

**3.      OFFICIAL PLAN AMENDMENT FILE OP.11.007  
         ZONING BY-LAW AMENDMENT FILE Z.11.032  
         1541677 ONTARIO LIMITED  
         WARD 5**

**P.2011.39**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.007 and Z.11.032 (1541677 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.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: October 21, 2011.
- b)      Circulation Area: Expanded beyond the minimum 150 m, as shown on Attachment #1 and to the Beverley Glen Ratepayers Association.
- c)      Comments Received as of November 1, 2011: None.

**Purpose**

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of two (2) high-rise residential apartment buildings (18 and 32-storeys), comprised of a total of 560 apartment units connected by a 2-storey podium with recreation amenities and 1,030m<sup>2</sup> of ground floor commercial area fronting onto Bathurst Street as shown on Attachment #3:

- 1.      Official Plan Amendment File OP.11.007, specifically to amend the Thornhill Vaughan Community Plan (OPA #210) to:
  - i)      redesignate the subject lands from "Town Centre Commercial" to "High Density Residential";
  - ii)     increase the permitted density in the "High Density Residential" designation from 148 units per hectare to 658 units per hectare (thereby increasing the number of permitted apartment units on the subject lands from 126 to 560 units (an additional 434 units, and with a floor space index (FSI) of 5.09; and,
  - iii)    permit 1,030 m<sup>2</sup> of ground floor commercial uses in the "High Density Residential" designation, whereas commercial uses are not permitted.
- 2.      Zoning By-law Amendment File Z.11.032 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C2 General Commercial Zone to RA3 Apartment Residential Zone, and to permit the necessary zoning exceptions to the RA3 Apartment Residential Zone to implement the proposed development.

Site-specific zoning exceptions identified through the detailed review of the applications will be addressed when the technical report is completed.

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>On the southwest corner of Bathurst Street and Beverley Glen Boulevard, municipally known as 7890 Bathurst Street, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>"Town Centre Commercial" by OPA #210 (Thornhill Vaughan Community Plan). The Town Centre Commercial designation permits residential apartment uses at a maximum density of 148 units per hectare.</li> <li>The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted density of 3.5 FSI (floor space index) and a maximum building height of 12-storeys by the City of Vaughan Official Plan 2010 (VOP 2010) adopted by Vaughan Council on September 7, 2010 (modified September 27, 2011) and is pending approval from the Region of York. The proposed FSI of 5.09 and the 18 and 32-storey building heights do not conform to VOP 2010.</li> <li>The applications do not conform to the Official Plans, and therefore, an Official Plan Amendment is required.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>C2 General Commercial Zone, subject to Exception 9(4) by Zoning By-law 1-88.</li> <li>The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed residential and commercial uses in a high density residential building form on</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
	Development Standards	<p>the subject lands, and with the proposed heights and density, will be reviewed in the context of compatibility with other uses on the site and the surrounding existing and planned land use context.</p> <ul style="list-style-type: none"> <li>▪ The appropriateness of the development standards required to implement the proposal will be reviewed.</li> </ul>
c.	Future Site Development Plan Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application will be required to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, should the applications be approved.</li> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
d.	Urban Design and Architectural Guidelines/Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Urban Design Brief submitted in support of the applications will be reviewed in consideration of the applicable Urban Design and Architectural Guidelines for the area. The proposal should be considered by the Vaughan Design Review Panel.</li> <li>▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.</li> </ul>
e.	Traffic Impact Study and Parking	<ul style="list-style-type: none"> <li>▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li> <li>▪ Parking is proposed at a rate of 1.2 spaces per unit (1.05 spaces/unit plus 0.15 for visitors) and 3.0 spaces per 100m<sup>2</sup> of commercial gross floor area. A parking study has been submitted in support of the applications, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.</li> </ul>
f.	Phase 1 Environmental Site Assessment	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
g.	Functional Servicing Report/Sewer and Water Allocation	<ul style="list-style-type: none"> <li>The Functional Servicing Report submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. Allocation required for the proposed development will be reviewed. The availability of water and sanitary sewage servicing capacity for the proposal must be identified and allocated by Council, if approved; use of the Holding Symbol "(H)" may be required, if servicing capacity is unavailable.</li> </ul>
h.	Density Bonusing	<ul style="list-style-type: none"> <li>The proposed density exceeds Official Plan policy permissions, therefore, opportunities to achieve public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be considered in establishing the appropriate site density, and if approved, density bonusing policies incorporated into the implementing Official Plan Amendment.</li> </ul>
i.	Bathurst Street Road Widening and Future Transit	<ul style="list-style-type: none"> <li>Bathurst Street is identified as a Rapid Transit Corridor by the Region of York Official Plan. Future road widenings and the integration of future transit facilities will be reviewed together with opportunities for limited on-street parking, to the satisfaction of York Region Transportation Services Department.</li> </ul>
j.	Studies and Supporting Material	<ul style="list-style-type: none"> <li>The Planning Justification Report, Pedestrian Level Wind Study and the Sun Shadow Study submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the applications.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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 comment. Any issues will be addressed when the technical report is considered.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

## **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Perspective (North-West)

## **Report prepared by:**

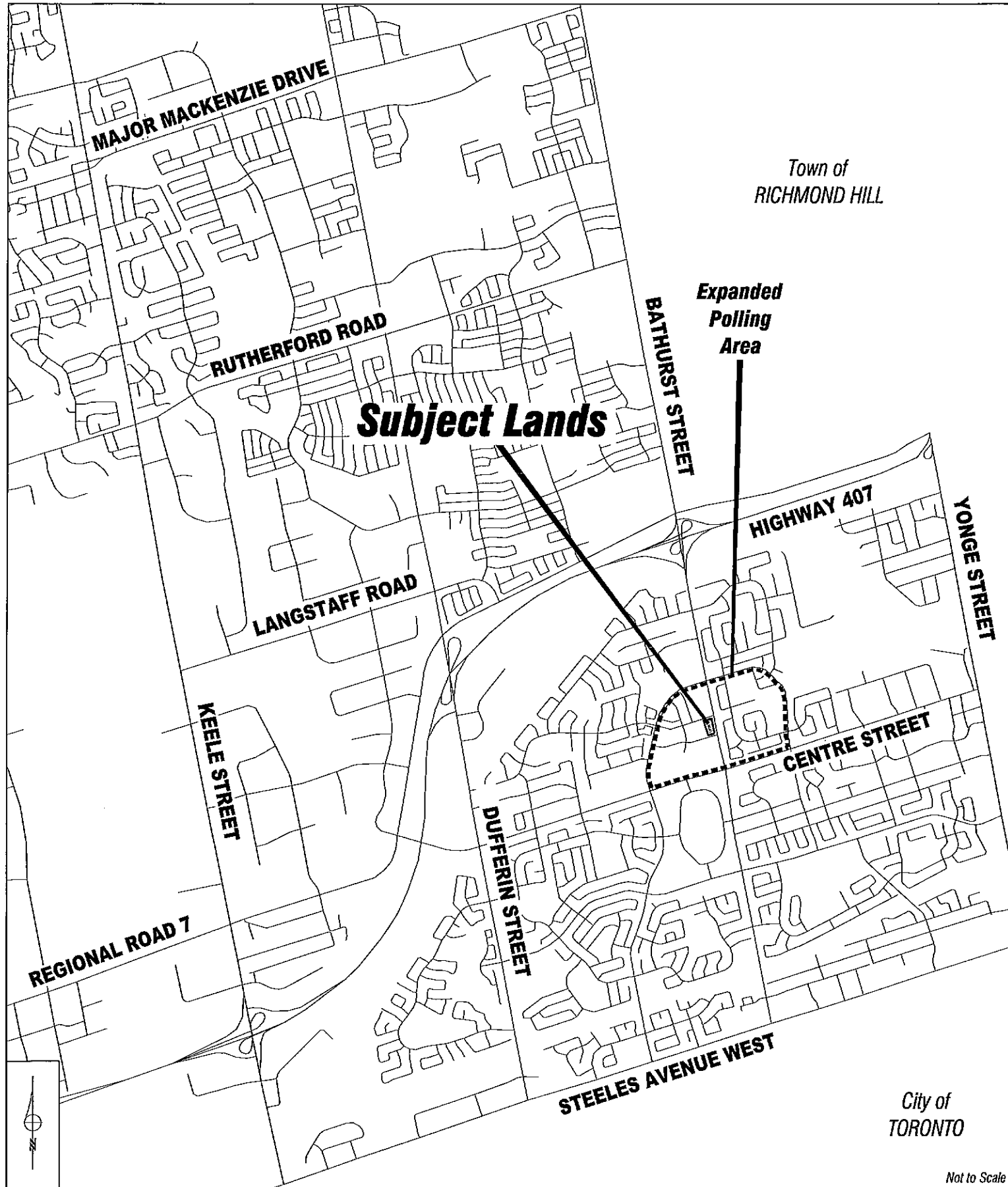
Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part Lot 7, Concession 2

APPLICANT:  
1541677 Ontario Limited.

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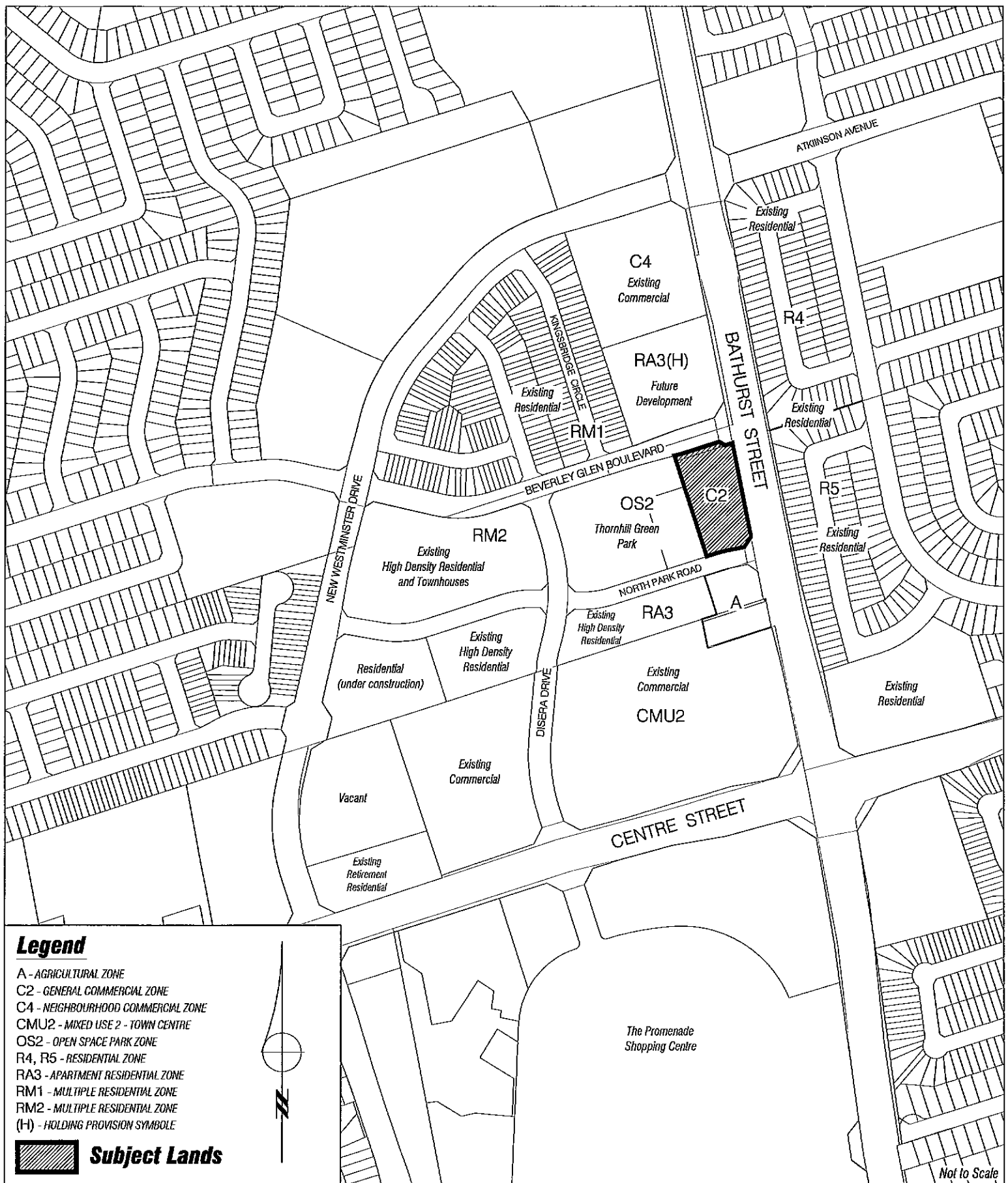


## Attachment

FILE:  
OP.11.007, Z.11.032

DATE:  
October 25, 2011

# 1



## Location Map

LOCATION:  
Part Lot 7, Concession 2

APPLICANT:  
1541677 Ontario Limited.

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## Attachment

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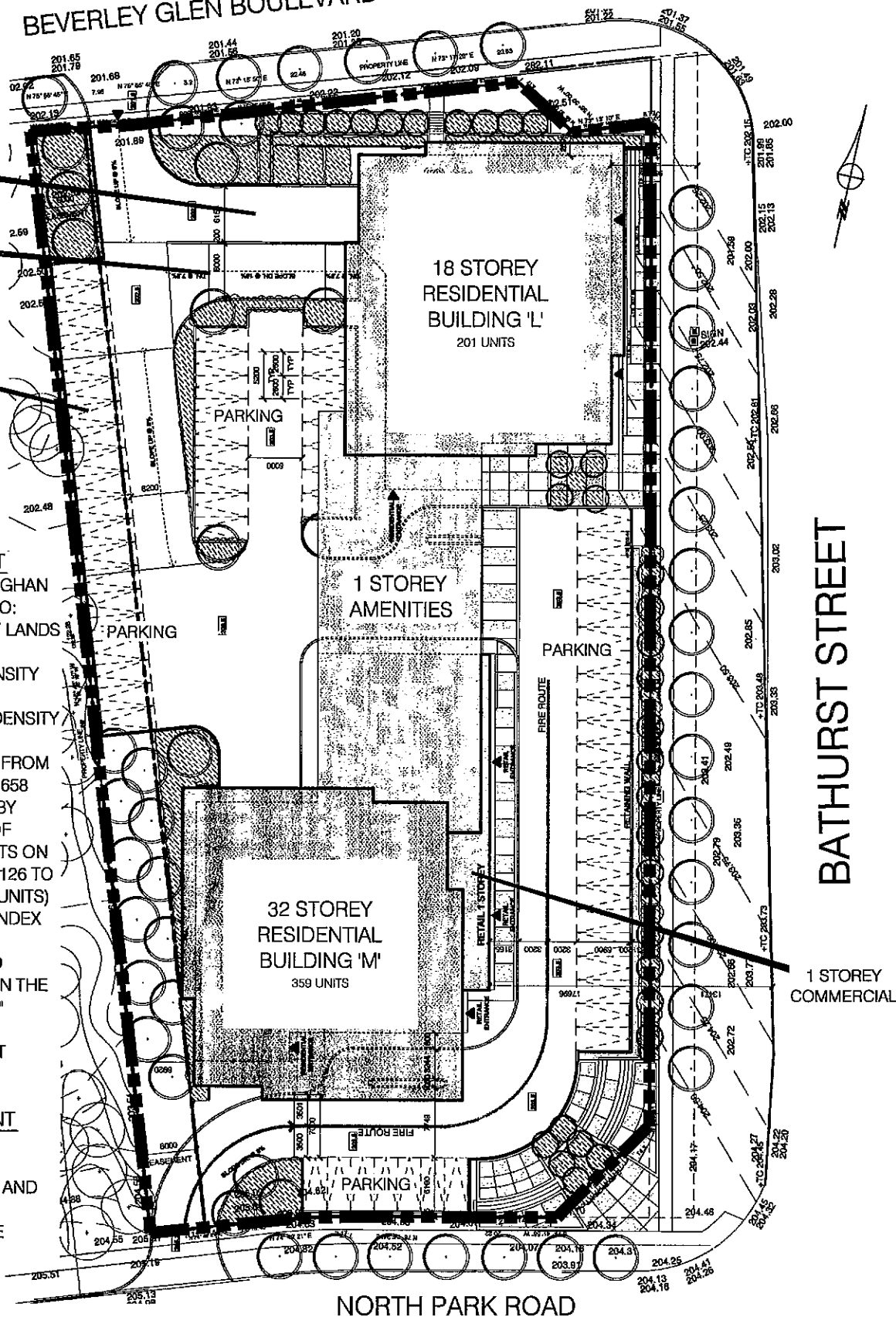
BEVERLEY GLEN BOULEVARD

LOADING AREA  
RAMP TO UNDERGROUND PARKING  
6m EASEMENT

**OFFICIAL PLAN AMENDMENT**  
TO AMEND THE THORNHILL VAUGHAN  
COMMUNITY PLAN (OPA #240) TO:

- REDESIGNATE THE SUBJECT LANDS FROM "TOWN CENTRE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL";
- INCREASE THE PERMITTED DENSITY IN THE "HIGH DENSITY RESIDENTIAL" DESIGNATION FROM 148 UNITS PER HECTARE TO 658 UNITS PER HECTARE THEREBY INCREASING THE NUMBER OF PERMITTED APARTMENT UNITS ON THE SUBJECT LANDS FROM 126 TO 560 UNITS (ADDITIONAL 434 UNITS) AND WITH A FLOOR SPACE INDEX (FSI) OF 5.09; AND,
- PERMIT 1,030m<sup>2</sup> OF GROUND FLOOR COMMERCIAL USES IN THE "HIGH DENSITY RESIDENTIAL" DESIGNATION, WHEREAS COMMERCIAL USES ARE NOT PERMITTED.

**ZONING BY-LAW AMENDMENT**  
TO REZONE FROM C2 GENERAL  
COMMERCIAL ZONE TO RA3  
APARTMENT RESIDENTIAL ZONE AND  
TO PERMIT NECESSARY ZONING  
EXCEPTIONS TO IMPLEMENT THE  
PROPOSED DEVELOPMENT.



SUBJECT LANDS

Not to Scale

# Conceptual Site Plan

LOCATION:  
Part Lot 7, Concession 2

APPLICANT:  
1541677 Ontario Limited.

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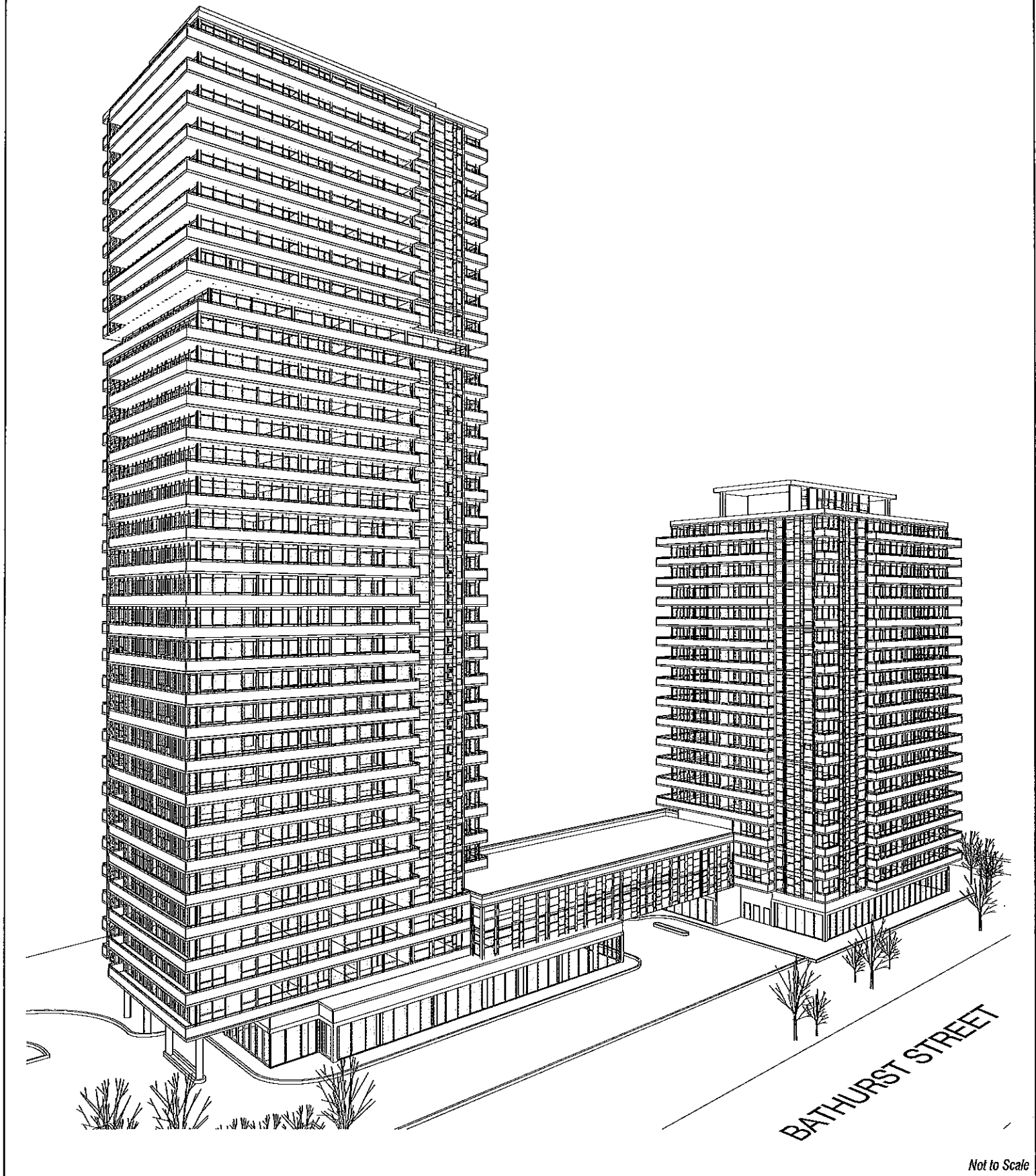
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DATE:  
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3





## Conceptual Perspective (North-West)

APPLICANT:  
1541677 Ontario Limited

LOCATION:  
Part Lot 7, Concession 2



## Attachment

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OP.11.007, Z.11.032

DATE:  
October 25, 2011

# 4