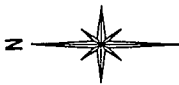
Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



TOWN OF
RICHMOND
HILL

(EXISTING
RESIDENTIAL)

(EXISTING
COMMERCIAL
PLAZA)

(EXISTING
RESIDENTIAL)

BATHURST STREET

A
(EXISTING
AGRICULTURAL
USES)

C4
(EXISTING
COMMERCIAL
PLAZA)

C4
(VACANT/
FUTURE
COMMERCIAL)

M1
(EXISTING
INDUSTRIAL
USES)

RT1
(EXISTING
TOWNHOUSES)

RT1(H)
(FUTURE
TOWNHOUSES)

GEORGE KIRBY STREET

ILAN RAMON AVEUNE

OS1
(FUTURE
STORMWATER
MANAGEMENT
POND)

OS1
(VALLEY
LANDS)

OS2
(CEMETERY)

A
(EXISTING
CHURCH)

OS1
(VALLEYLANDS)

RUTHERFORD ROAD

OS1
(FUTURE STORMWATER
MANAGEMENT POND)

RR
(EXISTING
RESIDENTIAL)

OS1

STARWOOD ROAD

(EXISTING
RESIDENTIAL)

BLOCK 11
New Residential
Community

East Don River

(EXISTING
RESIDENTIAL)

- 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**
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Attachment 1

FILE No.:
Z-07.006

Not to Scale

March 22, 2007



The City Above Toronto

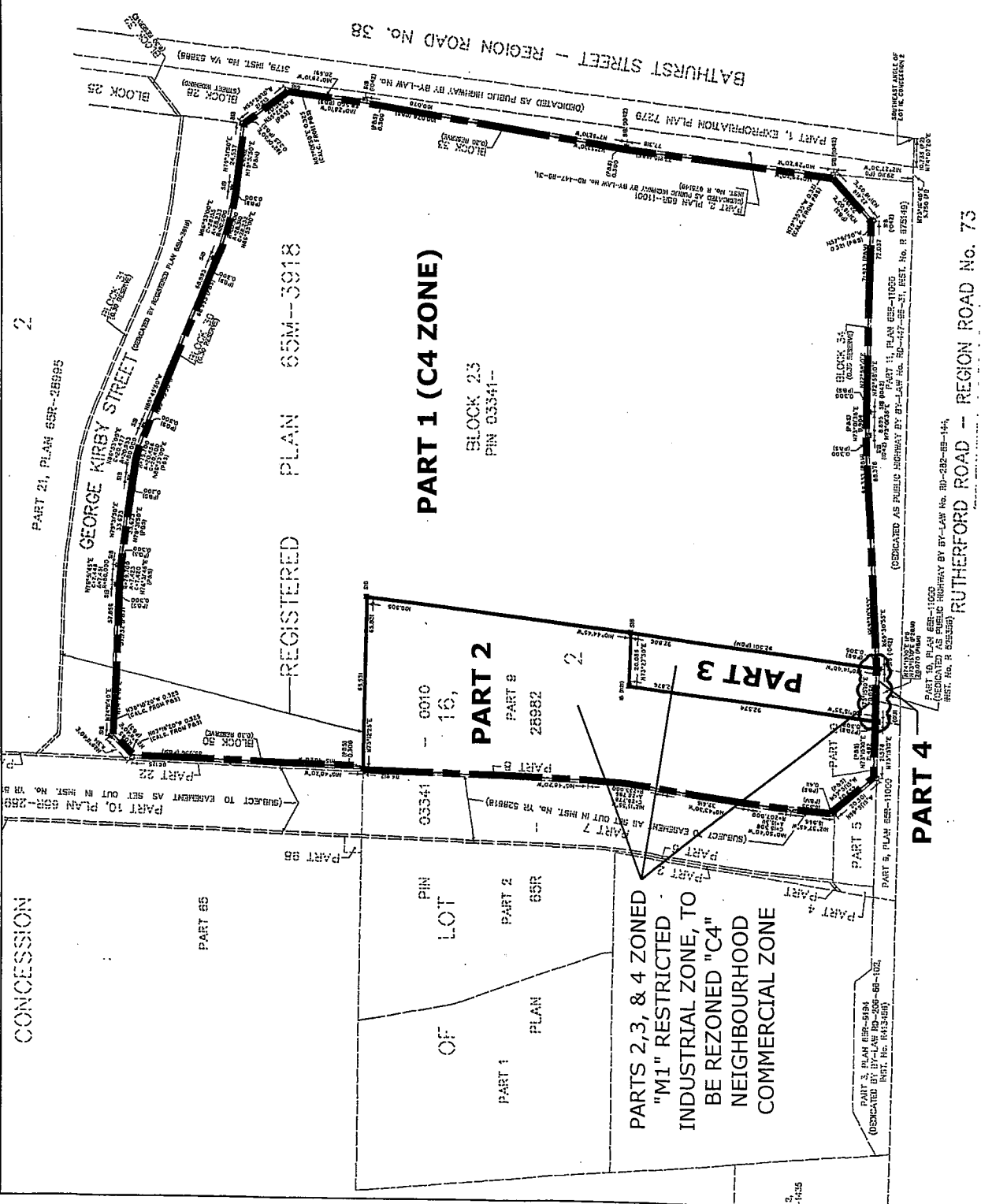
Location Map

Part of Lot 16,
Concession 2

APPLICANT:
GATE TRAIL ESTATES INC.

N:\0FTY_1 ATTACHMENTS\A.Z.07.006

Development Planning Department



SITE AREA:

PART 1 = 5.41 ha.

PARTS 2,3,4 = 1.13 ha.

TOTAL = 6.54 ha.

SUBJECT LANDS

Zoning Plan

Part of Lot 16,
Concession 2

APPLICANT:
GATE TRAIL ESTATES INC.

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Development Planning Department

Attachment 2

FILE No.:
Z.07.006

Not to Scale

March 22, 2007

**BLOCK PLAN
BLOCK 11
CITY OF VAUGHAN**

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Schools
- Parks
- Woodlots
- Stormwater Management
- Valleylands, Open Space and Nature Reserve
- Greenways
- Arterial Buffers
- Collector Streets
- Primary Streets
- Local Streets
- Walkway/Stream Crossing

Valley feature limits determined with Toronto Region Conservation Authority and City in April 2001, and Fall 2002. Limits subsequently refined where necessary in accordance with slope stability, cut & fill analysis and urban design considerations.

Floodline (Schaeffers December 2002)

Property Ownership Limit

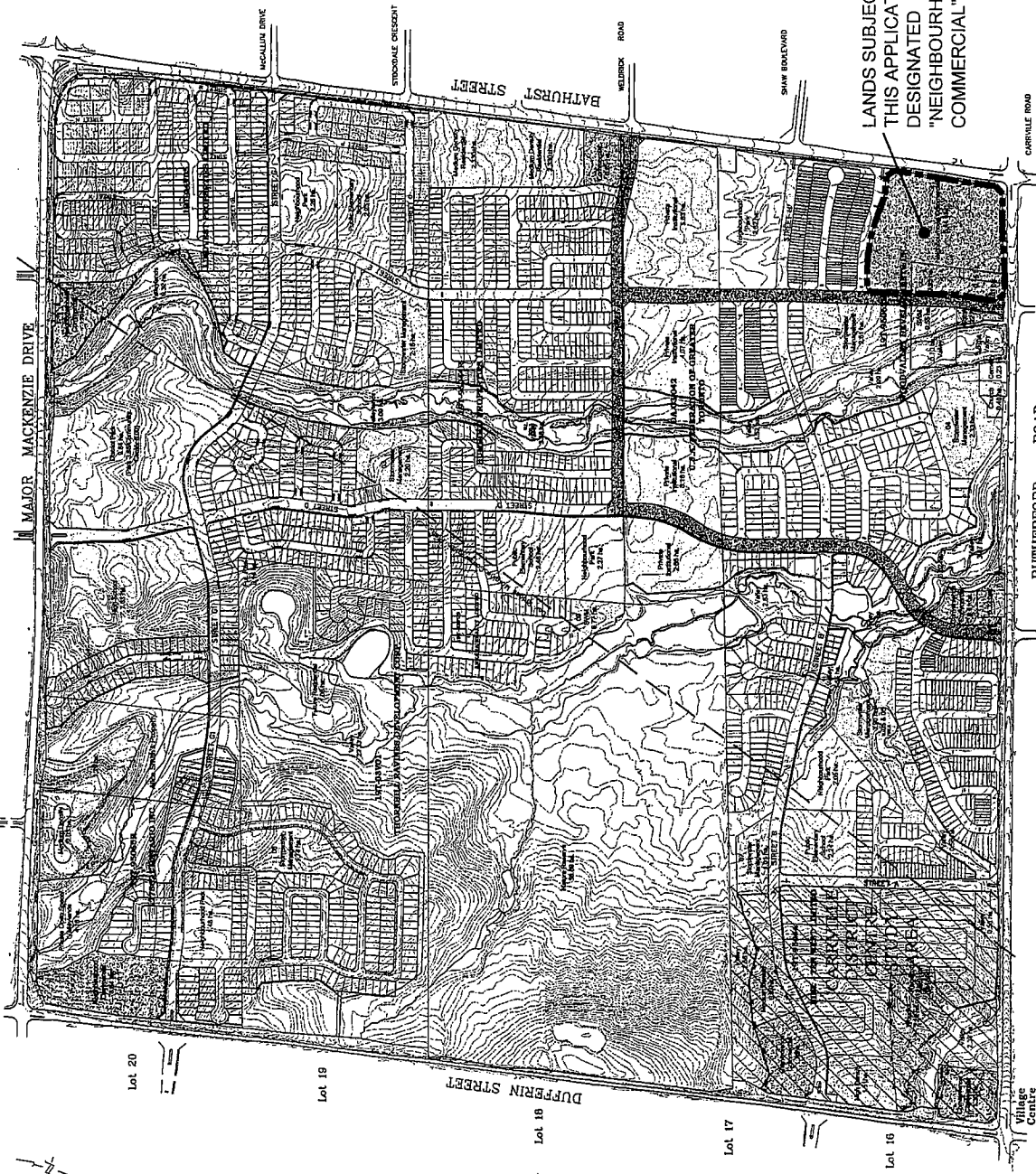
Note: The final width of the buffer adjacent to the Valleylands shall be confirmed for the Venturian lands prior to approval of the draft plan of subdivision for the Venturian lands.

SCALE: 1:4000

OCT 12 2004

Proj # B1-1P23

ALCORN & ASSOCIATES LIMITED
Land Planning and Development Consultants
1400 SHEPPARD AVENUE EAST, SUITE 104
SCARBOROUGH, ONTARIO M1S 1T5



Approved Block 11 Plan

Part of Lot 16,
Concession 2

APPLICANT:
GATE TRAIL ESTATES INC.

N:\DFT\1 ATTACHMENTS\Z\07.006



The City Above Toronto

Development Planning Department

Attachment 3

FILE No.:
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Not to Scale

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