

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

P.2005.63

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 an 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" and "High Density Residential/Commercial" within OPA #600. The application contemplates a residential apartment building with a maximum Floor Space Index (FSI) of 2.7 times the site area.

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 1.66 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). Development applications (OP.05.005 and Z.05.031) have been filed to permit retail commercial land uses
- South - Riverrock Gate; employment uses (EM1 Prestige Employment Area Zone)
- East - employment use (EM2 General Employment Area Zone)
- West - Jane Street; automobile dealership (under construction) and gas bar (C1 Restricted Commercial Zone)

On October 28, 2005, 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, 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 the comprehensive report to the Committee of the Whole.

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 residential use and density will be reviewed in the context of the site location, potential building form through the submission of a conceptual site plan, and compatibility with the surrounding existing, proposed and permitted land uses will be assessed;
- iii) the applicant must submit supporting studies, including a planning justification study to determine and assess the impacts of adding residential lands to the Vaughan Centre Secondary Plan and the resulting impact of deleting the subject lands from the 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; and
- iv) the availability of servicing capacity must be identified and allocated by Council, if approved.

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 additional residential lands to the Vaughan Centre Secondary Plan in OPA #600, and resulting impact to the Employment Area concerning the deletion of employment lands from OPA #450; land use compatibility and impact on the surrounding land uses; and impacts on the surrounding road network and municipal infrastructure.

Attachments

1. Location Map

Report prepared by:

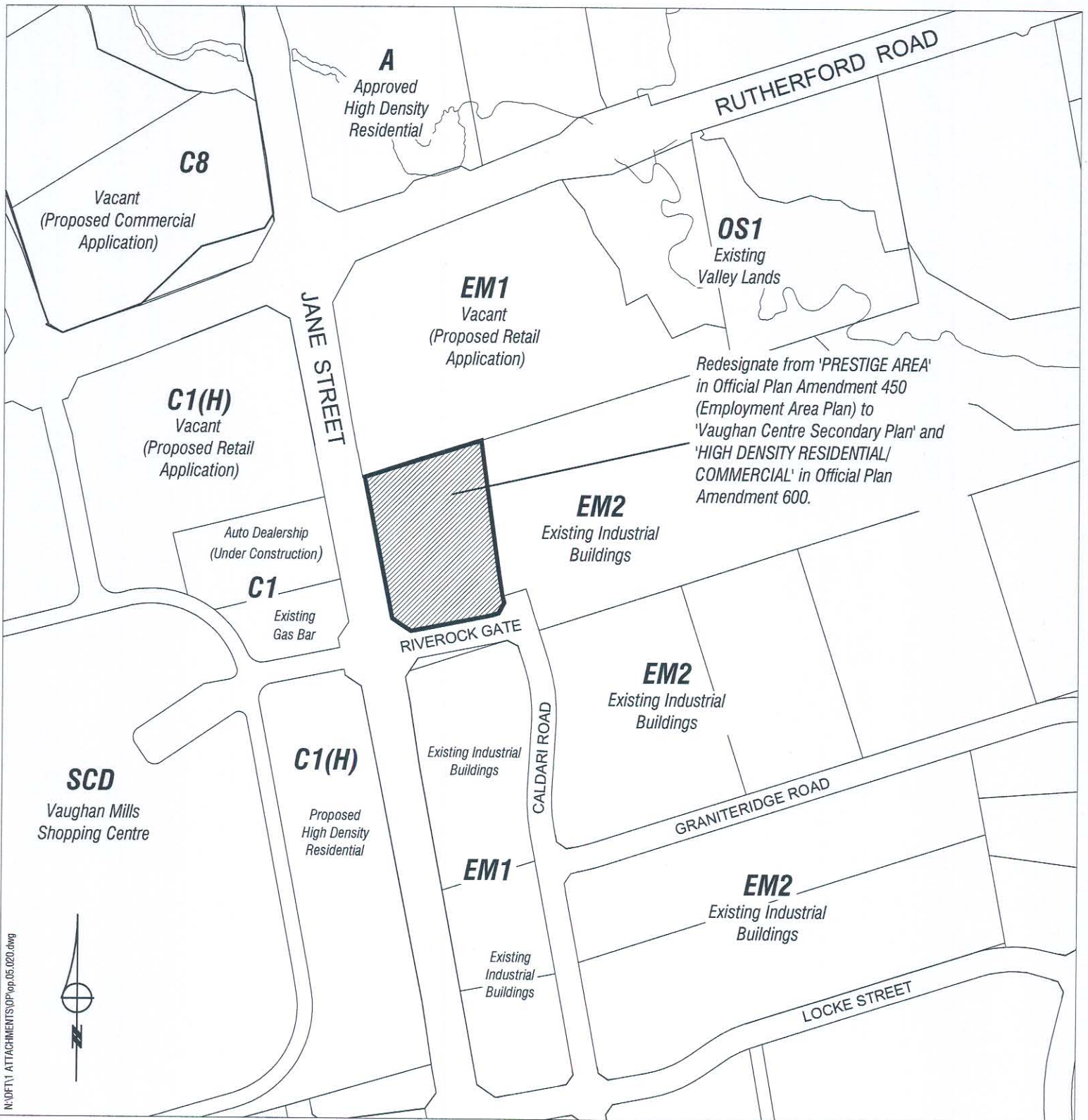
Clement Messere, Planner, ext. 8409
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



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Legend

- A** - Agricultural Zone
- C1** - Restricted Commercial Zone
- C7** - Service Commercial Zone
- C8** - Office Commercial Zone

- EM1** - Prestige Employment Area Zone
- EM2** - General Employment Area Zone
- SCD** - Shopping Centre District Zone
- OS1** - Open Space Conservation Zone

(H) - Holding Provision

Subject Lands

Not to scale

Location Map

Location:
Part Lot 15, Concession 4
Applicant:
TESMAR HOLDINGS INC.



Development Planning Department

Attachment

File:
OP.05.020
Date:
October 26, 2005

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