

**COMMITTEE OF THE WHOLE JUNE 16, 2008**

**OFFICIAL PLAN AMENDMENT FILE OP.08.003  
1720447 ONTARIO LIMITED  
REPORT #P.2008.13**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.003 (1720447 Ontario Limited) BE APPROVED, to amend OPA #210 (Thornhill-Vaughan Community Plan), as amended, to permit an increase in the total approved number of units on the subject lands shown on Attachment #1, from 223 to 238 (ie. an additional 15 apartment units), to facilitate the proposed high density development as shown on Attachment #2.

**Economic Impact**

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

**Communications Plan**

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm-Yorkhill Residents Association. Through this circulation, no comments were received regarding the subject application by the Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 7, 2008, was ratified by Council on April 14, 2008.

**Purpose**

The Owner has submitted an application to amend the Official Plan on the subject lands shown on Attachment #1, specifically OPA #210 (Thornhill Community Plan) as amended, to permit an increase in the total approved number of units on the subject lands, from 223 to 238 (ie. an additional 15 apartment units). The proposed amendment along with the related Zoning By-law Amendment (File Z.08.016) and Site Plan (File DA.07.068) applications would facilitate the overall development of the property for condominium townhouse and apartment units as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands are located on the north side of Steeles Avenue West, east of Bathurst Street, and municipally known as 520 Steeles Avenue West, as shown on Attachment # 1. The subject lands have frontage of approximately 79.5m on Steeles Avenue West. The surrounding land uses are shown on Attachment #1.

The subject lands are designed "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #247 and OPA #572. The lands 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 development of 61 townhouses and 162 apartment units (223 units), upon the City's approval of a site plan application.

## Policy Context

### Places to Grow

The Provincial Places to Grow Plan for the Greater Golden Horseshoe (2006), promotes and facilitates intensification throughout built-up areas. It plans for a range and mix of housing that attracts a diverse and compatible mix of land uses to support vibrant neighbourhoods. The plan encourages intensification to provide high quality site design and urban design standards that create attractive and vibrant places; supports transit, walking, and cycling for every day activities; achieves higher densities than surrounding areas; and achieves an appropriate transition of built form to adjacent areas. The intent of the proposed development achieves the goals and objectives of the Growth Plan.

### Regional Official Plan

The Region of York Official Plan designates the subject property as "Urban Area". Steeles Avenue West is designated as a "Regional Corridor". The Regional Official Plan includes policies that encourage different housing forms, sizes and tenures. Policy 4.3.6 of the Regional Official Plan encourages housing to be provided on underutilized sites, and on single use development sites with full municipal services. The proposal is also consistent with Regional Official Plan policies to direct development to existing built-up portions of Urban Areas (Section 5.2.4) and to locating high density development adjacent to transit-intensive arterial roads (Section 6.2.6). The proposed increase in units conforms with the policies of the Regional Official Plan.

The Regional Planning Department has indicated that the proposed amendment to the Official Plan is a local matter and the Region has exempted it from Regional Approval.

### OPA #210 (Thornhill-Vaughan Community Plan)

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA's #247 and #572. The High Density Residential designation permits apartments and other residential forms of development such as townhouses. OPA #247 included policies to protect the existing Crestwood neighbourhood to the north, from potential adverse impacts arising from the development of the Steeles Avenue Corridor for high density residential purposes. These measures included incentives to place parking underground; provisions for enhanced landscaping; provisions for a distinctive urban design and massing; and maximum building heights and setbacks defined by an angular plan. OPA #572 further amended the policies of OPA #247 to allow for access to Steeles Avenue and to allow for the development of single detached dwellings (ie. south side of Townsgate Drive) in the area originally intended as the landscaped buffer between the high rise development and the residential uses on the north side of Townsgate Drive. The approved policies of OPA #247 as amended, would have permitted the development of a maximum of 223 units (and further identified in the draft zoning by-law at the Ontario Municipal Board as 162 apartment units and 61 townhouses), subject to the approval of an implementing zoning by-law and site plan.

The Owner has submitted an Official Plan Amendment Application (File OP.08.003) to increase the maximum permitted number of units on the subject lands from 223 to 238 units (to achieve 184 apartment units and 54 townhouse units). The proposed development, shown on Attachment #2, is consistent with the building form already approved for the subject lands and adds 15 additional units within a proposed 14 storey apartment building (15 storeys is currently permitted by the draft zoning by-law at the OMB). The proposal is compatible with the 12 storey seniors building to the east (Sunrise) and with the townhouses and 8 storey (originally approved for 15 storeys) seniors building located directly to the west (Amica). Accordingly, the Development Department can support the approval of the Official Plan Amendment application.

## Zoning

The subject lands are presently zoned R2 Residential Zone by By-law 1-88, which permits single detached dwellings. However, the property is subject to an Ontario Municipal Board (OMB) Decision Order, which approved a total of 223 units (61 townhouse and 162 apartment units) within an RA3 Apartment Residential Zone upon the City's approval of a site plan application. As indicated above, this zoning by-law amendment application (File Z.08.016) and the related site development application (DA.07.068) to implement the proposed density increase will be considered together at a future Committee of the Whole meeting. The implementing zoning by-law, would be forwarded to the OMB for final approval.

## Vaughan Engineering Department

### i) Servicing

The Vaughan Engineering Department has reviewed the Functional Servicing report for the subject lands and in accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on March 31, 2008, servicing allocation capacity for this development was reserved for 238 residential units (54 townhouses, and 184 apartments). The reservation shall automatically be revoked after a period of one year in the event that a site plan agreement or letter of undertaking has not been executed within this time period.

A formal allocation of this reserved servicing capacity will be required by Council in conjunction with Site Plan Approval, prior to the applicable reservation expiry date, and will be undertaken in the report on the zoning and site plan applications.

### ii) Stormwater Management

The Vaughan Engineering Department has advised that cash-in-lieu of stormwater management quality for this development may be collected at this time based on the Toronto and Region Conservation Authority's current policy and reimbursed to the City once a formal cash-in-lieu policy and subsequent means for collection of funds has been endorsed by Vaughan Council.

### iii) Environmental Assessment Report

The Vaughan Engineering Department has reviewed the ESA requirement for this site.

### iii) Noise

The Vaughan Engineering Department is satisfied with the Noise Report by Valcoustics Canada Ltd., dated March 3, 2008. Any recommendations contained in the noise report, will need to be implemented, prior to the issuance of building permits.

## Site Plan Approval

As indicated earlier, the Owner has submitted an application for site plan approval for the proposed development of the subject lands, as shown on Attachment #2. The site plan application is currently under review by the Development Planning Department and other City Departments and external public agencies, and will require approval from Council, and implemented through a site plan agreement or letter of undertaking, whichever is in effect.

## 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 Transportation Services Department has reviewed the proposed site plan shown on Attachment #2, and has indicated that Regional Staff have no objections to the proposed amendment. Regional Staff will provide technical comments on the site plan application to address matters including, but not limited to, transit, vehicular access and noise attenuation features. The Region has been provided with a traffic impact study and will provide comments on the associated site plan application.

### **City of Toronto**

Steeles Avenue West is under the jurisdiction of the City of Toronto, and they have indicated no objections to the proposed application to amend the Official Plan, and the related Zoning By-law Amendment and Site Plan applications.

### **Conclusion**

The Development Planning Department has reviewed the proposed Official Plan Amendment application to increase the maximum number of units permitted within the "High Density Residential" designation on the subject lands, in accordance with the policies in OPA #210, as amended by OPA's #247 and #572, the Provincial Policy Statement, Places to Grow, York Region Official Plan, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed increase in the permitted number of dwelling units from 223 to 238 units, being an additional 15 residential units to be included within a 14 storey residential apartment building is an appropriate form of development and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Official Plan Amendment application.

### **Attachments**

1. Location Map
2. Conceptual Site Plan

### **Report prepared by:**

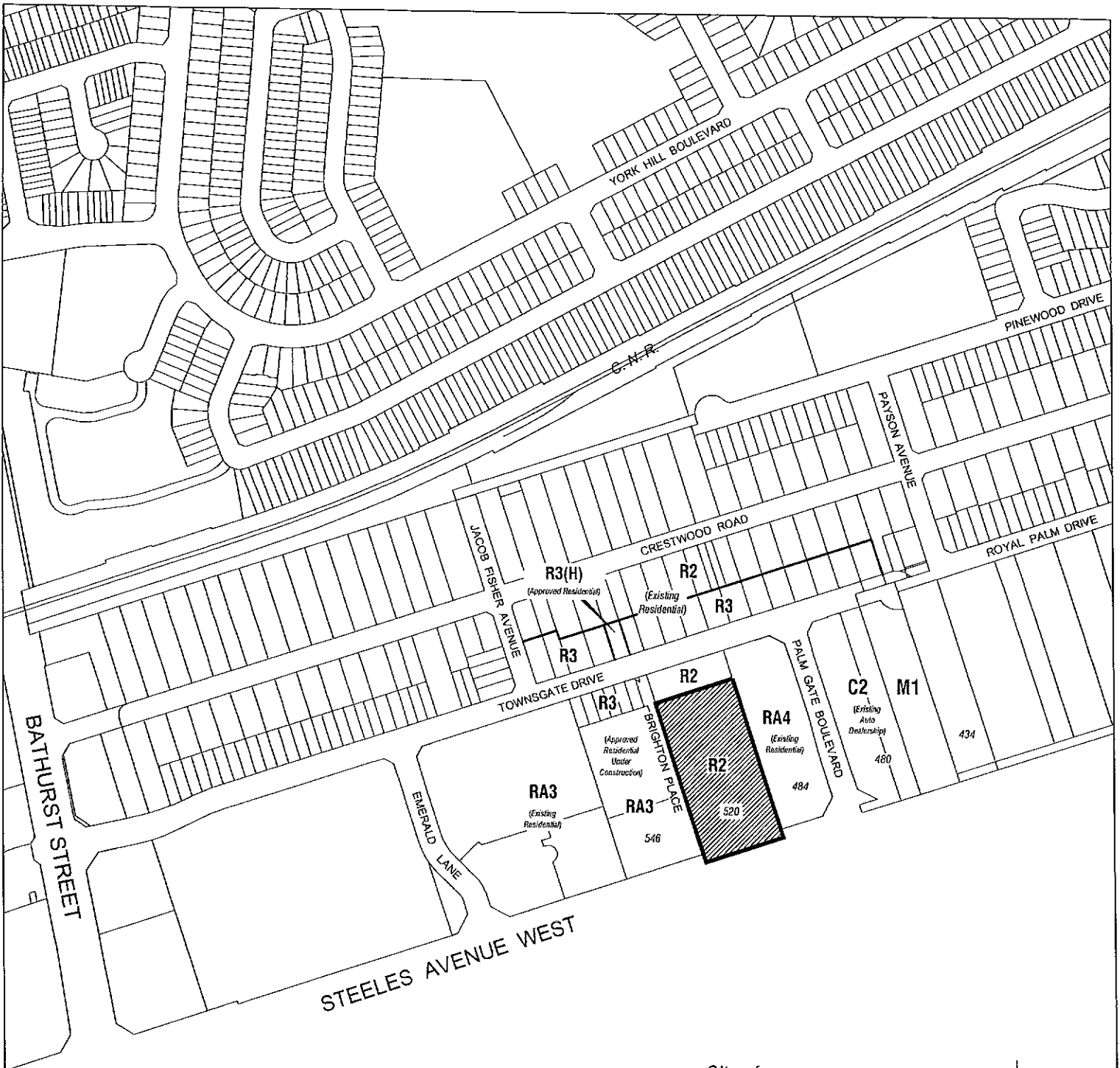
Laura Janotta, Planner, ext. 8634  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Manager of Development Planning

/LG

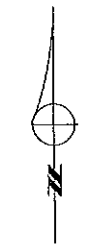


**LEGEND**

- C2 - General Commercial Zone
- M1 - Restricted Industrial Zone
- R2 - Residential Zone
- R3 - Residential Zone
- RA4 - Residential Zone
- RA3 - Apartment Residential Zone
- RA4 - Apartment Residential Zone
- (H) - Holding Provision

Subject Lands

City of  
TORONTO



Not to Scale

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# Location Map

Location:  
Part of Lot 26, Concession 1

Applicant:  
1720447 ONTARIO LIMITED



*The City Above Toronto*

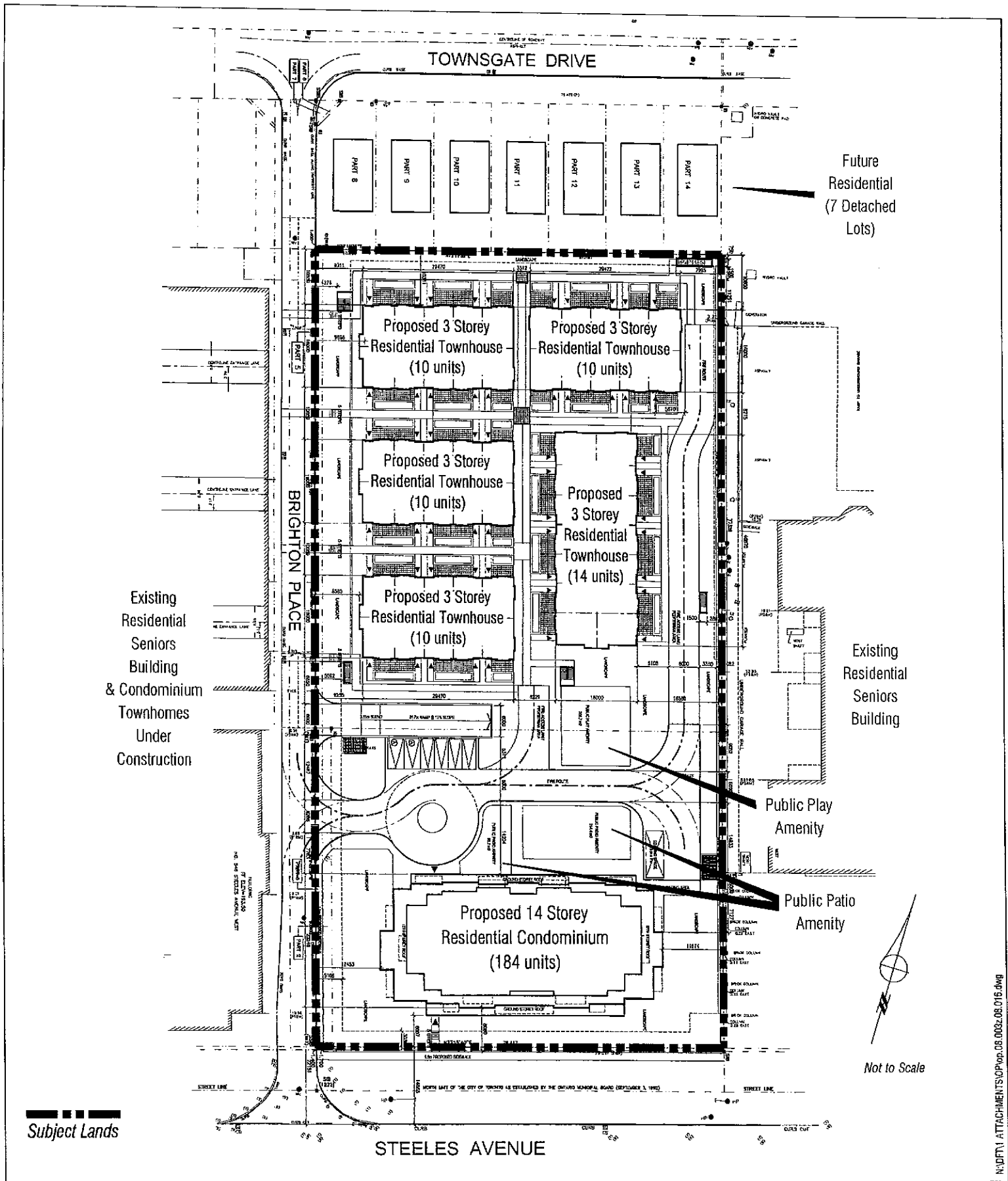
Development Planning Department

# Attachment

File:  
OP.08.003 & Z.08.016

Date:  
June 03, 2008

# 1



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# 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:  
June 03, 2008