

1. **OFFICIAL PLAN AMENDMENT FILE OP.08.016
ZONING BY-LAW AMENDMENT FILE Z.08.062
1678573 ONTARIO LIMITED**

P.2008.50

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.016 and Z.08.062 (1678573 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 November 7, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Vellore Woods Ratepayers Association. Additional polling was undertaken beyond the statutory 120m required by the Planning Act, for the area surrounding the subject lands as shown on Attachment #1, in consideration of the size of the development and access to the site. As of November 20, 2008, no written 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.08.016) to amend OPA #600 (City of Vaughan Official Plan Amendment) to redesignate the subject lands from "General Commercial" to "High Density Residential/Commercial Areas".

2. A Zoning By-law Amendment Application (File Z.08.047) to amend By-law 1-88, specifically to rezone the subject lands from C2 General Commercial Zone, subject to Exception 9(416) to RA3 Apartment Residential Zone with the following exceptions to implement the concept plan shown on Attachment #2:
 - i) a minimum lot area of 33m²/unit or 40,876.17m², whereas 67m²/unit is required;
 - ii) a minimum lot frontage of 10m, whereas 30m is required;
 - iii) minimum interior side yard setbacks as follows:
 - 16m to north lot line;
 - 27m to south lot line; and
 - 38m to west lot line,whereas 45m is required;
 - iv) a maximum building height of 90m, whereas 44m is permitted;

- v) a minimum setback from the front, side and rear lot lines to the nearest part of a building below finished grade of 0.0m, whereas 1.8m is required;
- vi) a minimum parking requirement of 1.13 resident spaces per unit and 0.15 visitor spaces per unit, whereas 1.5 resident spaces per unit and 0.25 visitor spaces per unit are required;
- vii) a minimum amenity area for each apartment dwelling of 15m², whereas 15m², 20m² and 55m² is required for Bachelor Units, One Bedroom Units, and Two Bedroom Units, respectively;
- viii) permit the commercial uses legally existing on the subject lands until a building permit is issued for the proposed residential apartment buildings; and,
- ix) any other exceptions required to implement the final site plan for the proposal, if approved.

The applications would facilitate the overall development of the subject lands with a total of 1,236 residential apartment units within three apartment buildings, consisting of: a 28 storey residential building with 440 units, a 26-storey building with 416 units, and a 23-storey building with 380 units, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Highway #400, south of Major Mackenzie Drive, known municipally as 77 Eagleview Heights, in Part of Lot 20, Concession 5, City of Vaughan. The 4.08ha property is flat and the northerly portion is occupied by 7 buildings currently used for commercial sales of swimming pools and landscape materials. The southerly portion of the site is not developed. The surrounding land uses are shown on Attachment #1.

The subject lands are designated "General Commercial" by OPA #600 (City of Vaughan Official Plan Amendment) and zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(416). Amendments to both the Official Plan and Zoning By-law are required to facilitate the proposal.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement, the Provincial Growth Plan, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the area, with particular consideration given to the appropriateness and compatibility of the proposed use, density, building design, building height, and site design including consideration of zone standards, site access and parking, and fire route access;
- iii) the proposed zero lot line for the underground parking garage will be reviewed in the context of the existing development;

- iv) a complete site development application should be submitted to facilitate a comprehensive review of the proposal to ensure the appropriateness of the proposal in regards to the provision of proper access, traffic impact and circulation, parking, appropriate urban design, building elevations and massing, building height and shadow impact, landscaping and buffering, and stormwater management and engineering servicing requirements, that will be complementary to the surrounding area;
- v) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), green roofs, etc, will be considered for inclusion within the development for implementation through the site plan approval process, if approved;
- vi) the availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved; use of the Holding Symbol "H" may be required if servicing capacity is unavailable;
- vii) the applications will be reviewed in the context of the requirements of the Ministry of Transportation as the subject lands are located adjacent to Highway #400; and,
- viii) the following consultant's reports were submitted by the applicant in support of the applications: Planning Justification Report, Traffic Impact Study, and Environmental Site Assessment Phase 1 and 2 Report. Any additional studies including but not limited to a Shadow Study, Noise Study, Urban Design Guidelines, Functional Servicing Report, etc. that may be required will be identified through the review of the applications prior to the preparation of a technical report and consideration by Council.

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 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 will be reviewed in the context of the applicable Provincial policies, Regional and City Official Plan policies, the appropriateness and compatibility of the proposed development in the context of the surrounding land uses, built form, environmental considerations, and the proposed zoning standards required to implement the proposed development.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation - Typical

Report prepared by:

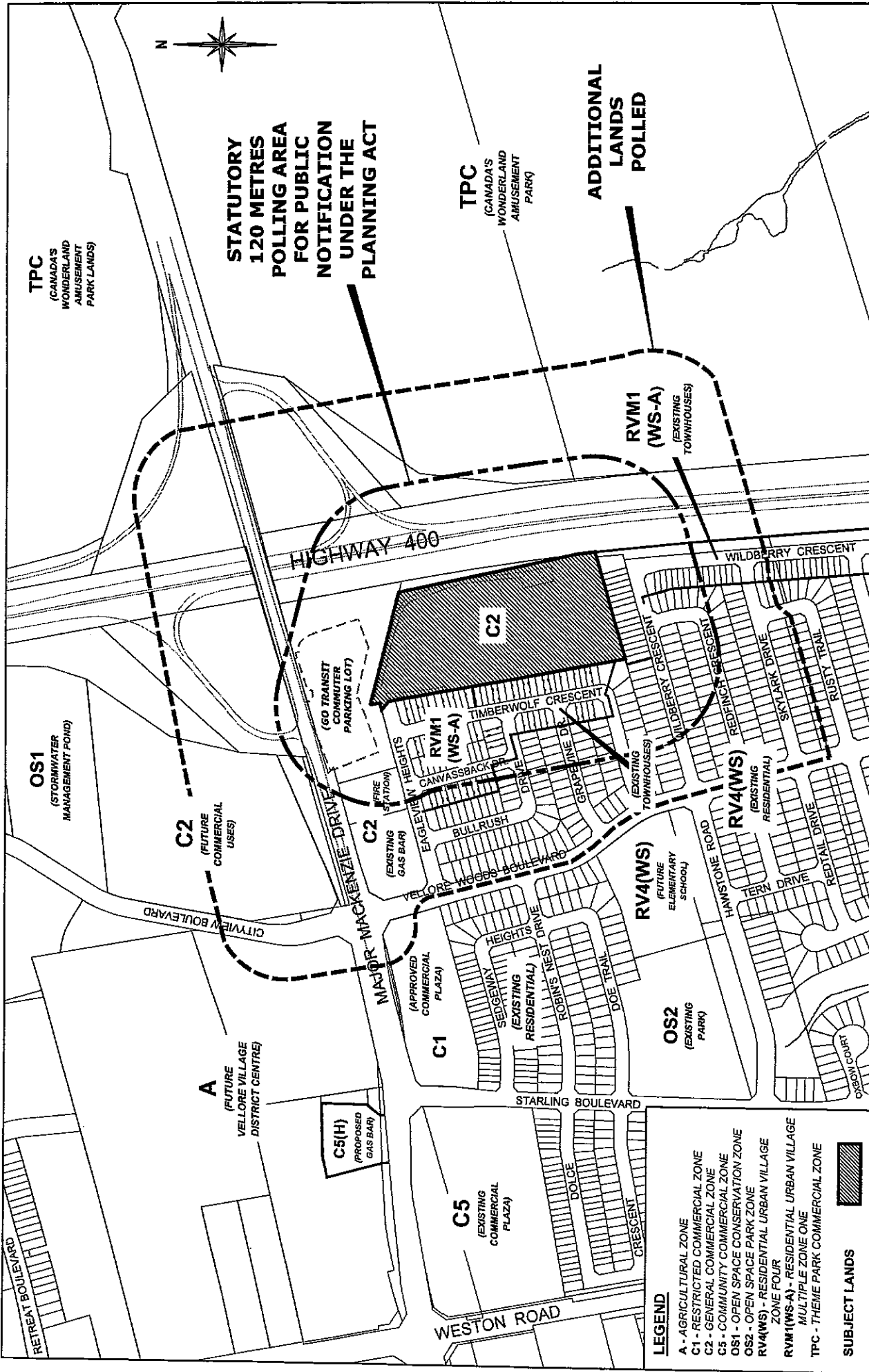
Laura Janotta, Planner, ext. 8634
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Attachment 1

FILE No.: Z.08.062 & OP.08.016

Not to Scale

November 20, 2008



Development Planning Department

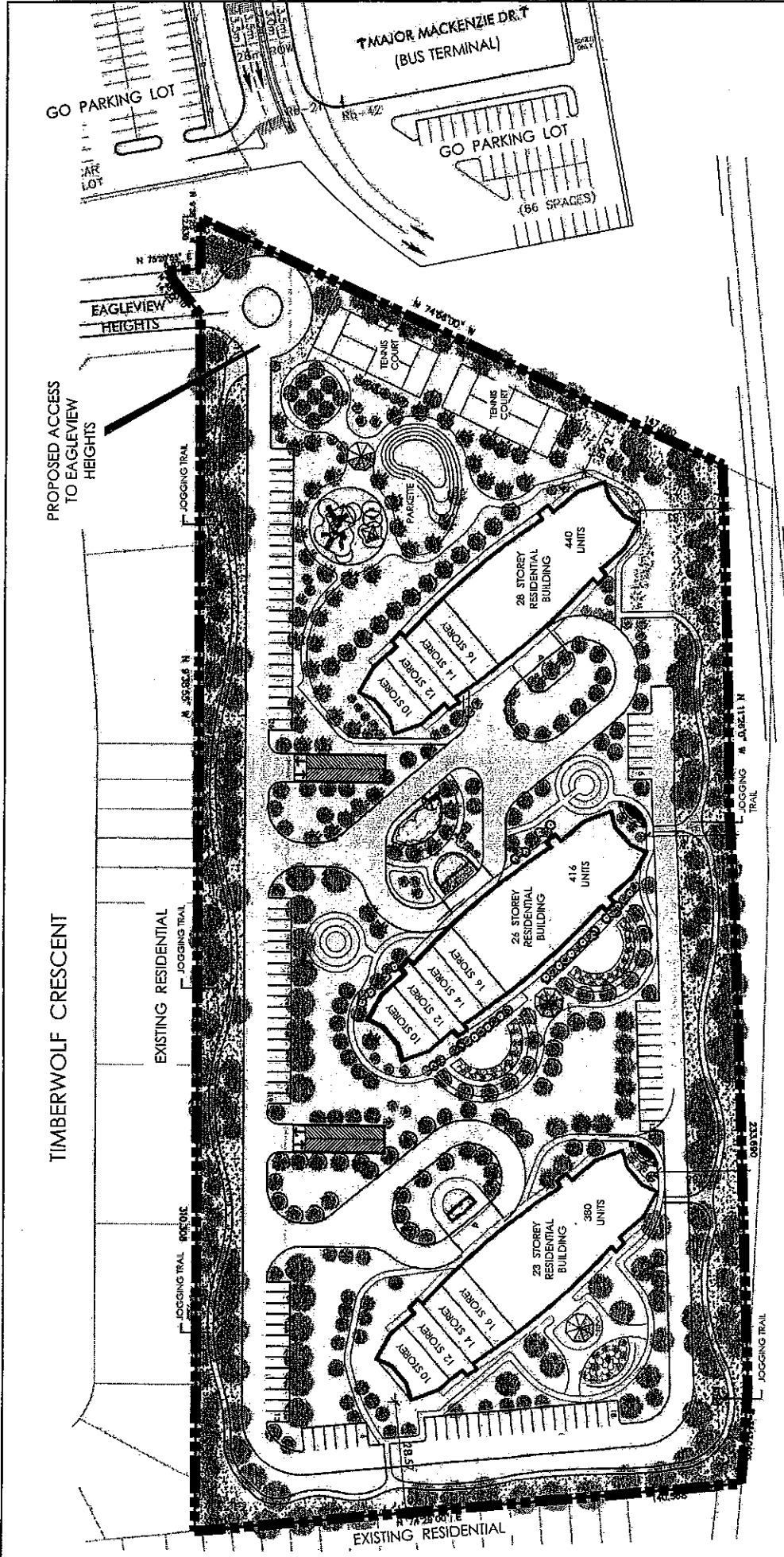
Location Map

Part of Lot 20,
Concession 5

APPLICANT:
1678573 ONTARIO INC.

NO. DFT \ ATTACHMENTS \ Z.08.062

- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C2 - GENERAL COMMERCIAL ZONE
 - C3 - COMMUNITY COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - RV4(W/S) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
 - RVM1(W/S-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
 - TPC - THEME PARK COMMERCIAL ZONE
- SUBJECT LANDS**
- [Shaded Box] SUBJECT LANDS



Total # of units = 1236 HIGHWAY 400

Zoning By-Law Amendment
 Rezone from 'C2' General Commercial Zone to
 'RA3' Apartment Residential Zone with site
 specific zoning standards

Official Plan Amendment
 Redesignate from 'General Commercial' to
 'High Density Residential/Commercial'

SUBJECT LANDS



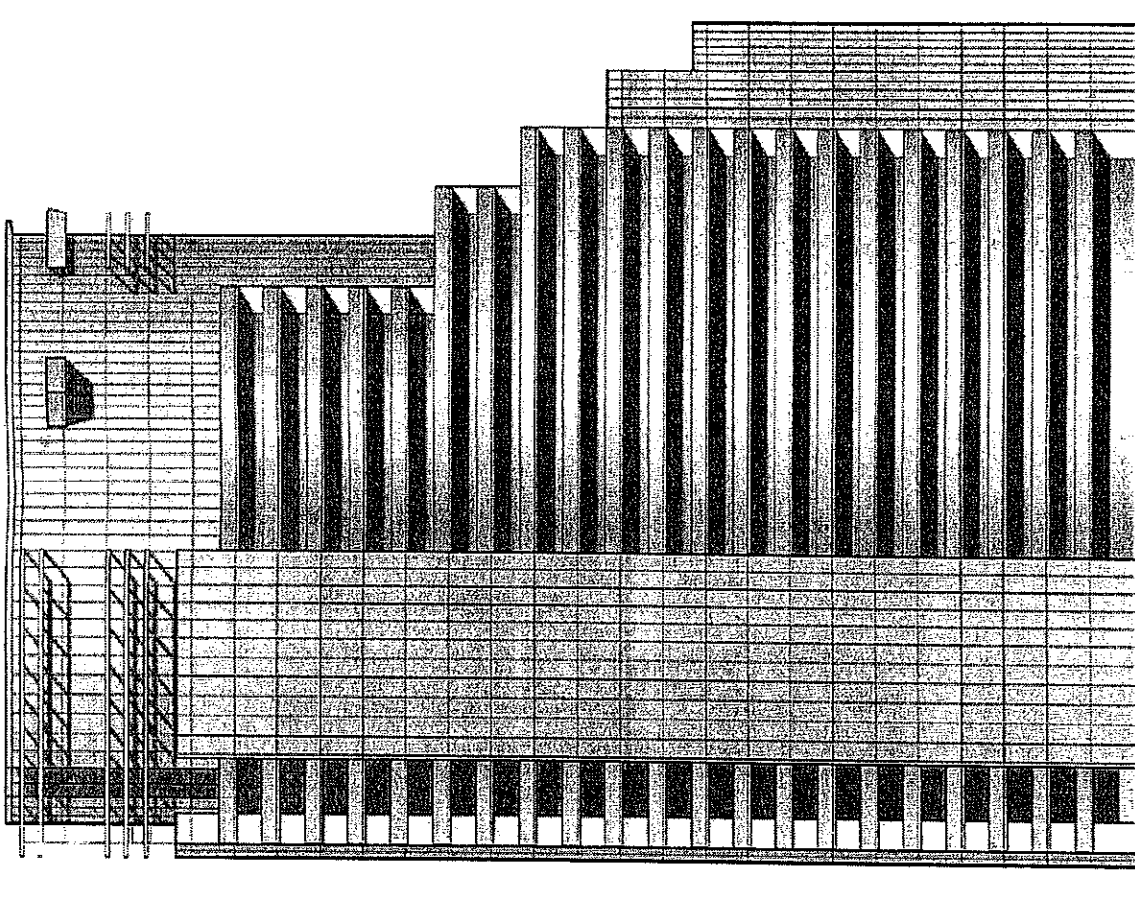
Conceptual Site Plan

Part of Lot 20,
 Concession 5
APPLICANT:
 1678573 ONTARIO INC.
NA/DFT/1 ATTACHMENTS V.3.08.062



Development Planning Department

Attachment 2
 FILE No.: Z.08.062 & OP.08.016
 Not to Scale
 November 20, 2008



MAIN ELEVATION

Conceptual Elevation (Typical)

Part of Lot 20,
Concession 5
APPLICANT:
1678573 ONTARIO INC.
N:\DPT\1 ATTACHMENTS\2-2-08.016



The City Above Toronto

Development Planning Department

Attachment 3
FILE No.:
Z.08.062 & OP.08.016
Not to Scale
November 20, 2008