

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 7, 2008

**3. ZONING BY-LAW AMENDMENT FILE Z.08.012
BERKLEY DEVELOPMENTS (JANE) INC.**

P.2008.14

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.012 (Berkley Developments (Jane) 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.

Communications Plan

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of March 29, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1, from A Agricultural Zone to C10 Corporate District Zone.

The Owner is also proposing the following exceptions to the C10 Corporate District Zone:

- i) a maximum building height of 36.1 m, whereas 15 m is permitted;
- ii) a maximum density of 1.69 FSI, whereas 0.75 FSI is permitted; and,
- iii) a minimum of 247 parking spaces, whereas 290 spaces are required.

The proposed rezoning and exceptions are to facilitate the development of a seven-storey office building (7,044.067 m²) with ground floor retail (720.7 m²), on a 0.62 ha site, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Jane Street, north of Regional Road 7, and municipally known as 7895 Jane Street, in Part of Lots 6 and 7, Concession 4, City of Vaughan.

The location of the 23.0 m wide road allowance is designated "Prestige Area" by OPA #450 (Employment Area Plan). The remainder of the lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), as amended by OPA #528 (Transportation Plan), and further amended by OPA #663 (Highway 7 Plan). OPA #663 has been adopted by the City of Vaughan, however is awaiting approval from the Region of York. The subject lands are zoned A Agricultural Zone by By-law 1-88.

The surrounding land uses are shown on Attachment #1.

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 rezoning and exceptions would be in accordance with OPA #500 and OPA #663 as adopted, except for the proposed increase in FSI, which is a maximum of 0.75 in OPA #500, and the proposed FSI of 1.69 is contingent upon the approval of OPA #663 by the Region of York, which would permit a maximum FSI of 2.0 within the "Corporate Centre District" designation;
- ii) the Owner has accommodated the 23 m right-of-way for the construction of the Portage Parkway (formally known as Applewood Crescent) extension as required under OPA #528, and the exact location of the road extension will be confirmed to ensure the appropriate zoning standards are captured for the proposed office development; and,
- iii) the application will be reviewed to ensure the appropriateness of the proposed zone category and exceptions to facilitate the proposed office building on the subject lands within the context of the existing and planned land uses, and the Urban Design Guidelines that apply to all lands designated "Corporate Centre District" by OPA #500.

Relationship to Vaughan Vision 2020

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 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, the proposal will be reviewed in light of the applicable Official Plan policies, Zoning By-law requirements, and compatibility with the existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Elevations

Report prepared by:

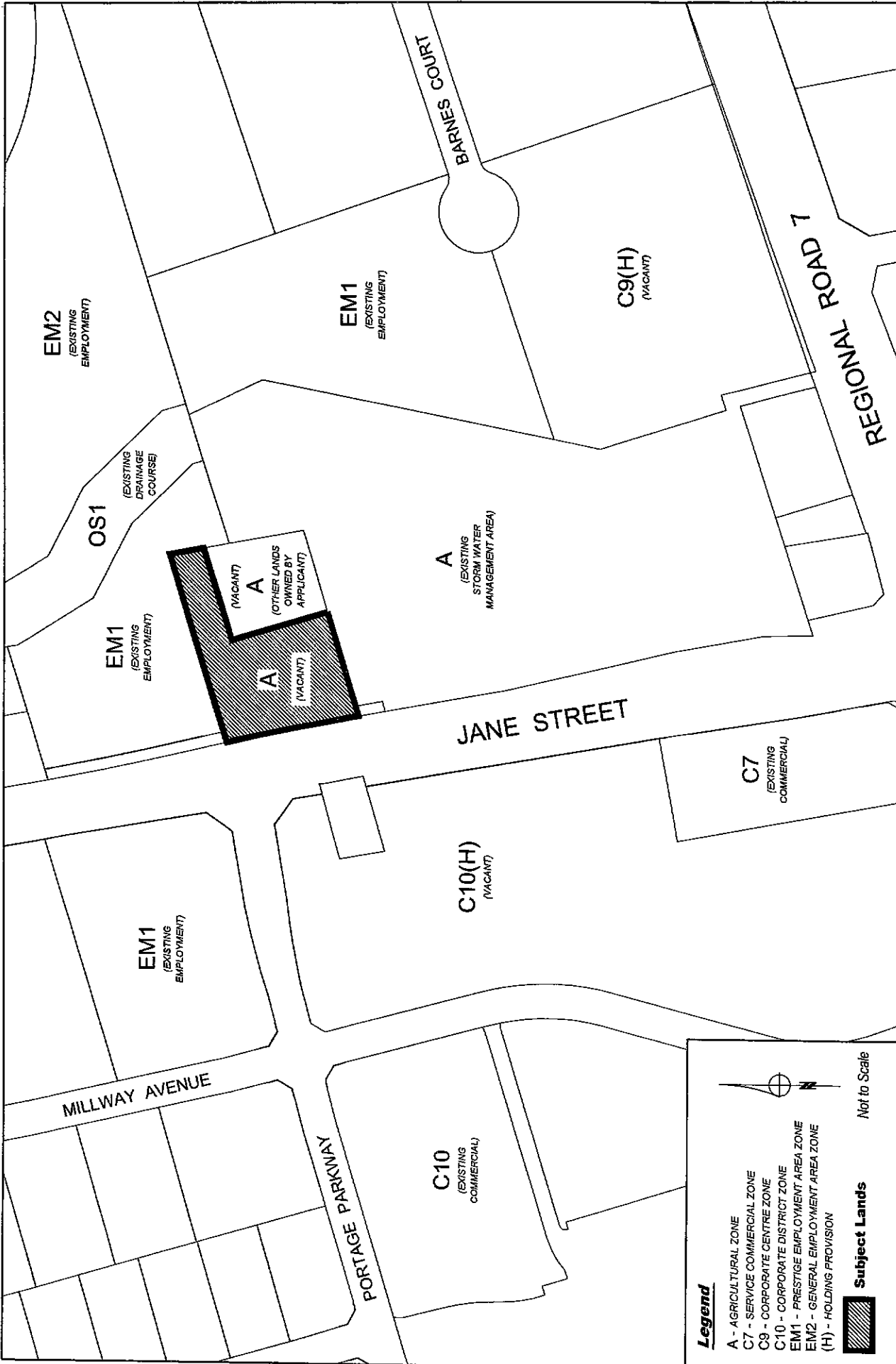
Andrea Seca, Planner, ext. 8215
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM



Legend

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- (H) - HOLDING PROVISION

Subject Lands



Not to Scale

Location Map

Part Lots 6, 7
Concession 4

APPLICANT: BERKLEY
DEVELOPMENTS (JANE) INC.

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The City Above Toronto

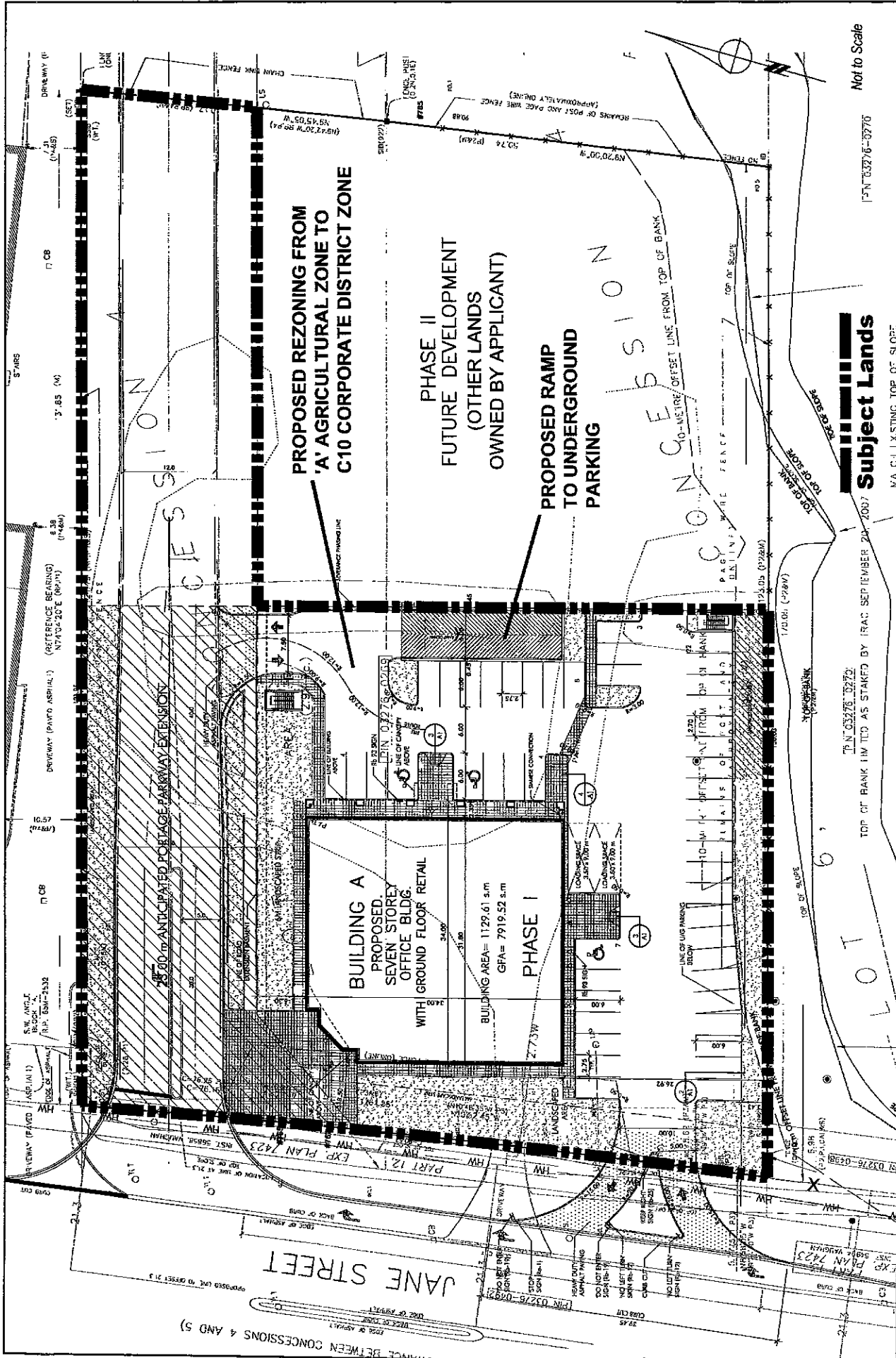
Development Planning Department

Attachment

FILE No.:
Z.08.012

March 12, 2008





Not to Scale

15N 03276-0276

Subject Lands

TOP OF BANK LIMITED AS STAKED BY IRAC SEPTEMBER 24, 2007

15N 03276-0276

TOP OF BANK LIMITED AS STAKED BY IRAC SEPTEMBER 24, 2007

Attachment 2

FILE NO.: Z.08.012

March 12, 2008



The City Above Toronto

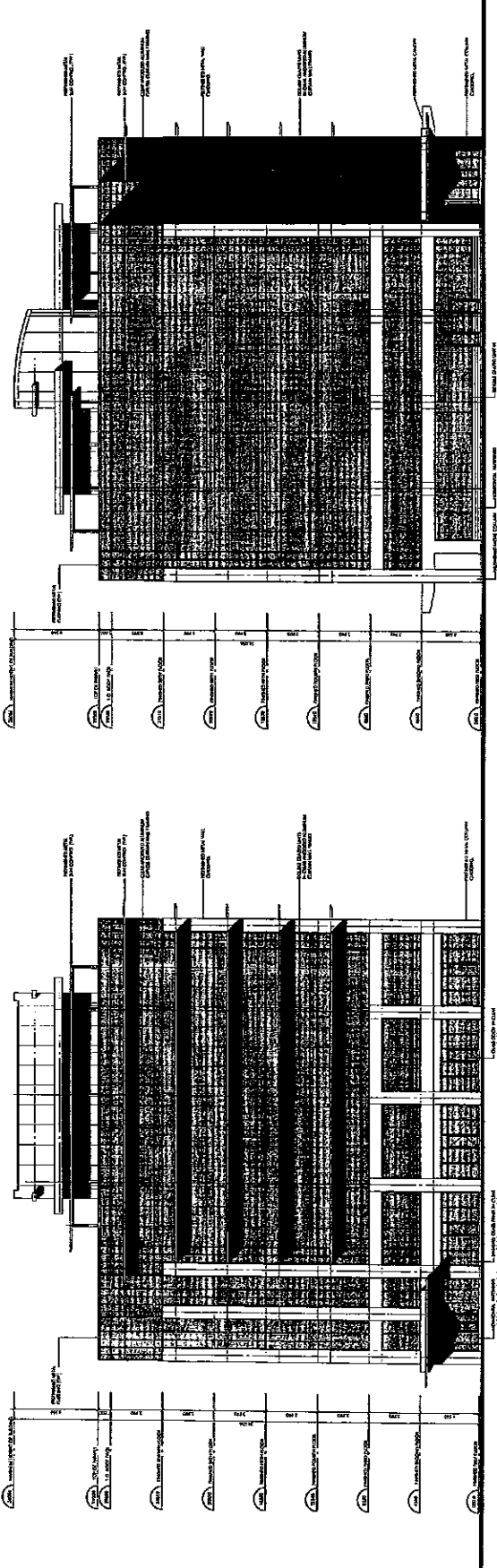
Development Planning Department

Conceptual Site Plan and Proposed Zoning

Part Lots 6, 7
Concession 4

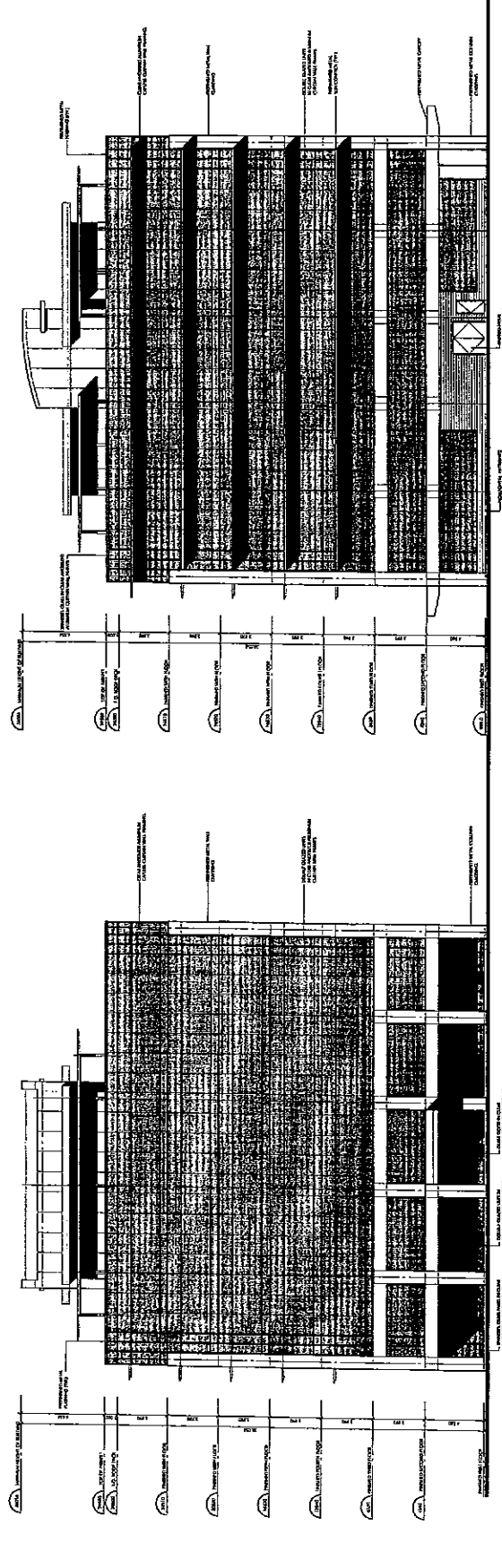
APPLICANT: BERKLEY DEVELOPMENTS (JANE) INC.

NA:DPY1 ATTACHMENT 2 Z-08.012.dwg



WEST ELEVATION (JANE STREET)

NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

Not to Scale

Conceptual Elevations



Attachment 3

FILE No.: Z.08.012

March 12, 2008

Part Lots 6, 7
Concession 4

APPLICANT: BERKLEY DEVELOPMENTS (JANE) INC.

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Development Planning Department