

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 1, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 26, 2010.

**1 OFFICIAL PLAN AMENDMENT FILE OP.09.007  
ZONING BY-LAW AMENDMENT FILE Z.09.036  
DIBATTISTA FARMS LTD.  
WARD 1**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) **That this matter be deferred in accordance with the written submission of Ms. Diana Santo, MMM Group Limited, 100 Commerce Valley Drive West, Thornhill, L3T 0A1, dated January 8, 2010, on behalf of the applicant;**
- 2) **That staff investigate the allegations of the dumping of fill on the site; and**
- 3) **That the following written submissions be received:**
  - a) **Mr. Ken Schwenger, President, Kleinburg and Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated December 18, 2009; and**
  - b) **Mr. Paul Mantella, Nashville Area Ratepayers Association, dated January 11, 2010.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.09.007 and Z.09.036 (DiBattista Farms Ltd.) 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: December 18, 2009
- b) Circulation Area: 150 m and the Kleinburg and Area Ratepayers Association
- c) Comments Received as of January 4, 2010:
  - The Kleinburg and Area Ratepayers Association are concerned with noise, traffic and lights from heavy equipment, and dust, pollution, smell and wear and tear of the rural roads by large vehicles. In addition, they are concerned with the future loss of agricultural land and expect the City-wide Official Plan review to protect such resources.
  - The Nashville and Area Ratepayers Association does not support the temporary use. Construction yards and equipment storage should be located in corridors that zone for such use, and not near existing and potential future residential.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 1, CW(PH) Report No. 3 – Page 2

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to recognize the existing use of 0.81 ha of the overall 40.47 ha subject lands for the outside storage of construction material:

1. An Official Plan Amendment Application (File OP.09.007) to amend the “Agriculture Area” policies of OPA #600 as follows:

	<b>Official Plan Policy</b>	<b>Proposed Amendment</b>
a.	Agricultural uses remain a priority, and additional (non-farm) land uses are permitted subject to an amendment to the Official Plan, and subject to individual proposals being in conformity with specific evaluation criteria. The temporary use policies of OPA #600 also do not permit any use requiring outside storage.	Official Plan Amendment to permit the existing outside storage of construction materials on a 0.81 ha portion of the overall 40.47 ha subject lands to be maintained for a temporary period not to exceed 6 years.

2. A Zoning By-law Amendment Application (File Z.09.036) to amend Zoning By-law 1-88, specifically to permit the following additional use within the “A” Agricultural Zone, as follows:

	<b>By-law Standard</b>	<b>By-law 1-88 ‘A’ Agricultural Zone Requirements</b>	<b>Proposed Exceptions to the ‘A’ Agricultural Zone</b>
a.	Permitted Uses	Outside storage is not a permitted use.	Permit the outside storage of construction materials as an additional use on a 0.81 ha portion of the overall 40.47 ha subject lands, for a temporary period not to exceed 3 years, with the future option to submit a Zoning By-law Amendment Application to permit the use for an additional 3 year period, for a total maximum period of 6 years.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 1, CW(PH) Report No. 3 – Page 3

**Background - Analysis and Options**

<b>Location</b>	<ul style="list-style-type: none"><li>▪ 11100 Huntington Road, being on the west side of Huntington Road and south of Kirby Road, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
<b>Official Plan Designation</b>	<ul style="list-style-type: none"><li>▪ “Agriculture Area” by OPA #600.</li><li>▪ The subject lands are located within the “Employment Secondary Plan Study Area” as identified by OPA #600.</li><li>▪ The Application to permit the outside storage use (of construction materials) in the “Agriculture Area” designation does not conform to the Official Plan, and therefore, an amendment to OPA #600 is required.</li></ul>
<b>Zoning</b>	<ul style="list-style-type: none"><li>▪ A Agricultural Zone by By-law 1-88.</li><li>▪ The outside storage use (of construction materials) is not permitted in the A Agricultural Zone, and therefore, an amendment to By-law 1-88 is required.</li></ul>
<b>Surrounding Land Uses</b>	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

The overall property is 40.47 ha in size. The temporary 0.81 ha outside storage area, as shown on Attachments #1, #2 and #3 is located adjacent the east side of the CP Rail line, which traverses through the front easterly portion of the site in a northwest to southeast direction.

The materials currently being stored on site are those utilized as part of the construction of sewers and watermains, concrete forming, earthworks and road construction, and typically include: plastic pipes, cement blocks, catch basins and lumber/plywood.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 1, CW(PH) Report No. 3 – Page 4

**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>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"><li>• The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.</li></ul>
b.	Justification for the proposed use	<ul style="list-style-type: none"><li>• The need and justification for the proposed outside storage use on a temporary basis, its size, location and whether it will impact the surrounding area, must be demonstrated in accordance with the policies of OPA #600.</li><li>• The Planning Justification Study submitted in support of the application must be reviewed and approved.</li></ul>
c.	Appropriateness of Proposed Use	<ul style="list-style-type: none"><li>• The appropriateness of the proposed temporary land use will be reviewed in the context of compatibility with the surrounding land uses.</li></ul>
d.	CP Rail	<ul style="list-style-type: none"><li>• The property abuts the CP Rail Line. The application has been circulated to CP Rail for review and comments.</li></ul>
e.	Future Site Plan	<ul style="list-style-type: none"><li>• The Owner will be required to submit a Site Development Application to address issues related to the location, area and size of the open storage area, as well as, landscaping and screening and any setbacks required from the CP Rail line, if the applications are approved.</li></ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The Owner will be required to address the requirements of the TRCA including all violations respecting the removal of the woodlot and interference with the watercourse on the property as identified by the TRCA.</li></ul>

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

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

**Regional Implications**

The applications together with a request for exemption from Regional approval of the Official Plan Amendment was circulated to the Region of York for review and comment. The request for an

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 1, CW(PH) Report No. 3 – Page 5

Official Plan Amendment exemption was considered by the Regional Development Review Committee and denied, as the amendment is for a non-farm development in the agricultural area, and may affect Regional road infrastructure. The Region of York will be the final approval authority on the Official Plan Amendment, should the application be supported by Vaughan Council.

**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 application, 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. Site Plan

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 2, CW(PH) Report No. 3 – Page 2

easterly extension of Pondview Road, in accordance with the Council adopted “A4” Neighbourhood Development Plan (January 20, 1979, as amended March 4, 1980), as shown on Attachment #4. The following site specific exceptions to By-law 1-88 are proposed:

<b>By-law Standard</b>		<b>By-law 1-88 Requirements of the R2 Zone, R1V Zone and Section 3.20</b>	<b>Proposed Exceptions to R2 Zone, R1V Zone and Section 3.20</b>
a.	Minimum Front Yard Setback in an R2 Residential Zone	4.5m, or 6.4m where a garage faces the lot line	4.5m
b.	Maximum Lot Coverage in an R1V Old Village Residential Zone	20%	35% (for retained R1V Lot on Arnold Avenue)
c.	Section 3.20 – Use of Residential Lots	1 dwelling permitted per lot in Registered Plan 4061	Permit a total of 4 dwellings on Lot 43, Registered Plan 4061 (143 Thornridge Drive); and Permit a total of 3 dwellings on Lot 19, Registered Plan 3319 (138 Arnold Avenue)

**Background - Analysis and Options**

<b>Location</b>	<ul style="list-style-type: none"> <li>▪ 143 Thornridge Drive and 138 Arnold Avenue shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
<b>Official Plan Designation</b>	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by OPA #210 (Thornhill Vaughan Community Plan).</li> <li>▪ Proposal to rezone the respective rear portions of the subject lands to R2 Residential Zone to facilitate 5 new lots for single detached dwellings would conform to the Official Plan, and the Council adopted “A4” Neighbourhood Development Plan, as discussed later in this report.</li> </ul>

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 2, CW(PH) Report No. 3 – Page 3

Zoning	<ul style="list-style-type: none"><li>▪ R1V Old Village Residential Zone by By-law 1-88.</li><li>▪ An amendment to the Zoning By-law is proposed to rezone the respective rear portions of the subject lands to R2 Residential Zone in conformity with the “Low Density Residential” designation of the Official Plan, and consistent with the zoning on the residential lands to the west.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

"A4" Neighbourhood Development Plan

The subject lands are located within the A4 Neighbourhood Area of the Thornhill Community. The “A4” Neighbourhood Plan was developed in accordance with Official Plan Amendment No. 70 (former Thornhill Community Plan), with extensive public consultation and public meetings. Vaughan Council adopted the “A4” Neighbourhood Development Plan on January 20, 1979. Additional issues concerning the “A4” Neighbourhood Plan were resolved by the “A4” Subcommittee of Council, Staff and area residents, and Council later adopted a revised “A4” Neighbourhood Development Plan on March 4, 1980, as shown on Attachment #4.

The “A4” Neighbourhood Development Plan provided for the easterly and westerly extensions of Pondview Road from Edward Street, and facilitated the rear lot severances of 146, 148, 154, 158, 162 and 166 Arnold Avenue. The rear of these properties were rezoned to R2 Residential Zone and severed into 15m lot frontages along the new Pondview Road.

The rezoning and severances were appealed to the Ontario Municipal Board (OMB). City Planning Staff attended the OMB hearing in support of the proposed rezonings and severances which were in keeping with the proposed “A4” Neighbourhood Development Plan. The OMB approved the zoning amendment and severance applications on January 21, 1999. Ten dwelling units have since been built on the existing easterly and westerly portions of Pondview Road.

**Preliminary Review**

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



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 2, CW(PH) Report No. 3 – Page 4

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans, and Neighbourhood Development Plan	<ul style="list-style-type: none"> <li>• The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including the City’s Consent (severance) policies, and the Council adopted “A4” Neighbourhood Development Plan (January 1979, as last amended February 1980), as shown on Attachment #4.</li> </ul>
b.	Appropriateness of Proposed Uses and Zoning Exceptions; Servicing Allocation	<ul style="list-style-type: none"> <li>• The appropriateness of rezoning the respective rear portions of the subject lands from R1V Old Village Residential Zone to R2 Residential Zone (minimum 15m lot frontages), will be reviewed with regard to compatibility with the surrounding land uses and the residential lotting pattern on the adjacent lands.</li> <li>• The appropriateness of the proposed zoning exceptions as outlined in the “Purpose” section of this report will be reviewed in greater detail in the technical report. Additional exceptions may be required upon completion of the technical review.</li> <li>• The availability of servicing allocation for the 5 proposed lots will be reviewed. Consideration will be given to placing the Holding Symbol “(H)” on the lands proposed to be severed, if required.</li> </ul>
c.	Flood Line Study	<ul style="list-style-type: none"> <li>▪ The subject lands and area experienced flooding in 2005. As a result, the TRCA and the City require a flood study to be submitted for analysis and review, prior to approval of any development on a property.</li> <li>• The Flood Line Study submitted by the applicant in support of the proposal must be reviewed and approved by the Toronto and Region Conservation Authority and the Vaughan Engineering Department.</li> <li>▪ The Vaughan Engineering Department completed a larger area, Thornhill Storm Drainage Improvement Study in 2007, which also included the subject lands. The application will be reviewed by Vaughan Engineering Department in the context of this study.</li> </ul>

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 2, CW(PH) Report No. 3 – Page 5

d.	Functional Servicing Report	<ul style="list-style-type: none"><li>The Functional Servicing Report submitted in support of the application must be reviewed and approved by the Vaughan Engineering Department.</li></ul>
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>The Thornridge property contains a minor watercourse and the final development limits and any buffer area must be identified and finalized to the satisfaction of the Toronto and Region Conservation Authority, and the Vaughan Engineering Department. Lands beyond the established development limit may be zoned OS1 Open Space Conservation Zone and dedicated to the TRCA or the City.</li></ul>
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"><li>The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.</li></ul>

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

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

**Regional Implications**

The application has 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 application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Lotting & Zoning
4. Council Adopted "A4" Neighbourhood Development Plan

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Carmela, Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 26, 2010.

**3 OFFICIAL PLAN AMENDMENT FILE OP.07.001  
ZONING BY-LAW AMENDMENT FILE Z.09.038  
CASERTANO DEVELOPMENT CORP.  
WARD 4**

The Committee of the Whole (Public Hearing) recommends:

1) That the following be approved:

That the Public Hearing report for Official Plan Amendment File OP.07.001 and Zoning By-law Amendment File Z.09.038 (Casertano Development Corp.) be received, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole following the completion and approval by City of Vaughan Council on the final results of the City's comprehensive Official Plan Review Process;

2) That a special public meeting be held for these applications following the City's approval of the Official Plan;

3) That the following deputations be received:

- a) Mr. Alan Young, Weston Consulting Group Inc., 2010 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant; and
- b) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8; and

4) That the following written submissions be received:

- a) Mr. Maurizio Rogato, Land Development, Tesmar Holdings Inc., Solmar Development Corp., 122 Romina Drive, Concord, L4K 4Z7, dated January 12, 2010; and
- b) Ms. Eileen P. Costello, Aird & Berlis LLP, Barristers and Solicitors, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated January 12, 2010.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Official Plan Amendment File OP.07.001 and Zoning By-law Amendment File Z.09.038 (Casertano Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole following the completion of and in consideration of the final results of the City's comprehensive Official Plan Review Process.

**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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 2

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: December 18, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of January 4, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit six (6) residential condominium towers and two (2) freestanding, 2-storey commercial buildings with ground floor retail commercial uses and second floor office uses, as shown on Attachment #3:

- 1. An Official Plan Amendment Application (File OP.07.001) to amend OPA #600, as amended by OPA #505 and OPA #512, to redesignate the subject lands from “General Commercial” to “High-Density Residential/Commercial”, as follows:

	<b>Official Plan Policy (OPA #600, as amended)</b>	<b>Proposed Amendment to OPA #600, as amended</b>
a.	The maximum permitted density in a High Density Residential-Commercial designation shall be between 60 and 150 units per hectare with building heights to not exceed 12-storeys.	The maximum permitted density in a High Density Residential-Commercial designation shall be 526 units per hectare (4.95 FSI) with a maximum building height of 40-storeys (total 2,050 units).

- 2. A Zoning By-law Amendment Application (File Z.09.038) to rezone the subject lands from C1(H) Restricted Commercial Zone with the Holding Symbol “(H)”, subject to Exception 9(1030) of By-law 1-88, to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, with the following zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 RA3 Zone Requirements</b>	<b>Proposed Exceptions to RA3 Zone</b>
a.	<b>Minimum Lot Area</b>	<b>67 m<sup>2</sup>/unit</b>	<b>25 m<sup>2</sup>/unit</b>
b.	<b>Minimum Front Yard Setback to Jane Street</b>	<b>7.5 m</b>	<b>6.7 m</b>
c.	<b>Minimum Rear Yard Setback to Vaughan Mills Mall Internal Ring Road</b>	<b>7.5 m</b>	<b>6.4 m</b>
d.	<b>Minimum Interior Side Yard Setback (to south property line)</b>	<b>51.5 m</b>	<b>5.1 m</b>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 3

<b>e.</b>	<b>Minimum Exterior Side Yard Setback (North Property Line)</b>	<b>7.5m</b>	<b>5.0m</b>
<b>f.</b>	<b>Maximum Building Height</b>	<b>44 m</b>	<b>134 m</b>
<b>g.</b>	<b>Minimum Required Parking for Residential and Commercial Uses</b>	<b>3,845</b> <b>Residential Parking:</b> <b>1.5 spaces per unit,</b> <b>and 0.25 spaces for</b> <b>visitor parking</b>  <b>Commercial Parking:</b> <b>6.0 spaces/100m<sup>2</sup> GFA</b>	<b>2,572</b> <b>Residential Parking:</b> <b>1.2 spaces per unit,</b> <b>including visitor</b> <b>parking</b>  <b>Commercial Parking:</b> <b>1.04 spaces/100m<sup>2</sup></b> <b>GFA</b>
<b>h.</b>	<b>Commercial Uses</b>	<b>Not Permitted</b>	<b>Permit 4,234 m<sup>2</sup></b> <b>ground floor retail</b> <b>commercial uses and</b> <b>second floor office</b> <b>uses (Blocks "B"</b> <b>and "C" only), and</b> <b>the currently</b> <b>permitted C1 Zone</b> <b>uses in Exception</b> <b>9(1030) listed in Note</b> <b>1 below</b>
<b>i.</b>	<b>Minimum Landscape Strip Abutting a Street Line (North Property Line)</b>	<b>6.0 m</b>	<b>5.0 m</b>

**Note 1: (Currently Permitted C1 Restricted Commercial Zone Uses)**

- Church or Synagogue
- Community Centre
- Day Nursery
- Post Office
- Public, Technical or Private School
- Public Library
- Recreational Uses
- Veterinary Clinic
- Automobile Gas Bar
- Automotive Retail Store
- Banking or Financial Institution
- Brewers Retail, LCBO, Wine Shop
- Boating Showroom
- Business or Professional Office
- Car Wash
- Catalogue Sales
- Club or Health Centre
- Convention Centre accessory to a Hotel
- Eating Establishment
- Funeral Home
- Go-Cart Track
- Hotel
- Ice or Roller Skating Rink
- Laboratory
- Micro Brewery/winery
- Motor Vehicle Sales Establishment
- Golf Course, Miniature Golf, Golf Driving Range
- Office Building
- Personal Service Shop
- Photography Studio
- Pet Grooming Establishment
- Place of Amusement
- Print Shops
- Radio Transmission Establishment
- Retail Nursery
- Retail Store
- Retail Warehouse
- Service or Repair Shops

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010

- Eating Establishment, Convenience
- Tavern

.../4

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 4

- Eating Establishment, Take-Out
- Eating Establishment, Convenience, Drive-Through
- Video Store
- Place of Entertainment, including a multi-screen cinema complex and space provided for the showcasing of various products, services, wares and merchandise

The applications would facilitate the development of the subject lands with the development concept shown on Attachment #3, with the following site statistics:

- a) a site area of 3.9 ha;
- b) 6 residential condominium towers ranging in building height from 26 to 40 storeys (Blocks “A”, “D”, and “E”) connected by 3 to 5 storey podiums containing residential units and amenity spaces;
- c) a total of 2,050 residential units;
- d) 2 freestanding, 2-storey commercial buildings with ground floor retail commercial uses and second floor office uses totaling 4,234 m<sup>2</sup> gross floor area (Blocks “B” and “C” only);
- e) a floor space index (FSI) of 4.95 and density of 526 units/hectare;
- f) a total gross floor area (GFA) 193,120 m<sup>2</sup>;
- g) a total of 2,572 parking spaces; and,
- h) three (3) vehicle points of ingress and egress (one from Jane Street and 2 from the internal Vaughan Mills ring road).

**Background - Analysis and Options**

<b>Location</b>	<ul style="list-style-type: none"> <li>▪ <b>Block 1, Plan 65M-3696, as shown on Attachments #1 and #2.</b></li> <li>▪ <b>On the west side of Jane Street and the east side of the internal ring road of Vaughan Mills Mall, south of Rutherford Road, City of Vaughan.</b></li> </ul>
<b>Official Plan Designation</b>	<ul style="list-style-type: none"> <li>▪ <b>“General Commercial” by OPA #600, as amended by OPA #505 and OPA #512.</b></li> <li>▪ <b>Application to facilitate the development of six (6) residential towers with building heights ranging from 26 to 40 storeys, (2050 units) and 2 retail/office buildings does not conform to the Official Plan.</b></li> </ul>
<b>Zoning</b>	<ul style="list-style-type: none"> <li>▪ <b>C1(H) Restricted Commercial Zone with the Holding Symbol “(H)”, subject to Exception 9(1030), by By-law 1-88.</b></li> <li>▪ <b>Application to facilitate the proposed development does not comply with By-law 1-88.</b></li> </ul>
<b>Surrounding Land Uses</b>	<ul style="list-style-type: none"> <li>▪ <b>Shown on Attachment #2.</b></li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 5

Overall Development Proposal (Casertano Development Corp. and Sandra Mammone)

The subject lands form part of a larger development concept which includes the adjacent property (Sandra Mammone) located to the immediate southwest, as shown on Attachment #5. The overall conceptual comprehensive development includes twelve (12) high-rise condominium apartment buildings, ground-related retail/office and commercial uses, and four 2-storey buildings with commercial uses on the ground floor and office uses above. Both properties include three pairs of towers atop of shared podiums. A 0.7 ha park located at the corner of Jane Street and the proposed extension of Bass Pro Mills Drive would separate the towers into two distinct neighbourhoods. The Applications to amend the Official Plan and Zoning By-law to facilitate the development of the Sandra Mammone lands (Files OP.09.006 and Z.09.037) are also being considered at this Public Hearing.

The combined development details for the properties are as follows:

- Total Site Area: 6.98 ha
- Total # of Residential Units: 3, 650 units
- Total Office/Commercial GFA 9,611 m<sup>2</sup>
- Total Building GFA: 346, 658 m<sup>2</sup>
- Total Parking: 4,643 spaces
- Total Density: 4.96 FSI

In consideration of the large amount of development being proposed in a critical location of Vaughan, and comprising a total of 3,650 new residential units and 9,611 m<sup>2</sup> of office/commercial GFA or a density of almost 5 FSI, and in consideration of the City's comprehensive Official Plan Review Process that is currently being undertaken, it would be prudent to await the final results of the Official Plan Review Process before the subject Casertano and Mammone applications are further considered at a future Committee of the Whole meeting. A recommendation to this effect is included in both Public Hearing reports.

**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 application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies, including emerging policy direction respecting intensification from the City's Official Plan Review.</li></ul>



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 6

b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of permitting the proposed high density residential development with retail and office uses on the subject lands will be reviewed in the context of, but not limited to, the compatibility with the surrounding land uses, built form, urban design, environmental sustainability, parking and traffic.</li> <li>• The appropriateness of the proposed “High Density Residential/Commercial” designation and policies and the proposed rezoning of the subject lands with site-specific zoning exceptions to the RA3 Apartment Residential Zone that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan for the subject lands (Attachment #3) and the conceptual comprehensive site plan (including the Sandra Mammone lands) as shown on Attachment #5.</li> <li>• Exception 9(1030) currently permits a number of commercial uses on the subject lands including but not limited to an Automotive Retail Store, Club or Health Centre, Car Wash, Gas Bar, Boating Showroom, Hotel, Motor Vehicle Sales Establishment, and Retail Warehouse. These uses were originally established on the site as part of the Vaughan Mills Mall approvals. The Owner proposes to maintain all of the currently permitted C1 Zone commercial uses on the subject lands. Review will be given to the merits of maintaining these and other inappropriate commercial uses on the subject lands in the context of the proposed residential, retail and office uses on the subject lands.</li> </ul>
c.	Jane Street Corridor Residential Potential Land Use Review	<ul style="list-style-type: none"> <li>• The applications will be reviewed in consideration of the Jane Street Corridor Residential Land Use Review (2007).</li> </ul>
d.	Urban Design Brief	<ul style="list-style-type: none"> <li>• The Urban Design Brief submitted in support of the applications must be reviewed and approved to the satisfaction of the Development Planning Department.</li> </ul>
e.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> <li>• The Traffic Impact Study and Parking Assessment submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 7

f.	Functional Servicing Report and Allocation	<ul style="list-style-type: none"> <li>• The Functional Servicing Report submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Engineering Department.</li> <li>• Servicing allocation for the proposed development must be identified by Council, if approved. The lands may need to be zoned with the Holding Symbol “(H)”, pending the availability of servicing capacity for the proposed development.</li> </ul>
g.	Environmental Noise and Vibration Feasibility Study	<ul style="list-style-type: none"> <li>• The Environmental Noise and Vibration Feasibility Study submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Engineering Department.</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>• Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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>
i.	Future Site Plan Application	<ul style="list-style-type: none"> <li>• Any Site Development Application submitted to facilitate the proposed development (or phase thereof) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li> </ul>
j.	Environmental Site Assessment	<ul style="list-style-type: none"> <li>• The Environmental Site Assessment submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Engineering Department. The Owner must provide a Record of Site Condition, based on the studies of the qualified environmental consultant and the completion of any necessary remediation work. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.</li> </ul>
k.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>• The applications must be reviewed by the Toronto and Region Conservation Authority.</li> </ul>

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

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 3, CW(PH) Report No. 3 – Page 8

**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. However, prior to the technical report being prepared by the Vaughan Development Planning Department, it will be necessary, given the large amount of development being proposed in a critical location of Vaughan, to await the final results of the City's comprehensive Official Plan Review Process before both the Casertano and adjacent Mammone applications are considered at a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevations
5. Conceptual Comprehensive Plan

**Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 26, 2010.

**4 OFFICIAL PLAN AMENDMENT FILE OP.09.006  
ZONING BY-LAW AMENDMENT FILE Z.09.037  
SANDRA MAMMONE  
WARD 4**

The Committee of the Whole (Public Hearing) recommends:

1) That the following be approved:

That the Public Hearing report for Files OP.09.006 and Z.09.037 (Sandra Mammone) be received, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole following the completion and approval by City of Vaughan Council of the final results of the City's comprehensive Official Plan Review Process;

2) That a special public meeting be held for these applications following the City's approval of the Official Plan;

3) That the following deputations be received:

- a) Mr. Alan Young, Weston Consulting Group Inc., 2010 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant;
- b) Ms. Marilyn Iafrate, 55 Marwood Place, Maple, L6A 1C5; and
- c) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8; and

4) That the following written submissions be received:

- a) Mr. Maurizio Rogato, Land Development, Tesmar Holdings Inc., Solmar Development Corp., 122 Romina Drive, Concord, L4K 4Z7, dated January 12, 2010;
- b) Ms. Eileen P. Costello, Aird & Berlis LLP, Barristers and Solicitors, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated January 12, 2010; and
- c) Mr. David A. Baffa, Ivanhoe Cambridge, 95 Wellington Street West, Suite 300, Toronto, M5J 2R2, dated January 12, 2010.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.09.006 and Z.09.037 (Sandra Mammone) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole following the completion of and in consideration of the final results of the City's comprehensive Official Plan Review Process.

**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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 2

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: December 18, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of January 4, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit six (6) residential condominium towers with ground floor related commercial uses and two (2) freestanding, 2-storey commercial buildings with ground floor retail commercial uses and second floor office uses as shown on Attachment #3:

- 1. An Official Plan Amendment Application (File OP.09.06) to amend OPA #600, as amended by OPA #505 and OPA #512, to redesignate the subject lands from “General Commercial” to “High-Density Residential/Commercial”, as follows:

	<b>Official Plan Policy (OPA #600, as amended)</b>	<b>Proposed Amendment to OPA #600, as amended</b>
a.	The maximum permitted density in a High Density Residential-Commercial designation shall be between 60 and 150 units per hectare with building heights to not exceed 12 storeys.	The maximum permitted density in a High Density Residential-Commercial designation shall be 520 units per hectare (4.98 FSI) with a maximum building height of 35 storeys (total 1,600 units).

- 2. A Zoning By-law Amendment Application (File Z.09.037) to amend By-law 1-88 to rezone the subject lands from EM2 General Employment Area Zone and EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”, subject to Exception 9(881) to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, with the following zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 RA3 Zone Requirements</b>	<b>Proposed Exceptions to RA3 Zone</b>
a.	<b>Minimum Lot Area</b>	<b>67 m<sup>2</sup>/unit</b>	<b>24.9 m<sup>2</sup>/unit</b>
b.	<b>Minimum Front Yard Setback to Bass Pro Mills Drive</b>	<b>7.5 m</b>	<b>0.2 m</b>
c.	<b>Minimum Rear Yard Setback to Vaughan Mills Mall Internal Ring Road</b>	<b>7.5 m</b>	<b>2.0 m</b>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 3

<b>d.</b>	<b>Minimum Interior Side Yard Setback (to west property line)</b>	<b>4.5 m</b>	<b>3.4 m</b>
<b>e.</b>	<b>Maximum Building Height</b>	<b>44 m</b>	<b>102 m</b>
<b>f.</b>	<b>Minimum Required Parking</b>	<b>3,123 spaces (including 400 visitor parking spaces)</b>	<b>2,071 spaces (including 394 shared visitor and commercial parking spaces)</b>
<b>g.</b>	<b>Commercial Uses</b>	<b>Not Permitted</b>	<b>Permit 5,377 m<sup>2</sup> GFA of office and commercial uses consisting of the uses identified in Note 1 below</b>
<b>h.</b>	<b>Minimum Landscape Strip Width Abutting a Street Line</b>	<b>6.0 m</b>	<b>2.0 m at rear property line along Vaughan Mills Mall Internal Ring Road; 0.2 m along Bass Pro Mills Drive</b>

**Note 1: (Proposed Commercial Uses)**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>▪ Retail Store</li> <li>▪ Bank or Financial Institution</li> <li>▪ Business or Professional Office</li> <li>▪ Eating Establishment</li> <li>▪ Eating Establishment, Convenience</li> <li>▪ Eating Establishment, Take-out</li> </ul> | <ul style="list-style-type: none"> <li>▪ Club or Health Centre</li> <li>▪ Personal Service Shop</li> <li>▪ Photography Studio</li> <li>▪ Place of Entertainment</li> <li>▪ Service or Repair Shop</li> <li>▪ Video Store</li> </ul> |
|---|---|

The applications would facilitate the development of the subject lands with the development concept shown on Attachment #3, with the following site statistics:

- a) a site area of 3.08 ha;
- b) 6 residential condominium towers ranging in building height from 25 to 35 storeys (Blocks "A", "B", and "C") connected by 2 to 3 storey podiums containing ground related commercial uses (totaling 3,700 m<sup>2</sup>), residential garden suites and amenity spaces;
- c) a total of 1,600 residential units;
- d) 2 freestanding, 2-storey commercial buildings with ground floor retail commercial uses and second floor office uses totaling 1,677 m<sup>2</sup> gross floor area (Blocks "D" and "E"). The total commercial area located within the podium areas and Blocks "D" and "E" is 5,377 m<sup>2</sup>;
- e) a floor space index (FSI) of 4.98 and density of 520 units/hectare;
- f) a total gross floor area (GFA) of 153,538 m<sup>2</sup>;
- g) a total of 2,071 parking spaces: and,
- h) two (2) vehicle points of ingress and egress from Bass Pro Mills Drive.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 4

**Background - Analysis and Options**

<b>Location</b>	<ul style="list-style-type: none"> <li>▪ 8940 Jane Street; west side of Jane Street, north side of Bass Pro Mills Drive, and south side of the internal ring road of the Vaughan Mills Mall, as shown on Attachments #1 and #2.</li> </ul>
<b>Official Plan Designation</b>	<ul style="list-style-type: none"> <li>▪ “General Commercial” by OPA #600, as amended by OPA #505 and OPA #512.</li> <li>▪ The application to facilitate the development of six (6) residential condominium towers with building heights ranging from 25 to 35 storeys, 1,600 units, and commercial and office uses does not conform to the Official Plan.</li> </ul>
<b>Zoning</b>	<ul style="list-style-type: none"> <li>▪ EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” and EM2 General Employment Area Zone, subject to Exception 9(881), by By-law 1-88.</li> <li>▪ Application to facilitate the proposed development does not comply with By-law 1-88.</li> </ul>
<b>Surrounding Land Uses</b>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

Overall Development Proposal (Sandra Mammone and Casertano Development Corp.)

The subject lands form part of a larger development proposal which includes the adjacent property located to the immediate northeast (Casertano Development Corp.) as shown on Attachment #5. The overall conceptual comprehensive plan includes twelve (12) high-rise condominium buildings, ground-related office/retail and commercial uses and four commercial/retail office buildings. Both properties have three pairs of towers atop a shared podium. The podiums contain ground-related retail/commercial and office uses. A 0.7 ha private park located at the corner of Jane Street and the proposed extension of Bass Pro Mills Drive, will separate the two development proposals into two distinct neighbourhoods. The Applications to amend the Official Plan and Zoning By-law to facilitate the development of the Casertano Development Corporation lands (Files OP.07.001 and Z.09.038) are also being considered at this Public Hearing.

The combined development details for the properties are as follows:

- Total Site Area: 6.98 ha
- Total # of Residential Units: 3, 650 units
- Total Office/Commercial GFA 9,611 m<sup>2</sup>
- Total Building GFA: 346, 658 m<sup>2</sup>
- Total Parking: 4,643 spaces
- Total Density: 4.96 FSI

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 5

In consideration of the large amount of development being proposed in a critical location of Vaughan, and comprising a total of 3,650 new residential units and 9,611 m<sup>2</sup> of office/commercial GFA or a density of almost 5 FSI, and in consideration of the City’s comprehensive Official Plan Review Process that is currently being undertaken, it would be prudent to await the final results of the Official Plan Review Process before the subject Mammone and Casertano applications are further considered at a future Committee of the Whole meeting. A recommendation to this effect is included in both Public Hearing reports.

**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, including emerging policy direction respecting intensification from the City’s Official Plan Review.</li> </ul>
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of permitting the proposed high density residential development with related commercial and office uses will be reviewed in the context of, but not limited to, the compatibility with the surrounding land uses, built form, urban design, environmental sustainability, parking and traffic.</li> <li>• The appropriateness of the proposed amendments to the “High Density Residential/Commercial” designation policies and the proposed rezoning of the subject lands and site-specific zoning exceptions to the RA3 Apartment Residential Zone provisions that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan for the subject lands (Attachment #3) and conceptual comprehensive site plan (including the Casertano Development Corporation land) as shown on Attachment #5.</li> </ul> <p>Review will be given to the appropriateness of permitting the proposed commercial and office uses in the context of the proposed development.</p>



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 6

c.	Designation, Zoning, and Disposition of Future Parcel	<ul style="list-style-type: none"> <li>▪ The appropriate Official Plan designation, zoning category, and disposition of the future parcel to be created at the southwest corner of Jane Street and the future extension of Bass Pro Mills Drive will need to be identified by the applicant. It is noted that the lands immediately to the south are designated as Employment lands and zoned C7(H) Service Commercial Zone.</li> </ul>
d.	Jane Street Corridor Residential Potential Land Use Review	<ul style="list-style-type: none"> <li>• The applications will be reviewed in consideration of the Jane Street Corridor Residential Land Use Review (2007).</li> </ul>
e.	Urban Design Brief	<ul style="list-style-type: none"> <li>• The Urban Design Brief submitted in support of the applications must be reviewed and approved to the satisfaction of the Development Planning Department.</li> </ul>
f.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> <li>• The Traffic Impact Study and Parking Assessment submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.</li> </ul>
g.	Functional Servicing Report and Allocation	<ul style="list-style-type: none"> <li>• The Functional Servicing Report submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Engineering Department.</li> <li>• Servicing allocation for the proposed development must be identified and allocated by Council, if approved. The lands may need to be zoned with the Holding Symbol "(H)", pending the availability of servicing capacity for the proposed development.</li> </ul>
h.	Environmental Noise and Vibration Feasibility Study	<ul style="list-style-type: none"> <li>• The Environmental Noise and Vibration Feasibility Study submitted in support of the applications must be approved to the satisfaction of the Vaughan Engineering Department.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>• Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 7

j.	Future Site Plan Application	<ul style="list-style-type: none"><li>Any Site Development Application submitted to facilitate the proposed development (or phase thereof) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li></ul>
k.	Environmental Site Assessment	<ul style="list-style-type: none"><li>An Environmental Site Assessment has been submitted in support of the applications which must be reviewed and approved to the satisfaction of the Vaughan Engineering Department. The Owner must provide a Record of Site Condition, based on the studies of the qualified environmental consultant and the completion of any necessary remediation work. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.</li></ul>
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>The applications must be reviewed by the Toronto and Region Conservation Authority.</li></ul>

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

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

**Regional Implications**

The application has 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. However, prior to the technical report being prepared by the Vaughan Development Planning Department, it will be necessary, given the large amount of development being proposed in a critical location of Vaughan, to await the final results of the City's comprehensive Official Plan Review Process before both the Mammone and adjacent Casertano applications are considered at a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevations
5. Conceptual Comprehensive Plan

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2010**

Item 4, CW(PH) Report No. 3 – Page 8

**Report prepared by:**

Stephen Lue, Planner, ext. 8210

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)