

**2.    OFFICIAL PLAN AMENDMENT FILE OP.08.005  
      ZONING BY-LAW AMENDMENT FILE Z.08.022  
      1483969 ONTARIO LIMITED**

**P.2008.24**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.005 and Z.08.022 (1483969 Ontario Limited) 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 May 9, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. Additional polling was undertaken beyond the statutory 120m required by the Planning Act, to capture the residential properties located southwest of Blue Willow Drive and Weston Road, which is a distance of 600m from the property. As of May 20, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the future development of the site for three high density residential condominium buildings: Tower A (28-storeys), Tower B (32-storeys), and Tower C (24-storeys). The development proposes ground and second floor commercial and office uses, a total of 1050 residential units, surface and underground parking, and a landscaped podium with an outdoor garden and water features, as shown on Attachments #2 to #6 inclusive:

1.    An application to amend the Official Plan (File OP.08.005), specifically the "Corporate Centre District" policies of OPA #500 (Corporate Centre Plan), to permit high density residential uses, a maximum density of 5.0 FSI (Floor Space Index), and a maximum building height of 114m, on the subject lands shown on Attachment #1.
2.    An application to amend the Zoning By-law (File Z.08.022), specifically By-law 1-88, to rezone the subject lands from C2 General Commercial Zone to C9 Corporate Centre Zone and to permit any necessary exceptions to implement the concept plan shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the northwest corner of Regional Road 7 and Weston Road, municipally known as 7777 Weston Road (Al Palladini Automotive Dealership), in Part of Lot 6, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which does not permit residential uses, however, permits a wide range of non-residential

uses including, but not limited to, retail, commercial, civic, office and prestige industrial uses, and therefore, an application to amend the official plan is required.

The subject lands are further designated "Corporate Centre Corridor" and "Transit Stop Centre" by the City's Avenue 7 Plan (OPA #663), which permits high density residential uses and establishes a maximum residential density of 2.5 FSI for all lands designated "Corporate Centre Corridor" and maximum building heights of 26m. OPA #663 has been adopted by Vaughan Council, however, is pending final approval from the Region of York.

The subject lands are currently zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(246), which permits the existing automotive sales establishment (Al Palladini's Pine Tree Ford/Lincoln Dealership), and therefore, an amendment to By-law 1-88 is required to rezone the property to C9 Corporate Centre Zone to implement the proposed Corporate Centre intensive development. The surrounding land uses are shown on Attachment #1.

### **Preliminary Review**

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

- i) the applications will be reviewed in the context of the applicable City and Regional Official Plan policies, Provincial policies, and By-law 1-88, including the appropriateness of permitting high density residential uses, a maximum density of 5.0 FSI (Floor Space Index) and a maximum building height of 114m;
- ii) review will be given to the applicant's Planning Justification Report for the subject lands, in consideration of the City's Corporate Centre Plan (OPA #500) and OPA #663 (Avenue 7 Plan) as adopted;
- iii) a complete site development application should be submitted, to facilitate a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the surrounding area;
- iv) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved;
- v) review will be given to the building elevation and landscape plans, in the context of the approved urban design guidelines for the Corporate Centre and in OPA #663 as adopted through the site plan approval process, to the satisfaction of the Development Planning Department;
- vi) review will be given to storm water management, sanitary/water servicing, and lot grading, through the related site plan approval process, to the satisfaction of the Vaughan Engineering Department; the availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved;
- vii) review will be given to the Phase 1 ESA (Environmental Site Assessment) if required for the subject property, which shall be approved to the satisfaction of the Vaughan Engineering Department;

- viii) review will be given to the Transportation and Traffic Study for the subject property, which shall be approved to the satisfaction of the Vaughan Engineering Department, York Region Transportation Services Department, and Ministry of Transportation;
- ix) comments will be required from York Region with respect to the existing and proposed accesses, transit stops/facilities, servicing and any planned road widenings, which may affect the ability to develop the site;
- x) review will be given to identifying any zoning exceptions to the C9 Corporate Centre Zone to facilitate the future development shown on the conceptual site plan (Attachment #2); and,
- xi) review will be given to the provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act for this development, if approved.

#### **Relationship to Vaughan Vision 2020**

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

#### **Regional Implications**

The applications have been circulated to the Region of York and Ministry of Transportation 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 applications 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 application to amend the Official Plan to permit high density residential uses, a maximum density of 5.0 FSI, and a maximum building height of 114m, and the application to amend the Zoning By-law to rezone the site to C9 Corporate Centre Zone, will be reviewed in consideration of the policies in the Official Plan (both OPA #500 and OPA #663 as adopted), the requirements of By-law 1-88, and existing and planned uses in the surrounding area.

#### **Attachments**

1. Location Map
2. Concept Site Plan
3. Proposed Podium Level Plan
4. Proposed Street Level Plan
5. Proposed (Typical) Underground Parking
6. Proposed Elevation Plan

**Report prepared by:**

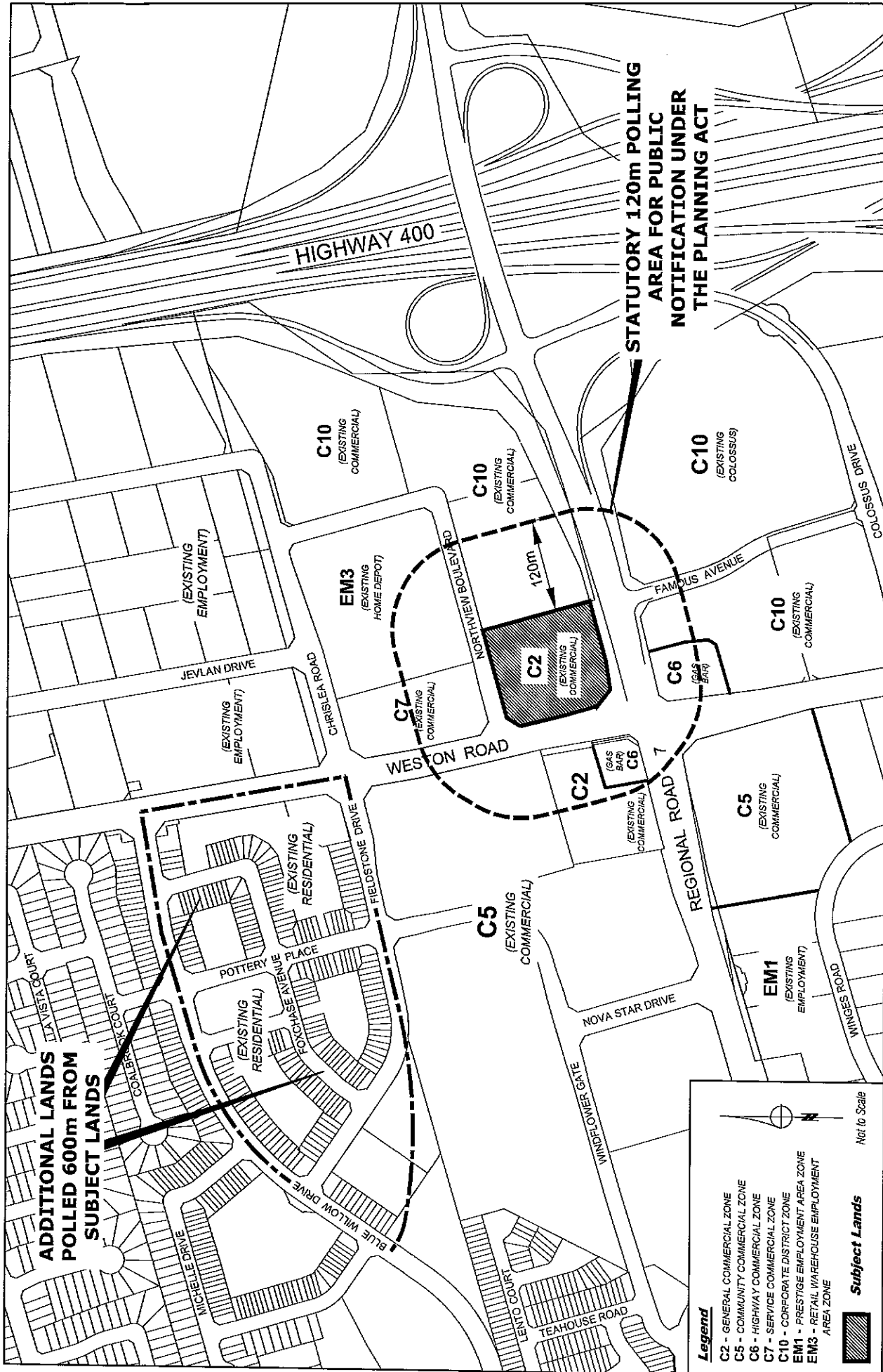
Christina Napoli, Planner, ext. 8483  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Manager of Development Planning

/CM



**ADDITIONAL LANDS  
POLLED 600m FROM  
SUBJECT LANDS**

**STATUTORY 120m POLLING  
AREA FOR PUBLIC  
NOTIFICATION UNDER  
THE PLANNING ACT**

# Location Map

Part of Lot 6,  
Concession 5

APPLICANT:  
1483969 ONTARIO LIMITED C/O FRANK PALLADINI

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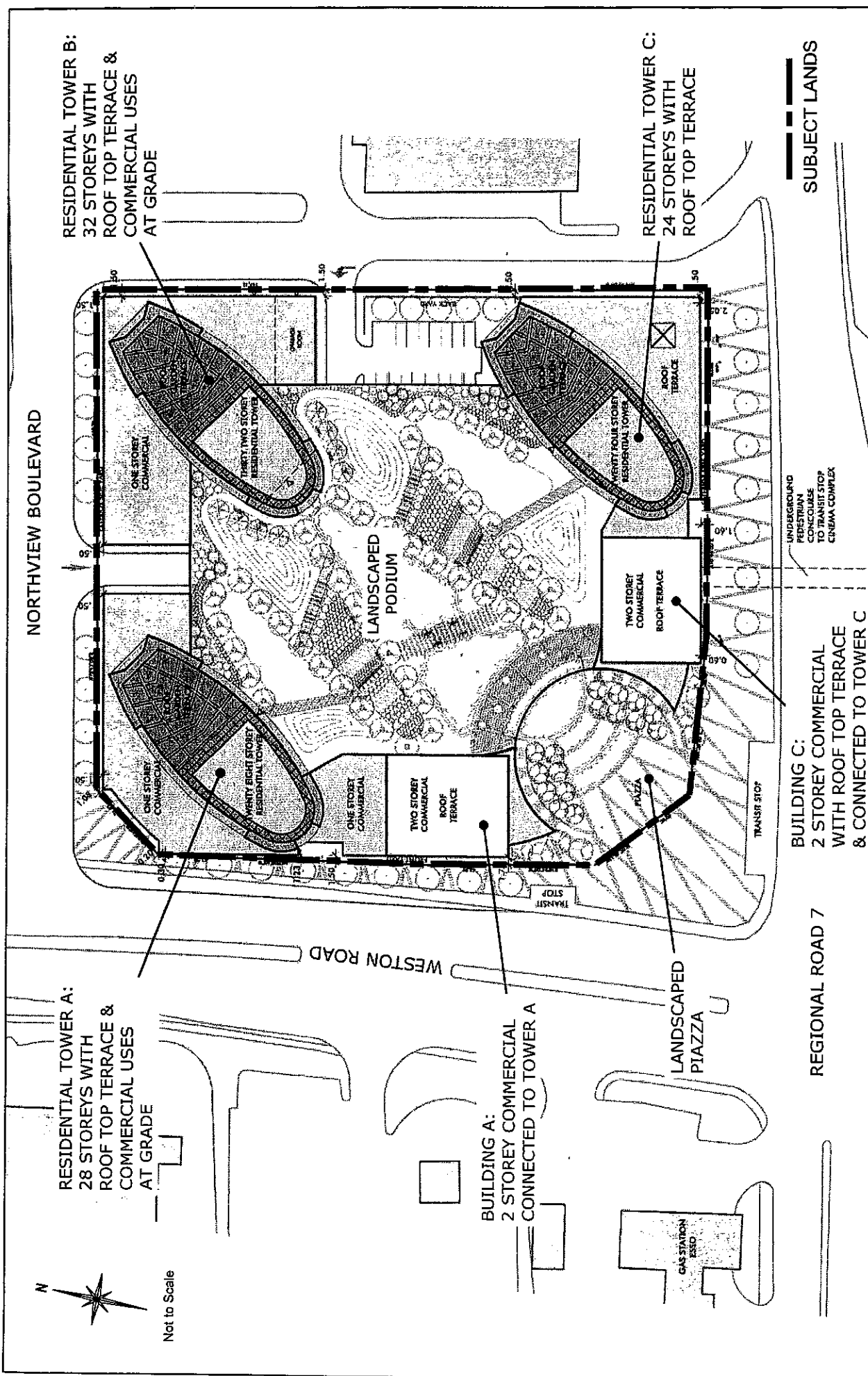


Development Planning Department

# Attachment 1

FILE No(s):  
Z.08.022 &  
OP.08.005

May 6, 2008



RESIDENTIAL TOWER B:  
32 STOREYS WITH  
ROOF TOP TERRACE &  
COMMERCIAL USES  
AT GRADE

RESIDENTIAL TOWER C:  
24 STOREYS WITH  
ROOF TOP TERRACE

RESIDENTIAL TOWER A:  
28 STOREYS WITH  
ROOF TOP TERRACE &  
COMMERCIAL USES  
AT GRADE

BUILDING A:  
2 STOREY COMMERCIAL  
CONNECTED TO TOWER A

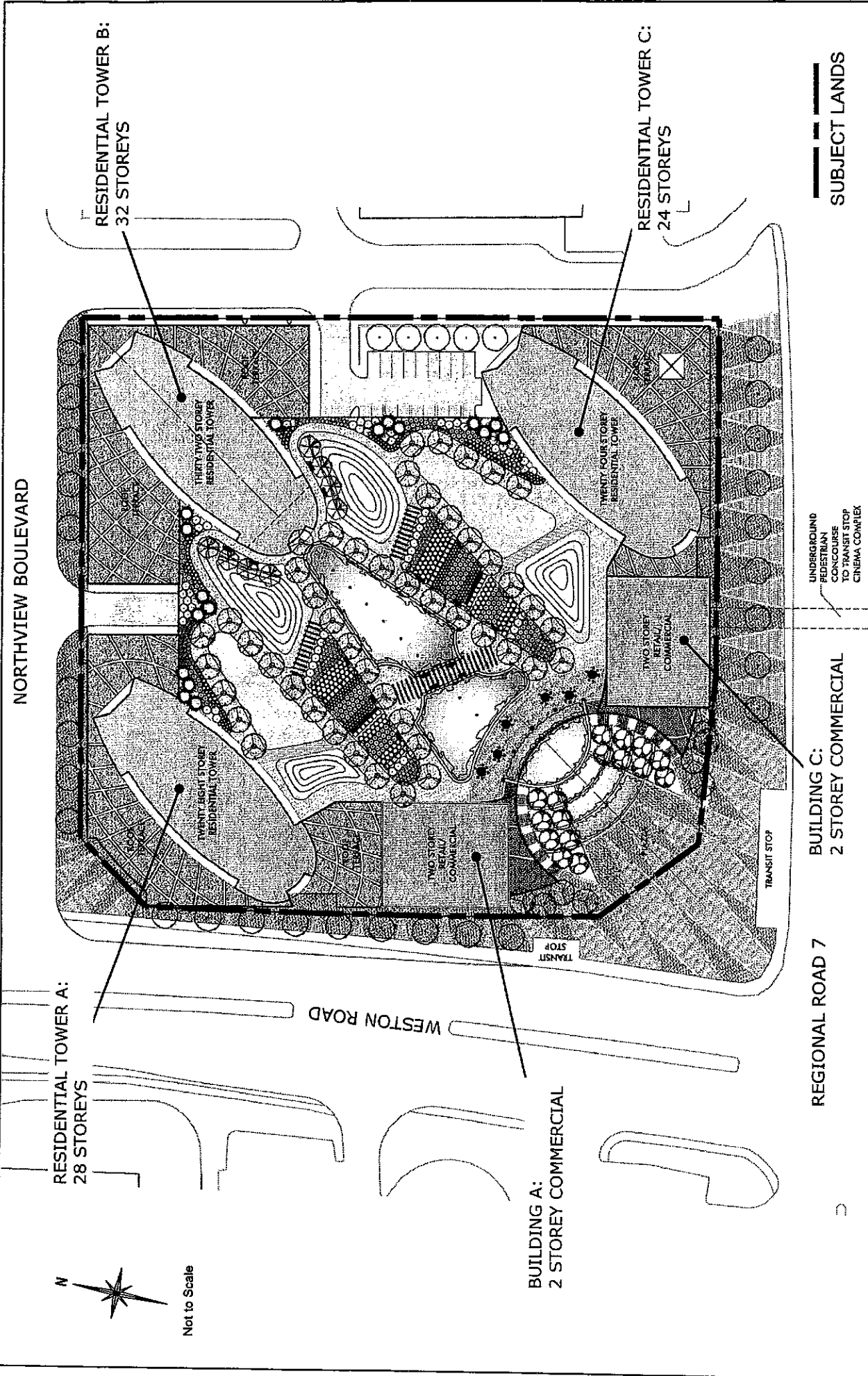
BUILDING C:  
2 STOREY COMMERCIAL  
WITH ROOF TOP TERRACE  
& CONNECTED TO TOWER C

SUBJECT LANDS

**Attachment 2**  
FILE No(s):  
Z.08.022 &  
OP.08.005  
May 6, 2008

**City of Vaughan**  
*The City Above Toronto*  
Development Planning Department

**Concept Site Plan**  
Part of Lot 6,  
Concession 5  
APPLICANT:  
1483969 ONTARIO LIMITED C/O FRANK PALLADINI  
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Not to Scale

# Attachment 3

FILE No(s):  
Z.08.022 &  
OP.08.005  
May 6, 2008



Development Planning Department

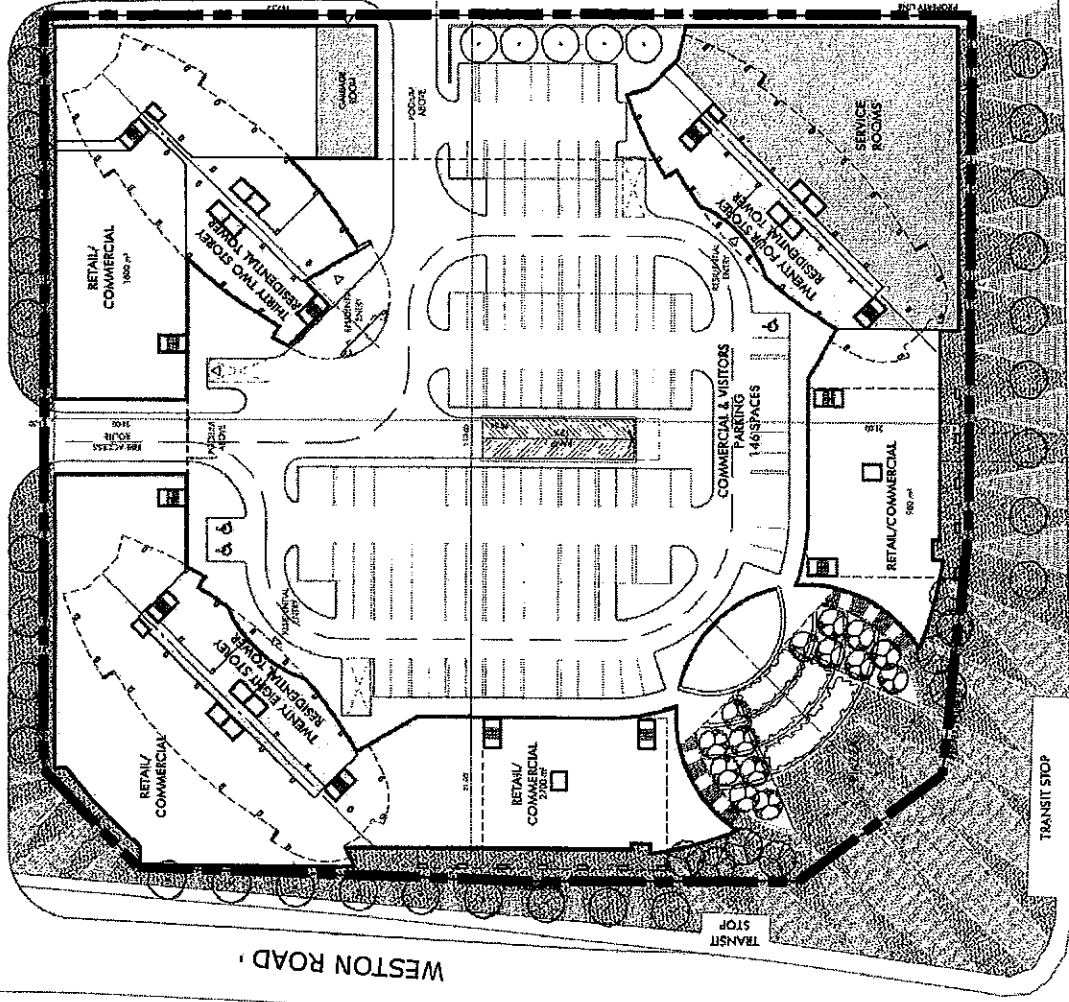
## Proposed Podium Level Plan

Part of Lot 6,  
Concession 5  
APPLICANT:  
1483969 ONTARIO LIMITED C/O FRANK PALLADINI  
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Not to Scale

NORTHVIEW BOULEVARD



REGIONAL ROAD 7

**SUBJECT LANDS**

# Proposed Street Level Plan

Part of Lot 6,  
Concession 5  
APPLICANT:  
1483969 ONTARIO LIMITED C/O FRANK PALLADINI/  
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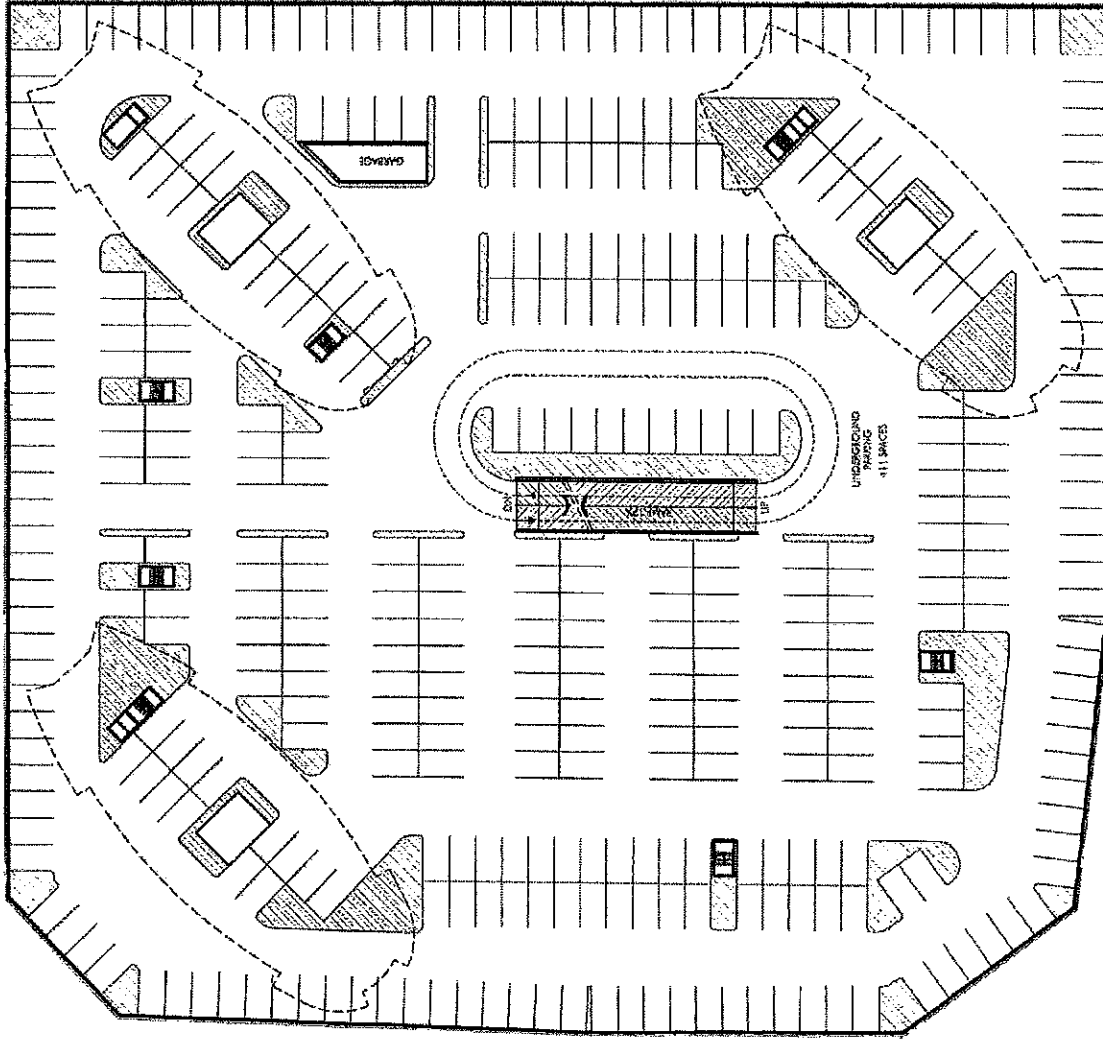


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**Attachment 4**  
FILE No(s):  
Z.08.022 &  
OP.08.005  
May 6, 2008



NORTHVIEW BOULEVARD



WESTON ROAD

REGIONAL ROAD 7



Not to Scale

• PARKING	411 SPACES
PARKING SPACES	

# Proposed (Typical) Underground Parking

APPLICANT: 1483969 ONTARIO LIMITED  
C/O FRANK PALLADINI

Part of Lot 6,  
Concession 5

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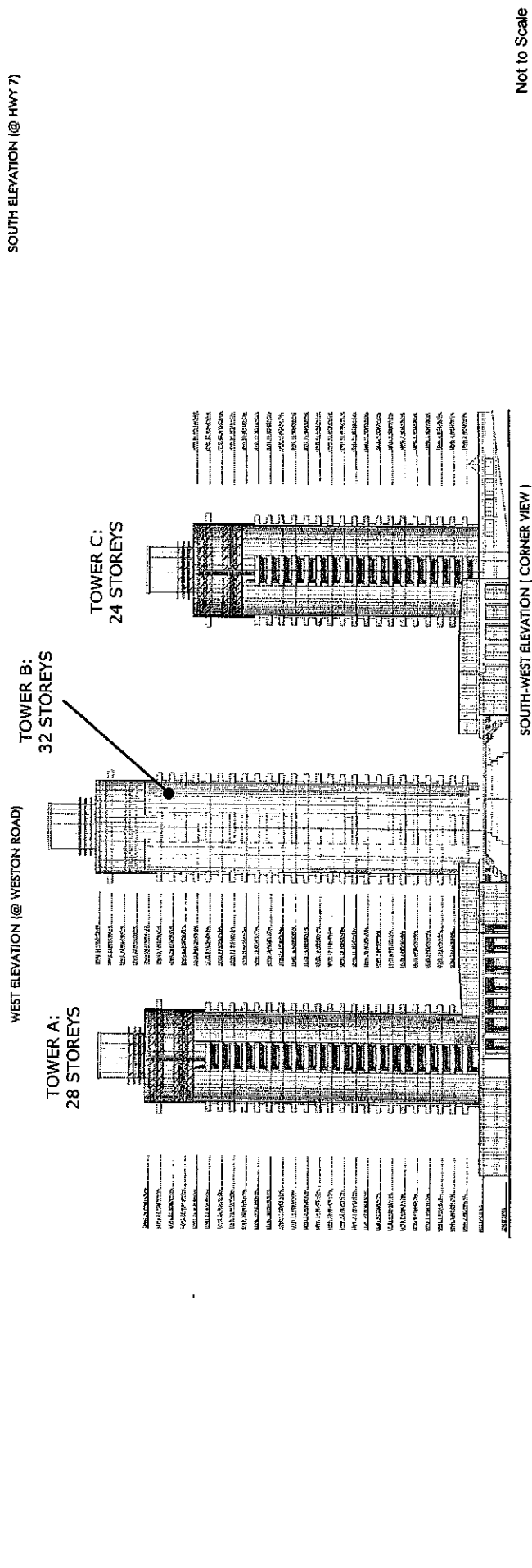
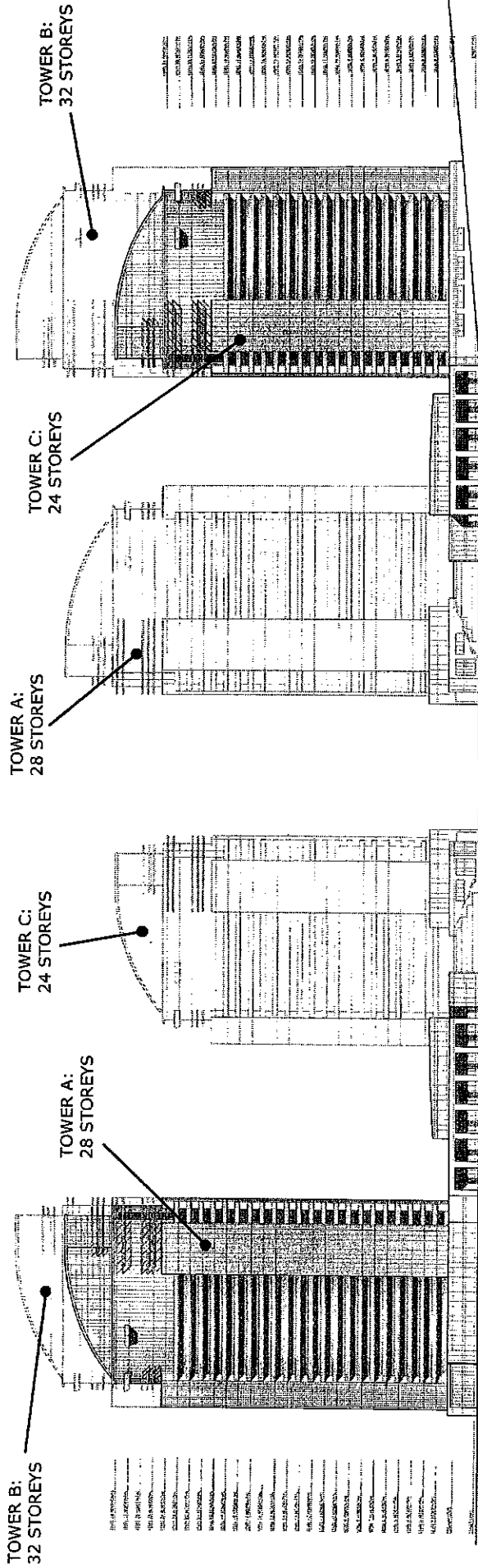
The City Above Toronto

Development Planning Department

# Attachment 5

FILE No(s):  
Z.08.022 &  
OP.08.005

May 6, 2008



Not to Scale

# Proposed Elevation Plan

Part of Lot 6,  
Concession 5  
 APPLICANT:  
 1483969 ONTARIO LIMITED C/O FRANK PALLADINI  
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# Attachment 6

FILE No(s):  
 Z.08.022 &  
 OP.08.005  
 May 6, 2008