

**2. OFFICIAL PLAN AMENDMENT FILE OP.05.020
TESMAR HOLDINGS INC.
PRELIMINARY REPORT**

P.2006.47

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.020 (Tesmar Holdings Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted a revised application to amend the Official Plan to redesignate the 1.667 ha site from "Prestige Area" in OPA #450 (Employment Area Plan) to "Vaughan Centre Secondary Plan Area" within OPA #600 with a mixed use category/designation to permit both commercial and residential uses. The application contemplates policies permitting a commercial component having a Floor Space Index (FSI) of 1.0 times the site area and a minimum height of 3 storeys, and a residential component having a Floor Space Index (FSI) of 2.7 times the site area within two towers having a maximum height of 32 storeys.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Jane Street and Riverrock Gate, in Lot 15, Concession 4, City of Vaughan. The 1.667 ha vacant site has 97m frontage on Riverrock Gate and 129m flankage on Jane Street.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1032). The surrounding land uses are:

- North - vacant employment lands (EM1 Prestige Employment Area Zone), subject to development applications (OP.05.005 and Z.05.031) to permit retail commercial uses
- South - Riverrock Gate; employment uses (EM1 Prestige Employment Area Zone)
- East - employment use (EM2 General Employment Area Zone)
- West - Jane Street; automobile dealership and gas bar (C1 Restricted Commercial Zone)

On May 26, 2006 a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and to the Maple Landing Ratepayers' Association, the Maple-Sherwood Ratepayers' Association, CN Rail, MI Developments Inc., the Blessed Trinity Expansion Committee, History Hill, and Paramount Canada's Wonderland. To date, no comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to the Committee of the Whole.

The Owner had originally submitted an Official Plan Amendment application (File OP.05.020) to redesignate the 1.66 ha site from "Prestige Area" in OPA #450 (Employment Area Plan) to "Vaughan Centre Secondary Plan Area" and "High Density Residential Commercial" within OPA #600 to permit a high rise residential apartment development with a Floor Space Index (FSI) of 2.7 times the site area. A Public Hearing previously took place on November 21, 2005. The Maple Landing Ratepayers Association, the Blessed Trinity Expansion Committee and MI

Developments Inc. (Magna International) expressed concern with the application. On March 6, 2006, Council considered a technical report from the Development Planning Department that recommended refusal of the Official Plan Amendment application, and resolved to defer consideration of the application. Subsequently, the applicant submitted the revised mixed residential/commercial proposal, which is the subject of this Public Hearing report.

Preliminary Review

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

- i) the proposed land use change will be reviewed in the context of the Provincial Policy Statement and Regional and City Official Plan policies;
- ii) the appropriateness and compatibility of the proposed mixed commercial and residential uses and density will be reviewed in the context of the site location, potential building form, and compatibility with the surrounding existing, proposed and permitted land uses; and
- iii) the applicant must submit supporting studies, including a planning justification study to determine and assess the impacts of introducing residential uses to an existing Employment Area. In addition, a traffic, functional servicing, environmental, and noise/vibration studies in support of the application will be required for review and approval by the appropriate agencies/departments.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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 meeting. In particular, consideration will be given to the appropriateness of introducing residential uses to an existing Employment Area; land use compatibility and impact on the surrounding land uses; and impacts on the surrounding road network and municipal infrastructure.

Attachments

1. Location Map
2. Concept Site Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

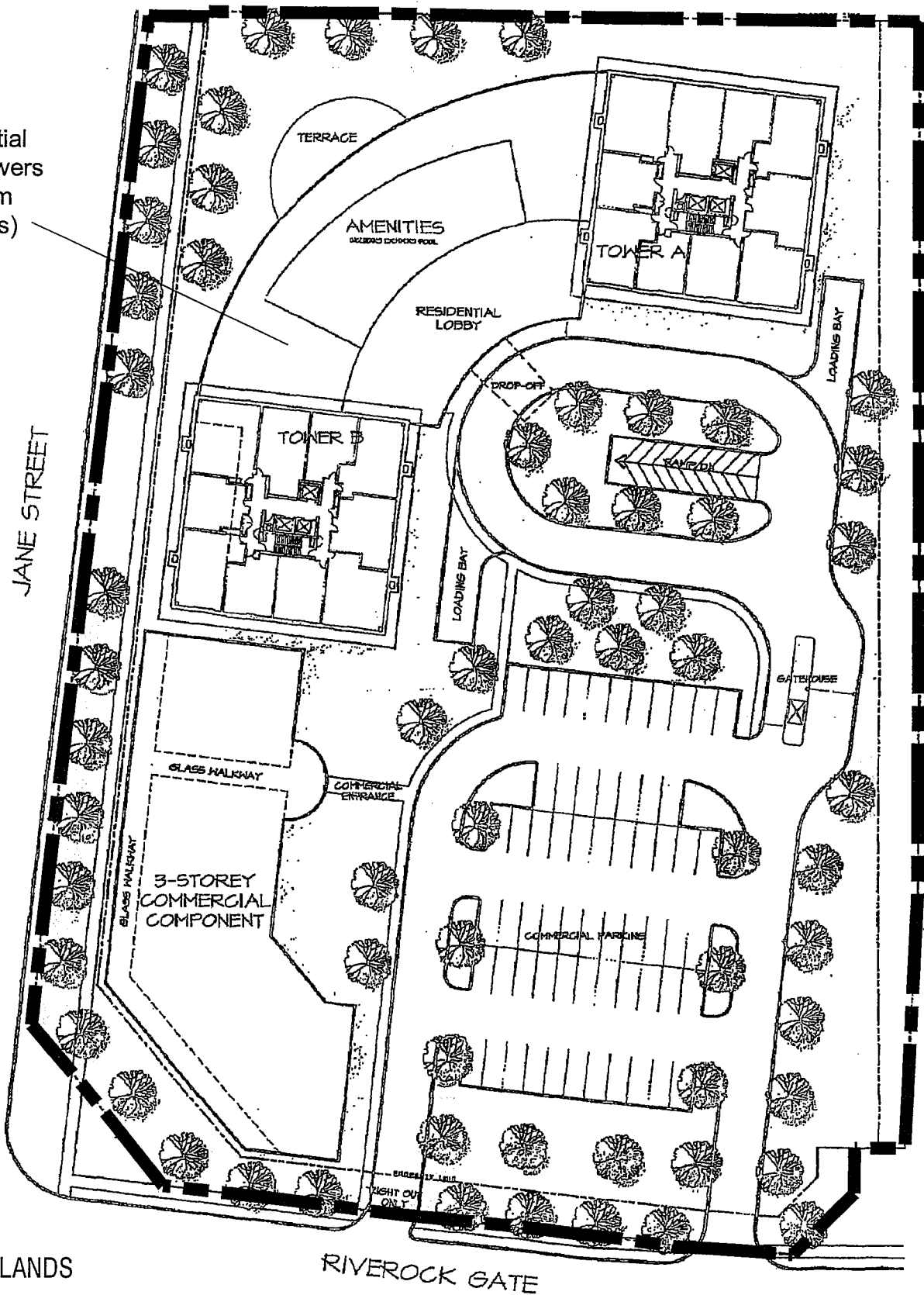
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

2 Residential
Highrise Towers
(Maximum
32 Storeys)



Not to scale

SUBJECT LANDS

Concept Site Plan

Applicant:
TESMAR HOLDINGS INC.

Location:
Part Lot 15, Concession 4



The City Above Toronto

Development Planning Department

Attachment

File:
OP.05.020

Date:
June 9, 2006

2