

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 7, 2008

**2. OFFICIAL PLAN AMENDMENT FILE OP.08.003
 ZONING BY-LAW AMENDMENT FILE Z.08.016
 1720447 ONTARIO LIMITED**

P.2008.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.003 and Z.08.016 (1720447 Ontario Limited) 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

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and the Crestwood Springfarm-Yorkhill Residents Association. As of March 29, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Purpose

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

1. An Official Plan Amendment Application (File OP.08.003) to amend OPA #210 (Thornhill Community Plan), to permit an increase in the total approved number of units currently allowed on the site, from 223 to 238 (ie. an additional 15 apartment units).
2. A Zoning By-law Amendment Application (File Z.07.016) to amend By-law 1-88, specifically to permit an increase in the total number of units currently allowed on the site, from 223 to 238 (ie. and additional 15 apartment units). The property is subject to an Ontario Municipal Board (OMB) Decision Order, which would permit a maximum of 223 units (townhouse and apartment units) within an RA3 Apartment Residential Zone category (from the current R2 Residential Zone, which permits single detached dwellings units) upon approval of a site plan application. The applicant has submitted a related site plan application (File DA.07.068), which will be considered at a future Committee of the Whole meeting.

The proposed amendments would facilitate the overall development of the property with a total of 54 three storey townhouse units, and 184 apartment units within a 14 storey building, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Steeles Avenue West, east of Bathurst Street, and municipally known as 520 Steeles Avenue West, City of Vaughan.

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA's #247 and #572; and are currently zoned R2 Residential Zone by By-law 1-88, subject to an OMB Decision Order that would rezone the property to RA3 Apartment Residential Zone to facilitate the townhouse and apartment uses, upon approval of a site plan application. The surrounding land uses are shown on Attachment #1.

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 appropriateness of amending the Official Plan and Zoning By-law to permit an additional 15 apartment units on the subject lands will be considered in light of the City's Official Plan policies for "High Density Residential" uses in OPA #210, as amended; the OMB's Decision Order approving the redesignation and rezoning to facilitate the townhouse and apartment uses to a maximum of 223 units; the implementing RA3 Apartment Residential Zone standards in By-law 1-88; the area context; and, in consideration of the site design proposed in the related Site Plan File DA.07.068;
- ii) review will be given to the availability of water and sanitary sewer servicing capacity for the proposed increase in the number of units for the site; and,
- iii) Phase I and Phase II (if required) Environmental Site Assessment Reports must be completed in accordance with the City's Policy and Procedures, prior to final consideration of the applications.

Relationship to Vaughan Vision 2020

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

Regional Implications

The applications have been circulated to the Region of York and to the City of Toronto for review and comments. Any issues will be addressed 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 proposal to permit 15 additional apartment units (from 223 to 238) will be reviewed in light of the applicable Official Plan policies, Zoning By-law standards, the OMB Decision Order originally permitting the 223 townhouse and apartment units, and the area context.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

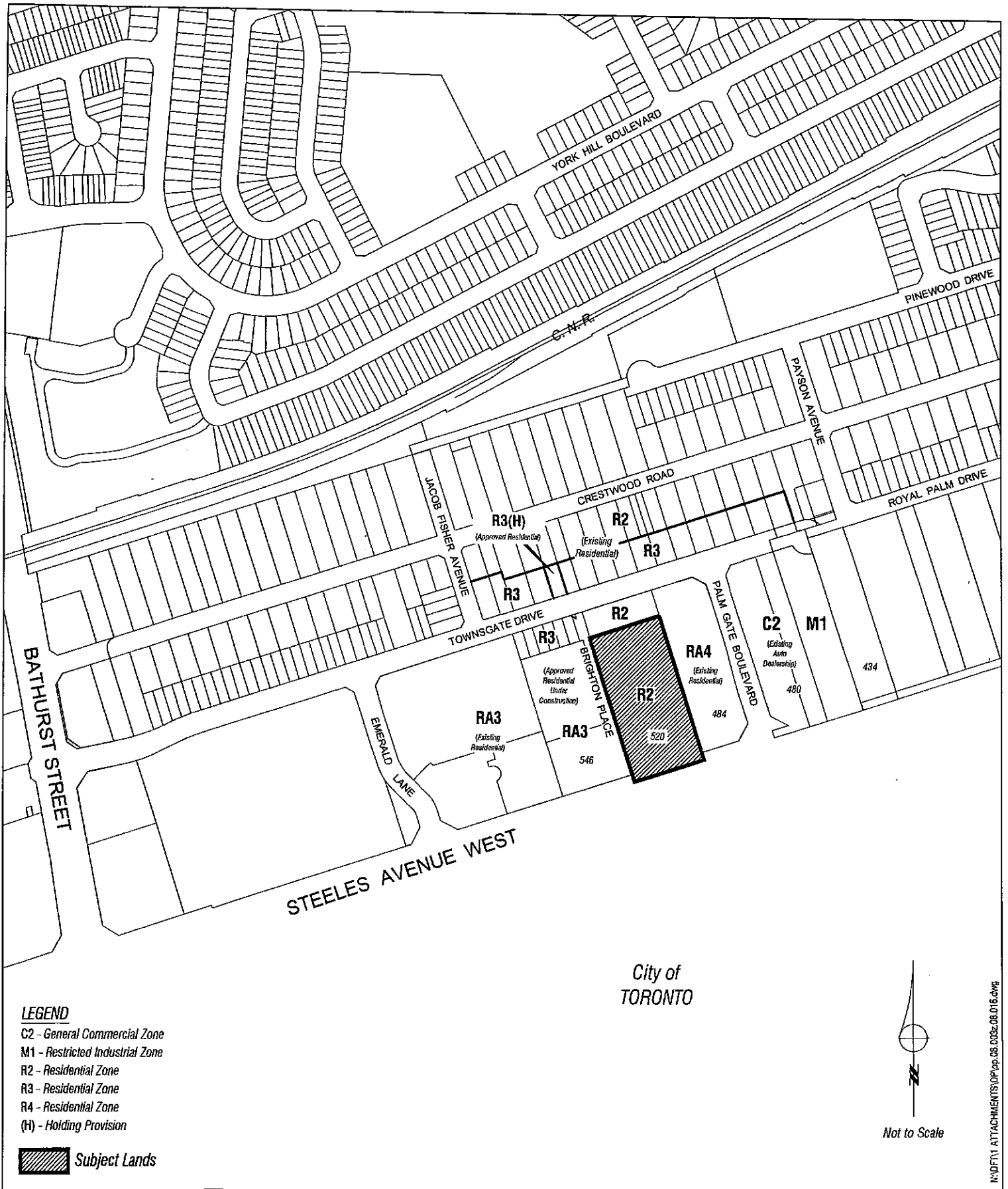
Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

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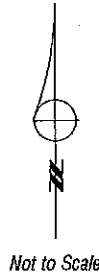


LEGEND

- C2 - General Commercial Zone
- M1 - Restricted Industrial Zone
- R2 - Residential Zone
- R3 - Residential Zone
- RA4 - Residential Zone
- (H) - Holding Provision

 Subject Lands

City of
TORONTO



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Location Map

Location:
Part of Lot 26, Concession 1
Applicant:
1720447 ONTARIO LIMITED

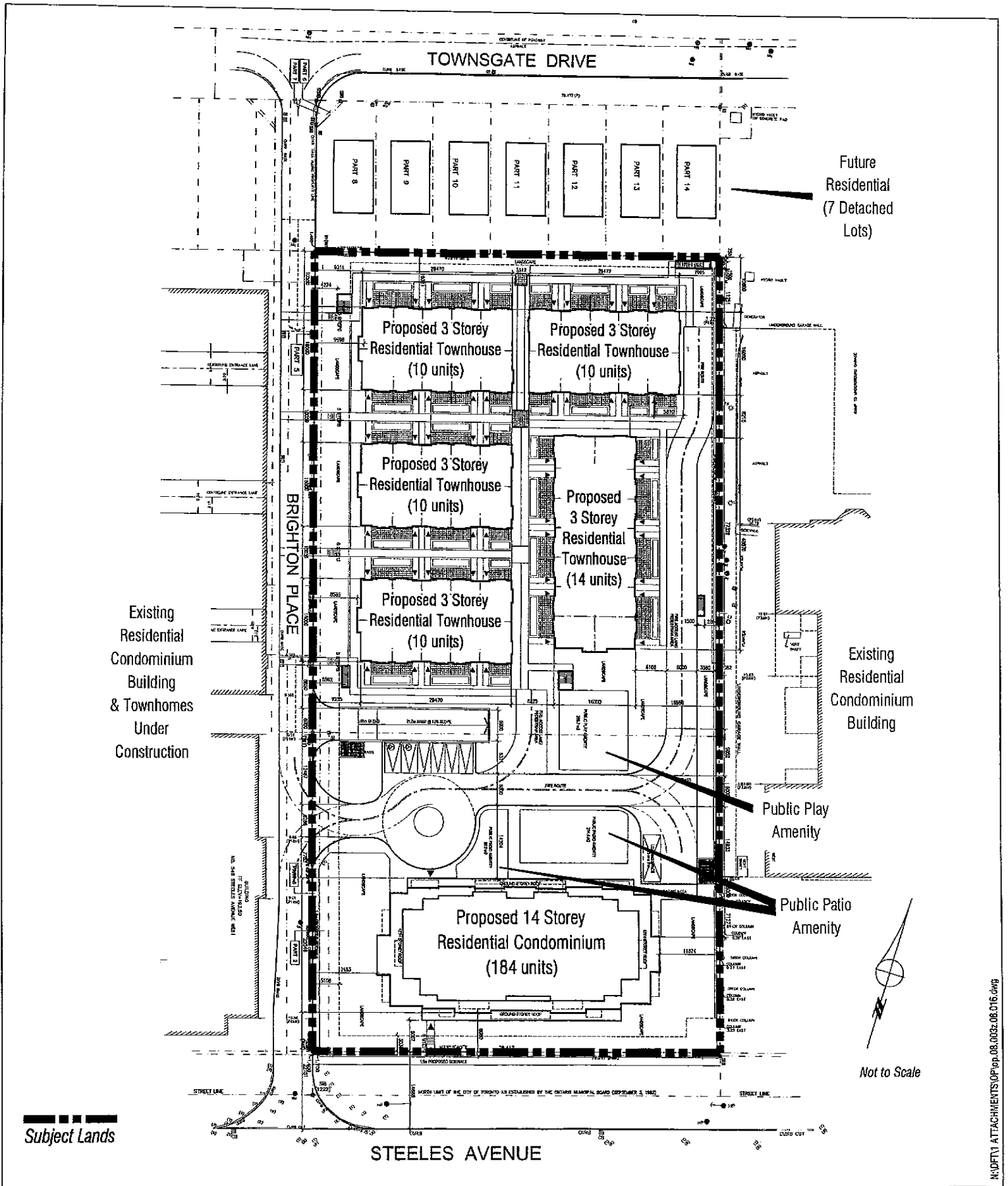


Development Planning Department

Attachment

File:
OP.08.003 & Z.08.016
Date:
March 03, 2008

1



Conceptual Site Plan

Applicant:
1720447 ONTARIO LIMITED

Location:
Part of Lot 26, Concession 1



Development Planning Department

Attachment

2

File:
OP.08.003 & Z.08.016
Date:
March 03, 2008

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