

**OFFICIAL PLAN AMENDMENT FILR OP.05.027  
ZONING BY-LAW AMENDMENT FILE Z.05.059  
SITE DEVELOPMENT FILE DA.05.061  
PROMENADE PARK LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT the status report on Official Plan Amendment File OP.05.027, Zoning By-law Amendment File Z.05.059, and Site Development Amendment File DA.05.061 (Promenade Park Limited), BE RECEIVED as information.

**Economic Impact**

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

**Purpose**

On September 18, 2006, the Committee of the Whole requested a status report with respect to Official Plan Amendment File OP.05.027, Zoning By-law Amendment File Z.05.059 and Site Development Amendment File DA.05.061 (Promenade Park Limited).

**Background - Analysis and Options**

On January 27, 2003 Council approved OP.02.013 and Z.02.044 to permit an increase in the maximum net density from 148 units/ha to 283 units/ha (from 203 units to 340 units) and that the implementing by-law permit 35m<sup>2</sup>/unit lot area; increase the maximum building height from 44m to 46m (16 storeys); reduce the parking standard of 1.3 spaces/unit.

Area residents in turn appealed Council's decision to the Ontario Municipal Board, however, the OMB in its' decision dated July 22, 2003 upheld Councils approval respecting the Official Plan and Zoning By-law Amendment applications. As a result the Owner was permitted to construct 2 16-storey high-rise buildings having a total of 340 units.

In December of 2005 the Owner submitted the following applications to amend the Official Plan and Zoning By-law and existing Site Plan on the subject lands shown on Attachment #1, specifically:

1. To further amend OPA No. 210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #590 by increasing the permitted maximum net residential density on the applicant's over all lands shown as Phases I and II on Attachment #2, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units under the Official Plan from 340 to 373 units, which represents an increase of 33 units on the Phase II lands from the permitted 172 units to 205 units.
2. Amend the site-specific Zoning exception 9(480) to By-law 1-88 by providing the following additional exceptions:
  - a) an increase in the permitted maximum building height for the southerly Phase II Building "B" as shown on Attachment #2, from 46m to 56.75m, thereby increasing the height of the apartment building from 16 to 19 storeys;

- b) a decrease in the required minimum lot area per unit from 35m<sup>2</sup>/unit to 31.1m<sup>2</sup>/unit; and,
- c) a decrease in the required minimum amenity space from 17,120m<sup>2</sup> to 10,182m<sup>2</sup>, respecting the applicant's overall lands for the combined Phases I and II.

The above-noted amendments will facilitate approval of the Site Development Application (File DA.05.061) for a 56.75m (19 storey) high, 205 unit residential condominium apartment building (Building "B") on the Phase II lands shown on Attachment #2. The Phase I lands are currently being developed for a 16-storey, 168 unit condominium apartment building (Building "A")

The subject lands as shown on Attachment #1 are located at the northwest corner of West Promenade and Promenade Circle, being Block 7 on Registered Plan 65M-2325, City of Vaughan. The 1.198 ha irregular-shaped lot has 66.85m frontage along West Promenade and a 178.85m flankage along Promenade Circle and is under construction with a 16-storey condominium apartment building being Phase I of the Promenade Park development (100 Promenade Circle). The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA No. 590 and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific exception 9(480). The surrounding Land uses are:

- North - residential apartment building (RA3 Apartment Residential Zone)
- South - West Promenade Road; open space park (OS2 Open Space Park Zone)
- East - Promenade Circle Road; Promenade Shopping Mall (C5 Community Commercial Zone)
- West - townhouse development (RA3 Apartment Residential Zone)

On January 27, 2006 a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Crestwood Springfarm York Hill Residents Association. The recommendation of the Committee of the Whole at Public Hearing on February 20, 2006 to receive the Public Hearing report, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 27, 2006.

#### Outstanding Issues

To date, the review of the proposed development applications has not been completed. Two significant issues remain outstanding and require approval by the City of Vaughan Engineering Department and City of Vaughan Council prior to the Development Planning Department proceeding with a technical report:

- The Applicant was notified on February 15, 2006 that a Functional Servicing Report was required as part of the review process for the subject lands. The report was submitted to the City on August 16, 2006 and is presently under review.
- Based on the proposed development applications, allocation of servicing is required for an additional 33 units. In accordance with the City of Vaughan's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity was not committed nor assigned as the proposed development applications were submitted after November 14, 2005.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

## **Conclusion**

Staff recommends that once the outstanding matters outlined in this report are resolved, a future report dealing with the official plan amendment, zoning by-law amendment and site plan will be prepared and submitted for consideration by the Committee of the Whole.

## **Attachments**

1. Location Map
2. Site Plan
3. West Building Elevation
4. North Building Elevation
5. East Building Elevation
6. South Building Elevation

## **Report prepared by:**

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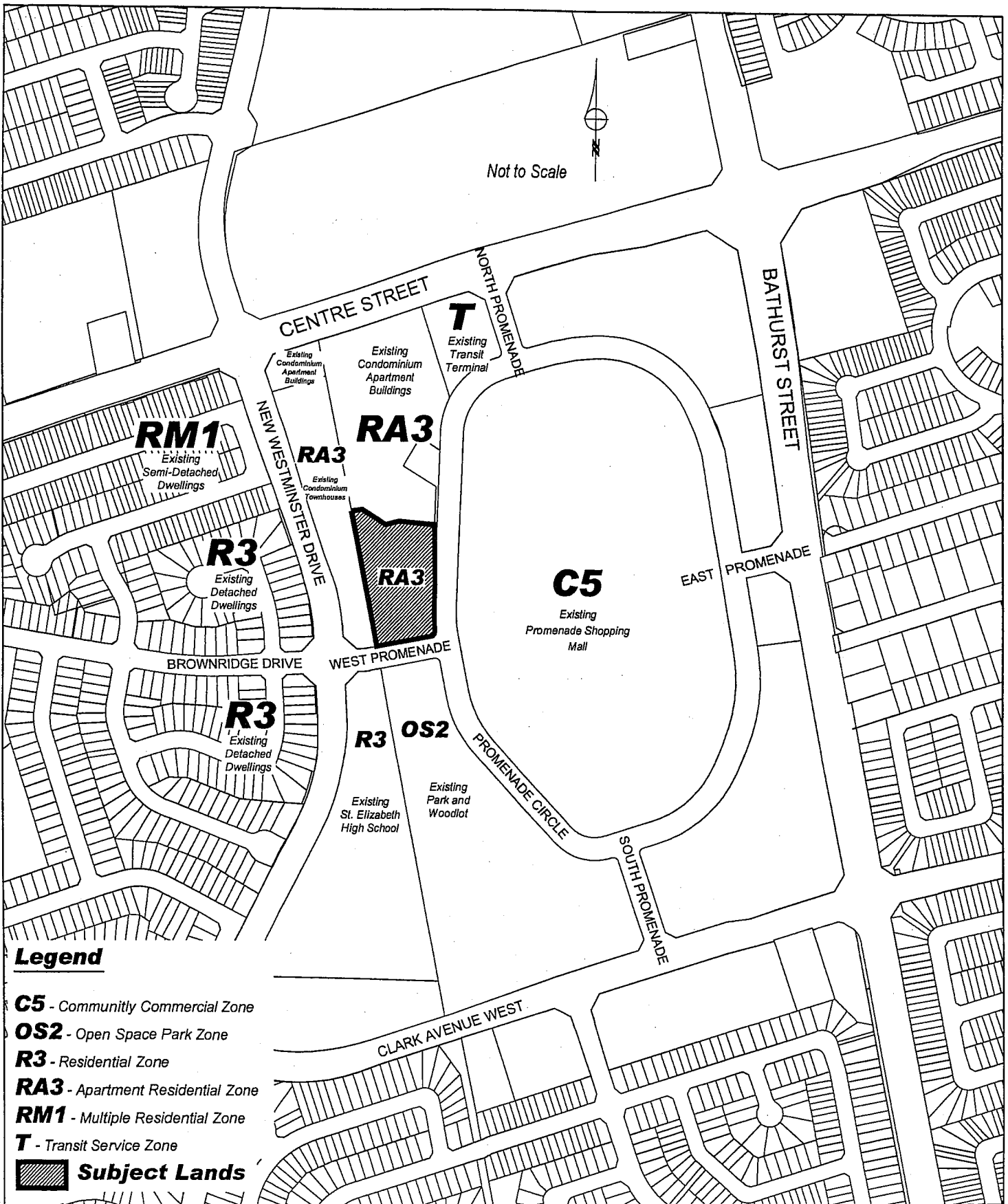
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- C5** - Community Commercial Zone
- OS2** - Open Space Park Zone
- R3** - Residential Zone
- RA3** - Apartment Residential Zone
- RM1** - Multiple Residential Zone
- T** - Transit Service Zone
- Subject Lands**

**Location Map**

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED



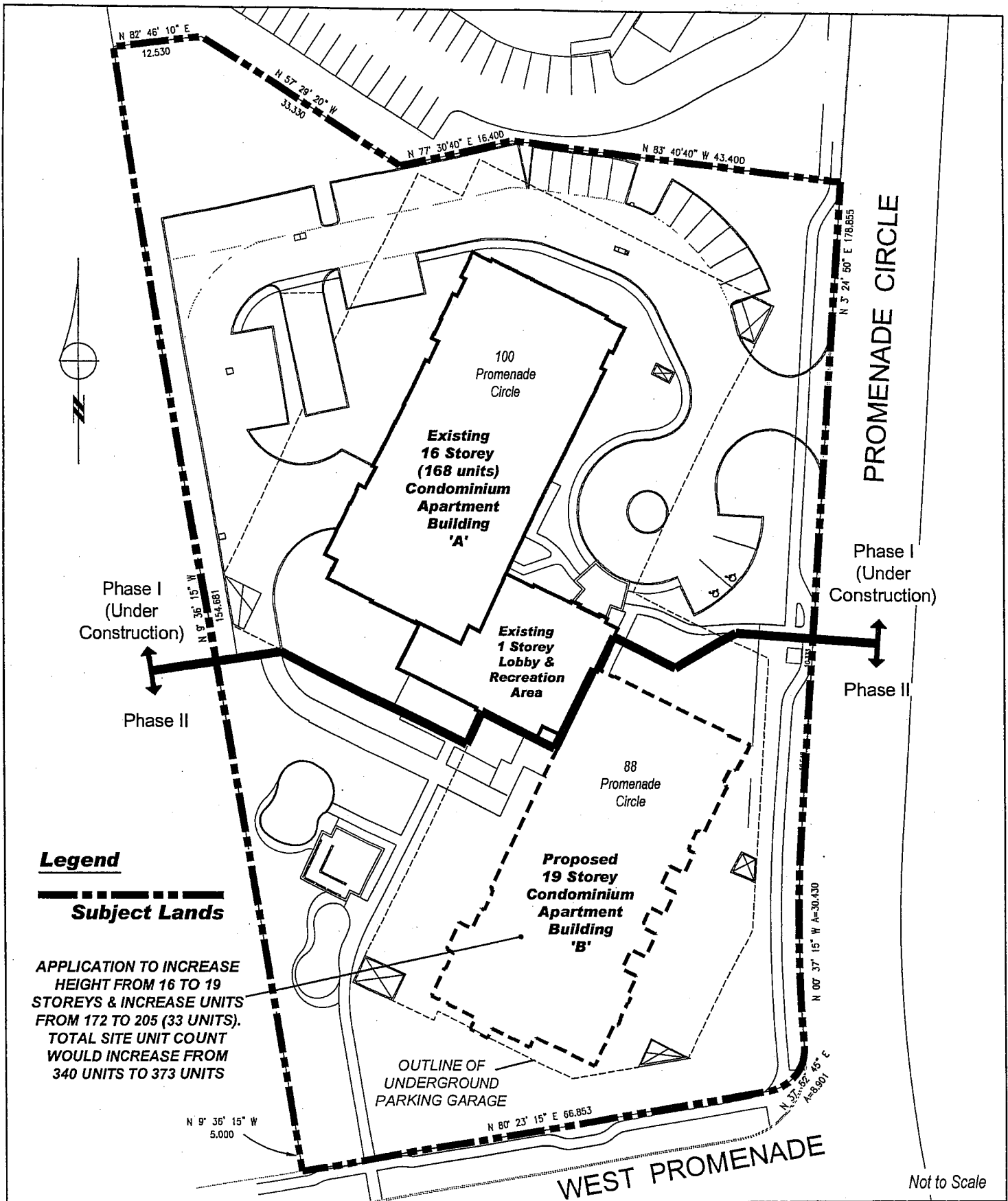
Community Planning Department

**Attachment**

FILE No.:  
DA.05.061/Z.05.059/  
OP.05.027

January 20, 2006

**1**



# Site Plan

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED

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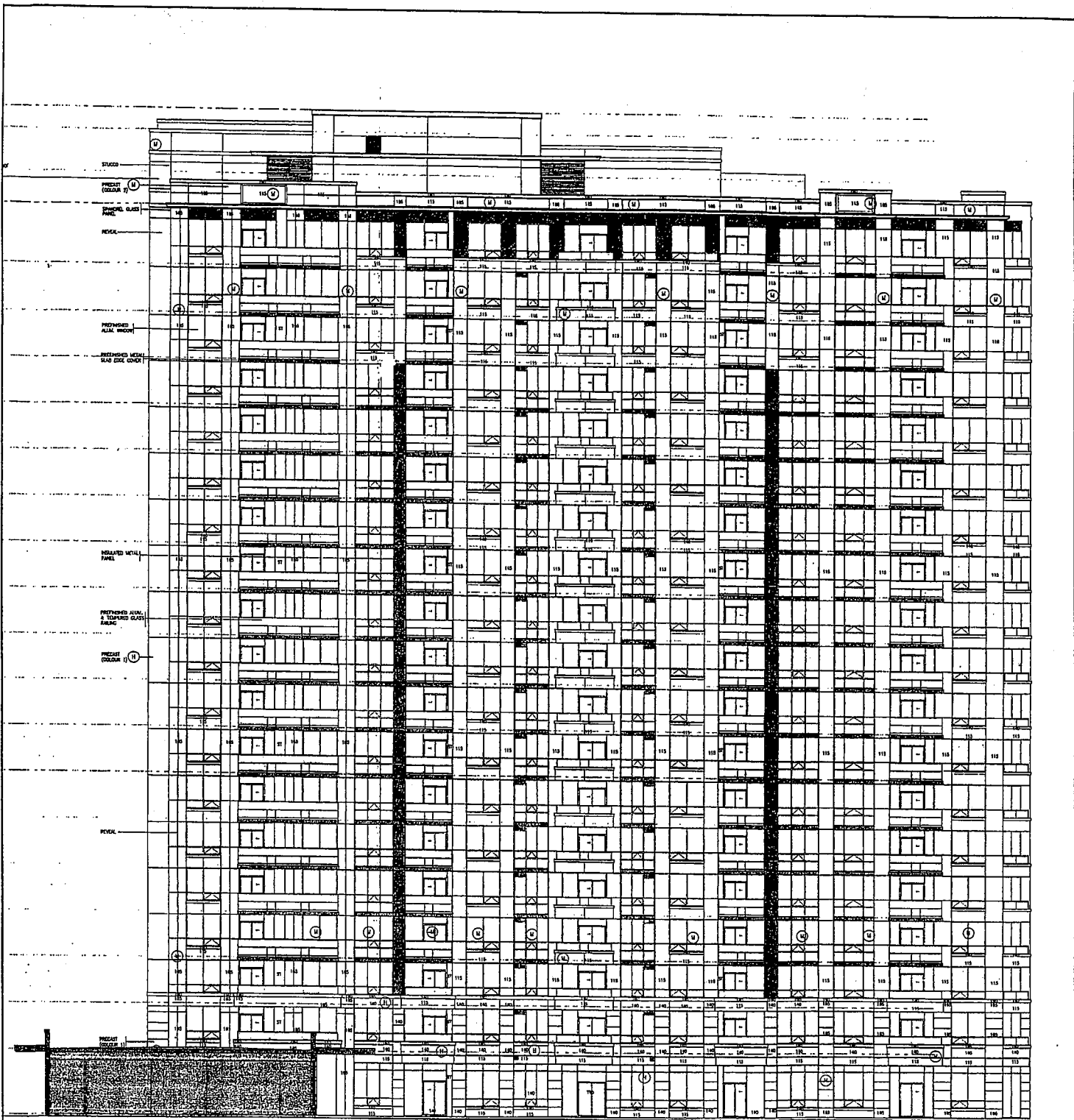
Community Planning Department

# Attachment

FILE No.:  
DA.05.061/Z.05.059/  
OP.05.027

February 7, 2006

# 2



1 WEST ELEVATION  
 A401b PHASE 2 1:100

Not to Scale

# West Elevation - Building 'B'

APPLICANT: PROMENADE PARK LIMITED Part of Lot 5, Concession 2



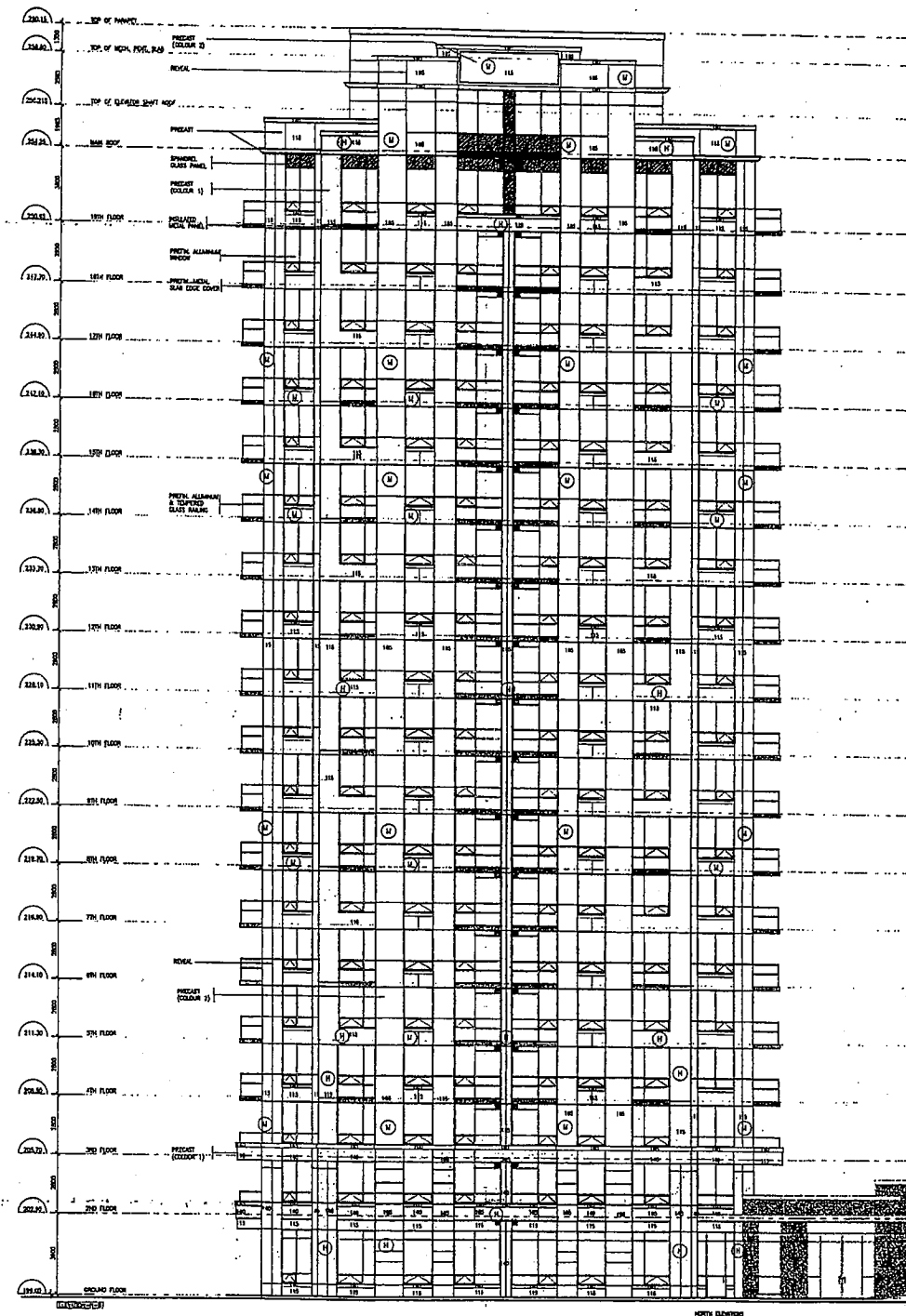
Community Planning Department

# Attachment

FILE No.: DA.05.061/Z.05.059/ OP.05.027

January 20, 2006

# 3



2 NORTH ELEVATION  
140115 PHASE 2 1:100

Not to Scale

# North Elevation - Building 'B'

APPLICANT: PROMENADE PARK LIMITED Part of Lot 5, Concession 2

City of Vaughan  
Community Planning Department

# Attachment

FILE No.: DA.05.061/Z.05.059/  
OP.05.027

January 20, 2006

# 4





