

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

P.2010.4

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.

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:

	Official Plan Policy (OPA #600, as amended)	Proposed Amendment to OPA #600, as amended
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:

	By-law Standard	By-law 1-88 RA3 Zone Requirements	Proposed Exceptions to RA3 Zone
a.	Minimum Lot Area	67 m ² /unit	24.9 m ² /unit
b.	Minimum Front Yard Setback to Bass Pro Mills Drive	7.5 m	0.2 m
c.	Minimum Rear Yard Setback to Vaughan Mills Mall Internal Ring Road	7.5 m	2.0 m
d.	Minimum Interior Side Yard Setback (to west property line)	4.5 m	3.4 m
e.	Maximum Building Height	44 m	102 m
f.	Minimum Required Parking	3,123 spaces (including 400 visitor parking spaces)	2,071 spaces (including 394 shared visitor and commercial parking spaces)
g.	Commercial Uses	Not Permitted	Permit 5,377 m ² GFA of office and commercial uses consisting of the uses identified in Note 1 below
h.	Minimum Landscape Strip Width Abutting a Street Line	6.0 m	2.0 m at rear property line along Vaughan Mills Mall Internal Ring Road; 0.2 m along Bass Pro Mills Drive

Note 1: (Proposed Commercial Uses)

- Retail Store
- Bank or Financial Institution
- Business or Professional Office
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-out
- Club or Health Centre
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Service or Repair Shop
- Video Store

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 m²), 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 m² gross floor area (Blocks "D" and "E"). The total commercial area located within the podium areas and Blocks "D" and "E" is 5,377 m²;
- 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 m²;
- g) a total of 2,071 parking spaces: and,
- h) two (2) vehicle points of ingress and egress from Bass Pro Mills Drive.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 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.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "General Commercial" by OPA #600, as amended by OPA #505 and OPA #512. ▪ 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.
Zoning	<ul style="list-style-type: none"> ▪ 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. ▪ Application to facilitate the proposed development does not comply with By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Overall Development Proposal (Sandra Mammoni 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 m²
- Total Building GFA: 346,658 m²
- 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 m² 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:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ 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.
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> • 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. • 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. <p>Review will be given to the appropriateness of permitting the proposed commercial and office uses in the context of the proposed development.</p>

c.	Designation, Zoning, and Disposition of Future Parcel	<ul style="list-style-type: none"> 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.
d.	Jane Street Corridor Residential Potential Land Use Review	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the Jane Street Corridor Residential Land Use Review (2007).
e.	Urban Design Brief	<ul style="list-style-type: none"> The Urban Design Brief submitted in support of the applications must be reviewed and approved to the satisfaction of the Development Planning Department.
f.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> 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.
g.	Functional Servicing Report and Allocation	<ul style="list-style-type: none"> The Functional Servicing Report submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Engineering Department. 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.
h.	Environmental Noise and Vibration Feasibility Study	<ul style="list-style-type: none"> The Environmental Noise and Vibration Feasibility Study submitted in support of the applications must be approved to the satisfaction of the Vaughan Engineering Department.
i.	Sustainable Development	<ul style="list-style-type: none"> 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.
j.	Future Site Plan Application	<ul style="list-style-type: none"> 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.

k.	Environmental Site Assessment	<ul style="list-style-type: none"> 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.
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The applications must be reviewed by the Toronto and Region Conservation Authority.

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

Report prepared by:

Stephen Lue, Planner, ext. 8210

Carmela Marrelli, Senior Planner, ext. 8791

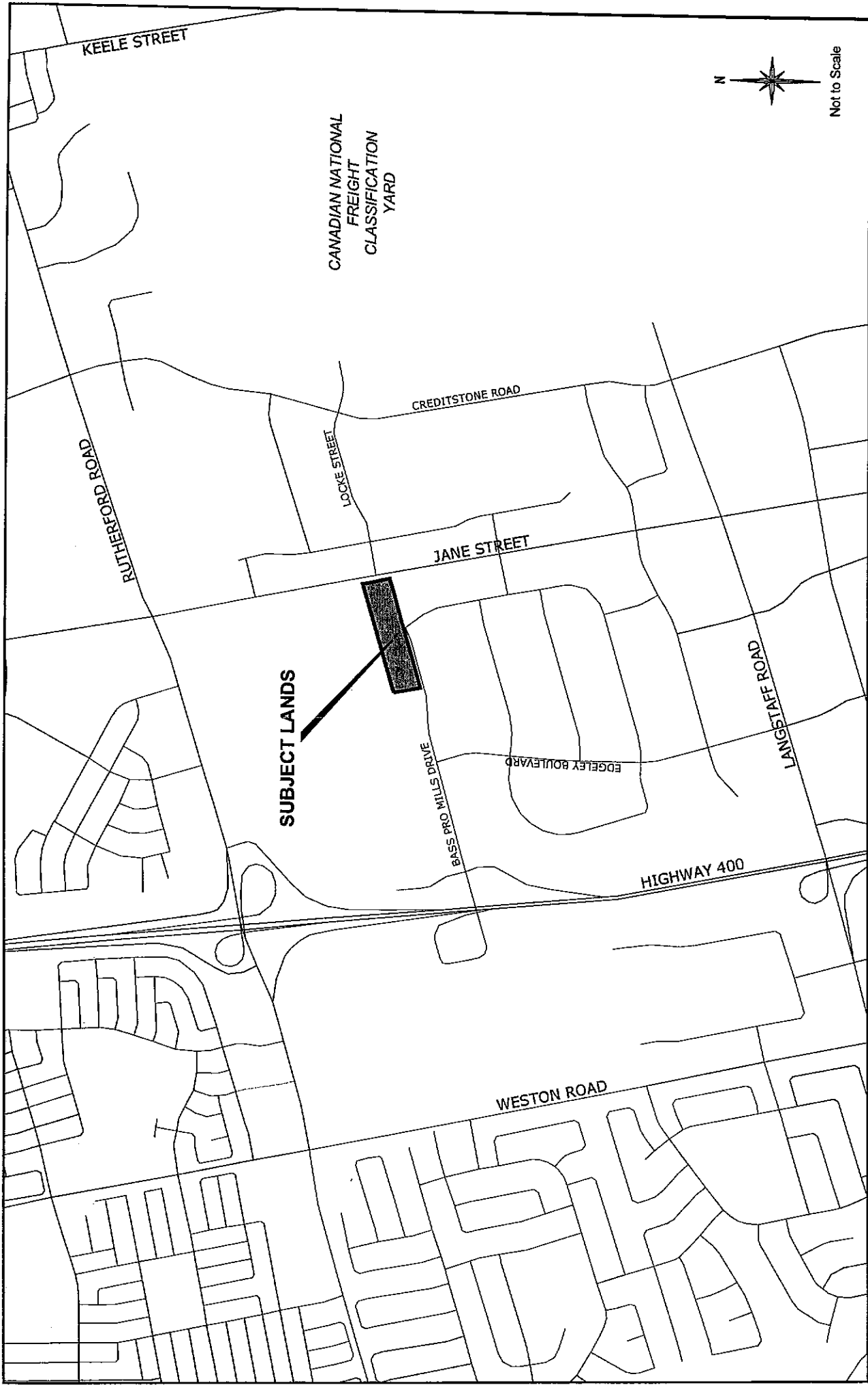
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 14,
Concession 5

Applicant:
Sandra Mammore

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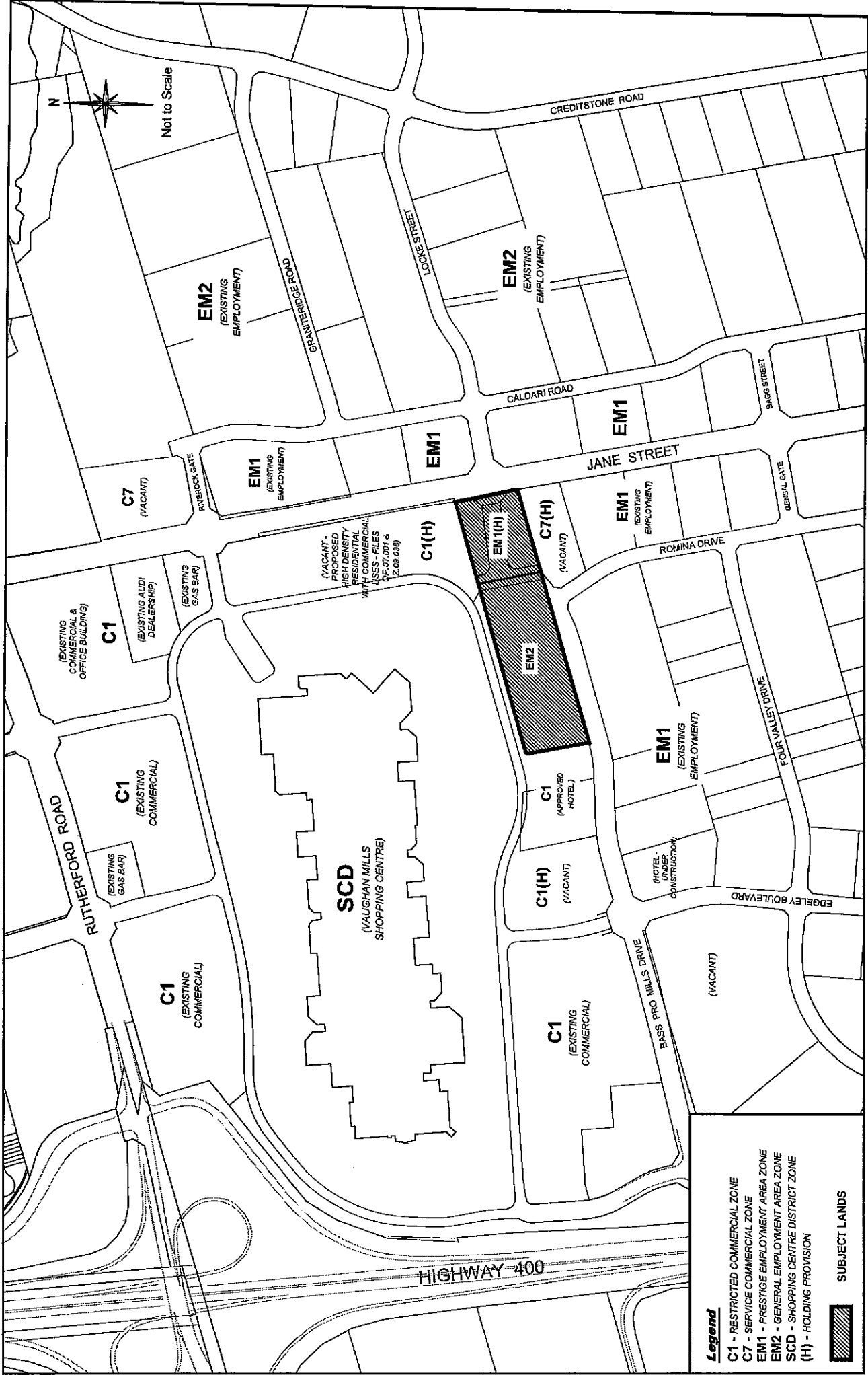


The City Above Toronto

Development Planning Department

Attachment

Files: **1**
OP.09.006 & Z.09.037
Date: December 14, 2009



Attachment

Files: OP.09.006 & Z.09.037
 Date: December 14, 2009



Development Planning Department

Location Map

Location: Part of Lot 14,
 Concession 5

Applicant:
 Sandra Mammone

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Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- SCD - SHOPPING CENTRE DISTRICT ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS



Not to Scale

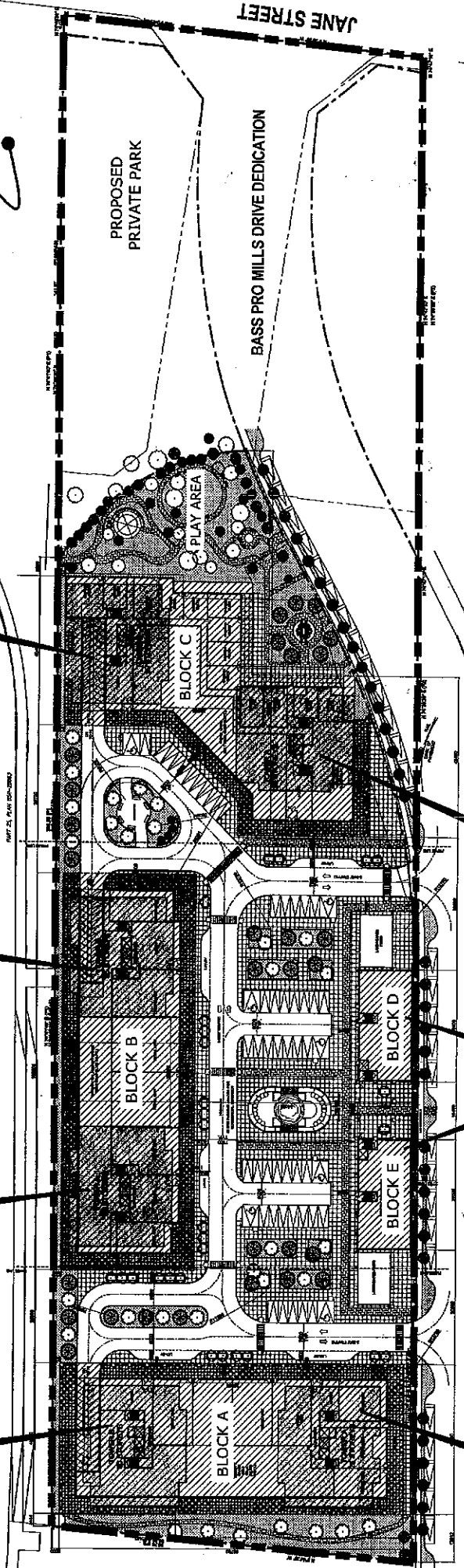
2
CASERTANO
DEVELOPMENT
CORP. LANDS
(Files: OP.07.001
& Z.09.038)

BUILDING C2
30 STOREYS
(RESIDENTIAL)

BUILDING B2
35 STOREYS
(RESIDENTIAL)

BUILDING B1
35 STOREYS
(RESIDENTIAL)

BUILDING A2
30 STOREYS
(RESIDENTIAL)



ZONING BY-LAW AMENDMENT

Rezone the subject lands from EM2 General Employment Area Zone and EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" together with site-specific exceptions and retail/office use permission.

OFFICIAL PLAN AMENDMENT

- AMEND OPA #600 AS AMENDED TO:
1. Redesignate the subject lands from "General Commercial" to "High Density Residential/Commercial";
 2. Permit an increase in the maximum permitted density from 150 units per hectare to 520 units per hectare (1600 residential units); and
 3. Permit an increase in maximum building height from 12 storeys to 35 storeys.

SUBJECT LANDS

BUILDING C1
25 STOREYS
(RESIDENTIAL)

2 STOREYS
(RETAIL/OFFICE
BUILDINGS)

BUILDING A1
25 STOREYS
(RESIDENTIAL)

*** TOTAL PROPOSED OFFICE/COMMERCIAL IN BLOCKS "E" & "D", AND GROUND FLOOR OF BLOCKS "A", "B" & "C" IS 5,377.4m² GFA**

Conceptual Site Plan

Location: Part of Lot 14,
Concession 5

Applicant:
Sandra Mammone

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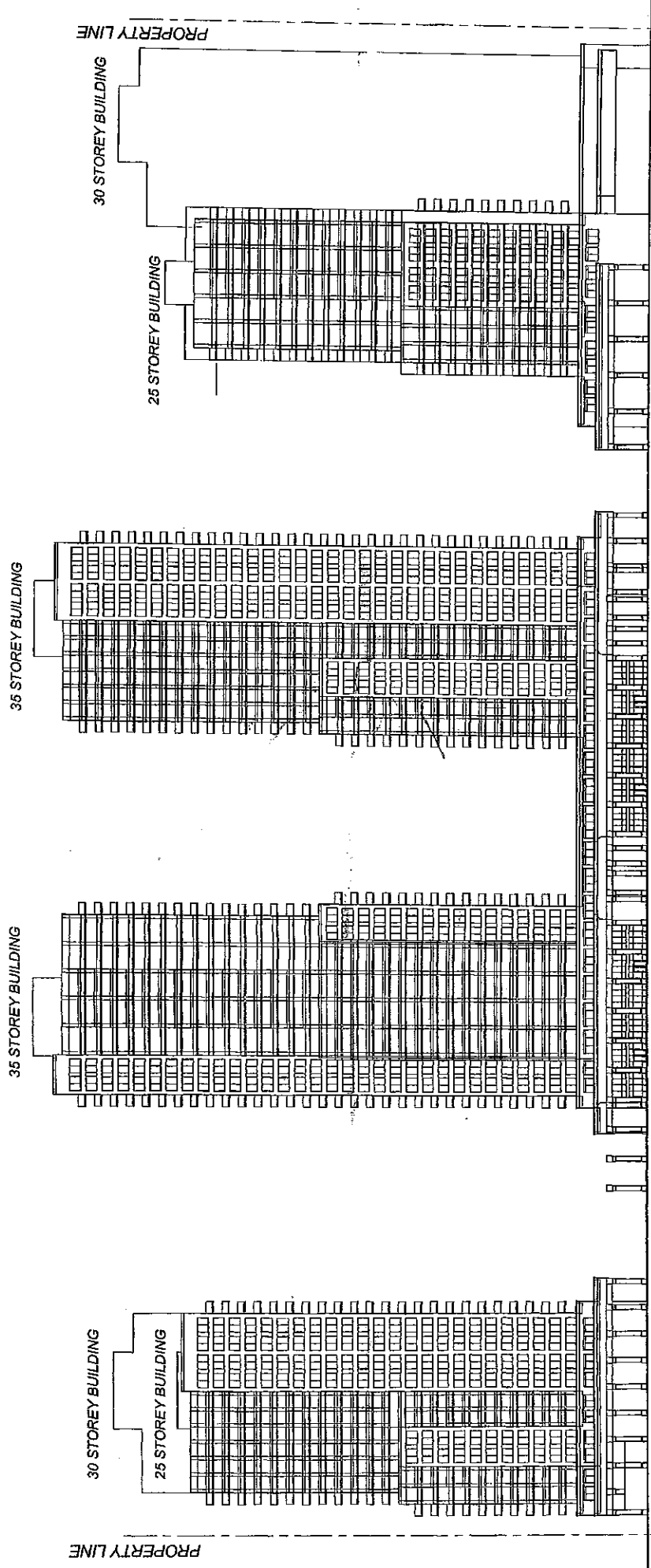
Development Planning Department

Attachment

Files: OP.09.006 & Z.09.037

Date: December 14, 2009

3



FRONT (SOUTH) ELEVATION - FROM BASS PRO MILLS DRIVE

Not to Scale

Conceptual Elevations

Location: Part of Lot 14,
Concession 5

Applicant:
Sandra Mammone

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Development Planning Department

Attachment

Files:
OP-09.006 & Z-09.037

Date:
December 14, 2009

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