

**1.    OFFICIAL PLAN AMENDMENT FILE OP.04.001  
I + M PANDOLFO INC. IN TRUST  
PRELIMINARY REPORT**

**P.2004.36**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File OP.04.001 (I + M Pandolfo Inc. In Trust) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 23, 2003, the Owner submitted an application to amend the Official Plan to permit a residential apartment use in the "Corporate Centre District" designation on the subject lands. The application also requests to increase the maximum permitted building height from 15 metres (approximately 4 to 5 storeys) to 20-storeys.

The application would facilitate the redevelopment of the 2.39 ha parcel for a mixed-use development that is to include permitted office, commercial, hotel, and performing arts uses with associated parking deck structures, and the existing banquet hall and conference centre.

**Background - Analysis and Options**

The subject lands are located at the southeast corner of Jane Street and Doughton Road (7601 Jane Street), in Lots 4 and 5, Concession 4, City of Vaughan.

The irregular-shaped 2.39 ha site has frontages of 73.7m and 107.3m on Jane Street, 78.3m on Doughton Road and 22m on Peelar Road. The site is developed with a banquet hall and conference centre, and a parking area that is shared with the adjacent arena. A valley corridor traverses through the westerly portion of the site.

The site is designated "Corporate Centre District" by OPA #500 (Vaughan Corporate Centre Plan) and zoned EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(403). The surrounding land uses are:

- North - Doughton Road; employment (EM1 Prestige Employment Area Zone)
- South - employment (EM1 Zone); Peelar Road
- East - arena, employment (EM1 Zone)
- West - office, vacant City lands (EM1 Zone); Jane Street

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the “Corporate Centre District” designation does not permit residential uses and has a maximum building height restriction of 15m (4-5 storeys), thereby requiring an amendment to OPA #500;
- review will be given to the conceptual development plan, which proposes to maintain the banquet hall/conference centre use and add a residential apartment use within a mixed-use development that is to also include permitted office, commercial, hotel, and performing arts uses, with associated parking deck structures; the 20-storey buildings and 5-storey parking structures would be linked through covered pathways on the third floor;
- a zoning amendment application would be required to rezone the subject lands from EM1 Zone to C10 Corporate District Zone, with exceptions to permit a residential apartment use and a maximum building height of 20-storeys;
- the subject lands are located within the Highway #7 Policy Review study area, with a projected completion date of Spring 2004; the study is considering means to encourage redevelopment of this older industrial area southeast of Jane Street and Regional Road #7, to implement the Vaughan Corporate Centre Vision;
- any significant changes to the permitted uses on these lands will require careful consideration of the potential impact on the intended direction of OPA #500 and the Vaughan Corporate Centre;
- several matters to be reviewed through the subject application, including new “Corporate Centre District” uses, building height, access, roads/traffic, parkland dedication, and land use compatibility with adjacent lands, are inter-related with the Highway #7 Policy Review, and there would be a mutual benefit in coinciding the reviews;
- the following studies are required to be submitted in support of the application: planning justification report clearly describing the proposal, including but not limited to the breakdown of the GFA and number of floors occupied by the various uses, projected population, and the density/number of residential units and hotel suites; traffic impact assessment and parking study; functional servicing report; parkland dedication and amenity space study; sun/shade/wind study; and, architectural and urban design guidelines and the impact on schools;
- the City and Toronto and Region Conservation Authority (TRCA) would need to confirm the developable limits of the property, and the appropriate buffers adjacent to the valley, prior to dedication of the valleylands into public ownership; and,
- the Jane Street re-alignment has resulted in vacant public-owned lands between the subject property and Jane Street, which could be considered for acquisition to facilitate a comprehensive redevelopment with street-related and pedestrian and transit-friendly development along Jane Street, in close proximity to the planned subway line and station, and provision of an appropriately located park or amenity area to serve the residential use.

#### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

## **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole report.

In particular, the proposed 20-storey redevelopment of a portion of the banquet hall/convention centre site with a mix of residential, office, commercial, hotel, and performing arts uses, with associated parking deck structures, will need to be comprehensively reviewed together with the Highway #7 Policy Review. Several matters to be reviewed through the subject application, including new "Corporate Centre District" uses, maximum building heights, access, traffic, parkland dedication, and land use compatibility with adjacent lands, are inter-related with the Highway #7 Policy Review, and there would be a mutual benefit in coinciding the reviews. The technical report may be forwarded to the Committee of the Whole upon completion of the Highway #7 Policy Review report.

## **Attachments**

1. Location Map
2. Conceptual Development Plan

## **Report prepared by:**

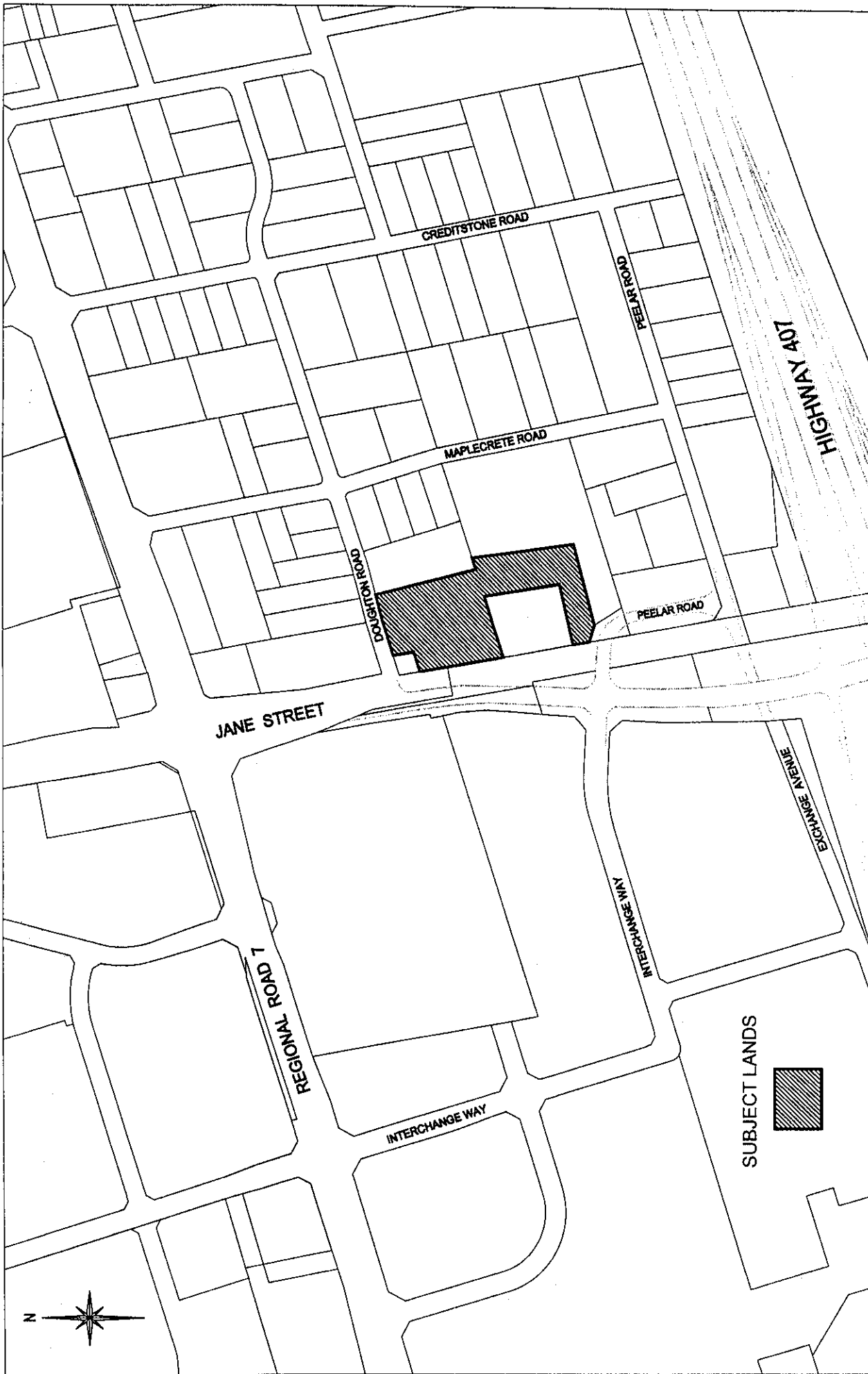
Grant A. Uyeyama, Senior Planner, Development, ext.8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



# Location Map

Part Lots 4 & 5,  
Concession 4

APPLICANT:  
I & M PANDOLFO INC.  
IN TRUST

City of  
**Vaughan**

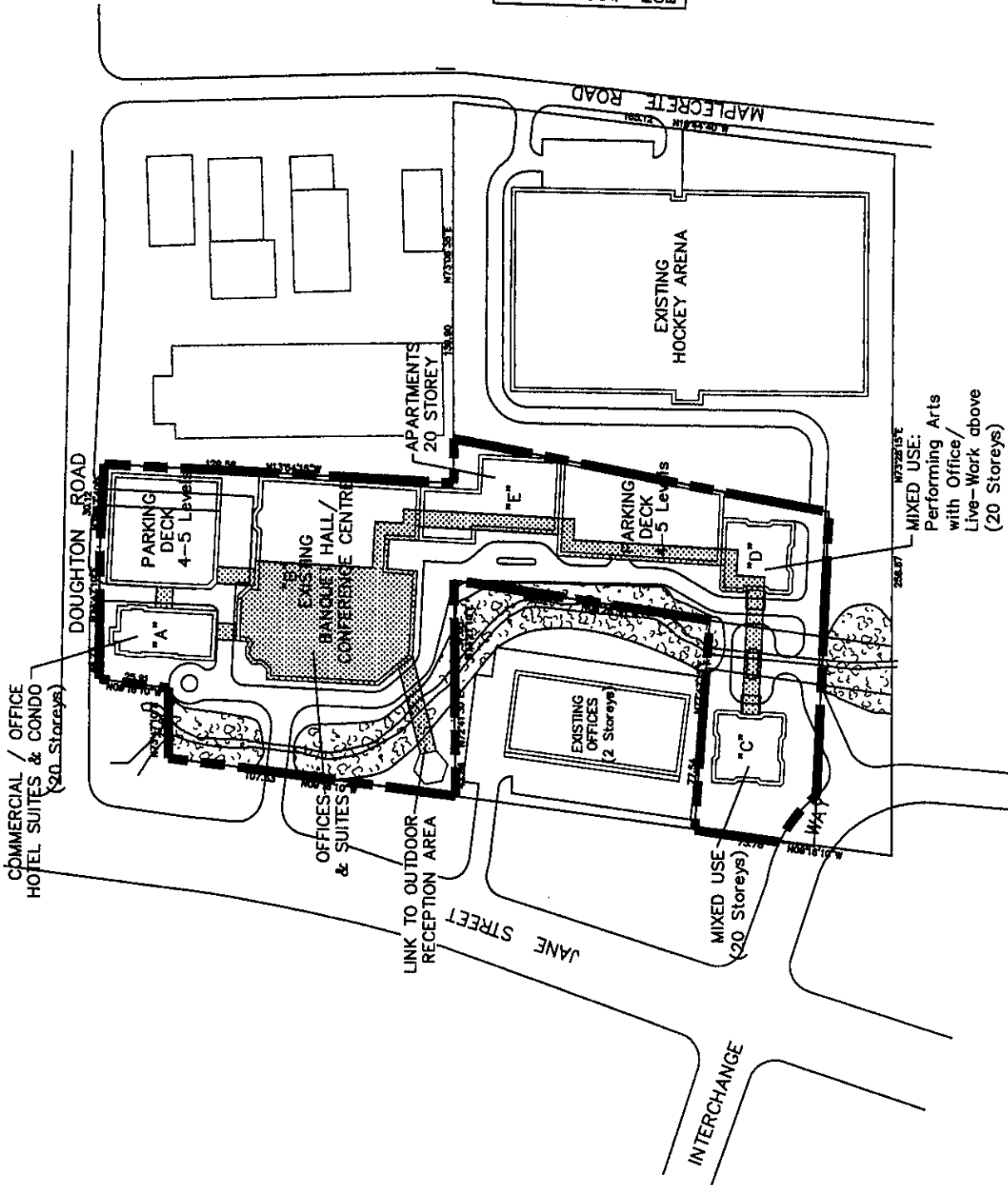
Community Planning Department

# Attachment

# 1

FILE No.:  
OP.04.001

Not to Scale  
January 15, 2004



DEVELOPMENT STATISTICS:

|                           |                       |
|---------------------------|-----------------------|
| TOTAL AREA OF APPLICATION | = 2,398 ha (5.92 ac)  |
| BUILDING # STOREYS        | GFA (m <sup>2</sup> ) |
| "A"                       | 13,200                |
| "B"                       | 15,000                |
| "C"                       | 14,000                |
| "E"                       | 25,200                |
| TOTAL                     | 74,347 m <sup>2</sup> |

FS = 1 : 3.10  
 GROUND FLOOR AREA = 11,726ha  
 BUILDING COVERAGE = 47%

SUBJECT LANDS  
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# Attachment 2

FILE No.: OP.04.001  
 Not to Scale  
 January 15, 2004

## City of Vaughan Community Planning Department

**Conceptual Development Plan**  
 Part Lots 4 & 5,  
 Concession 4  
 APPLICANT:  
 I & M PANDOLFO INC.  
 IN TRUST

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