

COMMITTEE OF THE WHOLE MAY 5, 2008

**OFFICIAL PLAN AMENDMENT FILE OP.06.013
ZONING BY-LAW AMENDMENT FILE Z.06.035
1643750 ONTARIO LIMITED, C/O RICE DEVELOPMENTS
REPORT #P.2006.50**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.013 (1643750 Ontario Limited, c/o Rice Developments) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #542, specifically the "High Density Residential" policies (Phases 1 and 2), to:
 - i) permit an increase in the maximum density from 85 units/ha to 150 units/ha, thereby increasing the number of units from 115 to 203 (increase of 88 units) within the "High Density Residential" designation (Phases 1 and 2) of OPA #542, or specifically, an 88 unit increase on the subject lands (Phase 2), as shown on Attachment #1, from 34 to 122 units;
 - ii) permit an increase in the maximum permitted building height from 4 storeys to 6 storeys for Phase 2 of the development only, being the subject lands shown on Attachment #2; however, a maximum 4 storey building height shall be required within 30m of an R2 Residential Zone; and
 - iii) permit a minimum 1 m wide ecological vegetated buffer along a portion of the east property line as shown on Attachment #2, in addition to maintaining the minimum 3 m wide buffer requirement adjacent to the balance of the easterly valleylands.
2. THAT the implementing Official Plan Amendment include the following development policies:
 - i) permit a maximum density of 150 units/ha in the "High Density Residential" designation;
 - ii) permit a maximum of 122 units for Phase 2 of the development only, being the subject lands shown on Attachment #2;
 - iii) permit a maximum building height of 6 storeys for Phase 2 of the development only, being the subject lands shown on Attachment #2; however, a maximum 4 storey building height shall be required within 30 m of an R2 Residential Zone;
 - iv) require ecological buffers as shown on Attachment #2, to the satisfaction of the Toronto and Region Conservation Authority, and that the said ecological buffers may be included in the calculation of the permitted residential development density; and,
 - v) include a clause requiring that sustainable building and site design features be reviewed through the Site Development Application process.
3. THAT Zoning By-law Amendment File Z.06.035 (1643750 Ontario Limited, c/o Rice Developments) BE APPROVED, to amend the RA2 Apartment Residential Zone standards within Exception 9(1131) of By-law 1-88, as follows:

- i) permit a minimum lot area of 7134 m², whereas 9760 m² is required;
- ii) permit a maximum of 203 units in the RA2 Apartment Residential Zone (Phases 1 and 2), and specifically a maximum of 122 units in Phase 2, being the subject lands shown on Attachment #2, whereas a maximum of 115 units is permitted in Phases 1 and 2 of the RA2 Apartment Residential Zone;
- iii) permit a minimum front yard setback of 5.0 m for the proposed building, and 0 m for the stairs (abutting Regional Road #7) and portion of the underground garage, whereas 7.5 m, and 5.7 m and 0.8 m are required, respectively;
- iv) permit a maximum building height of 6 storeys and 24 m (for the 6 storey portion of the building), whereas a maximum of 4 storeys is permitted;
- v) permit a minimum amenity area of 4200 m², whereas 6150 m² is required;
- vi) permit a minimum 1.5 m wide strip of land around the periphery of the outdoor parking area, whereas 3.0 m is required;
- vii) that minimum 1 m, 3 m, 5 m, and 6 m ecological buffer lands, to be used solely for landscaping, be provided along the east and north property lines in the manner shown on Attachment #2;
- viii) permit a minimum of 183 parking spaces (including visitors), whereas 214 spaces (including visitors) is required;
- ix) amend Building Envelope "A" as shown on Schedule "E-1249" of By-law 1-88, to facilitate the proposed development as shown on Attachment #2; and,
- x) include any other zoning exceptions that are required to implement the final site plan, as may be approved by Council.

4. That the implementing Zoning By-law shall:

- i) zone the subject lands (Phase 2) with the addition of the Holding Symbol "(H)", and that the Holding Symbol "(H)" shall not be removed until Council:
 - a) approves a Site Development Application for the subject lands; and,
 - b) allocates water and sewage capacity for the proposed development;
- ii) include any required exceptions for the northerly Cosmetic Surgery Hospital to facilitate vehicular access through the subject lands to Regional Road 7.

Economic Impact

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

Communications Plan

Public Hearing

On May 26, 2006, a Notice of Public Hearing for an 8 storey building was mailed to all property owners within 120 m of the subject lands, and to the Vaughanwood Ratepayers Association. At the Public Hearing on June 19, 2006, Council considered the applications to amend the Official Plan and Zoning By-law. At the meeting several residents spoke in opposition to the proposed development and expressed concerns with the proposed intensification, particularly the proposed 8-storey building height and that the applications were being considered prior to the completion of the Avenue #7 Futures Land Use Study (OPA #661). The recommendation of the Committee of the Whole, 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 June 26, 2006. Since that time, the proposed building height has been reduced from 8 storeys to 6 storeys, as shown on Attachment #2, which is the subject of this staff report.

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application (File OP.06.013) to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #542, specifically to amend the "High Density Residential" policies (Phases 1 and 2), to:
 - i) permit an increase in the maximum density from 85 units/ha to 150 units/ha, thereby increasing the number of units from 115 to 203 (increase of 88 units) within the "High Density Residential" designation (Phases 1 and 2) of OPA #542, or specifically, an 88 unit increase on the subject lands (Phase 2), as shown on Attachment #1, from 34 to 122 units; and,
 - ii) permit an increase in the maximum permitted building height from 4 storeys to 6 storeys (24 m) for Phase 2 of the development only, being the subject lands shown on Attachment #2; however, a maximum 4 storey building height shall be required within 30 m of an R2 Residential Zone.
2. A Zoning By-law Amendment Application, specifically to amend the RA2 Apartment Residential Zone standards within Exception 9(1131) of By-law 1-88, to facilitate the development of Phase 2 of the subject lands with a 6 storey residential condominium building with 122 units and served by 217 parking spaces, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1, represent the second phase of a two phased development. Phase 1 was approved for a 4 storey, 81 unit residential building, which is constructed and occupied. The Phase 2 proposal originally consisted of a 4-storey, 34 unit residential building, and has been replaced with the 6-storey, 122 unit proposal shown on Attachment #2. Phases 1 and 2 were originally approved as one development parcel and the site-specific development policies of the Official Plan (OPA #542) and Zoning By-law (Exception 9(1131)) implemented the overall density and development standards for both phases.

The subject lands are located on the north side of Regional Road #7 between Wigwoss Drive and Pine Valley Drive, in Lot 6, Concession 7, City of Vaughan, as shown on Attachment #1. The subject lands comprise two irregular-shaped blocks being the front portion of the Cosmetic Surgery Hospital (4650 Regional Road #7). Phases 1 and 2 are physically separated by Jersey Creek, and have a combined land area of 1.35 ha. Phases 1 and 2 were severed from the Cosmetic Surgery Hospital property site by Consent (Files B1/01 and B2/02) and Minor Variance applications (Files A23/01 and A24/01), which were approved by the Committee of Adjustment. The subject applications to amend the Official Plan and Zoning By-law for Phase 2, would result in an increase in density and building height.

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #542, and are also subject to OPA #661 (The Avenue Seven Land Use Futures Plan), which redesignates the lands subject to OPA #542 to "Prestige Areas - Centres Avenue Seven Corridor. OPA #661 has been adopted by Council, and is awaiting approval by the Region of York. The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1131). The surrounding land uses are shown on Attachment #1.

Land Use Status

Provincial Policy Statement (PPS 2005)

The Provincial Policy Statement (PPS) sets out overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure and public service facilities;
- ii) avoid the need for unnecessary and/or uneconomical expansion of infrastructure; and,
- iii) support the use of public transit in areas where it exists or is to be developed.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. The proposed development meets the intent of the Provincial Policy Statement.

Provincial Growth Plan - Places to Grow

The Province approved the Places to Grow Plan in 2006, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. "Places to Grow" promotes increased intensification of the existing built-up areas, with a focus on urban growth centres, intensification 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. "Places to Grow" requires that by 2015, a minimum of 40% of all residential development is to occur within the defined built-up area.

The subject lands are located within the Woodbridge Community Plan (OPA #240) and are affected by The Avenue Seven Land Use Futures Plan (OPA #661). OPA #661 redesignates the subject lands as "Prestige Area-Centres Avenue Seven Corridor", which would permit intensification on the subject lands to a maximum building height of 6-storeys. The proposed development is consistent with the policy permissions granted by OPA #661. As noted above, OPA #661 has been adopted by Council, and is awaiting final approval from the Region of York, and accordingly, this private amendment to the Official Plan is proceeding in advance of OPA #661.

In view of the above, the applications to amend the Official Plan and Zoning By-law to permit a higher density on the subject lands is consistent with the Provincial Places to Grow document by directing growth to built-up areas where the capacity exists to best accommodate the expected population, household and employment growth, and by promoting transit-supportive densities. The applications are also consistent with OPA #661.

Regional Official Plan

The Region of York Official Plan (YROP) identifies Vaughan and specifically the subject lands, as an "Urban Area". The objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad

range of housing types. The proposed development is consistent with these Regional Official Plan policies.

The Region of York has reviewed the Official Plan Amendment application to permit the proposed development and considers it to be consistent with and supportive of the Regional Official Plan policies that promote a wider range of housing choices for residential intensification and compact urban forms, and therefore, has exempted the Official Plan Amendment application from Regional approval.

Vaughan Official Plan

OPA #240 (Woodbridge Community Plan), as amended by OPA #542, designates the subject lands "High Density Residential", which permits an adult lifestyle complex over two blocks (Phases 1 and 2 on Attachment #1) comprised of a total of two condominium buildings with a total maximum density of 85 units/ha. The Owner has applied to amend the Official Plan to increase the maximum permitted height of the building proposed for Phase 2 (the west block) from 4 storeys to 6 storeys, and to permit and increase in the maximum permitted density (Phases 1 and 2 combined) from 85 units/ha to 150 units/ha, thereby increasing the maximum number of units in the "High Density Residential" designation from 115 to 203 units, or more specifically, from 34 units to 122 units (an increase of 88 units) for Phase 2, being the subject lands shown on Attachment #2.

A general goal of OPA #240 is to create a distinct residential community of scale and character that relates well to the existing village quality of Woodbridge, and possess a strong sense of community identity. With respect to housing, OPA #240 provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. The Official Plan also states the following, with respect to densities:

"All medium and high density residential development shall be subject to site plan control which will ensure, among other things that adequate on-site parking, amenity area, setback, landscaping, parking and internal road widths are provided."

If approved, the proposed residential development will be subject to site plan approval.

The Avenue Seven Land Use Futures Study (OPA #661)

On June 25, 2007, Council adopted OPA #661, which implements The Avenue Seven Land Use Futures Study, and redesignates lands north and south of Regional Road 7 to "Prestige Areas-Centres and Avenue Seven Corridor", including the subject lands. The Official Plan Amendment is awaiting final approval from the Region of York. Although the "Prestige Areas-Centres and Avenue Seven Corridor" designation allows for increased intensification and heights of up to 10 storeys and 32 m, whichever is less, on the subject lands, the proposed development is comprised of a primarily 6 storey building, which is consistent with the intent of the Official Plan to intensify land use on this corridor.

At the Council Meeting of May 7, 2007, written submissions were received from the Vaughanwood Ratepayers Association and Rice Developments. The Vaughanwood Ratepayers Association requested that additional time be provided to address issues respecting building height and density before Council approved OPA #661. A letter from Rice Developments attempted to address the Ratepayer's concern respecting building height by reducing the height of the original proposal consisting of a 4 to 8 storey building to the current proposal consisting of a 4 to 6 storey building with a minimum 3 m wide vegetated buffer. A more detailed discussion of the buffer will be provided later in this report.

Zoning

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1131), which permits a maximum 4 storey condominium building within a specified building envelope on the subject lands. An amendment to the Zoning By-law is required to facilitate the proposed development consisting of a maximum 6 storey building (tiered to a maximum of 4 storeys within 30m of an R2 Residential Zone along the west property line) and 122 residential units as shown on Attachment #2. Based on the site plan submitted in support of the applications, the following exceptions to the RM2 Multiple Residential Zone standards are required:

- i) permit a minimum lot area of 7134 m² whereas 9760 m² is required;
- ii) permit a maximum of 203 units in the RA2 Apartment Residential Zone (Phases 1 and 2), and specifically a maximum of 122 units in Phase 2, being the subject lands, whereas a maximum of 115 units is permitted in Phases 1 and 2 of the RA2 Apartment Residential Zone;
- iii) permit a minimum front yard setback of 5.0 m for the proposed building, and 0 m for the stairs (abutting Regional Road #7) and portion of the underground garage, whereas 7.5m, and 5.7 m and 0.8 m are required, respectively;
- iv) permit a maximum building height of 6 storeys and 24 m (for the 6 storey portion of the building), whereas a maximum of 4 storeys is permitted;
- v) permit a minimum amenity area of 4200 m², whereas 6150 m² is required;
- vi) permit a minimum 1.5 m wide strip of land around the periphery of the outdoor parking area, whereas 3.0 m is required;
- vii) that minimum 1 m, 3 m, 5 m, and 6 m ecological buffer lands, to be used solely for landscaping, be provided along the east and north property lines in the manner shown on Attachment #2;
- viii) permit a minimum of 183 parking spaces (including visitors), whereas 214 spaces (including visitors) is required;
- ix) amend Building Envelope "A" as shown on Schedule "E-1249" of By-law 1-88, to facilitate the proposed development as shown on Attachment #2; and,
- x) include any other zoning exceptions that are required to implement the final site plan, as may be approved by Council.

The Development Planning Department is satisfied that the above-noted exceptions are appropriate to facilitate the proposed condominium development. Although the amenity area requirements of By-law 1-88 are not met, the common areas and landscaped areas (located over the parking garage) provide passive amenity area for the residents of the development.

Servicing capacity is currently available for only 34 units respecting the proposed development. On March 31, 2008, Council adopted the Servicing Capacity Allocation Strategy Report which reserved (Priority 2) servicing capacity for 88 additional units for the Phase 2 development. Accordingly, it is recommended that the lands be zoned with the Holding Symbol "(H)", which will be removed when water and sanitary servicing capacity is formally allocated to the subject lands by Council upon approval of a Site Development Application.

An exception will also be required for the northerly Cosmetic Surgery Hospital to facilitate vehicular access through the subject Phase 2 lands to Regional Road 7.

Planning Considerations

Land Use Compatibility

The subject lands are located within the Regional Road #7 Corridor that is identified for increased intensification through the approval of OPA #661, the Avenue Seven Futures Land Use Plan. The

built form as proposed with a maximum height of 4 to 6-storeys is compatible with the surrounding low density residential and institutional development. There are many examples of development throughout the City and GTA demonstrating that higher density development can successfully be integrated into existing and new communities adjacent to low density residential neighbourhoods. The subject lands can accommodate higher density development with minimal impact to the character and stability of the adjacent low density residential neighbourhood. Provisions to limit the building height to 4 storeys within 30 m of the adjacent low density residential designation to the west and a maximum height of 6 storeys for the balance of the building provides the appropriate transition of built form between the subject lands and the surrounding land uses, and conforms to the anticipated intensification plan for Regional Road #7.

As noted above, Provincial and Regional policies encourage intensification within existing built-up areas. The proposed development is consistent with these policies. The Development Planning Department is satisfied that the proposed uses can be developed in a manner that is compatible with the surrounding land uses, provided the appropriate development standards are implemented through the zoning by-law, and appropriate screening and buffering is provided, through the site plan approval stage.

Preliminary Site Plan

The Owner has submitted a preliminary site plan as shown on Attachment #2. The plan proposes one 4 and 6 storey tiered building situated along the Regional Road #7 frontage. The site is relatively flat for the most part, but slopes gradually downward to the east. As a result of the natural eastward slope, the east and northeast portions of the building would have some of the basement exposed giving the appearance of 7 residential storeys at the easterly portion of the development, furthest away from the existing residential neighbourhood.

A driveway access from Regional Road #7 is located along the east lot line and provides the main access to the subject lands and to the Cosmetic Surgery property located to the immediate north. The driveway leads to a circular drop-off area, which is centrally located to the site, and to parking and service areas, which are located on the north side of the main building, away from the Regional Road #7 exposure.

The main passive landscaped amenity area for the site is provided along the western portion of the property. The applicant must submit a landscape plan and details in support of a future Site Development Application. The Development Planning Department is generally satisfied with the preliminary site plan. However, additional design issues are required to perfect the final plan and will be addressed in more detail at the site plan stage. The City is encouraging that all new development incorporate sustainable building and site design features, which will be considered as part of the site development approval process. A policy will be included in the implementing Official Plan Amendment to require sustainable development features, as provided in the recommendation of this report.

Buffer Block

OPA #661 requires that a minimum 3 m wide ecological vegetated buffer area be provided along the Jersey Creek Valleylands. The Owner has consulted with the Toronto and Region Conservation Authority, which have reviewed the subject development and are satisfied with a reduced vegetated buffer along the valleylands. The proposed buffer area varies in width from 1 m to 6 m, as shown on Attachment #2. The implementing Official Plan Amendment will recognize the 1 m buffer width along a portion of the east property line as shown on Attachment #2.

Parkland Dedication

Cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy will be required through the site development process.

Parking

The preliminary site plan shown on Attachment #2 proposes 183 parking spaces, of which 154 spaces are located underground. By-law 1-88 requires that the minimum parking requirement for the site be calculated as follows:

Condominium:	122 units x 1.5 spaces/unit	= 183 spaces
Visitors:	<u>122 units x 0.25 spaces/unit</u>	= 31 spaces
	Total Parking Required	= 214 spaces
	Total Parking Provided	= 183 spaces

The proposed development is deficient by 31 parking spaces. The Owner has submitted a Parking and Traffic Impact Study prepared by Cansult dated July 2006, in support of the proposed parking supply for the development. The Study utilizes a parking ratio of 1.5 spaces for each residential unit, which includes visitor parking, in support of the proposed development. The Cansult Study concludes that the proposed 183 parking spaces is sufficient for this development. The Vaughan Engineering Department has reviewed the Parking and Traffic Impact Study, and concurs with the conclusions. On this basis, the Development Planning Department can support the proposed reduction in parking.

Engineering

The Vaughan Engineering Department provides the following comments:

i) Servicing

Servicing capacity for the subject lands is currently available for 34 units. On March 31, 2008, Council adopted the Servicing Capacity Allocation Strategy Report, that identifies the subject lands as Priority 2 with respect to sewer and water reservation for 88 additional units, which is to be allocated at the site development stage. Accordingly, it is recommended that the subject lands be zoned with the Holding Symbol "(H)" until such time as water and sanitary servicing capacity has been allocated by Council.

A Functional Servicing Report has been submitted to the Engineering Department for review and approval in support of the proposed Official Plan and Zoning By-law Amendment Applications. The report must address and ensure that the proposed development may be serviced in accordance with all City of Vaughan Engineering Design Standards and Criteria to the satisfaction of the Engineering Department.

ii) Traffic/Noise

The Traffic/Parking Impact Assessment prepared by Cansult dated July 2006, has been approved by both the City of Vaughan and the Regional Municipality of York. The Noise Report prepared by SS Wilson Associates dated September 18, 2006 has been revised and submitted to the Vaughan Engineering Department and Region of York for approval. Final approval of the noise report will be a condition of site plan approval.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the applications and have indicated that the subject lands were created by Consent Application No. B1/01, which was previously reviewed and approved by the TRCA. During the review of the Consent application, the TRCA assisted in the establishment of the lot lines vis-à-vis the adjacent Jersey Creek valleylands and requested that a Hydraulic Cut and Fill

Analysis be undertaken in order to remove the lands from the Regional Flood Plain, via placement of fill material to satisfy the Consent and a previous Site Plan application. In considering the current applications, the TRCA is satisfied that it is feasible to develop the subject lands to the provisions of the revised Hydraulic Cut and Fill Analysis submitted by the applicant based upon the latest floodplain information.

Given the closeness of the subject lands to the Jersey Creek valleylands it is important to ensure that a subsequent site plan application provides adequate environmental buffering through the provision of a naturalized, vegetated buffer as part of the site plan. Based on discussions between the TRCA and the Owner, a minimum reduced vegetated buffer along the Jersey Creek valleylands can be provided within the existing lot configuration, and therefore, the TRCA has no objection to the approval of the Official Plan and Zoning By-law Amendment applications as submitted.

A TRCA Permit will required before any development, including grading or site alteration can take place on the subject lands pursuant to Ontario Regulation 166/06. In support of the Site Development application and TRCA Permit application, the following is required to be submitted to the satisfaction of the TRCA:

- i) a revised Hydraulic Cut and Fill Analysis Report;
- ii) a site plan and landscape plan, which provide for a vegetated buffer;
- iii) a stormwater management design report;
- iv) a sediment and erosion control plan; and,
- v) a TRCA Permit application.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan and Manage Growth and Economic Vitality".

Regional Implications

The Region of York has reviewed the proposed Official Plan and Zoning By-law Amendment Applications and considers the proposed development to be consistent with and supportive of the Regional Official Plan policies. However, the Region of York advises that it reserves the right to provide further comments should revisions to the Official Plan Amendment be made, and also at the site plan stage on matters including, but not limited to, vehicular and pedestrian access.

The Region of York Transportation Services Department has reviewed the Traffic Impact Assessment prepared by Cansult Limited (July 2006) and has no comments or concerns with the content of the report. This Department also reviewed the Noise Control Study prepared by SS Wilson Associates dated September 18, 2006, and have indicated that the noise study be revised to reflect the future widening of Regional Road #7 to accommodate the Regional Road #7 Transitway.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.06.013 and Z.06.035 (1643750 Ontario Limited, c/o Rice Developments) in the context of the applicable Provincial, Regional and City policies, the requirements of By-law 1-88, and the surrounding land uses.

Official Plan Amendment #240 (Woodbridge Community Plan), while providing for a predominantly low density residential community, also encourages some higher densities to accommodate senior citizens and other family needs. OPA #661 has been adopted by City Council and would permit higher densities along Regional Road #7, consistent with the proposed

development. The Regional Official Plan encourages a broader range of housing forms for the Woodbridge Community. The applications are also consistent with the Provincial Policy Statement and Growth Plan, which promote a full range of housing types and densities within existing built-up areas. The Development Planning Department is satisfied that the proposed development would be compatible with the surrounding lands from both a land use and built form perspective, subject to the comments and recommendations in this report.

In light of the above, the Development Planning Department can support the application to amend the Official Plan to permit a maximum 6 storey condominium building comprised of 122 residential units. The implementing Official Plan Amendment would include policies to maintain appropriate buffering, and that the necessary studies (ie. noise, traffic, environmental, etc.) be submitted for review and approval through the Site Plan process.

On this basis, the Development Planning Department can also support the approval of the Zoning By-law Amendment application to amend the site-specific exceptions to implement the proposed residential condominium building as discussed in this report.

Attachments

1. Location Map
2. Phase Two Site Plan
3. Phase Two Elevations

Report prepared by:

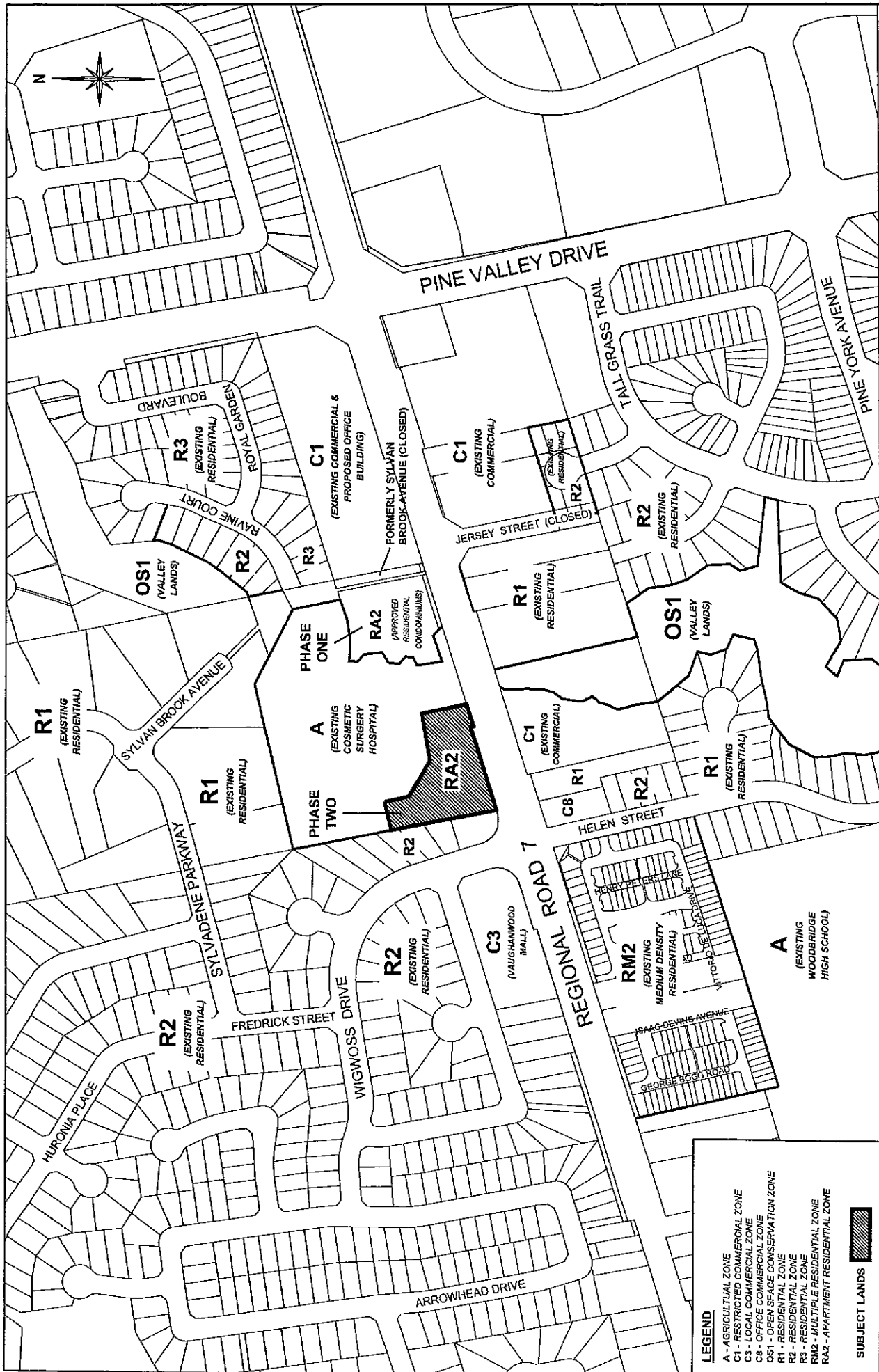
Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Manager of Development Planning

/LG



- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RA2 - MULTIPLE RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
- SUBJECT LANDS**

Location Map

Part of Lot 6,
Concession 7
 APPLICANT: 1643750 ONTARIO LIMITED
 (RICE DEVELOPMENTS)
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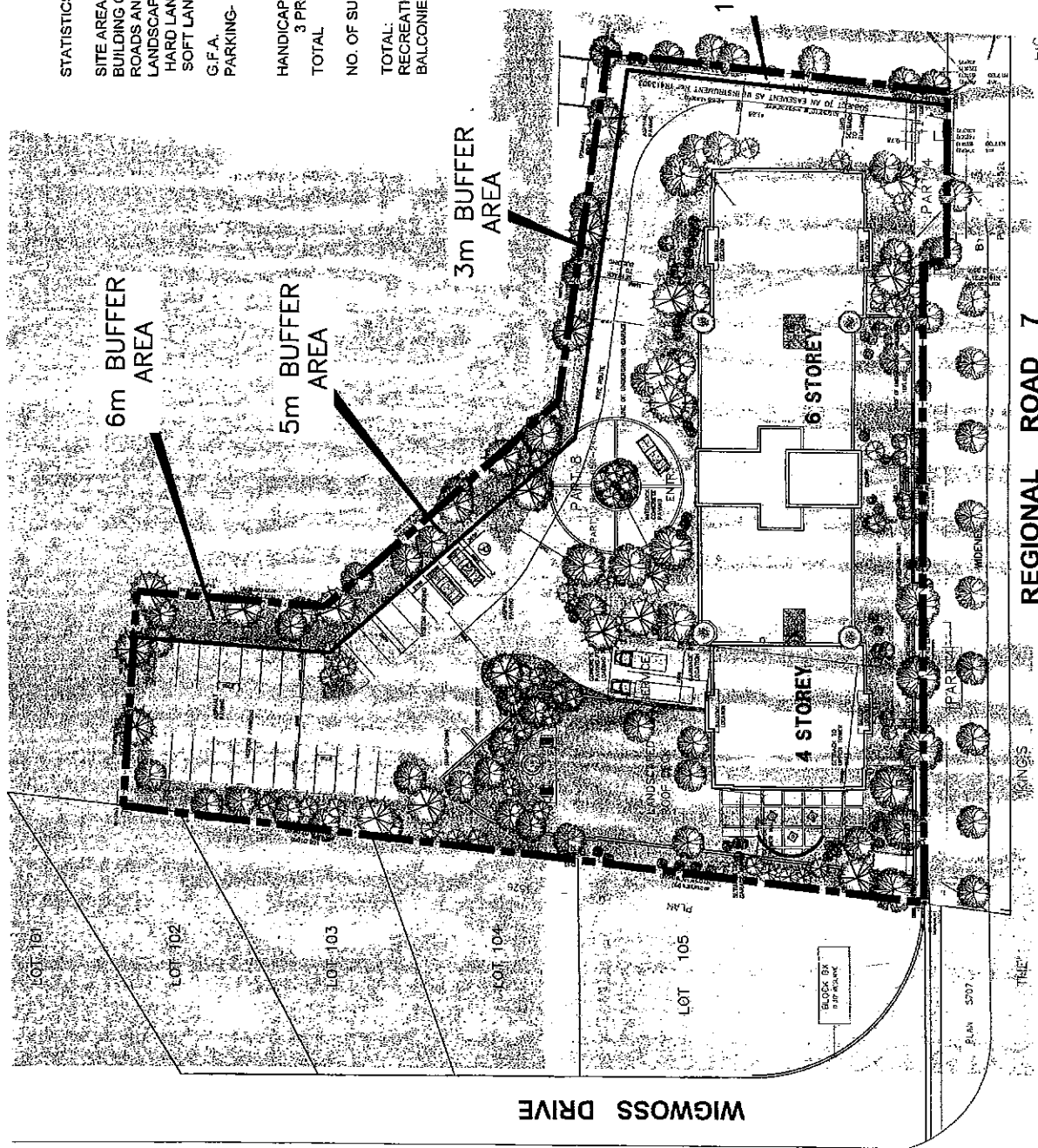


The City Above Toronto

Development Planning Department

Attachment 1

FILE No.:
OP-06.013 & Z-06.035
 Not to Scale
 April 21, 2008



STATISTICS:

SITE AREA	7,134.26m ²	100%
BUILDING COVERAGE:	1,770.00m ²	24%
ROADS AND PARKING:	2,120.00m ²	29%
LANDSCAPING AREA:	3,304.26m ²	46.3%
HARD LANDSCAPE-SITE	400.00m ²	12% (Not Landscaped)
SOFT LANDSCAPE-ROOF	2,904.26m ²	88% (Not Landscaped)
G.F.A.	9,550.77m ²	133%
PARKING- 1.5/UNIT (2 INDOORS, 29 ON SURFACE)	VISITORS RESIDENTS	31 CARS 152 CARS
HANDICAPPED PARKING 3 PROVIDED, (1 INDOORS, 2 EXTERIOR)	TOTAL	183 CARS
NO. OF SUITES:	1BD 16	1BD+D 50
TOTAL:	122 SUITES	
RECREATION AREA:	282m ²	
BALCONIES & PATIOS:	695m ²	



SUBJECT LANDS

Phase Two Site Plan

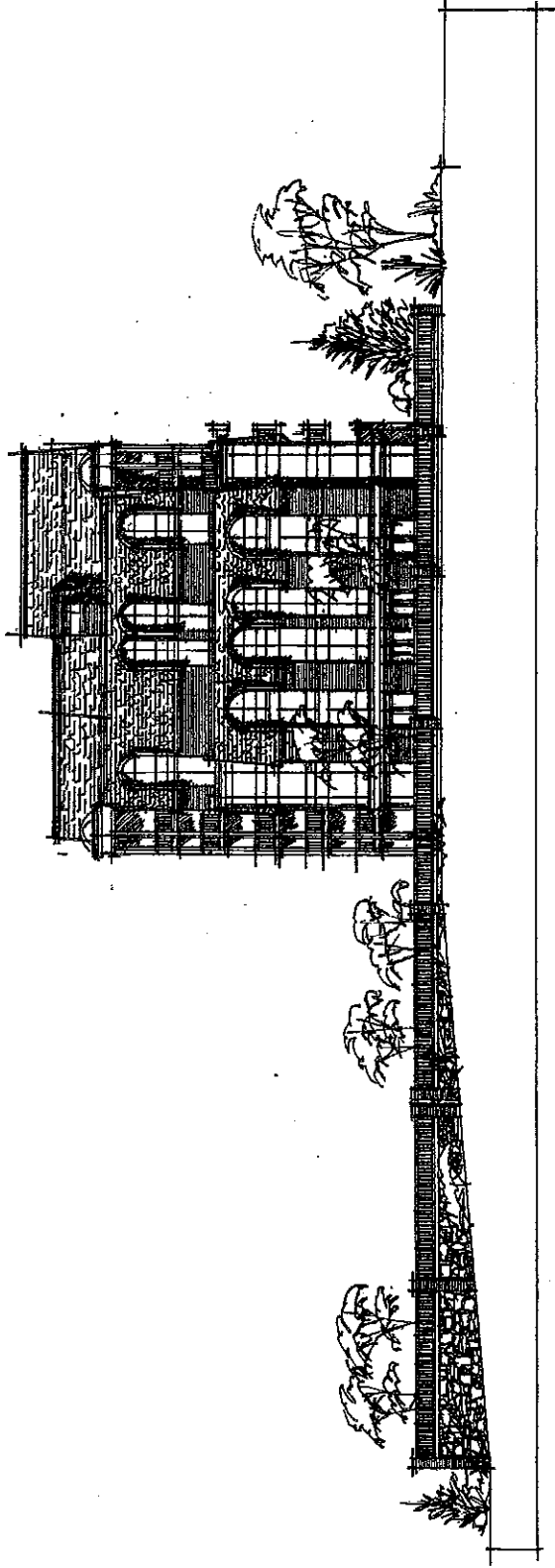
Part of Lot 6,
Concession 7
 APPLICANT: 1643750 ONTARIO LIMITED
 (RICE DEVELOPMENTS)



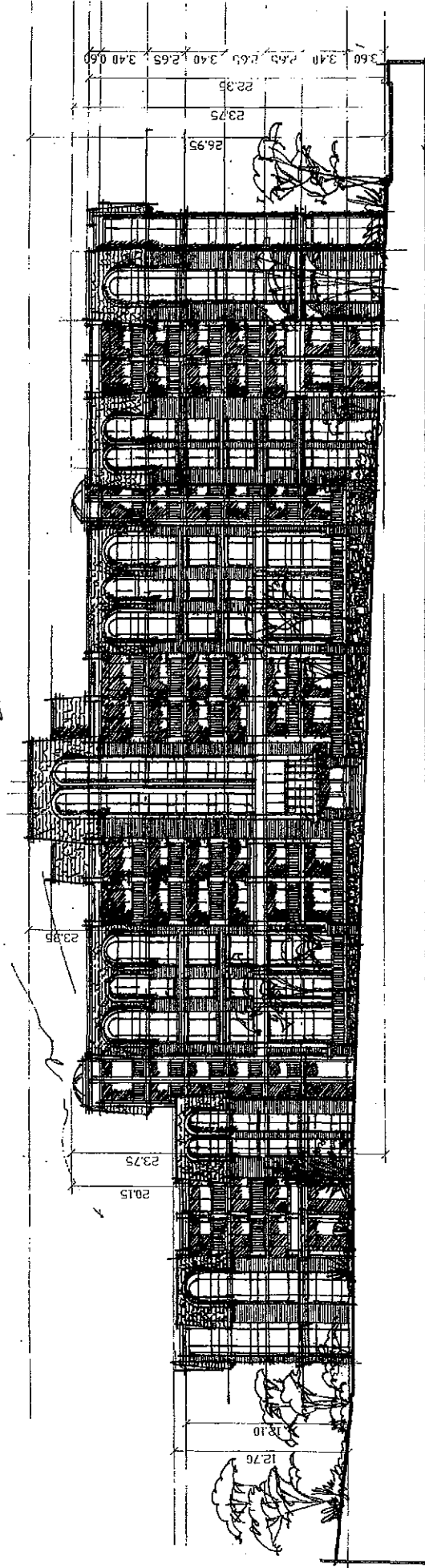
Development Planning Department

Attachment 2
 FILE No.:
 OP.06.013 & Z.06.035
 Not to Scale
 March 19, 2008

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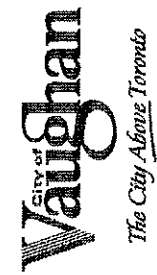
WEST ELEVATION



SOUTH ELEVATION - REGIONAL ROAD 7

Phase Two Elevations

Part of Lot 6,
Concession 7
APPLICANT: 1643750 ONTARIO LIMITED
(RICE DEVELOPMENTS)



Development Planning Department

Attachment 3
FILE No.:
OP.06.013 & Z.06.035
Not to Scale
March 19, 2008

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