

COMMITTEE OF THE WHOLE JUNE 18, 2007

**OFFICIAL PLAN AMENDMENT FILE OP.06.020
SITE DEVELOPMENT FILE DA.03.076
ALTERRA CUSTOM BUILDERS INC.
REPORT #P.2006.64**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.020 (Alterra Custom Builders Inc.) BE APPROVED, to amend OPA #210 as amended by site-specific OPA #471, to permit an increase to the maximum net residential density on the subject lands designated "Mixed Commercial/Residential" and shown on Attachment #1 from 148 units/ha to 203 units/ha, thereby increasing the total number of residential apartment units for Buildings "A" and "B" (Building "A" – constructed and Building "B" – proposed) from 269 to 362, thereby representing an increase of 93 units overall, to be situated in Building "B" (from the approved 87 to 180 units) as shown on Attachment #2, on the 1.787 ha site.
2. THAT the amendment to Site Development File DA.03.076 (Alterra Custom Builders Inc.) BE APPROVED, to permit a reduction in the area of the underground parking layout, a reduction in the building footprint, a revised landscape plan, and alterations to the building elevations, in order to accommodate the additional units in Building "B", subject to the following conditions:
 - a) That prior to the execution of the amending site plan agreement:
 - i) the final site plan, landscape plan, and building elevations for Building "B" shall be approved by the Development Planning Department;
 - ii) the final traffic impact study shall be approved by the Region of York Transportation and Works Department;
 - iii) the implementing Official Plan Amendment shall be in full force and effect;
 - iv) the required revision to TRCA Permit No. C-06041 to facilitate the proposed amendment to the subject development be submitted and approved, to the satisfaction of the Toronto and region Conservation Authority; and
 - v) that the variances required to reduce the required number of parking spaces and the minimum lot area per unit required to implement the site plan shall be approved by the Committee of Adjustment, and shall be final and binding.
 - b) That the site plan agreement contain the following provision:
 - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit for Building "B", in accordance with the Planning Act, and the City's Cash-In-Lieu policy. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department,

Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

- c) That Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply system in accordance with the approved Servicing Capacity Distribution Protocol dated February 26, 2007.

"IT IS HEREBY RESOLVED THAT Site Development Application DA.03.076 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 93 apartment units; which is in addition to the 269 apartment units already allocated on February 28, 2005, subject to the execution of a site plan agreement to the satisfaction of the City."

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An application to amend the Official Plan, specifically OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #471, to increase the maximum net residential density on the subject lands designated "Mixed Commercial/Residential" and shown on Attachment #1, from 148 units/ha to 204 units/ha (ie. an increase of 93 units from 269 to 362), on the 1.787 ha site.

On February 28, 2005, Council approved Site Development File DA.03.076 to permit the construction of 2 residential apartment buildings. It is noted that Building "A" as shown on Attachment #2 has been constructed to a maximum of 8-storeys, with a total of 182 units. Building "A" was approved for 183 units, however, as a result of two units being combined to create a larger suite, the actual number of units is 182. Building "B" was approved as an 8-storey building with a total of 86 units. The site area was formerly 1.82 ha.

The proposal to increase the density on the subject lands would result in the residential unit count in Building "B" increasing from the approved 86 units to 180 units (an additional 93 units plus the 1 unit approved but not constructed in Building "A" to be included in Building "B"). Due to market demands existing unit sizes have been reduced providing an opportunity to increase the number of units without an increase in the building height or footprint. The additional units will however result in minor revisions to the building elevation and a reduction in the building footprint, which will require an amendment to the existing site plan as shown on Attachments #2, #3 and #4.

2. An application for Site Development approval to amend the approved landscape plan, building elevations for the 94 additional units (93 proposed plus 1 unit carried over from Building "A") for Building "B", a revision to the underground parking layout incorporating the reduction in the number of required parking spaces, and revision to the site plan to reflect the reduction in the building footprint as shown on Attachments #2 to #5 inclusive.

The southerly Building "A" has been constructed and includes an 8-storey, 183 unit condominium apartment building.

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 #210 (Thornhill-Vaughan Community Plan) as amended by OPA #471; and, zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific 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 to the Glen Shields Ratepayers Association. No comments were received respecting the proposed applications. The recommendation of the Committee of the Whole on September 18, 2006, to receive the Public Hearing report, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on September 25, 2007.

Land Use Status

Official Plan

The subject lands are designated "Mixed Commercial/Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #471. The existing land use designation permits a variety of residential forms including apartment buildings provided they satisfy the density provision set forth in the designation, which shall not exceed 148 units/ha. For the purpose of calculating density, a net residential hectare shall include local and residential collector streets, public parks, and land for the dwelling units, but shall exclude open space areas, road widenings and all other uses. The proposed increase in the net density on the overall site to 203 units/ha to accommodate an additional 93 residential units in Building "B", requires an amendment to the Official Plan.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88 subject to site-specific Exception 9(1216), which permits residential apartment units. The proposed increase in density as a result of smaller units being proposed will require additional exceptions to facilitate the proposed site development, as follows:

	<u>Required</u>	<u>Proposed</u>
Min. Lot Area per Unit	67m ² /unit	41.7m ² /unit
Min. Number of Parking Spaces (Phase I and II of Development)	460 spaces	433 spaces

The exception to the minimum lot area per unit is a result of the split zoning of the subject lands (see Attachment #1). The area of the subject lands zoned OS1 Open Space Conservation is not

included in the minimum lot area per unit calculation. Therefore, only the 15, 119.4 m² portion which is zoned residential is used to calculate the units/ha amount in the following manner 15, 199.4 m²/362 units = 41.7 m²/units

The Owner is aware of the deficiencies and will be proceeding to the Committee of Adjustment to address the variance.

The proposed decrease in lot area per unit is directly related to lands which were originally owned by the Applicant being zoned OS1 Open Space Conservation Zone and dedicated to the Toronto and Region Conservation Authority. As a result, the tableland decreased in size from 1.82 ha to 1.787 ha, thereby creating a smaller developable parcel. This is combined with the increase in the number of units, which has resulted in the request for relief from the minimum lot area standard. The Development Planning Department can support both variances.

Site Plan

The original site plan approved by Council on February 28, 2005, consisted of two 8-storey condominium apartment buildings, (in the same location as identified in the current proposal), with the southerly Building "A" (Phase 1) comprising 183 units and the northerly Building "B" (Phase 2) comprising 86 units, for a total of 269 units. During the construction of Building "A" two units were combined to create one large suite resulting in Building "A" actually consisting of 182 units. The buildings are to be connected by a single storey common entrance (existing) as shown on Attachment #2. Building "B" (Phase 2) will include, if approved, the additional 93 units plus the one unit which was eliminated as a result of the creation of a larger suite in Building "A", for a total of 180 units.

The irregular-shaped buildings are situated on a 1.787 ha site, as shown on Attachment #2. The combined GFA for both Buildings "A" and "B" was 33,345m² (Building "A" 18,000m² and Building "B" 15,345m²). However, as a result of the altered floor plans to accommodate reduced suite sizes and an additional 94 units within Building "B", the total combined GFA has been reduced to 33,054m² (Building "A" 18,000m² and Building "B" 15,054m²); this is equivalent to a 219 m² reduction in Building "B". As a result, the site plan will be revised to reflect a slightly smaller footprint in the same location as was originally approved.

The only vehicular access to the site is from a 7.5m wide full-movement driveway access from Maison Parc Court, leading to 69 on-grade parking spaces of which 37 spaces will serve Building "A" (Phase 1) and 32 spaces will serve Building "B" (Phase 2). The driveway extends in an easterly direction as shown on Attachment #2 towards the ramp connected to Building "A" and providing access to the underground parking facility for use by residents of both Buildings "A" and "B". The underground parking layout has been slightly reconfigured to accommodate the proposed reduction in parking.

Building Elevations

The proposed 8-storey apartment building (Building "B") is to be constructed with a light beige stucco façade with the first two storeys being darker beige in colour. Neither the colour scheme or building materials have changed from what was approved through the original site development application. The alterations to Building "B" strictly address the addition of windows and balconies to accommodate the additional 94 units.

The Development Planning Department has reviewed the building elevations, which are considered to be acceptable.

Parking

The underground parking area will accommodate resident parking for the two buildings. The proposed reduction to the required parking is in response to a pattern of surplus parking in the two existing Alterra Condominium buildings (ie. Building "A" and Chateau Ridge to the south of Maison Parc Court) as a result of access to public transit along both Dufferin Street and Steeles Avenue West. The demand for parking is substantially lower than the 1.4 resident parking spaces/unit originally proposed. The applicant is proposing a minimum of 433 resident parking spaces, based on a reduced rate of 1.196 spaces/unit, as follows:

$$362 \text{ units} \times 1.196 \text{ resident spaces/unit} = 433$$

Visitor parking has not been impacted by the proposed reduction and will remain the same as the original approval rate of 0.19 spaces/unit for a total of 69 visitor parking spaces.

Development Planning Staff have reviewed the revised Parking Study and can support the proposed reduction as it is in keeping with other parking rates that have been approved for high density development approved throughout the Thornhill area.

Landscape Plan

Minor revisions were made to the approved landscape plan in order to address the slight reduction to the building footprint for Building "B". The revisions made to the landscape plan must be approved to the satisfaction of the Development Planning Department.

Site Servicing

Council originally granted water and sewage allocation for a total of 269 units for both Buildings "A" and "B" on February 28, 2005.

On February 26, 2007, Council granted the subject lands "Priority 2" reservation for the additional allocation to service the proposed 93 units. Formal allocation will be provided in conjunction with the approval of the subject site plan Application.

Garbage/Recycling

Each residential floor in both buildings has a centrally located garbage and recycling room where residents dispose of their garbage and recycling. The property management company collects the garbage/recycling and relocates it to a garbage storage room located on the first underground parking floor. The property management company loads the garbage and recycling bins onto a modified tractor and relocates it to the designated pick-up area on the ground floor of Building "B" on pick-up day. Garbage and recycling pick-up is the responsibility of the Condominium Corporation, and will be administered by a private company.

Snow removal

Snow removal for both condominium apartment Buildings "A" and "B" will be the responsibility of the Condominium Corporation, and administered by a private company.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the proposed increase in density and amendment to the approved site plan, subject to the applicant amending TRCA Permit No. C-06041 for the site.

City of Toronto

The City of Toronto has reviewed the Traffic Impact Study prepared by BA Group, dated May 16, 2007 in relation to the proposed increase in density and has concluded that the impact on the Dufferin Street and Steeles Avenue West intersection will not be significant enough to require any mitigating measures.

Region of York Transportation and Works Department

The Region of York has provided comments and is requiring applicant to supplement the Traffic Impact Study to provide additional information respecting short and long term road improvements for all entrances, including left and right turn lanes, illumination and signalization, pedestrian and transit considerations. All requirements of the Region of York Transportation and Works Department shall be satisfied, as a condition of site plan approval.

Current Policy Framework

Provincial Policy Statement (PPS)

The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development. The PPS envisions efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, employment, parks and open space, as well as, transportation choices that facilitate pedestrian mobility and other modes of travel.

The "Building Strong Communities" policies of the PPS state that sufficient land shall be made available through intensification and redevelopment, and if necessary, designated in growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time frame of 20 years.

The proposed increase in density would facilitate an intensification of higher density residential development which is consistent with the policies set forth in the PPS. The subject lands are located on the east side of Dufferin Street, north of Steeles Avenue West which currently provides for higher densities and a mix of unit sizes, as well as, having accessibility to public transit and necessary commercial uses. The subject lands have access to full municipal services as confirmed by the Functional Servicing Report and allocation for the 93 additional units has been granted Priority 2 status by Council. The subject lands are also in close proximity to existing, recreational and institutional facilities, public transit and commercial/retail locations in both the City of Vaughan and City of Toronto. The existing road network can also accommodate the increase in density as confirmed in the supporting Traffic Impact Study.

The subject lands are located in a settlement area as defined by the PPS, and on lands designated "Mixed Commercial/Residential" by the City's Official Plan, which currently permits a maximum density of 148 units/ha. The proposed increase in density by the subject proposal to a maximum of 203 units/ha will result in intensification, and an efficient use of lands and existing services.

The proposed increase in density will also facilitate the efficient use of existing infrastructure as intensification has the potential of generating more transit use, and the use of existing roads, and tying into the existing service scheme for the area.

Places to Grow

On June 16, 2006, the Province of Ontario approved the Places to Grow Plan, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Plan discusses increasing intensification of the existing

built-up area, with focus on urban growth centres, intensification of corridors, and major transit stations. Concentrating intensification in these areas provides for a focus for transit and infrastructure investment to support growth, and for building compact, transit supportive communities. The plan further requires that by 2015, a minimum of 40% of all residential development is to occur within defined built up areas.

The amendment proposes intensification by increasing the net density from 148 to 203 units/ha. The location of the site is ideal for intensification because of its close proximity to service and retail commercial uses, parks and access to the arterial road network and transit systems. The proposal is in accordance with the goals of intensification established in the Growth Plan.

The Growth Plan identifies intensification corridors as locations presenting an opportunity to accommodate growth. Intensification corridors are defined as "lands along major roads, arterials or higher order transit corridors within the built boundary that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels".

The subject lands are located along Dufferin Street, being a major arterial road extending north/south through the City of Vaughan and beyond into the City of Toronto. Existing bus transit routes are readily available traveling north and south into the City of Toronto, and also east/west along Steeles Avenue West.

Region of York Official Plan (ROP)

The Region of York's Official Plan is a broad based plan that includes policies intended to guide economic, environmental and community building decisions affecting the use of land, and to assist with the coordination of more detailed planning by the area municipalities.

One of the objectives of the Regional Official Plan with respect to housing is to "promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, and housing forms, types and tenures that will satisfy the needs of the Region's residents and workers".

The Regional Official Plan designates the subject lands as "Urban Area". The ROP encourages opportunities for higher densities. The proposed Official Plan Amendment to increase the density of the subject lands assists in achieving the goals set forth in the Regional Official Plan. The additional density is located in an established area with commercial uses in close proximity.

In consideration of the above, the applications to amend the Official Plan and Zoning By-law to permit an increase in residential density is consistent with the objectives of the Regional Official Plan.

OPA #210 (Thornhill-Vaughan Community Plan)

The subject lands are designated "Mixed Commercial/Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #471. The existing land use designation permits a maximum site-specific net residential density of 148 units/ha to the subject lands, and lands located at the northeast corner of the Dufferin Street and Steeles Avenue West intersection. More particularly, the designation pertains to the collective lands abutting Dufferin Street on the west side, valley lands to the east, the CN Rail line to the north and Steeles Avenue West to the south.

A variety of uses are permitted on the lands including, but not limited to multiple family dwellings in various forms, and street townhouses provided the housing form can achieve the density requirement. Both institutional and commercial uses are also permitted, however, the lands subject to these applications are to be developed strictly for apartment residential purposes.

Prior to the PPS and Places to Grow Plan, which both promote intensification, OPA #210 envisioned the entire Thornhill Community to have a maximum population of 75,000. The 2001 Canada Census indicated a population of 64,241, with the intensification occurring northeast of the subject lands in the Town Centre Area (located north and south of Centre Street between Bathurst Street and New Westminster Drive). Although the subject lands are a considerable distance from the Town Centre area, Development Planning Staff are of the opinion that an increase in density is also appropriate for the subject lands, and will assist in achieving the maximum population for the Thornhill area specified in OPA #210. Furthermore, commercial facilities are readily available within walking distance as is public transit.

Planning Considerations

The location of the site, as well as, compatibility with the surrounding land uses were taken into consideration, and indicate that the proposed increase in density and variances to the zoning to permit an additional 93 units are complementary and would have little impact on the surrounding area. Review of existing Provincial, Regional and Local policies indicate that the additional density proposed is in keeping with the policies established for intensification to achieve an appropriate development.

The York Region Official Plan encourages opportunities for high density development in compatible and established areas. Furthermore, the Regional Planning Department has no concerns respecting the proposed increase of 93 units, and has delegated final approval of the Official Plan Amendment, if approved and adopted by Vaughan Council, to Vaughan, as they consider the proposal to be a matter of local significance.

The Provincial Policy Statement has policies similar to that of the Regional Official Plan. The PPS includes policies requiring a mix of residential uses that promote cost-effective development standards and which minimize land consumption. The proposed development satisfies these policies.

The Growth Plan for the Greater Golden Horseshoe further establishes the principles of compact communities that provide a choice in housing and transportation.

Given the location of the site in an established area, within the Thornhill Community, and on lands currently designated for higher density residential development, and in consideration of the minimal impact if any on hard and soft services, the introduction of 93 additional residential units is considered by the Development Planning Department to be appropriate and represent good planning.

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".

Regional Implications

The Region of York Planning Department has reviewed the proposed official plan amendment and has determined it to be of local significance. Detailed elements of the site plan proposal pertaining to transportation matters along Dufferin Street will be reviewed and approved by the Region of York Transportation and Works Department.

Conclusion

The Development Planning Department has reviewed the proposed application to amend the Official Plan to permit an increase in the residential density to facilitate an additional 93 units on the overall property, specifically situated in Building "B" (Phase II of development). In light of the

Provincial, Regional and City policies, and the area context, staff can support the approval of the application, which is considered to be appropriate and compatible with the surrounding area. Also, the Development Planning Department can support the approval of the Site Development Application amending the landscaping, building elevation, and building footprint for Building "B", and the reconfiguration of the underground parking area addressing the reduction to the required parking for both Buildings "A" and "B".

Attachments

1. Location Map
2. Site Plan
3. Building Elevation
4. Building Elevation
5. Landscape Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

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Director of Development Planning

/LG



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA3(H) - APARTMENT RESIDENTIAL ZONE (ON HOLD)

Subject Lands

Not to Scale

Location Map

Part of Lot 1,
Concession 2

APPLICANT:
ALTERRA CUSTOM BUILDERS

MAP/PTV1 - ATTACHMENTS (VA) 06.03.076p.06.020.dwg



The City Above Toronto
Development Planning Department

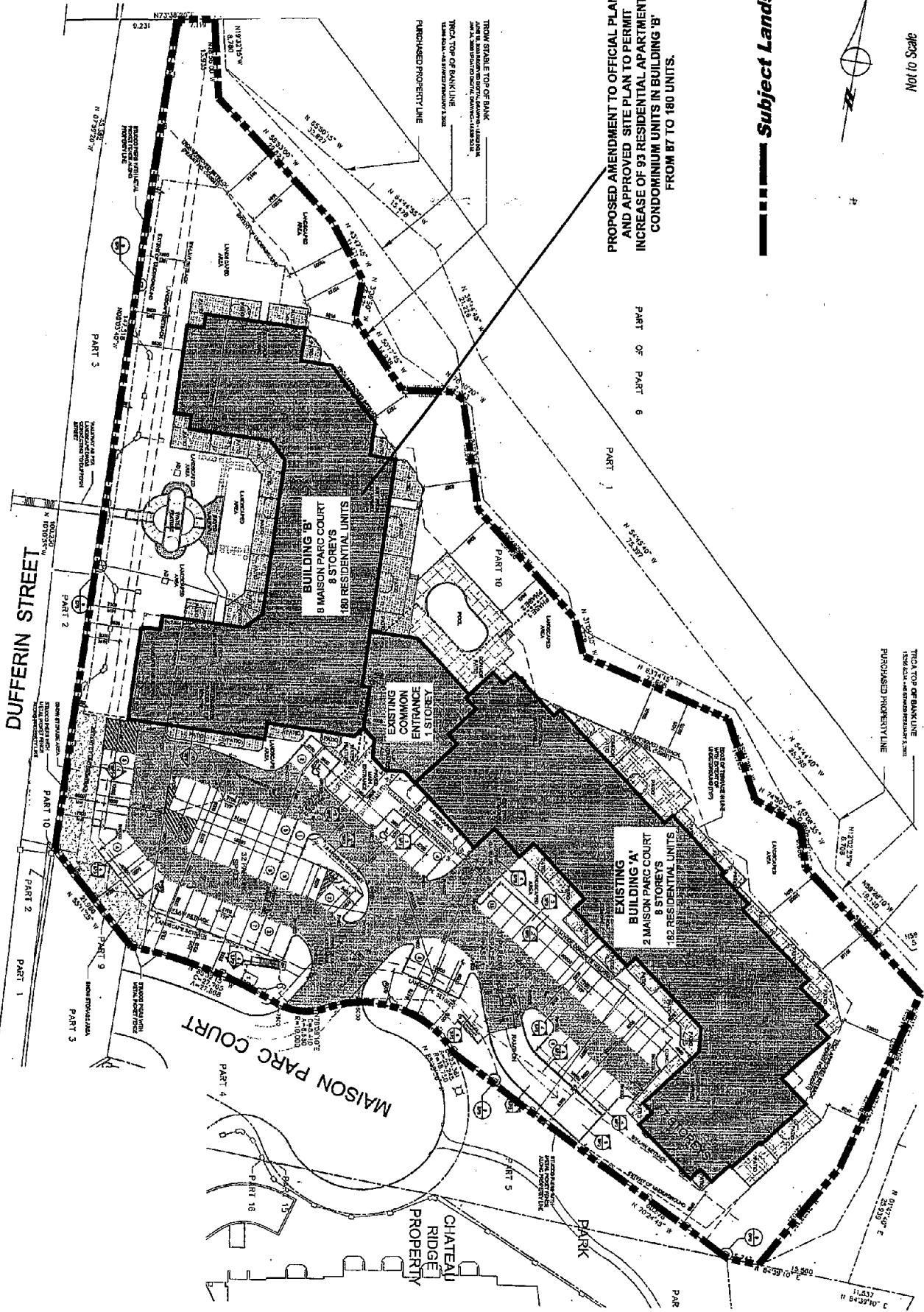
Attachment

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



April 13, 2007

DUFFERIN STREET



PROPOSED AMENDMENT TO OFFICIAL PLAN
 AND APPROVED SITE PLAN TO PERMIT
 INCREASE OF 93 RESIDENTIAL APARTMENT
 CONDOMINIUM UNITS IN BUILDING 'B'
 FROM 87 TO 180 UNITS.

----- Subject Lands



Not to Scale

Attachment 2
 FILE No(S): DA.03.076
 & OP.06.020
 April 13, 2007



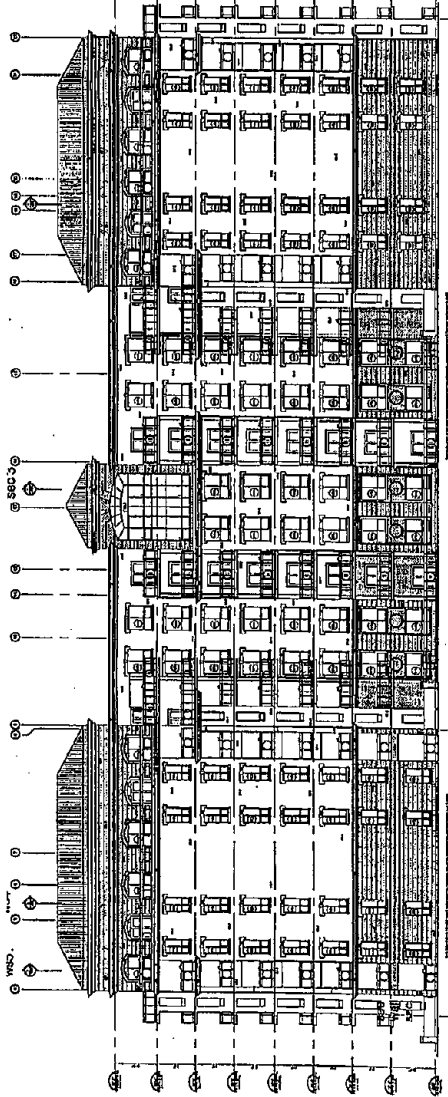
Development Planning Department

Site Plan

Part of Lot 1,
 Concession 2

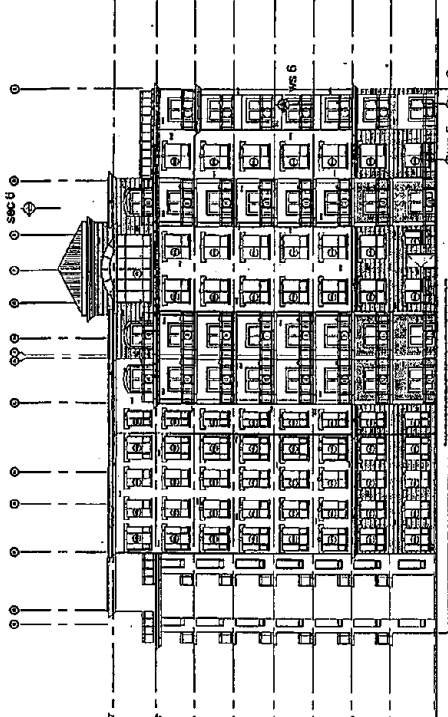
APPLICANT:
 ALTERRA CUSTOM BUILDERS

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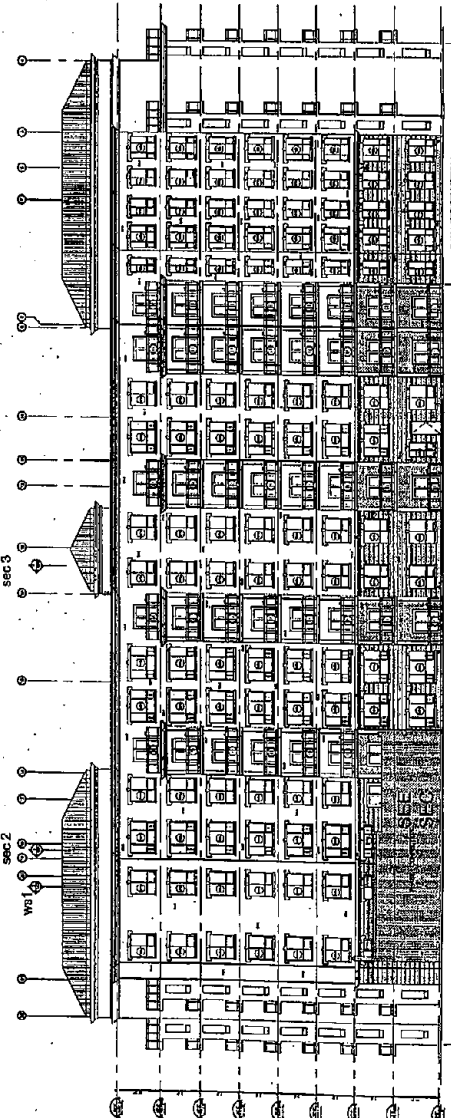


1 WEST ELEVATION
 BUILDING 'B' ELEVATION
 SCALE: 1/8" = 1'-0"

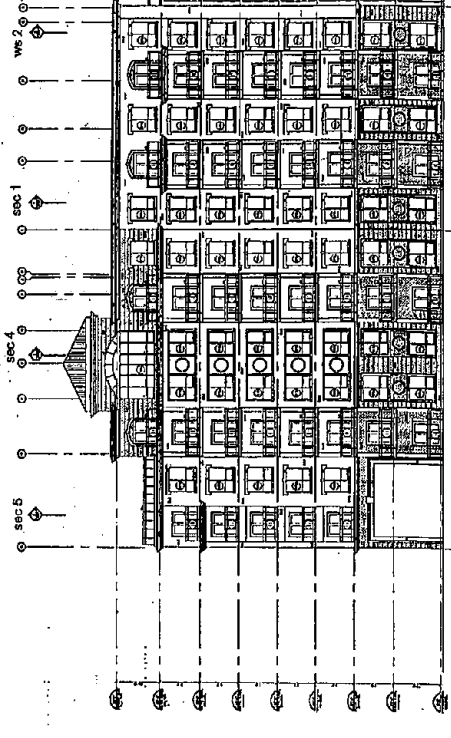
DUFFERIN STREET



2 NORTH ELEVATION
 BUILDING 'B' ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 BUILDING 'B' ELEVATION
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 BUILDING 'B' ELEVATION
 SCALE: 1/8" = 1'-0"

MAISON PARC COURT

Elevations - Building 'B'

Part of Lot 1,
 Concession 2

APPLICANT:
 ALTERRA CUSTOM BUILDERS

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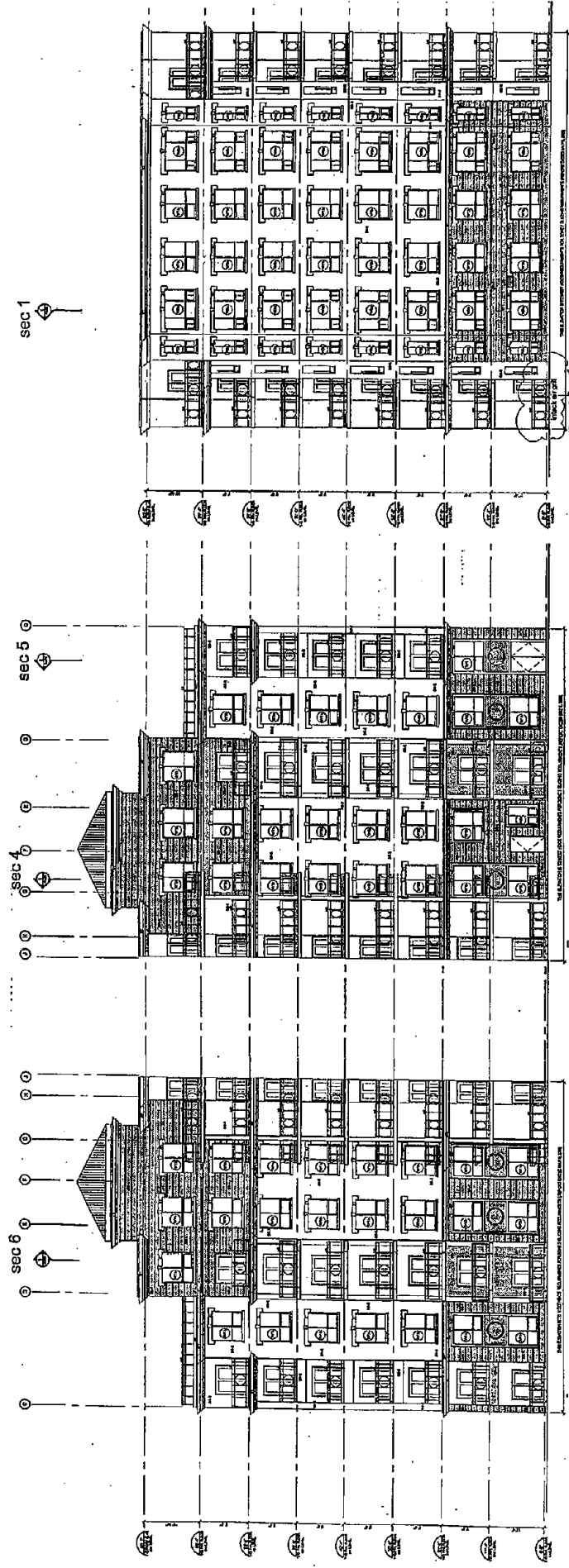


Development Planning Department

Attachment 3

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

April 13, 2007



1 INTERNAL SOUTH ELEVATION
A12 BUILDING 'B' INTERIOR ELEVATION
SCALE 1/4" = 1'-0"

2 INTERNAL NORTH ELEVATION
A12 BUILDING 'B' INTERIOR ELEVATION
SCALE 1/4" = 1'-0"

3 NORTH-EAST ELEVATION
A12 BUILDING 'B' EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

Not to Scale

Elevations - Building 'B'

Part of Lot 1,
Concession 2

APPLICANT:
ALTERRA CUSTOM BUILDERS

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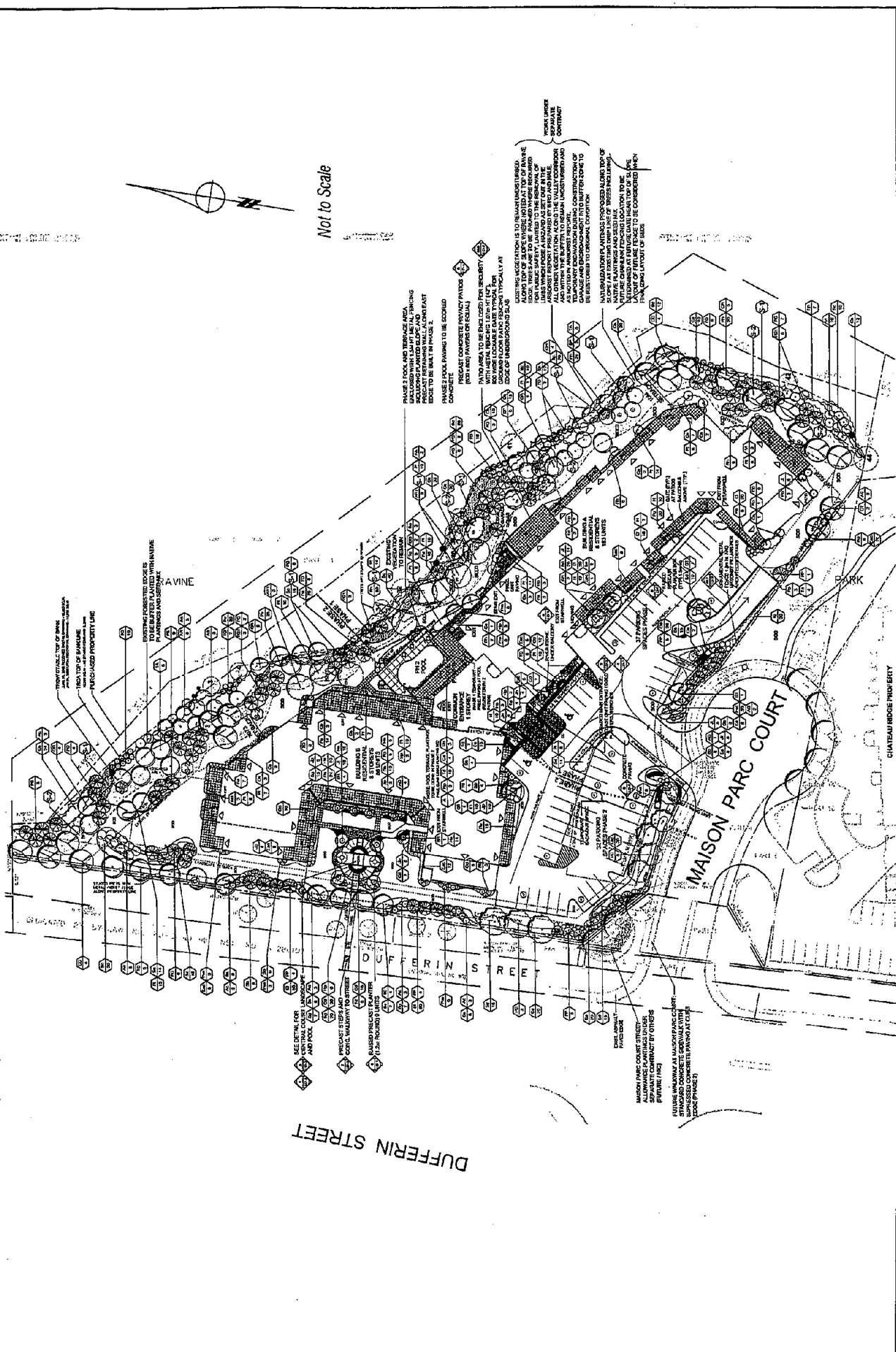
Development Planning Department

Attachment

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

4

April 13, 2007



Not to Scale

Attachment 5
 FILE NO(S): DA-03.076 & OP.06.020
 May 24, 2007

City of Vaughan
 The City Above Toronto
 Development Planning Department

Landscape Plan
 Part of Lot 1, Concession 2
 APPLICANT: ALTERRA CUSTOM BUILDERS
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