

**2. OFFICIAL PLAN AMENDMENT FILE OP.08.010
 ZONING BY-LAW AMENDMENT FILE Z.08.039
 CICCHINO HOLDINGS LTD.**

P.2009.2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.010 and Z.08.039 (Cicchino Holdings 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.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On December 19, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands; and to the lands bounded by Canada Drive and Stanton Avenue to the north, Ashberry Boulevard and Davos Road to the south, Fossil Hill Road to the west, and Highway #400 and Vellore Woods Boulevard to the east, as shown on Attachment #1; and to the Millwood Woodend Ratepayers' Association and Vellore Woods Ratepayers' Association. As of January 6, 2009, no written comments have been received. 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:

1. An Official Plan Amendment Application (File OP.08.010) to amend the "Village Core" policies in OPA #650 (Vellore Village District Centre Plan) for the subject lands as follows:
 - i) to specifically permit apartment dwellings in buildings not to exceed 22 storeys; multiple dwellings (i.e., maisonettes) not to exceed 3 storeys; live/work buildings (i.e., ground floor business and professional office and retail uses, and 2nd. and 3rd. floor residential) not to exceed 3 storeys; and, mixed use residential/commercial (i.e., business and professional office and retail uses) buildings, whereas mixed commercial/residential in the same building with retail at-grade and building heights of between 3 ½ to 6 storeys are permitted; and,
 - ii) to permit a residential density of 148 units per net residential hectare, whereas a maximum of 100 units per net residential hectare is currently permitted.

2. A Zoning By-law Amendment Application (File Z.08.039) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone, with the following exceptions:
 - i) to specifically permit an apartment dwelling unit in buildings not to exceed 22 storeys; multiple dwellings (i.e., maisonettes) not to exceed 3 storeys; live/work buildings (i.e., ground floor business and professional office and retail uses, and 2nd. and 3rd. floor residential) not to exceed 3 storeys; and mixed use residential/commercial (i.e., business and professional office and retail uses) buildings, whereas the RM2 Multiple Residential Zone permits apartment

- ii) dwellings and multiple dwellings in buildings not to exceed 11 m or 3 to 4 storeys in height;
- iii) to include all C4 Neighbourhood Commercial Zone uses with no open storage, including but not limited to a bank or financial institution, brewers retail outlet, club or health centre, eating establishment (including convenience and take-out), place of entertainment and supermarket;
- iv) to permit recreational uses (including parks, playgrounds, swimming pools, community centres, etc.);
- v) to permit minimum yard setbacks of 0 m along Major Mackenzie Drive and Weston Road; and, minimum 3 m to the main front wall, 0 m to unenclosed porches and steps and 1.4 m to bay windows or other projections from the main front wall from other public roads instead of minimum front, rear and exterior side yard setbacks of 4.5 m and minimum interior yard setbacks of 1.5 m;
- vi) to permit a minimum lot area of 70 m² per unit instead of 230 m² per unit;
- vii) to permit a maximum building height of 22 storeys instead of 11 m or 3 to 4 storeys;
- viii) to provide no landscaping strip adjacent to street lines instead of a minimum landscaping strip of 6 m adjacent to street lines; and,
- viii) to deem the subject lands to be one lot regardless of the number of buildings and units, and the creation of any new lot by plan of condominium, part-lot control, consent and any easement or restrictions that are given.

The development statistics for the proposal shown on Attachments #2 and #3, are as follows:

Lot Area = 4.28 ha
 Frontage = 170 m (Major Mackenzie Drive)
 Depth = 180 m (Weston Road)
 Coverage = 34.82% (12,916.68 m²)

<u>Residential Buildings</u>	<u>Storeys</u>	<u>Units</u>	<u>Gross Floor Area</u>	
Building Tower 1	22 (65 m)	198	Office	1,412.92 m ²
Building Tower 2	22 (65 m)	198	Commercial	1,222.10 m ²
Maisonettes	2 & 3	24	Total	2,635.02 m ²
Apartments (8 Buildings)	4	192		
Live/Work Units (2 Buildings)	3	<u>20</u>	Residential	78,595.81 m ²
Total Units		632		

Residential Density = 148 units per hectare
 Estimated Number of Residents = 1283 people
 Estimated Employment = 864 jobs

<u>Parking Provided</u>		<u>Open Space</u>	
Surface	157 Spaces	Urban Square	995.86 m ²
Underground	<u>916 Spaces</u>	Parkettes	<u>3,749.40 m²</u>
Total	1073 Spaces	Total	4,745.26 m ²

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the north-west corner of Weston Road, and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan (Ward 1). The subject lands have an area of 4.28 ha, with 180 m of frontage along Weston Road and 170 m of frontage along Major Mackenzie Drive.

The subject lands are designated "Vellore Village Centre" by OPA #600, and more particularly "Village Core" with the "Main Street Retail" overlay designation along Weston Road by OPA #650 (Vellore Village District Centre), as shown on Attachment #5; and, zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(33), which permits agricultural uses, as shown on Attachment #1. The subject lands are not subject to the Block 40 South Plan. The subject lands currently consist of agricultural lands. The surrounding land uses are shown on Attachment #1.

The subject lands are related to Official Plan Amendment File OP.07.006 and Zoning By-law Amendment File Z.07.040 (Major Weston Centres Ltd.) for the north-east corner of Major Mackenzie Drive and Weston Road with respect to the private landowners Vellore Village District Centre North Land Use Study, dated October 2008, by Bousfields Inc. and Weston Consulting Group Inc., which was prepared in support of both the Cicchino Holdings Ltd. and Major Weston Centres Ltd. proposals.

Preliminary Review

Following a preliminary review of the 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 Provincial Policy Statement; Places To Grow-Growth Plan; Regional Official Plan; the City's OPA #600, OPA #650, and co-ordination with the Block 40 South Plan, with respect to conformity of the subject lands to the applicable policies and requirements, including urban design objectives respecting build-to-line (minimum/maximum setback) requirements, minimum gross floor area requirements, building location and massing, and landscape requirements;
- ii) the integration of the proposal with the "Village Core" designated lands to the north and west must be determined, as the proposed development will be required to develop with the adjoining lands to the north and west due to the proposed road network as approved in the Block 40 South Plan; any modifications to the proposed road network within the Vellore Village District Centre will need to be examined;
- iii) the applications propose a density on the subject lands which is higher than the density proposed for the Vellore Village District Centre Plan, and review must be undertaken to consider any impacts such as on schools, parks and servicing infrastructure;
- iv) the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and stormwater management are to be identified, to the satisfaction of the City, including if there are any cost sharing requirements due to the Block 40 South Plan;
- v) a proposal that is within 800 m of a controlled-access highway (i.e., Highway #400) and is considered to be a major traffic generator, would be within the Ministry of Transportation's (MTO) Permit Control jurisdiction, and therefore, subject to MTO approval; the subject lands may be subject to MTO approval as the proposal is connected to the Major Weston Centres Ltd. commercial proposal (Files OP.07.006 and Z.07.040); City and Regional review of traffic, transportation and parking will also need to be reviewed;
- vi) the proposal must demonstrate how the sustainability objectives of York Region, the Toronto and Region Conservation Authority, and the City, will be achieved;
- vii) the following supporting reports were submitted for the applications: *Vellore Village District Centre North Land Use Study*, dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc.; *Planning Justification Report - Cicchino Holdings Ltd.*, dated July 2008 by Weston Consulting Group Inc.; *Functional Servicing Report - Mixed Use Development*, dated October 2008 by Valdor Engineering Inc.; and *Weston Rd. and Major Mackenzie Dr. Mixed Use Development Traffic Impact Study*, dated July 2008 by

Paradigm Transportation Solutions Ltd.; the applications and supporting documents will be reviewed by the applicable City Departments and external public agencies; and,

- viii) the appropriateness of the proposed land uses, density, building heights, road patterns, pedestrian connections and building placement for the subject lands, amongst other matters, will be reviewed within the context of the surrounding existing and planned land uses, including the Vellore Village District Plan and the Block 40 South Plan.

Relationship to Vaughan Vision 2020/Strategic Plan

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 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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the conformity to the applicable policies of the Provincial Policy Statement; Places To Grow-Growth Plan; Regional Official Plan; the City's OPA #600 and OPA #650; and the appropriateness and compatibility of the proposed residential and mixed use residential/commercial land uses in consideration of the Official Plan and Zoning By-law with adjacent land uses.

Attachments

1. Location Map
2. Concept - Site Plan
3. Concept - Elevations
4. OPA #600 - Schedule "B", Vellore Urban Village 1
5. OPA #650 - Vellore Village District Centre Plan

Report prepared by:

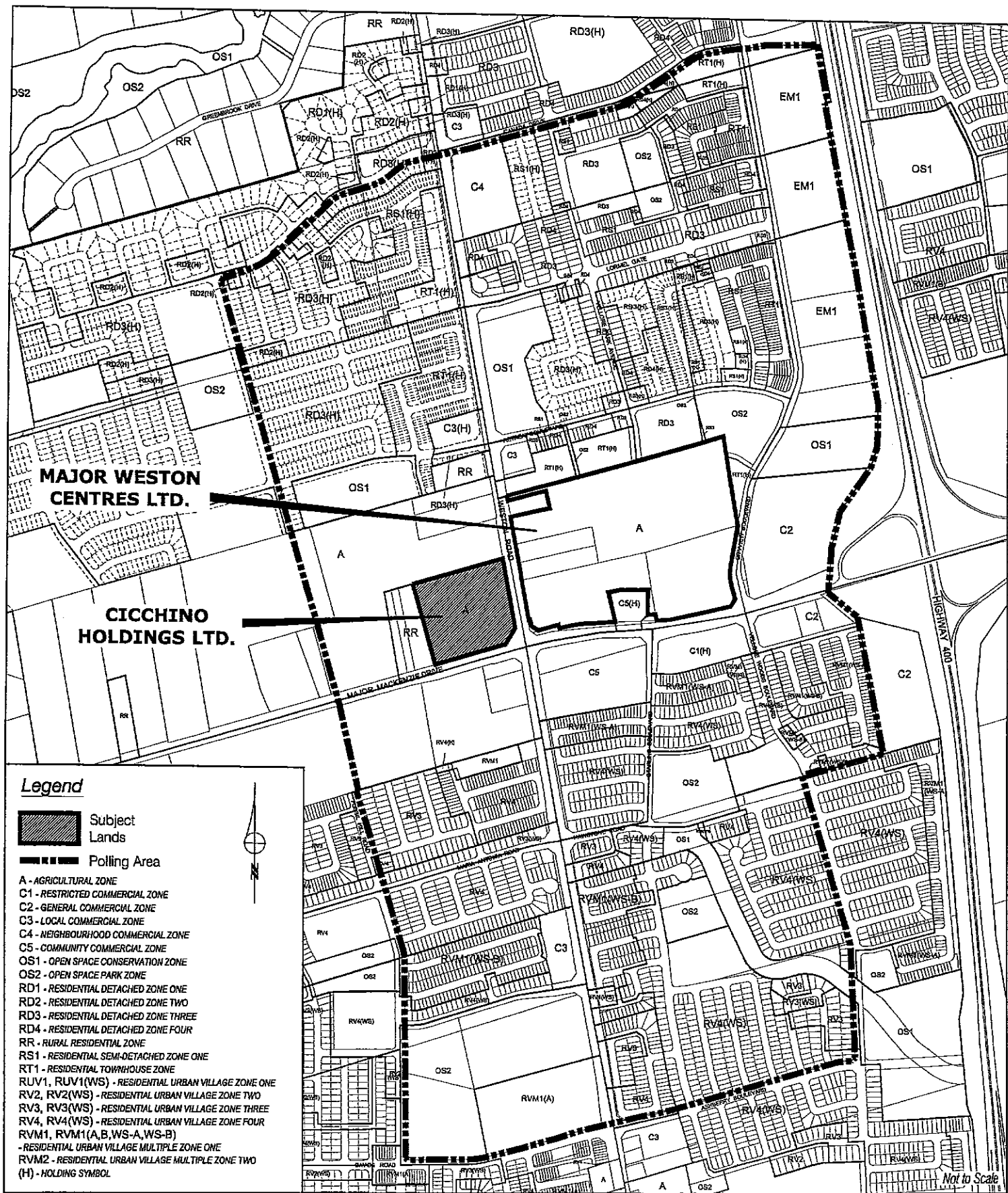
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Location Map

Part Lot 21, Concession 6

Applicant: Cicchino Holdings Ltd.



The City Above Toronto

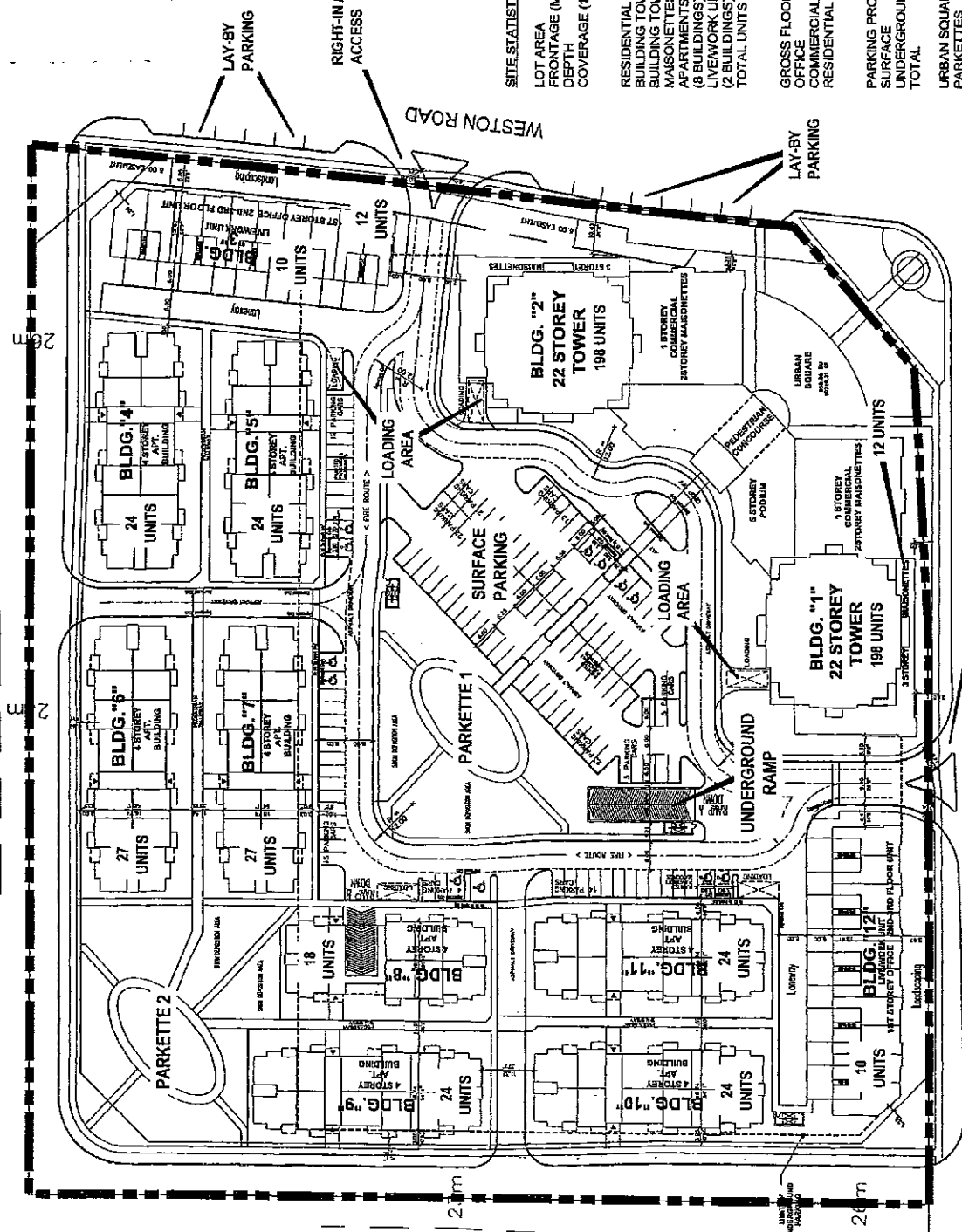
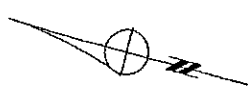
Development Planning Department

Attachment

Files: OP.08.010/Z.08.039

1

December 10, 2008



SUBJECT LANDS

SITE STATISTICS		RESIDENTIAL BUILDINGS:		STORES:		TOTAL UNITS	
LOT AREA	3.71 HA	BUILDING TOWER 1	198	OFFICE	1,412.92 SM	URBAN SQUARE	985.86 SM
FRONTAGE (MAJOR MACKENZIE DR.)	170 M	BUILDING TOWER 2	198	COMMERCIAL	1,222.10 SM	PARKETTES	3,748.40 SM
DEPTH	180 M	MAISONNETTES	24	RESIDENTIAL	78,595.81 SM		
COVERAGE (12,916.68 SM)	34.82%	APARTMENTS	2 & 3				
		(8 BUILDINGS)	4				
		LIVE/WORK UNITS	3				
		(2 BUILDINGS)					
		TOTAL UNITS	632				

PARKING PROVIDED:	
SURFACE	157 SPACES
UNDERGROUND	916 SPACES
TOTAL	1073 SPACES

Not to Scale

Attachment 2

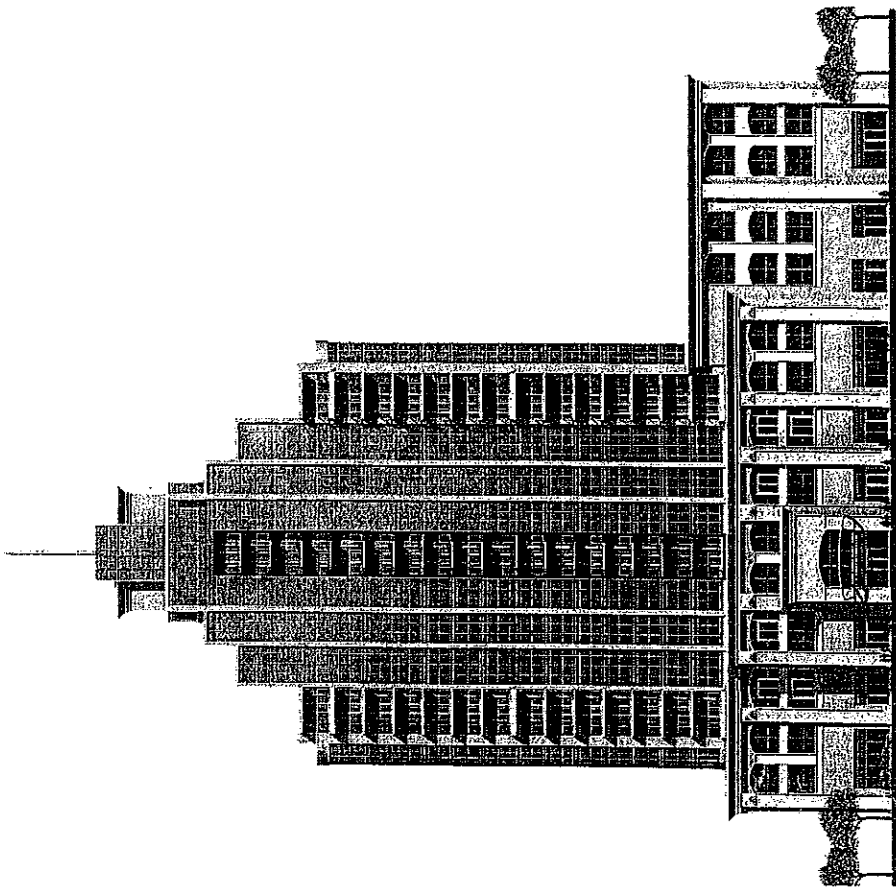
FILE No.:
OP.08.010 & Z.08.039
RELATED FILE:
19T-05V02
November 19, 2008



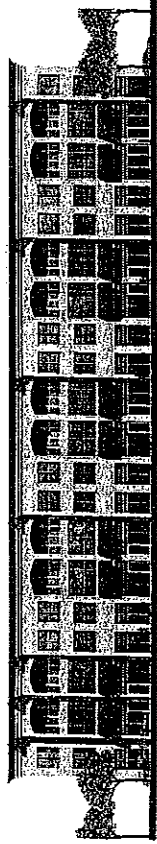
Development Planning Department

Concept - Site Plan

Part of Lot 21,
Concession 6
APPLICANT:
CICCHINO HOLDINGS LTD.
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PROPOSED - 22 STOREY CONDO TOWER



PROPOSED - LIVE/WORK TOWNS
3 STOREYS



PROPOSED - 4 STOREY APARTMENT BUILDING

Not to Scale

Concept - Elevations

Part of Lot 21,
Concession 6
APPLICANT:
CICCHINO HOLDINGS LTD.
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Development Planning Department

Attachment 3

FILE No.:
OP-08.010 & Z-08.039
RELATED FILE:
19T-05V02
November 19, 2008

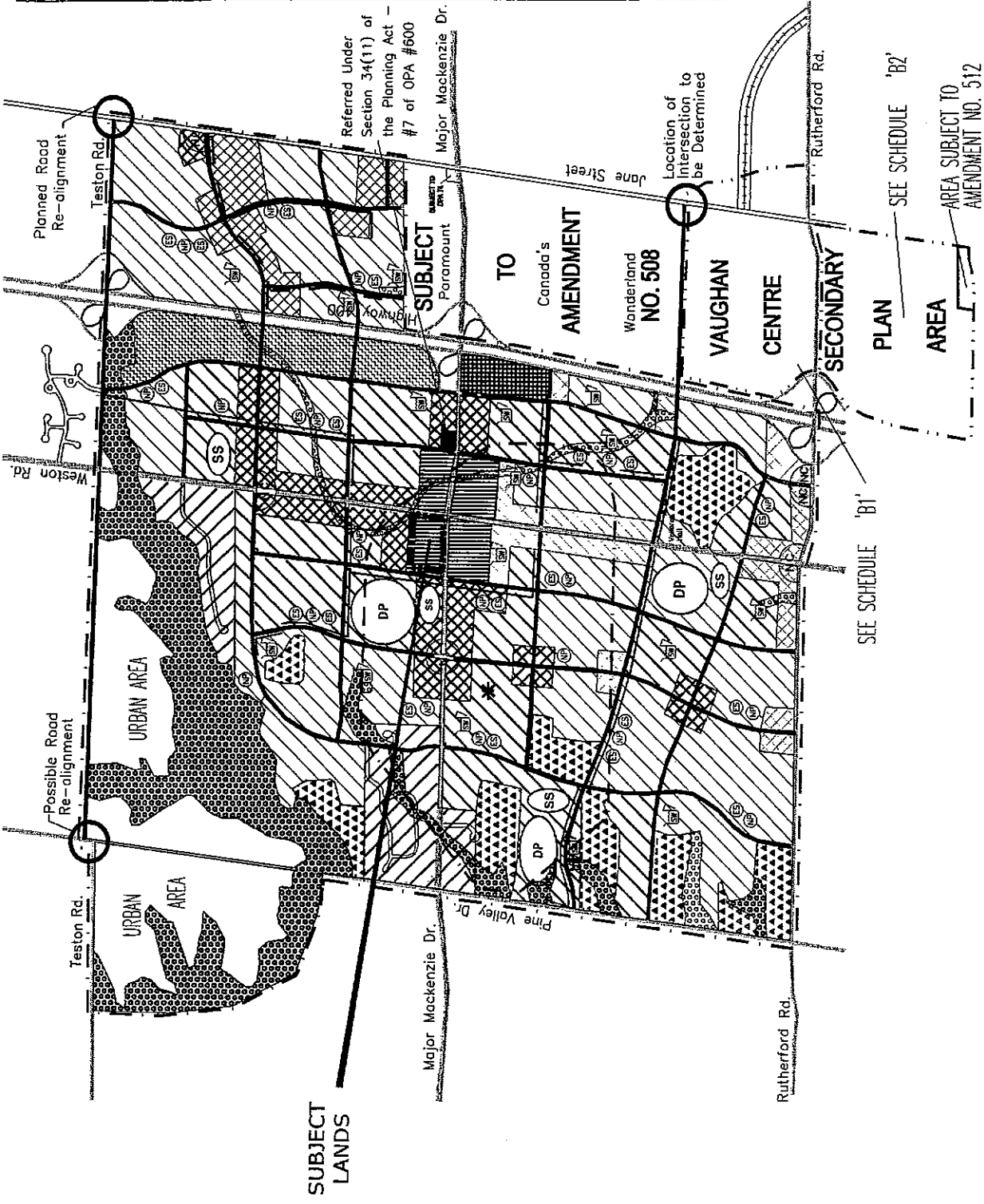
**VELLORE
URBAN VILLAGE 1**



LEGEND

	Elementary School
	Secondary School
	Neighbourhood Park
	District Park
	Neighbourhood Commercial Con.
	Lands Subject to Urban Village Act #1
	Low Density Residential
	Medium Density Residential/Commercial
	Vellore Village Centre
	Estate Residential
	Urban Area
	High Performance Employment Area
	Valley Lands
	Stream Corridor
	Greenway System
	Tableland Woodlots
	General Commercial
	Storm Water Management
	Vaughan Centre
	Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO
AMENDMENT #600



**Attachment
4**

FILE No.:
OP.08.010 & Z.08.039
RELATED FILE:
19T-05V02
November 19, 2008

City of Vaughan
The City Above Toronto
Development Planning Department

**OPA 600 - Schedule 'B'
Vellore Urban Village 1**

APPLICANT:
CICCHINO HOLDINGS LTD.
Part of Lot 21,
Concession 6

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SEE SCHEDULE 'B1'
SEE SCHEDULE 'B2'
AREA SUBJECT TO
AMENDMENT NO. 512

**TO
Canada's
AMENDMENT
Wanderland
NO. 508
VAUGHAN
CENTRE
SECONDARY**

Referred Under
Section 34(11) of
the Planning Act -
#7 of OPA #600

Location of
Intersection to
be Determined

Major Mackenzie Dr.

Rutherford Rd.

Jane Street

Paramount

Planned Road
Re-alignment

Teston Rd.

Weston Rd.

Possible Road
Re-alignment

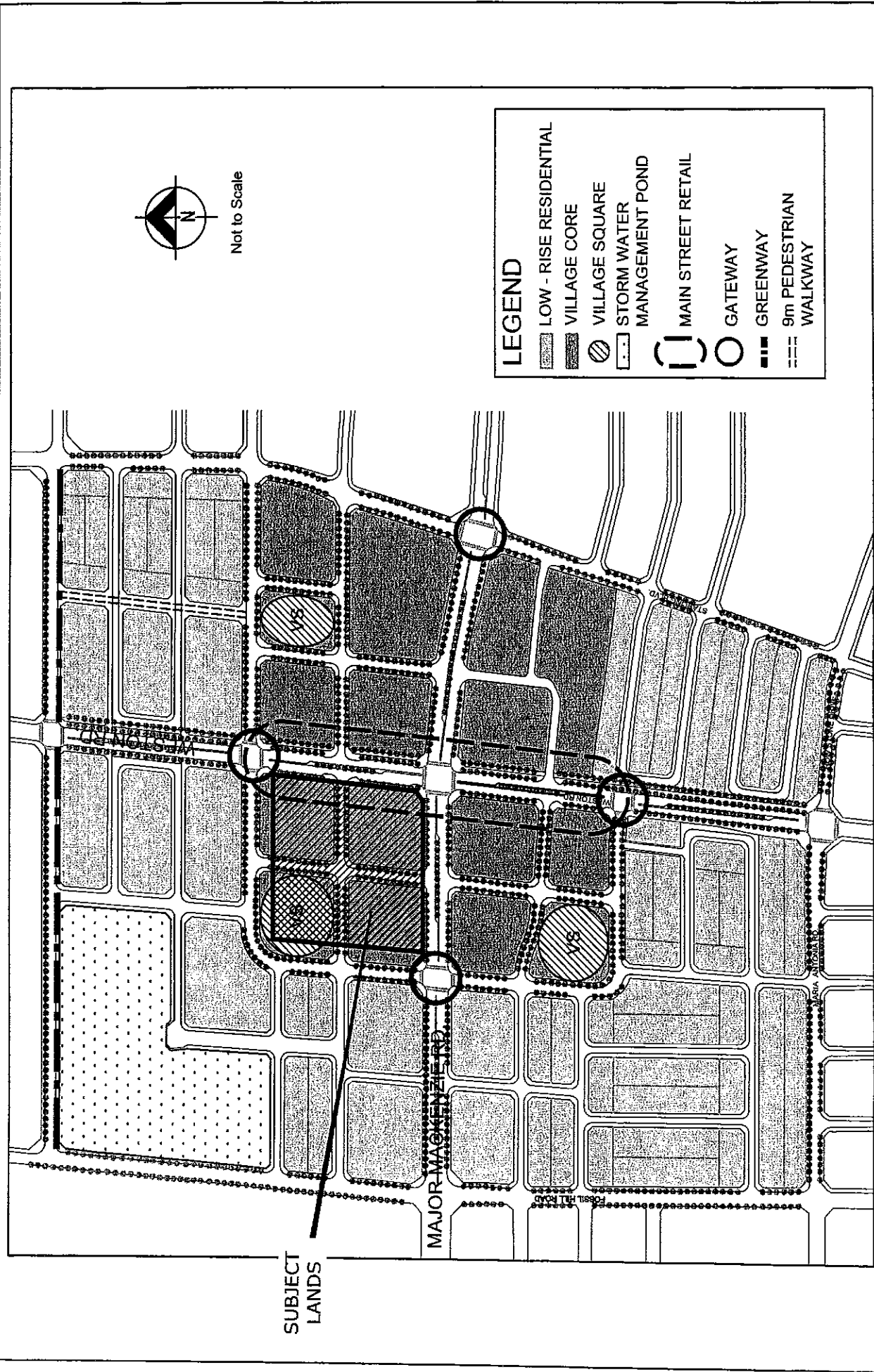
Teston Rd.

Major Mackenzie Dr.

Pine Valley Dr.

Rutherford Rd.

**SUBJECT
LANDS**



LEGEND

[Stippled pattern]	LOW - RISE RESIDENTIAL
[Dotted pattern]	VILLAGE CORE
[Diagonal lines /]	VILLAGE SQUARE
[Square with dot]	STORM WATER MANAGEMENT POND
[Circle with dot]	MAIN STREET RETAIL
[Thick solid line]	GATEWAY
[Thin solid line]	GREENWAY
[Dashed line]	9m PEDESTRIAN WALKWAY



Not to Scale

SUBJECT LANDS

MAJOR MACKENZIE RD

Attachment 5

FILE No.: OP.08.010 & Z.08.039
 RELATED FILE: 19T-05V02
 November 19, 2008



Development Planning Department

OPA 650: Vellore Village District Centre Plan

APPLICANT: CICCINO HOLDINGS LTD.
 Part of Lot 21, Concession 6
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