

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 22, 2023
Name of Owner: 1979350 Ontario Inc.
Location: 9810 Bathurst Street
File No.(s): B006/23

Proposal:

The Owner has submitted Consent Application File B006/23 to facilitate the creation of a lot with an area of approximately 19,800 m² (1.98 hectares) and retain an approximately 25,500 m² (2.55 hectares) portion of the Subject Lands.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Residential"

Comments:

On June 25, 2007, Council approved Official Plan Amendment and Zoning By-law Amendment Applications OP.05.023 and Z.05.050 on the Subject Lands to amend the provisions of OPA No. 600 by redesignating the Subject Lands from "Medium Density Residential/Commercial" area to "High Density Residential/Commercial" area to permit residential townhouse units and apartment units at a maximum density of 200 units per hectare, and to rezone the Subject Lands from "A Agricultural Zone" to "RA3 Residential Zone", with an addition of the Holding Symbol "(H)". OPA 674 and By-law 216-2007 implementing Council's decision came into force on October 30, 2007.

The Owner has submitted a consent application to facilitate the phased development of land. The severed lands, which are rectangular in shape, propose a frontage of 285 meters on Geshar Crescent, and the retained lands propose a frontage of 332 meters on Bathurst Street and 45 meters along Geshar Crescent. The severed and retained lands meet the minimum lot frontage requirements of the "RA3(H) Apartment Residential Zone" under Zoning By-law 1-88 and "RM2(H) Multiple Unit Residential Zone" under Zoning By-law 001-2021.

The Owner has prepared a concept plan which contemplates townhouse and mid-rise residential buildings to be located on the severed lot, serviced by a private road network. The form and placement of the buildings and road network will be further refined through the Site Development Application process. The severed lands are anticipated to provide a transitional of built form between the single detached dwellings on the west side of Geshar Crescent and the high-rise development anticipated along Bathurst Street. The Development Planning Department has reviewed the requested severance and does not object to the consent application as it facilitates the development of the site and does not affect the purpose of the Holding Symbol, which requires the allocation of water and sanitary services and site plan approval prior to the completion of the proposed development.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal meets the intent of the Official Plan, complies with the Zoning By-law, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

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