

4. **OFFICIAL PLAN AMENDMENT FILE OP.08.005** **P.2010.8**
ZONING BY-LAW AMENDMENT FILE Z.08.022
2159645 ONTARIO INC. C/O LIBERTY DEVELOPMENT CORPORATION
WARD 3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.005 and Z.08.022 (2159645 Ontario Inc. C/O Liberty Development Corporation) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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 Public Hearing was circulated: January 8, 2010.
- b) Circulation Area: 150 m and an extended poll area of 600 m, as shown on Attachment #2.
- c) Comments received as of January 21, 2010: None.

Purpose

The new Owner has submitted the following revised applications on the subject lands shown on Attachments #1 and #2, to facilitate the future development of the site for two (2) high density residential condominium buildings comprised of 728 units, 30 and 33 storeys respectively, one 10 storey office building and second floor commercial and office uses, underground parking, and a landscaped podium with amenity areas as shown on Attachments #3 to #8, inclusive:

- 1. An application to amend the Official Plan (File OP.08.005), specifically the "Corporate Centre Corridor" policies of OPA #500 as amended by OPA #663 (The Avenue 7 Land Use Future Study) on the subject lands, as follows:

	Official Plan Policy (OPA #500, as amended by OPA #663)	Proposed Amendment to OPA #500, as amended by OPA #663
a)	Maximum density of 2.5 FSI (Floor Space Index)	Maximum density of 4.48 FSI (Floor Space Index)
b)	Maximum building height of 26m	Maximum building height of 33 storeys (117m approximately)

- 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 the following site-specific exceptions to the C9 Zone standards to implement the concept plan shown on Attachment #3:

	By-law Standard	By-law 1-88 C9 Zone Requirements	Proposed Exceptions to C9 Zone
a)	Minimum Front Yard Setback	3m	0m
b)	Minimum Rear Yard Setback	6m	0m
c)	Minimum Exterior Side Yard Setback	3m	0m
d)	Minimum Parking for proposed Residential Units	1,274 residential parking spaces (total) Calculated at 1.75 spaces per dwelling unit (includes 1.5 spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking)	801 residential parking spaces (total) Calculated at 1.10 spaces per dwelling unit including visitor parking
e)	Maximum Building Height	25m	33 storeys (approximately 117m)
f)	Maximum Residential Density	67m ² per dwelling unit (residential)	Permit a maximum density of 4.48 FSI (residential, commercial and office)

Other zoning exceptions may be identified and required through the detailed review of the application.

Site History

On April 23, 2008, the former Owner (1483969 Ontario Limited) submitted Official Plan and Zoning By-law Amendment applications (File OP.08.005 and Z.08.022) to facilitate the development of three high density residential condominium buildings ranging from 24 to 32 storeys with a total of 1050 residential units, ground and second floor commercial and office uses, surface and underground parking, and a landscaped podium with an outdoor garden and water features as shown on Attachment #9. The applications were considered by Vaughan Council at a Public Hearing on June 3, 2008. The recommendation to receive the Public Hearing report of June 3, 2008, was ratified by Council on June 11, 2008.

The Development Planning Department prepared a technical report for consideration by the Committee of the Whole on June 23, 2009. On the said date, the former Owner submitted a written request to Vaughan Council to adjourn the applications "sine die", which the Committee adopted and ratified on June 30, 2009.

On November 27, 2009, the Development Planning Department received a revised proposal for the property from the current Owner (2159645 Ontario Inc), which is the subject of this staff report.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 7777 Weston Road, at the northeast corner of Regional Road 7 and Weston Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Corporate Centre Corridor" and "Transit Stop Centre" by OPA #500 (Corporate Centre Plan) as amended by OPA #663 (The Avenue 7 Land Use Future Study). ▪ OPA #500, as amended, permits a maximum density of 2.5 FSI and establishes a maximum building height of 26m on the subject lands, whereas the applicant is proposing a maximum density of 4.48 FSI and a maximum building height of 33 storeys (approximately 117m). ▪ The proposal does not conform to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ C2 General Commercial Zone by By-law 1-88 and subject to Exception 9(246); the site-specific exception permits the former automotive sales establishment (Al Paladini's Pine Tree Ford/Lincoln Dealership). ▪ An amendment to Zoning By-law 1-88 is required to rezone the property from C2 General Commercial Zone to the proposed C9 Corporate Centre Zone and to provide the necessary zoning exceptions to facilitate the proposed development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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	COMMENT(S)
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 an intensification strategy from the City's Official Plan Review.
b.	Appropriateness of Proposed Uses, Density Height	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed residential, retail and office uses, a maximum density of 4.48 FSI and a maximum building height of 33 storeys (117 m) on the subject lands will be reviewed with regard to compatibility with other uses in the area and the surrounding land use context.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ Review will be given to the proposed site and building design and landscaping, in the context of the approved urban design guidelines for the Vaughan Metropolitan Centre in OPA #500 and OPA #663, to be implemented through the site plan approval process, to the satisfaction of the Development Planning Department.
d.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required to be submitted, to facilitate a comprehensive review of the proposal (or portion thereof) to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, environmental considerations including sustainable development features, and building massing that is complimentary to the surrounding area. ▪ The conceptual site plan and building elevations submitted with the subject Official Plan and Zoning By-law Amendment Applications will be reviewed to identify any zoning exceptions to the C9 Corporate Centre Zone that would be required to facilitate the proposed development, if approved.
e.	Transportation and Traffic Impact	<ul style="list-style-type: none"> ▪ The Transportation and Traffic Study submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Engineering Department, York Region Transportation Services Department, and Ministry of Transportation (MTO). 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 development of the site. Comments are also required from the MTO with respect to the traffic impact of the proposed development given the proximity of the property to Highway #400 and the interchange at Regional Road 7.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention through Environmental Design), LEEDS (Leadership in Energy and Environmental Design) will be reviewed and implemented through the site plan approval process, if approved.
g.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
h.	Planning Justification Report	<ul style="list-style-type: none"> ▪ 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 Land Use Futures Study) and the pending Focused Area Study for the Vaughan Metropolitan Centre.
i.	Engineering Requirements	<ul style="list-style-type: none"> ▪ Review will be given to stormwater management, sanitary/water servicing, and lot grading, through the submission of a Functional Servicing Report, and later through the processing of a future site plan, 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.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ 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 / Strategic Plan

The applicability of the 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 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.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevations
5. Conceptual Ground and Podium Level Landscape Plan
6. Conceptual Second Floor Plan
7. Conceptual Ground Floor Plan
8. Conceptual (Typical) Underground Parking Plan
9. Original Proposed Concept Site Plan (June 3, 2009 Public Hearing)

Report prepared by:

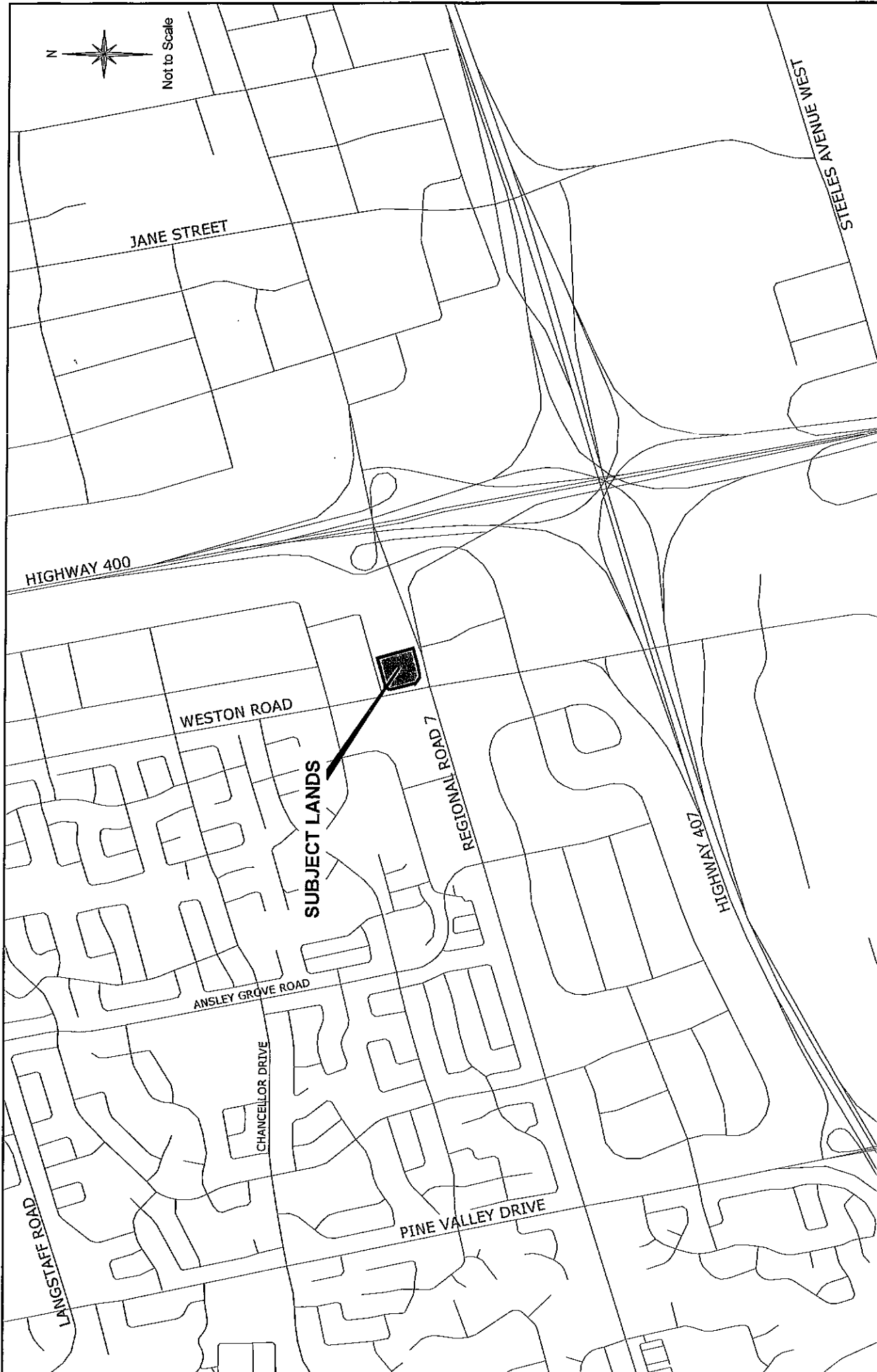
Christina Napoli, Planner, ext. 8483
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 6,
Concession 5

Applicant: 2159645 Ontario Inc.
C/O Liberty Development Corporation

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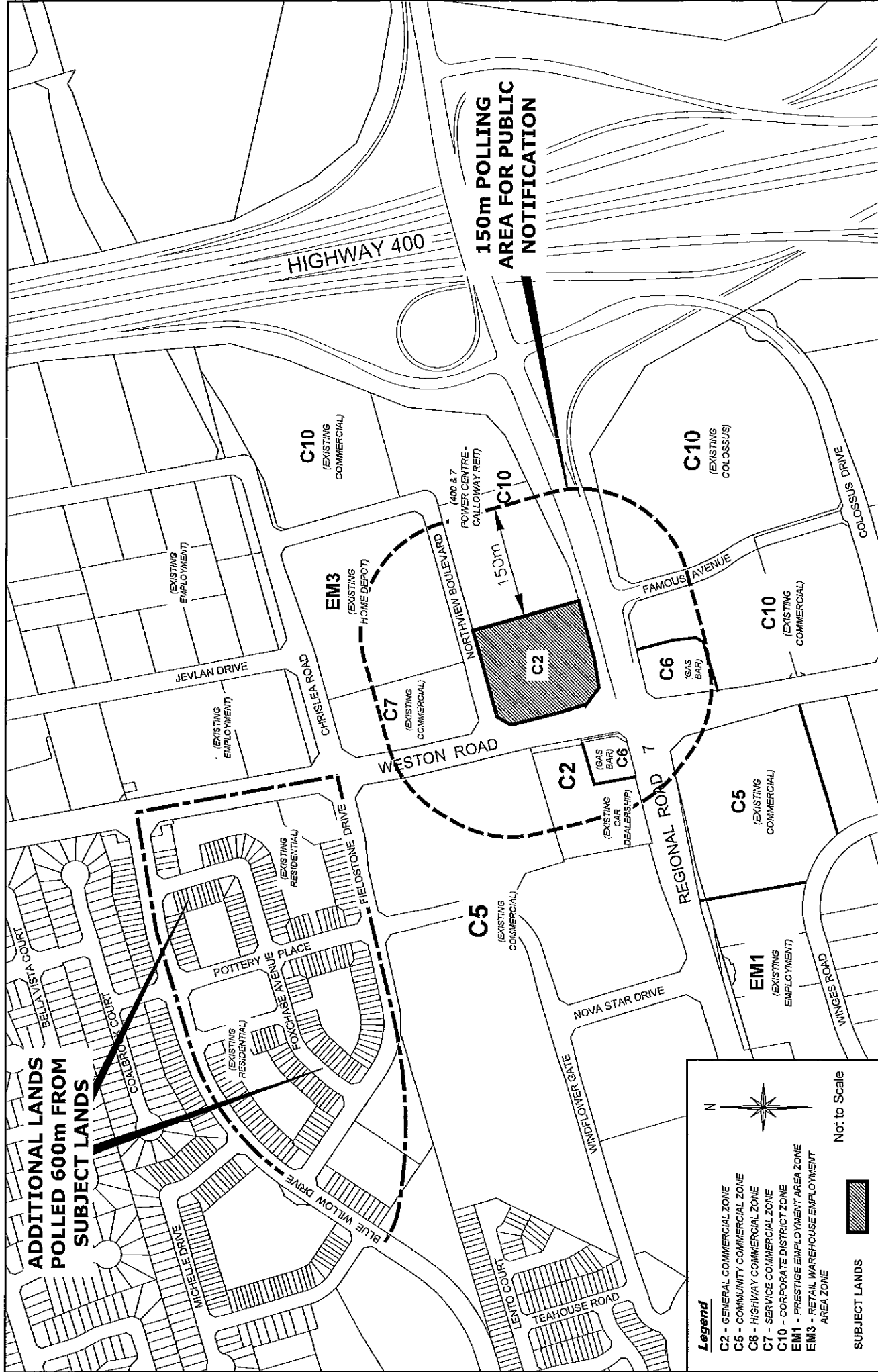
Development Planning Department

Attachment

Files: Z.08.022 &
OP.08.005

Date:
January 06, 2010

1



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

**150m POLLING
AREA FOR PUBLIC
NOTIFICATION**

Legend

- C2 - GENERAL COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS Not to Scale

Location Map

Location: Part of Lot 6,
Concession 5

Applicant: 2159645 Ontario Inc.
C/O Liberty Development Corporation

M:\DFT\1 ATTACHMENTS\Z\3-08-022ec-06.005b-049



The City Above Toronto

Development Planning Department

Attachment

Files: Z.08.022 &
OP.08.005

Date:
January 06, 2010

2



Not to Scale

PROPOSED OFFICIAL PLAN AMENDMENT

Amend the Official Plan to:

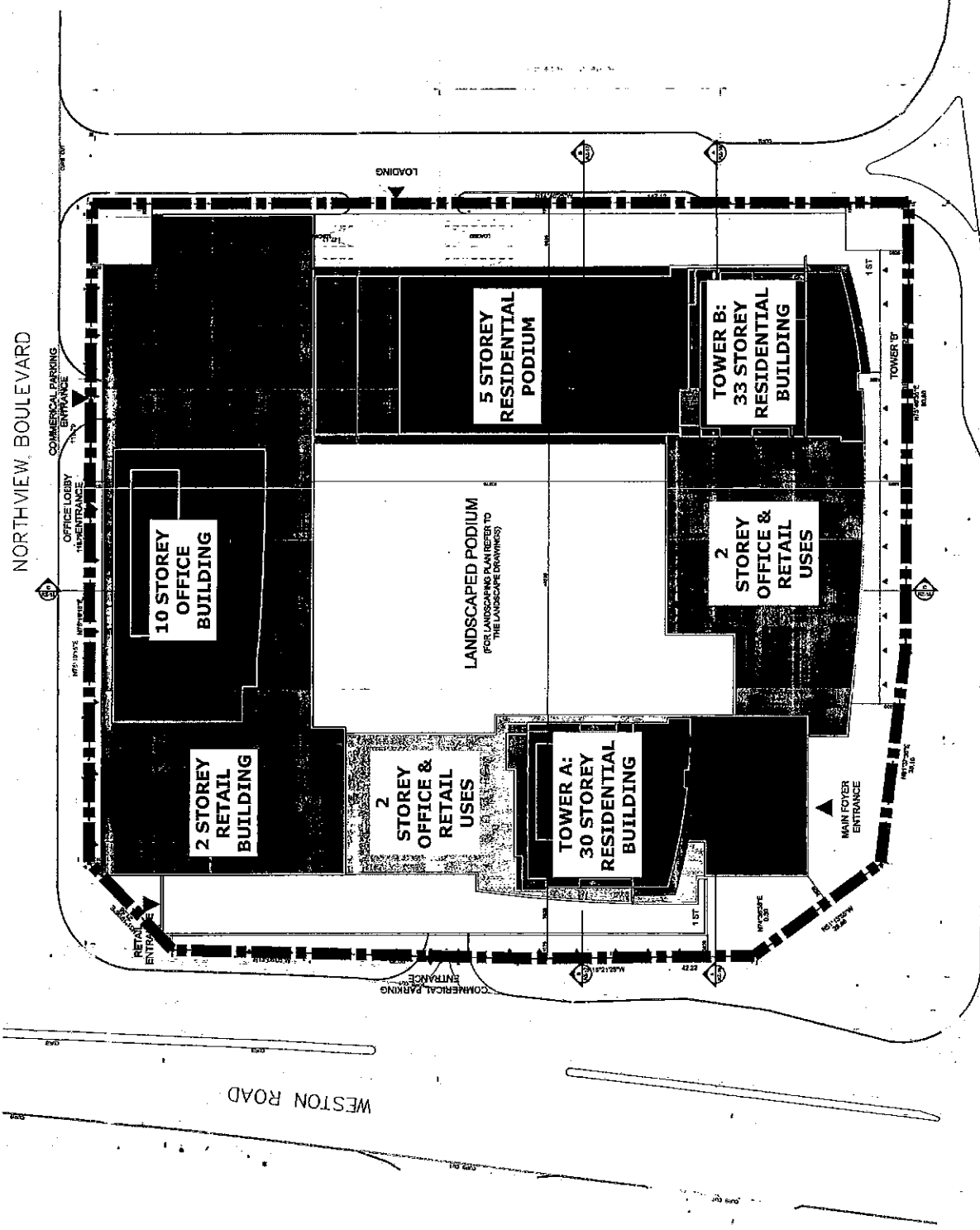
- 1. Increase the maximum FSI from 2.5 to 4.48; and
- 2. Increase the maximum building height from 26m to 117m.

PROPOSED ZONING BY-LAW AMENDMENT

Rezone the Subject Lands from C2 General Commercial Zone to C9 Corporate Centre Zone



SUBJECT LANDS



NORTHVIEW BOULEVARD

REGIONAL ROAD 7

WESTON ROAD

Conceptual Site Plan

Location: Part of Lot 6, Concession 5

Applicant: 2159645 Ontario Inc.
C/O Liberty Development Corporation



The City Above Toronto
Development Planning Department

Attachment

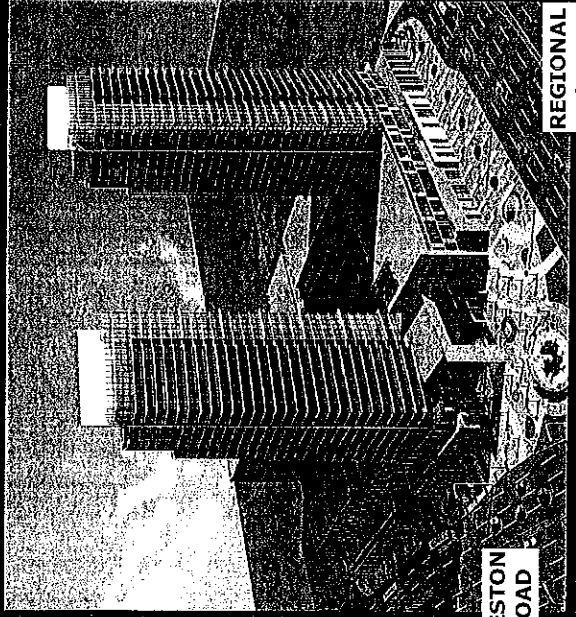
Files: Z.08.022 & OP.08.005

Date: January 06, 2010

3

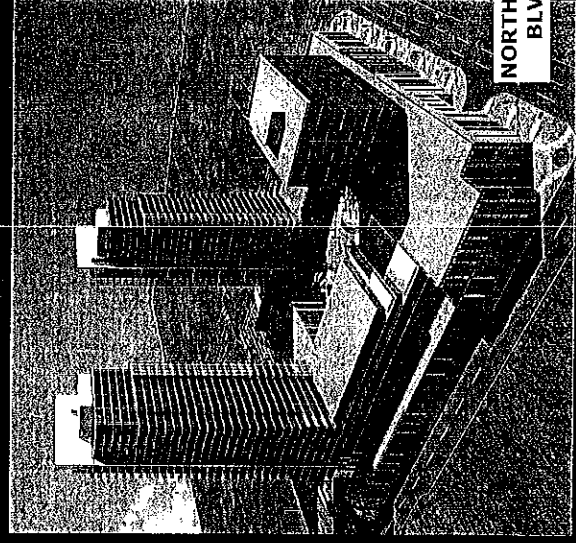


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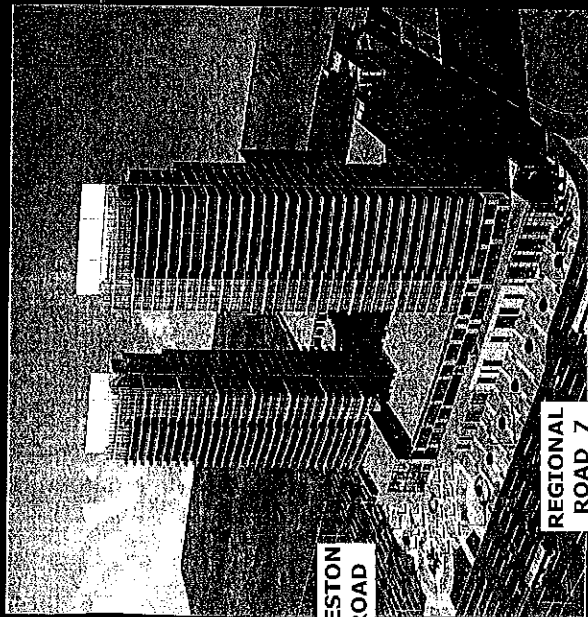


WESTON ROAD

REGIONAL ROAD 7

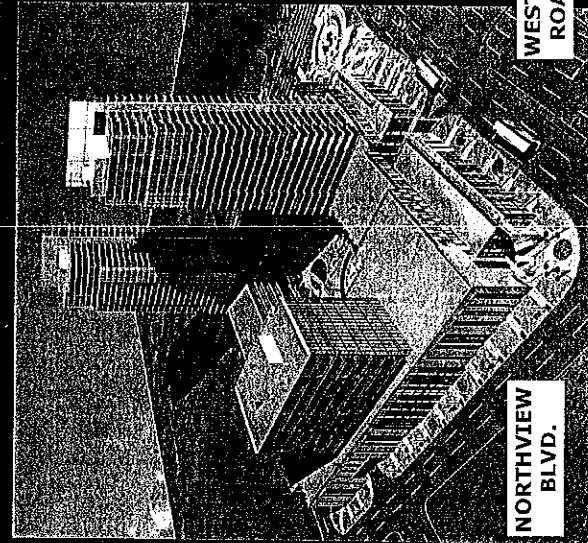


NORTHVIEW BLVD.



WESTON ROAD

REGIONAL ROAD 7



NORTHVIEW BLVD.

WESTON ROAD

Conceptual Elevations

Location: Part of Lot 6,
Concession 5

Applicant: 2159645 Ontario Inc.
C/O Liberty Development Corporation

Location: ATTACHMENT A, 08-002700, 08-00561, 7-90



The City Above Toronto

Development Planning Department

Attachment

Files: Z.08.022 &
OP.08.005

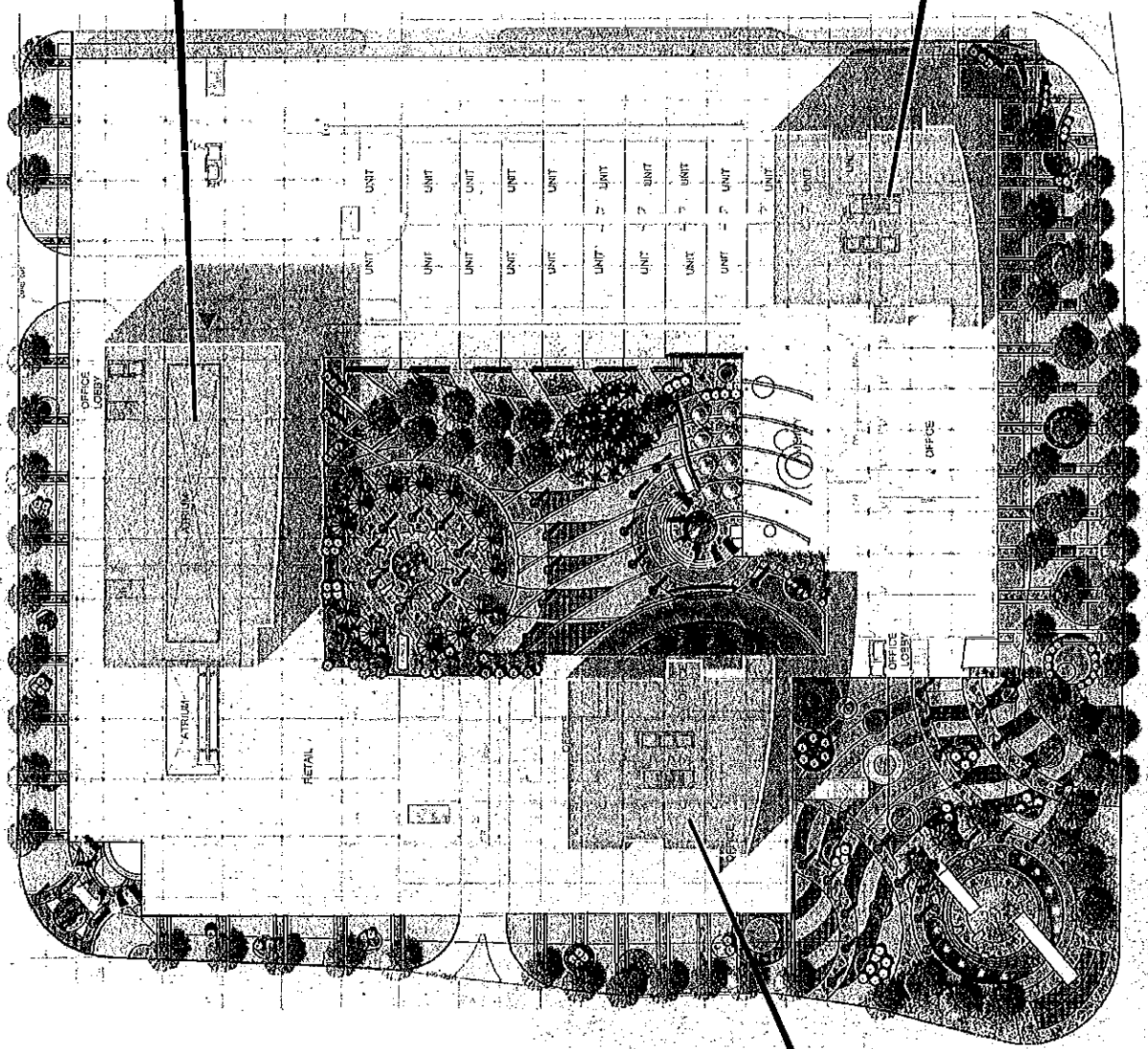
Date:
January 06, 2010

4



Not to Scale

NORTHVIEW BOULEVARD



10 STOREY
OFFICE
BUILDING

TOWER A:
30 STOREY
RESIDENTIAL
BUILDING

TOWER B:
33 STOREY
RESIDENTIAL
BUILDING

WESTON ROAD

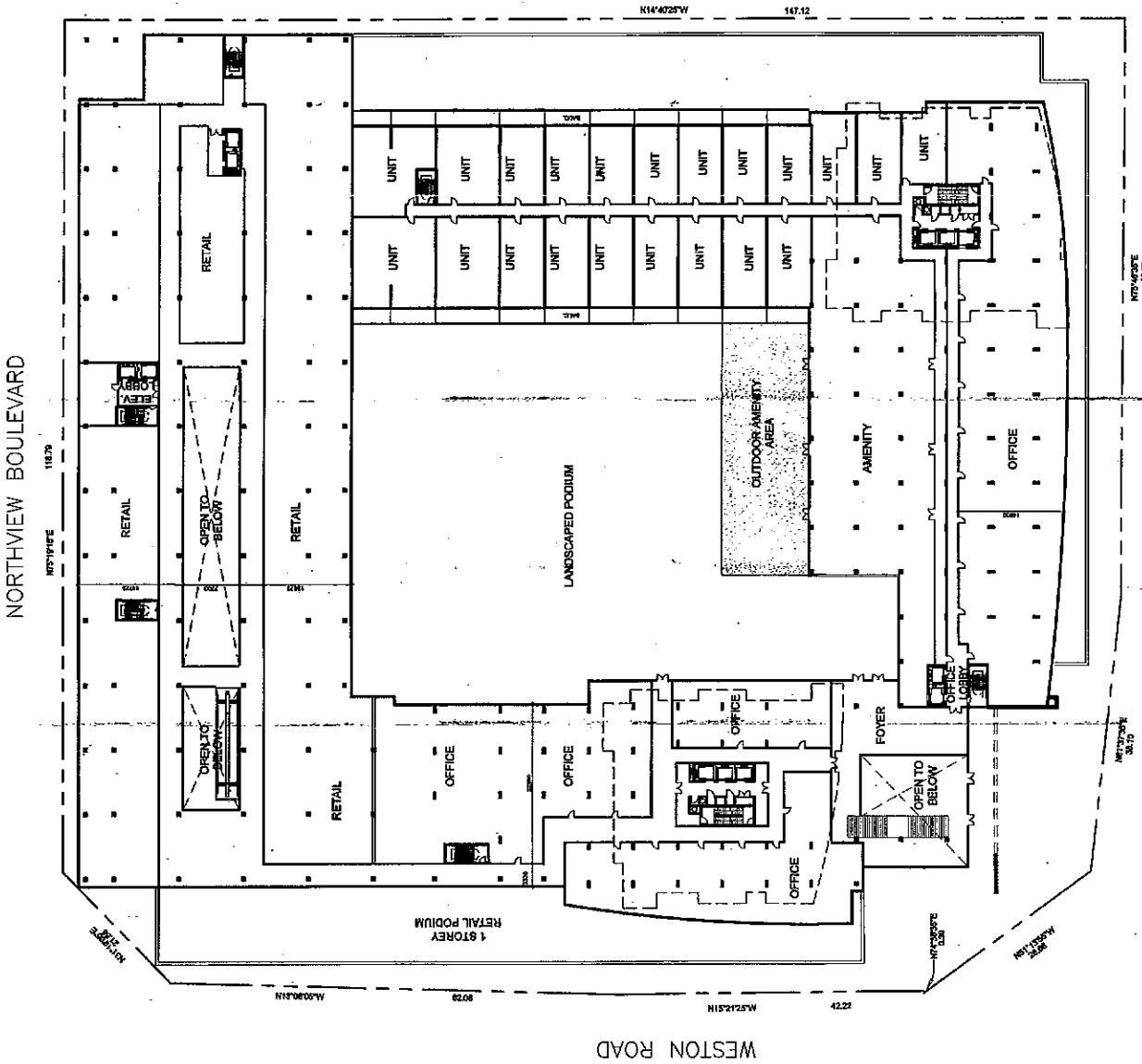
REGIONAL ROAD 7

Conceptual Ground & Podium Level Landscape Plan

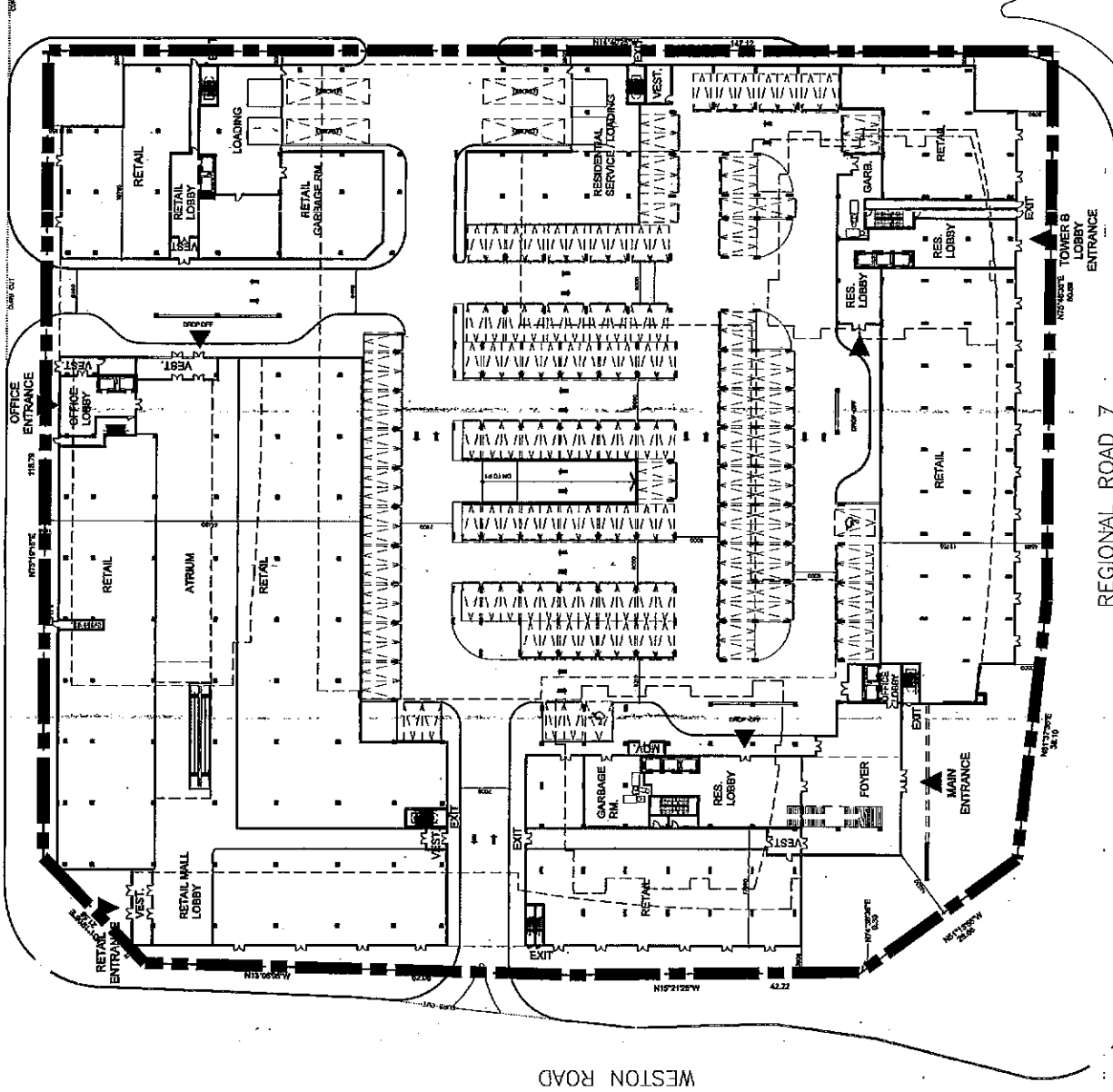
Applicant: 2159645 Ontario Inc.
C/O Liberty Development Corporation
Location: Part of Lot 6
Concession 5
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CITY OF
Vaughan
The City Above Toronto
Development Planning Department

Attachment **5**
Files: Z.08.022 &
OP.08.005
Date:
January 06, 2010



NORTHVIEW BOULEVARD



WESTON ROAD

REGIONAL ROAD 7

SUBJECT LANDS



Not to Scale

Conceptual Ground Floor Plan

Applicant: 2159645 Ontario Inc.
 C/O Liberty Development Corporation

Location: Part of Lot 6
 Concession 5



Development Planning Department

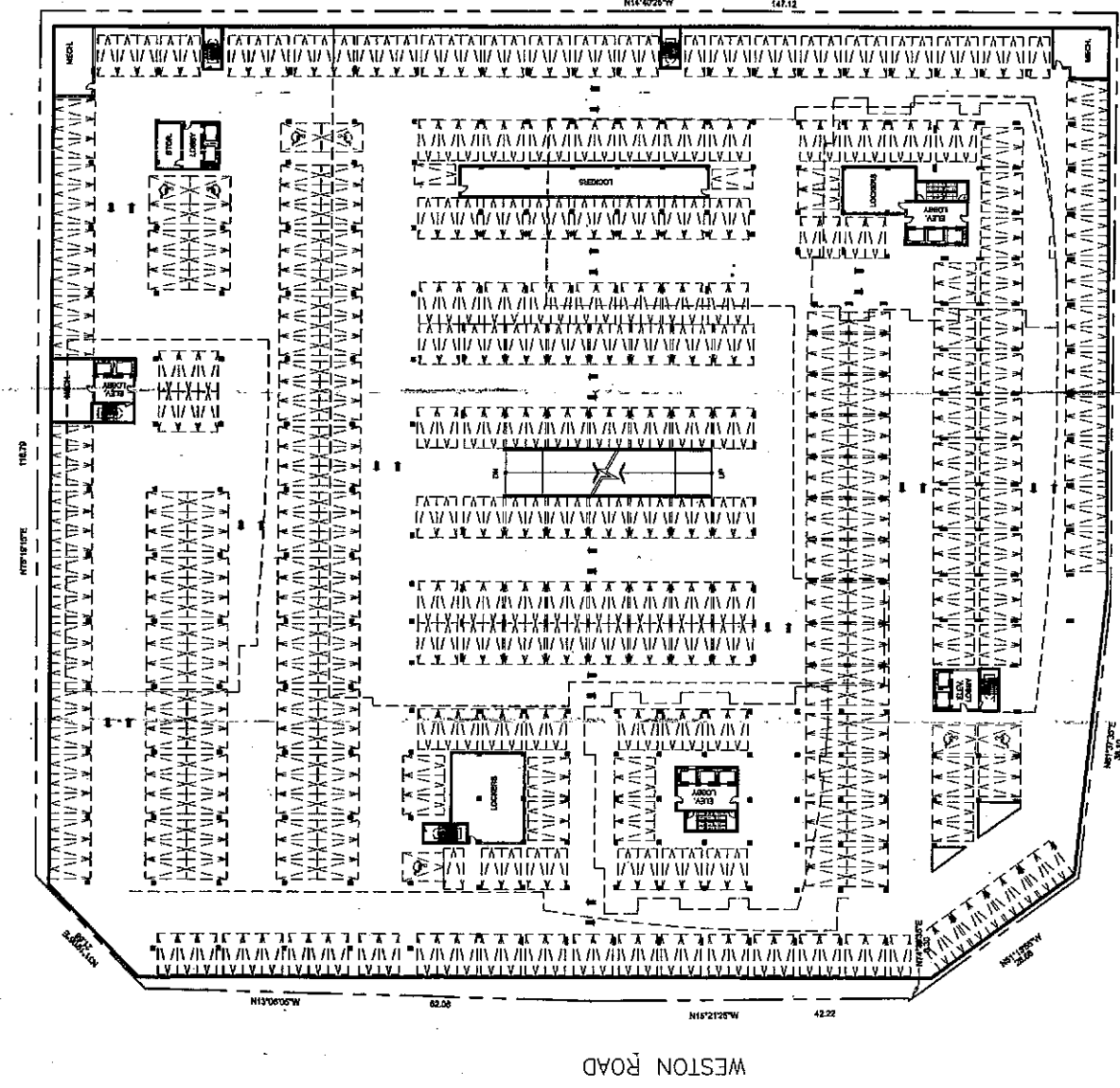
Attachment 7

Files: Z.08.022 &
 OP.08.005

Date:
 January 06, 2010

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NORTHVIEW BOULEVARD



538 PARKING SPACES

Conceptual (Typical) Underground Parking Plan

Applicant: 2159645 Ontario Inc.
C/O Liberty Development Corporation
MVA/BFTV | ATAC-MEN/SA/3.7.03 3224P 05 0035b 0+G

Location: Part of Lot 6
Concession 5



Development Planning Department

Attachment

Files: Z.08.022 &
OP.08.005

Date:
January 06, 2010

8



Not to Scale

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

PROPOSED ZONING BY-LAW AMENDMENT

Amend Zoning By-Law to:

- 1. Rezone the Subject Lands from C2 General Commercial Zone to C9 Corporate Centre Zone.

PROPOSED OFFICIAL PLAN AMENDMENT

Amend the Official Plan to:

- 1. Increase the Maximum Floor Space Index (FSI) from 2.5 to 5.0;
- 2. Increase the Maximum Building Height from 25m to 114m.

BUILDING A:
2 STOREY COMMERCIAL
CONNECTED TO TOWER A

LANDSCAPED
PIAZZA

REGIONAL ROAD 7

GAS STATION
ESSO

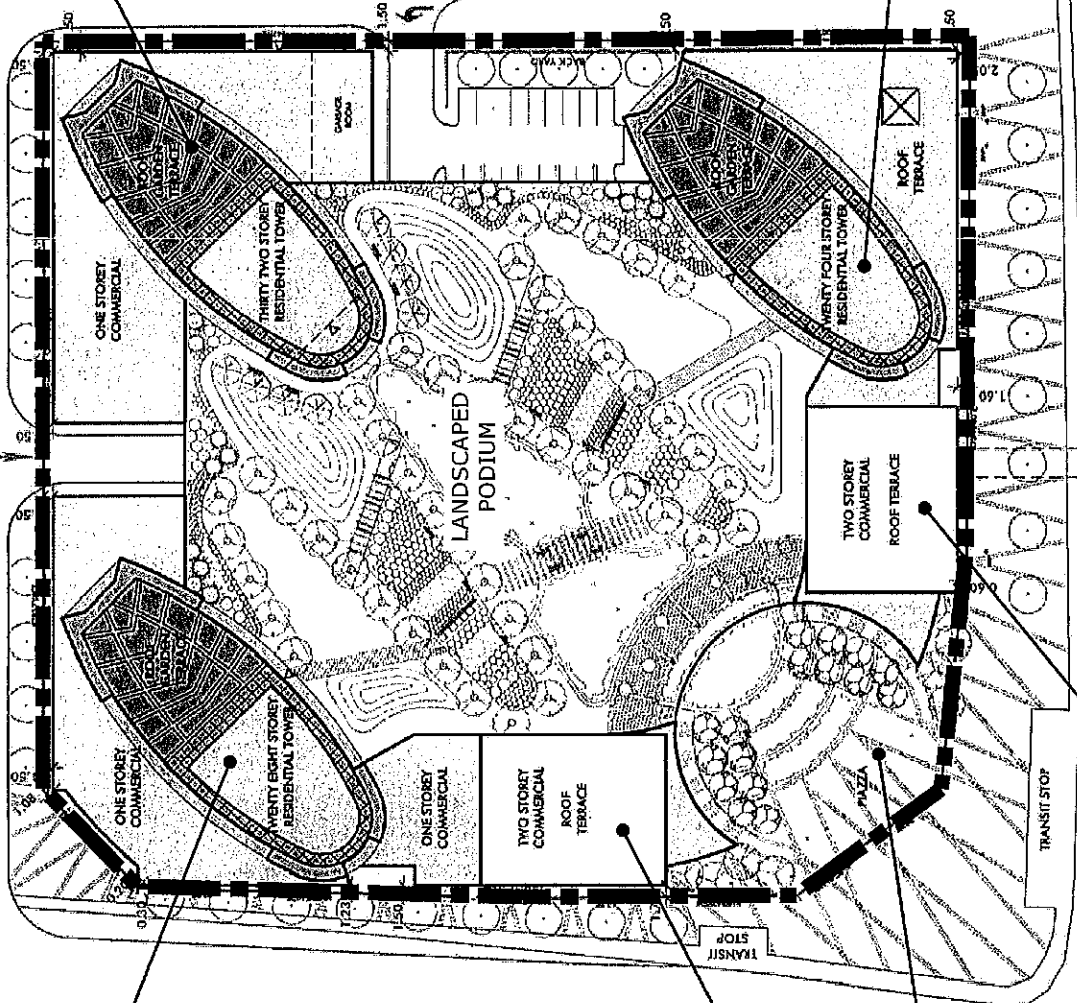
NORTHVIEW BOULEVARD

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

TOTAL NUMBER OF
UNITS FOR TOWERS
"A", "B", and "C"
is 1050.

RESIDENTIAL TOWER C:
24 STOREYS WITH
ROOF TOP TERRACE

SUBJECT LANDS



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

UNDERGROUND
PEDESTRIAN
CONCOURSE
TO TRANSIT STOP
CINEMA COMPLEX

**Original Proposed Concept Site Plan
(June 3, 2009 Public Hearing)**

Applicant: 1463969 Ontario Limited/
C.O. Franco Palladini

Location: Part of Lot 6,
Concession 5



Development Planning Department

Attachment

Files: Z.08.022 &
OP.08.005

Date:
January 06, 2010

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