

COMMITTEE OF THE WHOLE APRIL 12, 2011

**CITY OF VAUGHAN OFFICIAL PLAN 2010
REQUEST TO PROCESS DEVELOPMENT APPLICATIONS
IN ADVANCE OF THE SECONDARY PLAN**

**OFFICIAL PLAN AMENDMENT FILE OP.07.001
ZONING BY-LAW AMENDMENT FILE Z.09.038
CASERTANO DEVELOPMENT CORPORATION
WARD 4**

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

Recommendation

The Commissioner of Planning, the Director of Development Planning and the Director of Policy Planning recommend:

1. THAT Official Plan and Zoning By-law Amendment Files OP.07.001 and Z.09.038 (Casertano Development Corporation) not be processed by City Staff in advance of the required Vaughan Mills Centre Secondary Plan pursuant to Section 10.1.1.10 of the City of Vaughan Official Plan 2010; and,
2. THAT Official Plan and Zoning By-law Amendment Files OP.09.006 and Z.09.037 (Sandra Mammone) not be processed by City Staff in advance of the required Vaughan Mills Centre Secondary Plan pursuant to Section 10.1.1.10 of the City of Vaughan Official Plan 2010.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On February 22, 2011, the Committee of the Whole considered a Deputation (Attachment #9) by Weston Consulting Group on behalf of Casertano Development Corporation ("Casertano") and Sandra Mammone ("Mammone") requesting that Vaughan Council permit the processing of Official Plan and Zoning By-law Amendment Files OP.07.001 and Z.09.038 (Casertano Development Corporation) and Official Plan and Zoning Amendment Files OP.09.006 and Z.09.038 (Sandra Mammone) in advance of the required Vaughan Mills Centre Secondary Plan. The Committee of the Whole recommended the following, which was adopted by Vaughan Council on March 8, 2011:

"That the deputation of Mr. Alan Young, Weston Consulting and Communication C3, dated November 1, 2010, be received and referred to staff for a further report on the request and be brought back to the Committee of the Whole meeting on April 12, 2011."

The Vaughan Development Planning Department in consultation with the Vaughan Policy Planning Department has prepared this report in response to Vaughan Council's resolution.

Purpose

To receive Council direction respecting the request made by Weston Consulting Group Inc. on behalf of Casertano Development Corporation and Sandra Mammone for City Staff to continue processing Official Plan and Zoning By-law Amendment Files OP.07.001 and Z.09.038 (Casertano) and Official Plan and Zoning By-law Amendment Files OP.09.006 and Z.09.037 (Mammone) in advance of the required Vaughan Mills Centre Secondary Plan pursuant to Section 10.1.1.10 of the City of Vaughan Official Plan 2010.

Background - Analysis and Options

Location

The two properties have a combined area of 7.89 ha, shown on Attachments #1 to #3, and are located on the west side of Jane Street, south of Rutherford Road, specifically between the future Bass Pro Mills Drive extension and south of the internal ring road of the Vaughan Mills Mall, City of Vaughan.

Development Application Files (OP.07.001 and Z.09.038, and OP.09.006 and Z.09.037)

a) OP.07.001 (Casertano)

On February 15, 2007, the Owner submitted an Official Plan Amendment Application (File OP.07.001) to amend OPA #600 to permit 6 residential apartment buildings with a proposed density of 520 units per hectare. The application was held in abeyance pending the outcome of the Jane Street Land Use Planning Review.

b) Z.09.038 (Casertano) and OP.09.006 and Z.09.037 (Mammone)

On November 18, 2009, the Owners submitted the accompanying Zoning By-law Amendment Application (File Z.09.038) for Casertano together with new Official Plan and Zoning By-law Amendment Applications (Files OP.09.006 and Zoning Z.09.037) for Mammone. All four development applications (OP.07.001, Z.09.038, OP.09.006, and Z.09.037) proposed amendments to the Official Plan and Zoning By-law to permit a total of twelve (12) residential condominium towers with ground floor related commercial uses and four (4) freestanding, 2-storey commercial buildings with ground floor retail commercial uses, as shown on Attachments #4 to #8.

The four development applications were considered at a Public Hearing on January 12, 2010 and the Committee of the Whole recommended "that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole following the completion and approval by City of Vaughan Council of the final results of the City's comprehensive Official Plan Review Process". This recommendation was ratified by Vaughan Council on January 19, 2010.

Discussion Purposes Plan

In June 2010, the Owners submitted a discussion purposes plan (Attachment #10) to Members of Council and staff to obtain feedback on a plan showing a lowering of the 12 tower heights from a range of 25 to 40 storeys to 18 to 27 storeys, a reduction of the overall unit count from 3,650 units to 2,821 units, and reduction of the overall FSI from 5.0 to 3.75. This discussion purposes plan has not transformed into a formal application submission to the City, however, the comments on the following pages are representative for both the original submission and the discussion purposes plan.

Official Plan

The combined subject lands, as identified on Attachments #2, #3 and #8, are designated "General Commercial" by OPA #600, as amended by OPA #505 and OPA #512. The applications to facilitate the development of twelve (12) residential towers with building heights ranging from 26 to 40 storeys and 2,050 residential units (Casertano) and 25 to 35 storeys and 1,600 residential units (Mammone), with retail commercial and office uses do not conform to the Official Plan.

City of Vaughan Official Plan 2010

The City of Vaughan Official Plan 2010 (VOP 2010) was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Region of York. The subject lands are designated "High-Rise Mixed-Use" and are located within a designated Required Secondary Plan Area, more specifically, Vaughan Mills Centre (VOP 2010, Schedule 14-A). The VOP 2010 establishes criteria for processing development applications in Required Secondary Plan Areas as follows:

"Council may permit the continuance of processing an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process (VOP 2010, Section 10.1.1.10)."

Addressing the Criteria of Section 10.1.1.10 of the VOP 2010:

- 1) **"Council may permit the continuance of processing an existing development application submitted prior to May 17, 2010."**
 - a) The Casertano Official Plan Amendment Application (File OP.07.001) was submitted on February 15, 2007 thereby addressing this criterion; and,
 - b) The applications for Zoning By-law Amendment (Files Z.09.037 and Z.09.038, Mammone and Casertano, respectively) along with the application for Official Plan Amendment (File OP.09.006, Mammone) were submitted on November 18, 2009, thereby addressing this criterion.

Furthermore, "Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that":

- 2) **"the proposed development is generally compatible with the vision contemplated in the Official Plan"**

The City currently does not have an articulated vision for the long-term evolution of the Vaughan Mills Secondary Plan area. The structural plan in VOP 2010 designates Vaughan Mills as an Intensification Area and a Primary Centre (Schedule 1 Urban Structure). The Land Use Plan (Schedule 13N) designates it High-Rise Mixed-Use, without the maximum density and height restrictions being specified, pending the completion of the secondary plan.

Primary Centres have a broad mandate as defined in VOP 2010. In addition to functioning as intensification areas, they are intended to be planned to accommodate:

- a) A mix of housing types and tenures;
- b) Non-residential uses including office, institutional, community facilities and human services;
- c) Densities supportive of public transit;
- d) Have a fine grain of streets suitable to pedestrians and cyclists, with appropriate internal links and links to surrounding Community Areas;
- e) Include well designed public open spaces and green spaces; and,
- f) Encourage pedestrian friendly built-form by locating active uses at grade; and be designed to implement appropriate transition of intensity and uses to surrounding Community Areas and/or separation from adjacent Employment Areas.

Any vision would need to be founded on a plan that was based on an evaluation of these criteria and an appropriate response based on good planning principles and the requirements for the preparation of secondary plans provided by VOP 2010.

The subject lands represent a small portion of the site whose integration with the immediate area cannot be defined at this point. With no vision established for the centre, it is difficult to assess the implications of the individual applications and their possible effects on the overall development of the area. Staff are not in a position to recommend that the processing of the applications continue in advance of the preparation of the secondary plan. Therefore, this criterion has not been addressed.

3) “the development is significant in terms of city-building”

In terms of city-building, the City's priority is the Vaughan Metropolitan Centre (VMC) area and areas that will immediately benefit from the planned rapid transit investments. The VMC has a well-established vision and major transit infrastructure that is programmed for delivery by 2015. In contrast, the Vaughan Mills Secondary Plan area is in the early stages of transition. The site has a number of outstanding attributes. It is centrally located in the City, has excellent highway access, is approximately two kilometres from the Rutherford GO Rail station, and is within the long-term rapid transit services planned for Jane Street. However, there are challenges. Internally, the secondary plan area does not exhibit the qualities of a complete community as defined in the Provincial Growth Plan, the Regional Official and VOP 2010.

In this context, proceeding with the current applications is not supportive of good city-building. The entire plan area would be better served by developing a comprehensive vision. This would be based on the VOP 2010 criteria. This process also offers the opportunity to hear and reconcile the views of the community, and the landowners both within the secondary plan area and beyond. As noted above, VOP 2010 identifies a number of criteria that need to be addressed in the planning for a Primary Centre and a rigorous secondary planning process.

In this instance, maintaining the integrity of the secondary planning process outweighs any benefits accruing to the processing of the individual applications. A clear, mandated vision, including public input, and an implementing secondary plan for the Vaughan Mills Centre Area, are necessary. Therefore, this criterion has not been addressed.

4) “the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process”

The deputation by Weston Consulting, as shown on Attachment #9, states that “at the present time it is not known when the Vaughan Mills Secondary Plan will be commenced or completed”. The preparation of the secondary plan is being considered for funding in the 2011 budget, which will be proceeding to a Special Council Meeting on April 5, 2011 for approval. The entire secondary plan process would take from eighteen months to two

years to Region of York approval. This would provide a greater level of certainty as to the timing of the secondary plan process. Subject to budget approval, it is expected that the study would commence in the third or fourth quarter of 2011.

A delay to prepare the secondary plan may actually provide marketing benefits for the proposed developments. Currently, the subject lands are located between a super-regional shopping centre, outlying retail/commercial pads and an employment area. A new secondary plan will focus on achieving the elements of a complete, more attractive community in the short and long-term, and would contribute to a more attractive residential, mixed-use setting. This could result in a plan that provides a better environment for residential uses, thereby improving their marketability.

On this basis, staff believe that the undertaking of the secondary plan process may provide benefits from a marketing perspective if a comprehensive secondary plan is put in place, which improves the development potential and physical character of the area.

Notwithstanding the submission dates of the development applications, the Casertano and Mammone development proposals (both the original submission and the revised proposal), in absence of a clearly articulated vision for the Vaughan Mills Centre Area, are considered to be premature. With respect to the criteria of Section 10.1.1.10 in VOP 2010, the Development and Policy Planning Departments are not satisfied that the criteria have been sufficiently addressed. Therefore, it is recommended that the processing of the development applications not continue in advance of the preparation of the Vaughan Mills Centre Secondary Plan.

Zoning

The Casertano lands are currently zoned C1(H) Restricted Commercial Zone with the Holding Symbol "H" by By-law 1-88 and subject to Exception 9(1030). The Mammone lands are currently zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol "H" and EM2 General Employment Area Zone by By-law 1-88 and subject to Exception 9(881). The Zoning By-law Amendment Applications (File Z.09.037 – Mammone, and File Z.09.038 – Casertano) are required to facilitate the development proposals.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject lands are designated "Urban Area" in the Region of York Official Plan. As noted, the City of Vaughan Official Plan 2010 (VOP 2010) was adopted by Vaughan Council on September 7, 2010, which is currently awaiting approval from the Region of York.

Conclusion

The Vaughan Development Planning Department and the Vaughan Policy Planning Department have reviewed the respective applicant's proposal to process Official Plan Amendment File OP.07.001 and Zoning By-law Amendment File Z.09.038 (Casertano Development Corporation) and Official Plan Amendment File OP.09.006 and Zoning By-law Amendment File Z.09.07 (Sandra Mammone) in advance of the required Secondary Plan for Vaughan Mills Centre. Both the original formal application submissions and the discussion purposes plan referenced in this report do not meet the criteria established by Vaughan Council regarding the continuance of processing existing applications in required secondary plan areas. Accordingly, the Development Planning and Policy Planning Departments cannot support the respective Owner's request.

Attachments

1. Context Location Map
2. Location Map (Casertano)
3. Location Map (Mammone)
4. Conceptual Site Plan (Casertano)
5. Conceptual Site Plan (Mammone)
6. Conceptual Elevations (Casertano)
7. Conceptual Elevations (Mammone)
8. Conceptual Comprehensive Plan
9. Deputation: Committee of the Whole February 22, 2011
10. Discussion Purposes Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407
Roy McQuillin, Manager of Policy Planning, ext. 8211

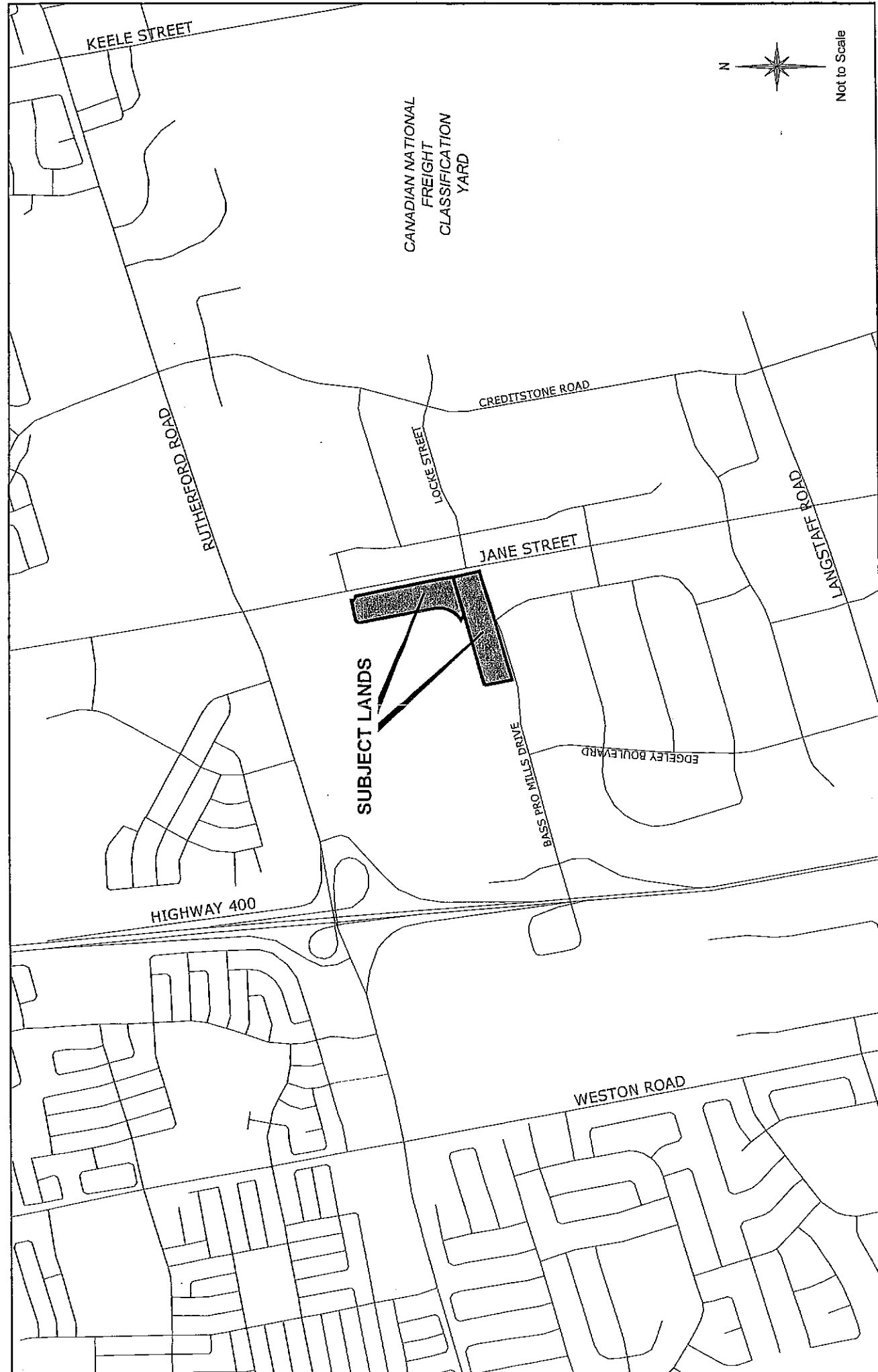
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

DIANA BIRCHALL
Director of Policy Planning

/LG



Attachment 1

Files: OP.07.001, OP.09.006, Z.09.037 & Z.09.038
Date: March 22, 2011

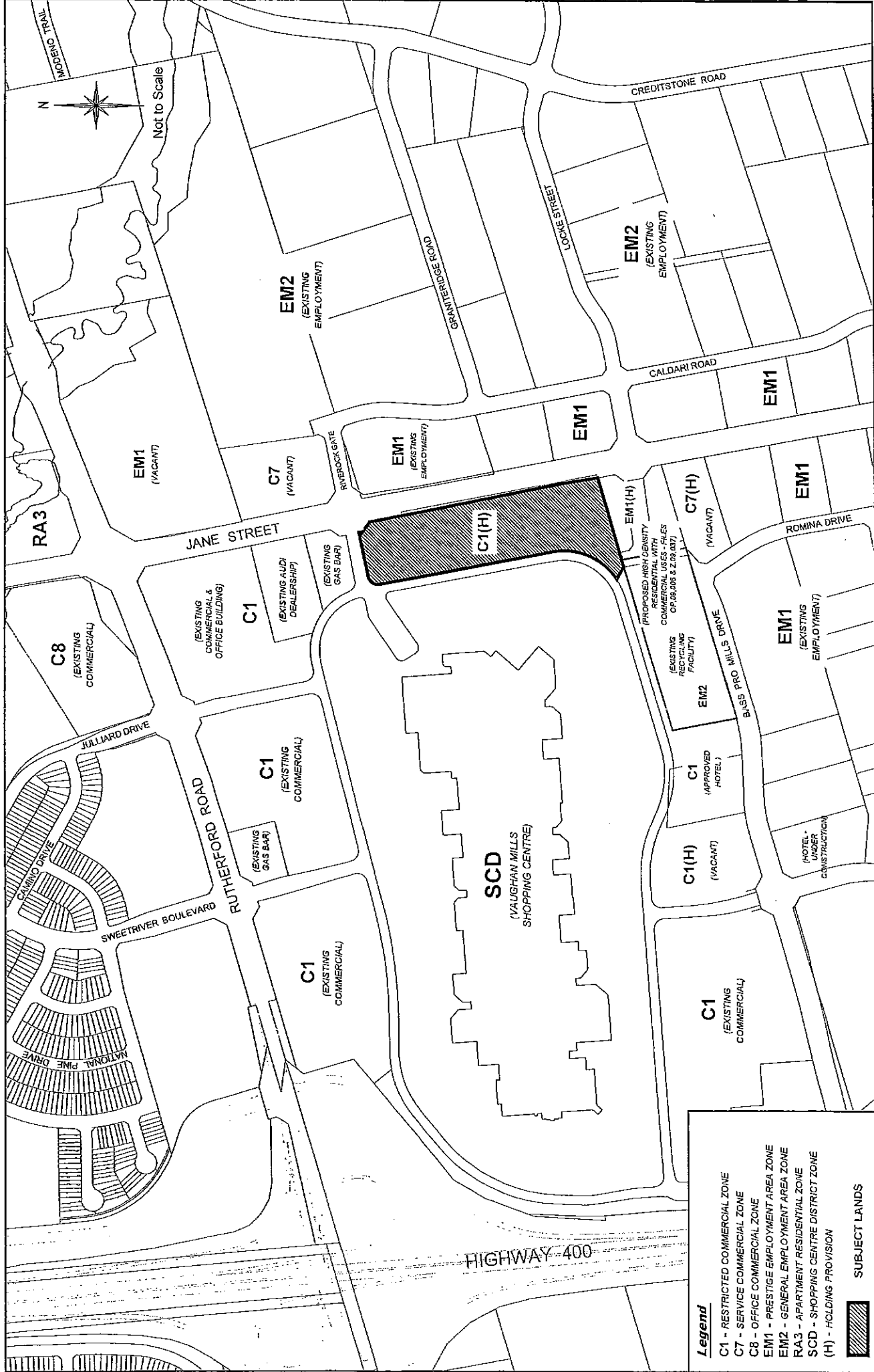


Context Location Map

Location: Part of Lots 14 & 15, Concession 5

Applicant: Caseriano Development Corp. & Sandra Mammone

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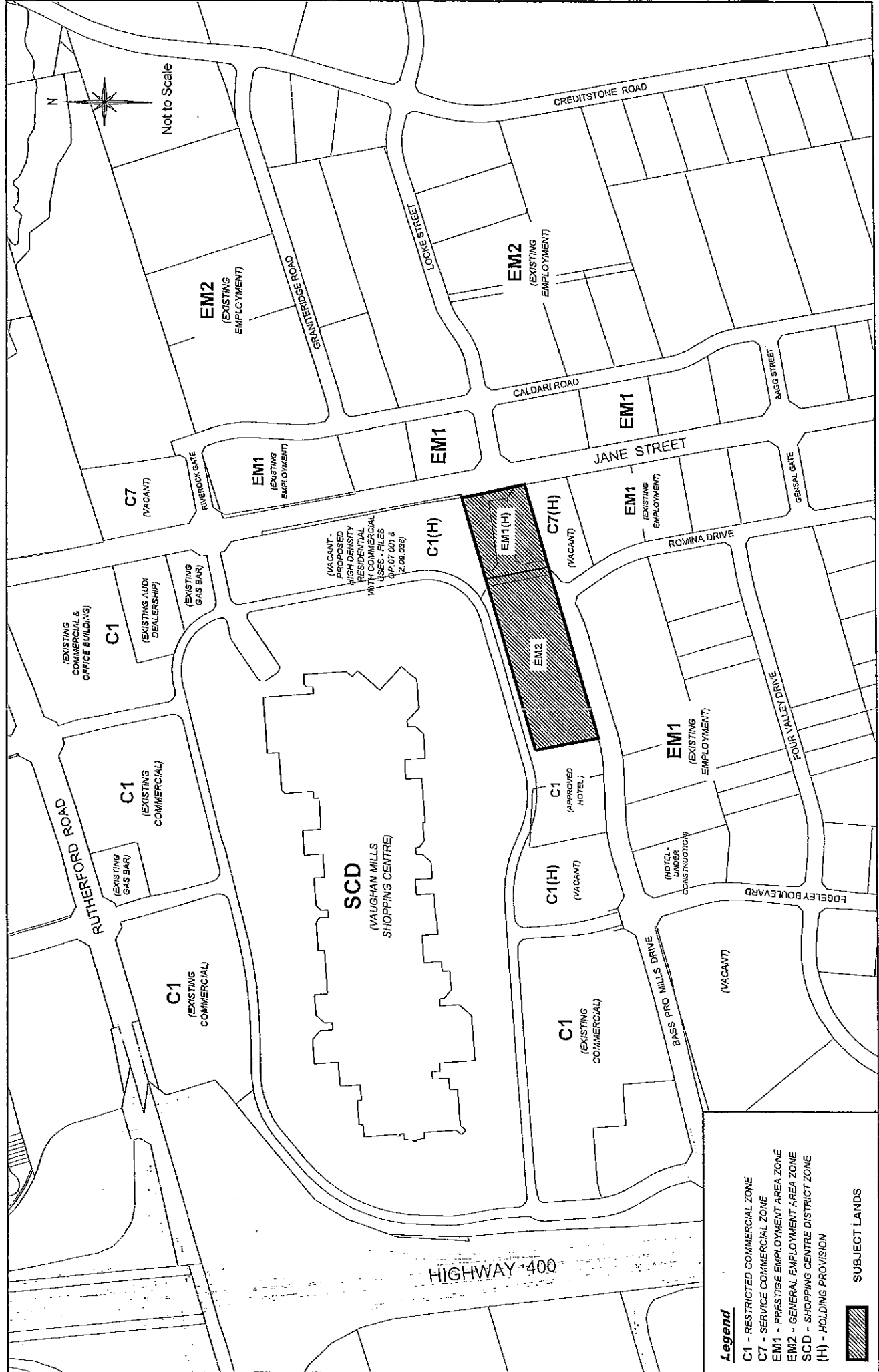
Location Map (Casertano)

Location: Part of Lots 14 & 15,
 Concession 5

Applicant:
 Casertano Development Corp.
 3107111 AT&T HUC005-016-00-0730000-000



Development Planning Department



Location Map (Mammone)

Location: Part of Lot 14,
 Concession 5

Applicant:
 Sandra Mammone

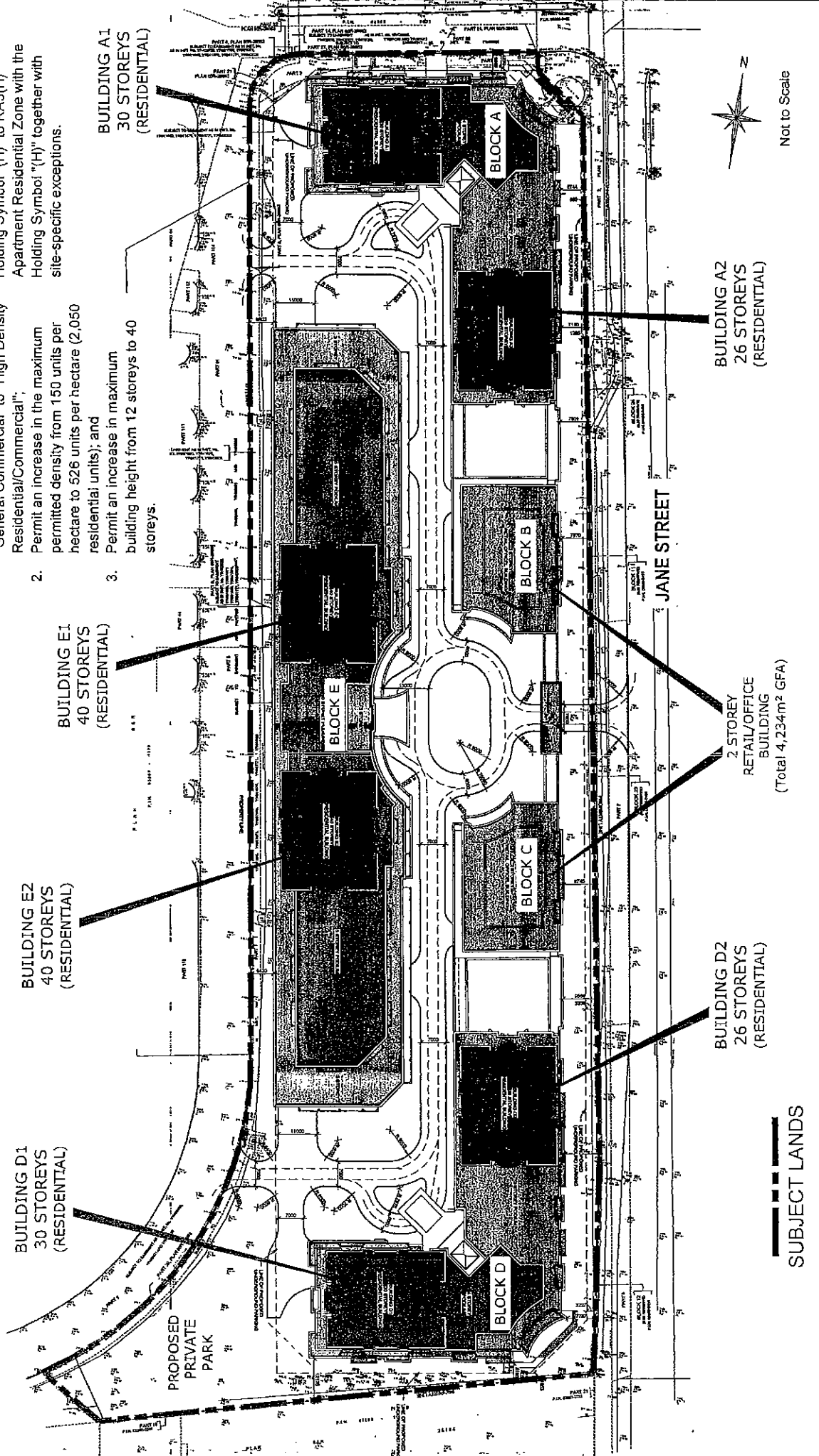
3-1003 1-2010.mpl (11/07) 10/03/10 11/07/10

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 526 units per hectare (2,050 residential units); and
 3. Permit an increase in maximum building height from 12 storeys to 40 storeys.

ZONING BY-LAW AMENDMENT

- Rezone the subject lands from C1(H) Restricted Commercial Zone with the Holding Symbol "(H)" to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" together with site-specific exceptions.



Conceptual Site Plan (Casertano)

Location: Part of Lots 14 & 15, Concession 5

Applicant:
Casertano Development Corp.



Attachment

Files: OP.07.001 & Z.09.038

Date: March 22, 2011

4



Not to Scale

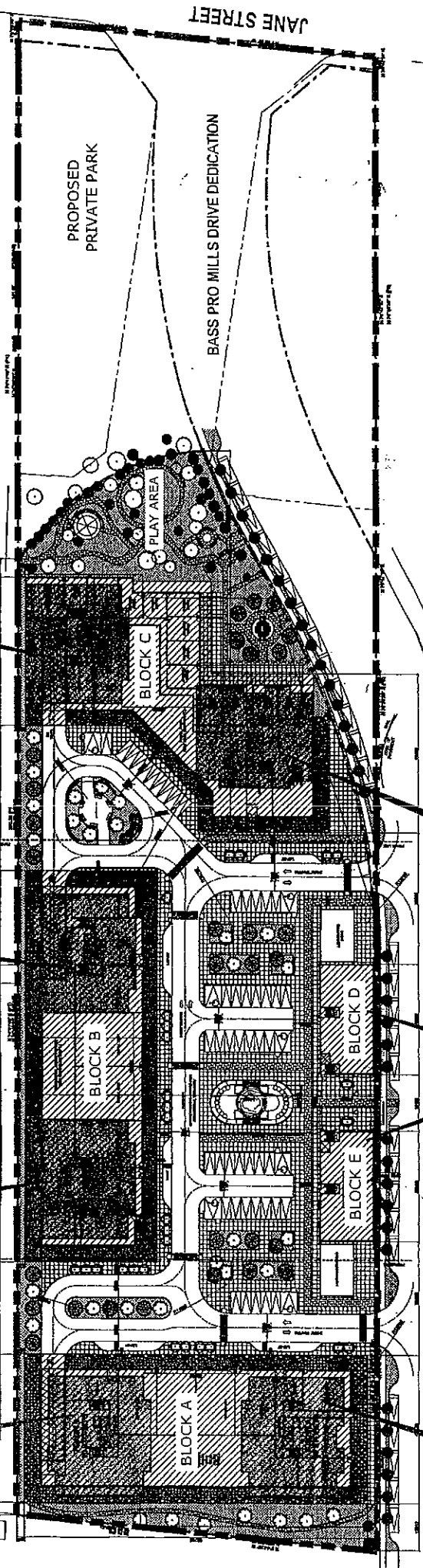
2
CASERTANO
DEVELOPMENT
CORP. LANDS
(Files: OP.07.001
& Z.09.038)

BUILDING A2
30 STOREYS
(RESIDENTIAL)

BUILDING B1
35 STOREYS
(RESIDENTIAL)

BUILDING B2
35 STOREYS
(RESIDENTIAL)

BUILDING C2
30 STOREYS
(RESIDENTIAL)



BUILDING A1
25 STOREYS
(RESIDENTIAL)

2 STOREYS
(RETAIL/OFFICE
BUILDINGS)

BUILDING C1
25 STOREYS
(RESIDENTIAL)

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

SUBJECT LANDS

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.

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.

Conceptual Site Plan (Mammone)

Location: Part of Lot 14,
Concession 5

Applicant:
Sandra Mammone

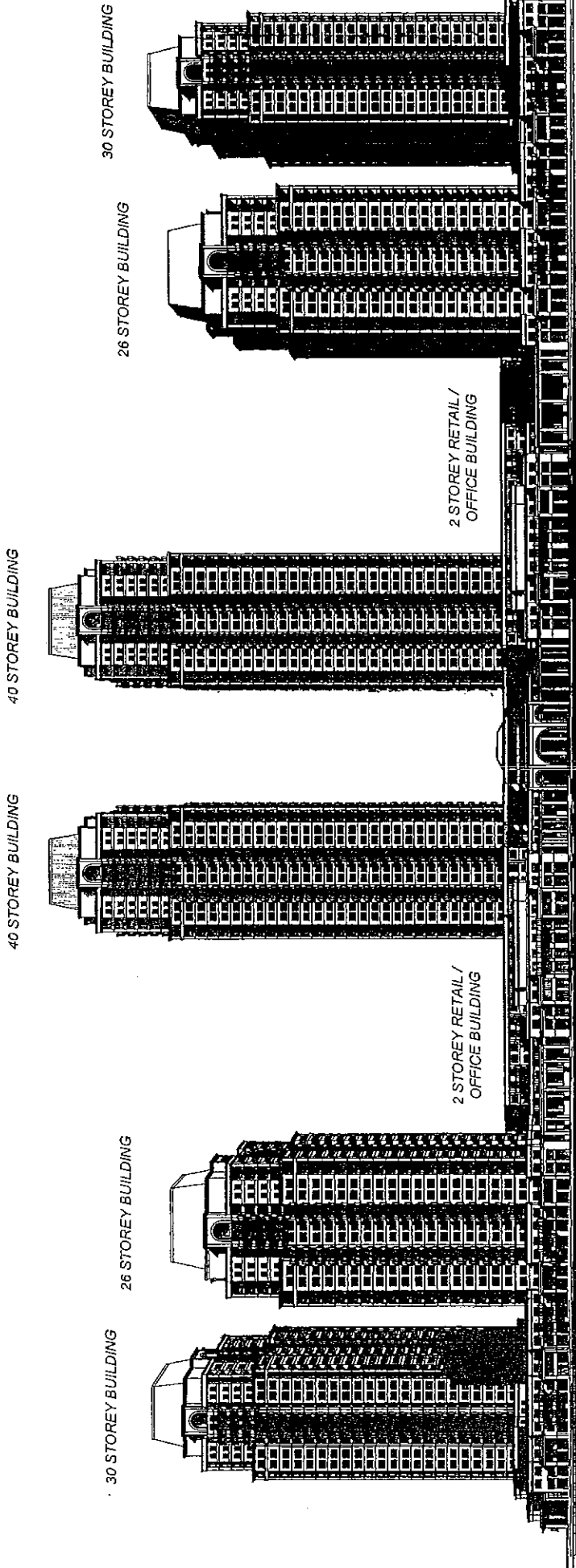


Attachment

Files:
OP.09.006 & Z.09.037

Date:
March 22, 2011

5



FRONT (EAST) ELEVATION - FROM JANE STREET

Not to Scale

Conceptual Elevations (Casertano)

Location: Part of Lots 14 & 15,
Concession 5

Applicant:
Casertano Development Corp.

15-011-1-ATTACHED/015-000-001-01-1-002

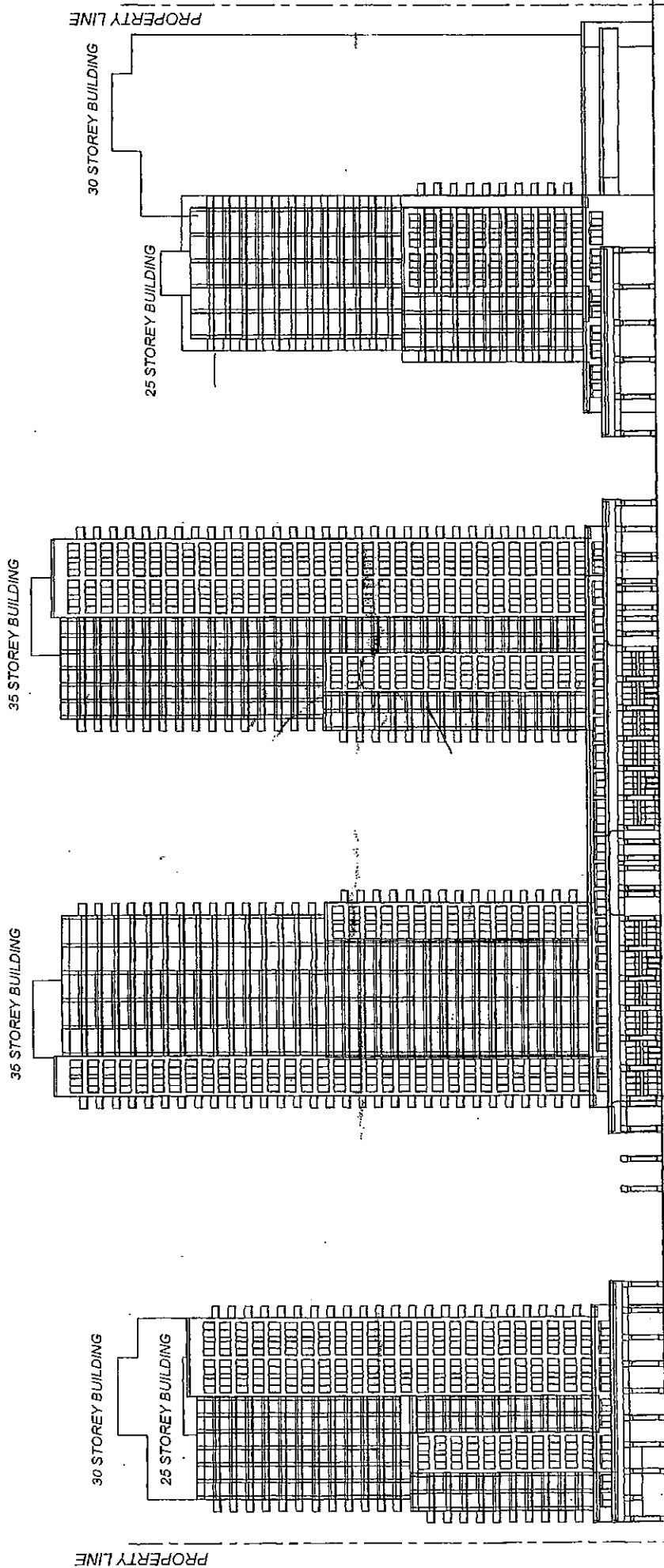


Attachment

Files:
OP.07.001 & Z.09.038

Date:
March 22, 2011

6



FRONT (SOUTH) ELEVATION - FROM BASS PRO MILLS DRIVE

Not to Scale

Conceptual Elevations (Mammone)

Location: Part of Lot 14,
Concession 5

Applicant:
Sandra Mammone

EXCEPT ATTACHMENTS, ALL RIGHTS RESERVED



Attachment

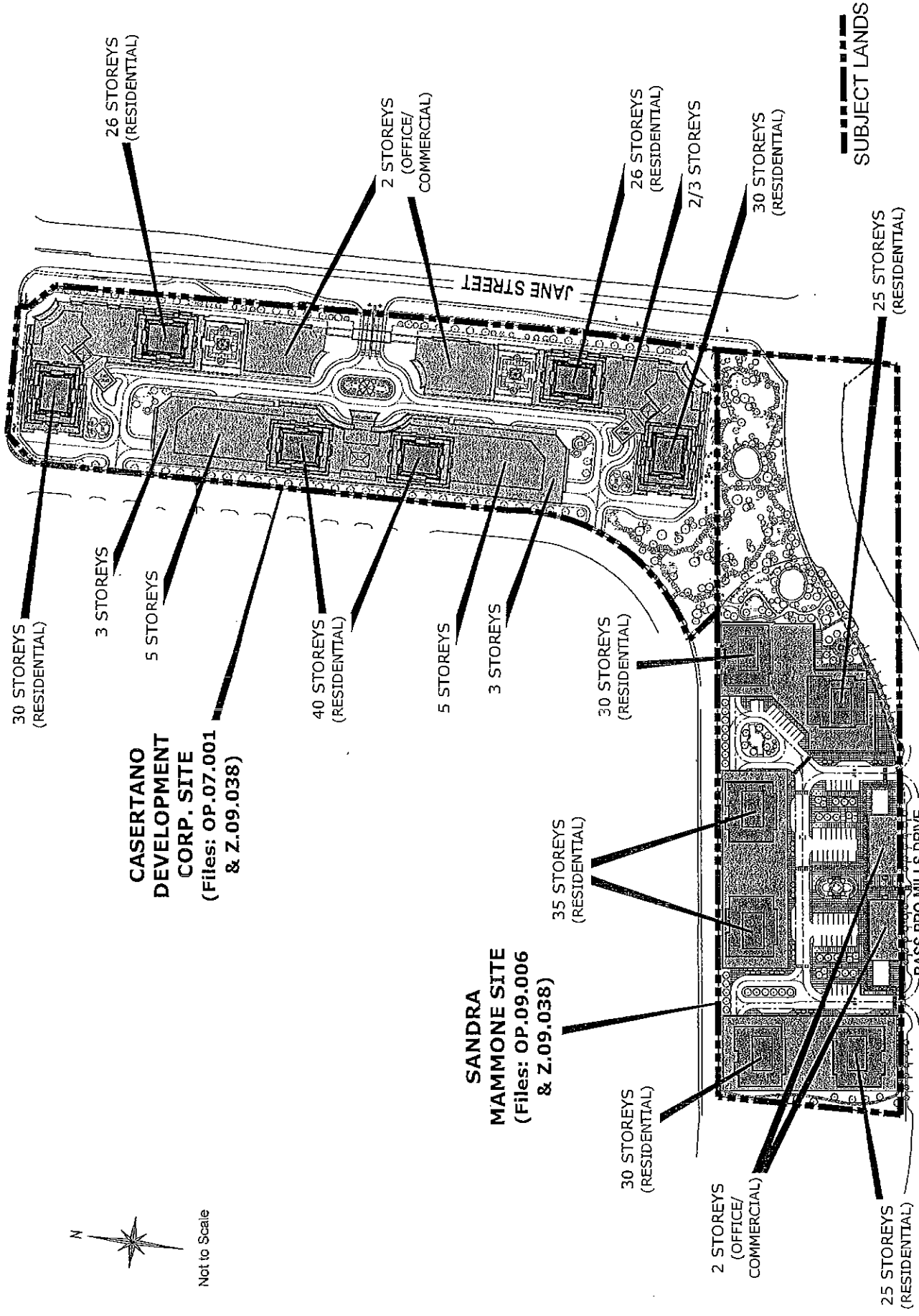
Files:
OP.09.006 & Z.09.037

Date:
March 22, 2011

7



Not to Scale



Development Planning Department

**Conceptual
Comprehensive Plan**

Applicant: Casertano Development Corp.
Location: Part of Lots 14 & 15,
Concession 5

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 8, 2011

Item 20, Report No. 11, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 8, 2011.

**20 DEPUTATION - MR. ALAN YOUNG, WESTON CONSULTING WITH RESPECT TO
APPLICATION PROCESS FOR CASERTANO DEVELOPMENT CORPORATION
AND SANDRA MAMMONE**

The Committee of the Whole recommends that the deputation of Mr. Alan Young, Weston Consulting and Communication C3, dated November 1, 2010, be received and referred to staff for a report on the request and be brought back to the Committee of the Whole meeting of April 12, 2011.



November 1, 2010
File No. 4742

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor and Members of Council,

**Re: Official Plan and Zoning Amendment Applications OP.07.001, Z 09.38
Casertano Development Corporation (Greenpark Group of
Companies)("Casertano")**

**Official Plan and Zoning Amendment Applications OP.09.006, Z.09.37
Sandra Mammone ("Mammone")**

**West side of Jane Street and east side of Vaughan Mills Circle, north of future
Bass Pro Mills Drive extension and south of Rimrock Gate**

I am writing on behalf of Casertano and Mammone to request that the above applications be processed for consideration by Council in advance of the preparation of the Vaughan Mills Centre Secondary Plan.

In the balance of this letter, I will present the justification for this request which is based on the criteria adopted by Council as part of the new Official Plan.

Original Submission

The above applications are for official plan and zoning amendments to permit high-rise apartments with grade-related retail/service commercial uses. The Casertano official plan amendment application was submitted in 2007, but was placed in abeyance pending the outcome of the Jane Street land use planning review. In October/November 2009, the Casertano official plan amendment application was revised, and supplemented by the submission of a rezoning application, all in conjunction with the submission of parallel official plan and zoning applications for the adjoining lands owned by Sandra Mammone.

Since
1981

Vaughan Office: 201 Millway Avenue, Unit 19,
Vaughan, Ontario, L4K 5K8
Tel. 905-738-8080

Oakville Office: 1660 North Service Road East, Suite 114,
Oakville, Ontario, L6H 7G3
Tel. 905-844-8749

As encouraged by the Development Planning Department, the applications for the two properties were completely co-ordinated. The submissions were supported by reports for the two sites combined, as follows: (1) a Planning Justification Report prepared by Weston Consulting, (2) an Urban Design Brief prepared by Kirkor Architects and Weston Consulting; (3) a functional servicing report prepared by Cole Engineering; (4) a traffic impact and parking demand study prepared by Paradigm Transportation Solutions; and (5) a noise and vibration report prepared by Valcoustics. The owners jointly funded all studies. They also paid significant application fees to the municipality (\$316,505.68 by Casertano and \$259,615.69 by Sandra Mammone).

Public Meeting and Deferral

The applications were considered together at a public meeting held by the Committee of the Whole on January 12, 2010, at which time the Committee directed staff to place the applications in abeyance pending the outcome of the City of Vaughan Official Plan review. With the adoption of the new Official Plan on September 7, 2010, the review is now complete.

Revised Proposal

By letter dated June 23, 2010 (attached), I advised Council that the owners had decided to revise their proposals to respond to input received from Council and staff. Attached to the letter were revised concept plans showing a lower height range of 18-27 storeys which was generally consistent with the maximum height of 24 storeys that was suggested by Urban Strategies in their December 2009 comments on the applications.

As a result of the reduction in building height, the revised concept entailed a reduction in the total number of units from 3,650 to 2,821, and a reduction in the overall density from approximately 5.0 FSI to approximately 3.75 F.S.I.

New Vaughan Official Plan

The new City of Vaughan Official Plan identifies the Vaughan Mills Centre and adjoining parcels, including the Casertano and Mammone lands, as a Primary Centre where mixed use development and intensification are encouraged. The Vaughan Mills Primary Centre is designated "High Rise Mixed Use". The maximum density and height have not yet been determined, pending the completion of a secondary plan.

The development proposed for the subject lands is in keeping with direction provided by the new Official Plan, as will be explained below.

The general policy in the new Official Plan is that no zoning amendments will take place in areas where Secondary Plans are required until the Secondary Plan has been adopted. Flexibility is provided, however, in the following policy:

"Notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010, when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process" (10.1.1).

Request and Justification

On behalf of Casertano and Mammone, we hereby request that Council authorize staff to continue processing the official plan and zoning amendment applications as contemplated by the above-quoted policy.

The official plan amendment applications may no longer be required since the proposed developments are in keeping with the land use vision of the new Official Plan. However, we would ask that they continue to be processed because it may take some time for the new Vaughan Official Plan to be finally approved.

The justification for processing the applications is presented under four headings, based on the new Official Plan's criteria: (1) date of submission of the applications; (2) compatibility with the vision in the new Official Plan; (3) significance for City-building; and (4) adverse effects of having to wait for the completion of a secondary plan.

Date of Submission

The Casertano official plan amendment application was submitted in 2007, and the other development applications were submitted in 2009, all well before May 17, 2010, which is the qualifying date for consideration.

We would also note that the applications were the subject of a public meeting in January 2010, and that the Committee of the Whole deferred consideration of the applications pending completion of the Official Plan review. That review is now complete.

Compatibility with the Vision

Council's primary direction as expressed in the new Official Plan is "to establish a land-use planning framework and make decisions that will foster the continued transformation of Vaughan into a vibrant and sustainable city" (2.1.2.1). This will be achieved by pursuing twelve "overarching strategies", eight of which would be advanced by the approval of the development proposed by Casertano and Mammone.

The analysis below sets out the eight relevant strategies in italics, and comments on how they would be advanced by the approval of the Casertano and Mammone development proposals.

- (a) *"identifying natural features, agricultural lands and rural areas where urban growth is not to be directed."*

The subject properties are within the existing built-up area, and accordingly are located within the area where growth is directed by the City's strategy.

- (b) *"directing a minimum of 45% of residential growth through intensification and identifying Intensification Areas as the primary locations for accommodating intensification within Vaughan's built-up areas."*

The subject lands are within a designated Primary Centre, which is one of the intensification areas to which growth is directed in the City's strategy.

The Casertano/Mammone proposals yield a total of 2,821 units, which is about 10% of the total demand for units within the built boundary to the year 2031 (see "Housing Analysis and Employment Land Needs", Hemson Consulting, April 2010, Table 6).

Accordingly, approval of the requested rezonings would make a significant contribution towards Vaughan's intensification strategy as expressed above.

- (c) *"ensuring that the character of established communities is maintained."*

Because the Casertano/Mammone lands are not located within or adjacent to an established residential community, there is no impact on the character of any such communities. The nearest residential uses, in the northeast quadrant of Jane Street and Rutherford Road, have a high-rise residential character like the proposals for the subject lands.

- (e) *"ensuring a sufficient supply of employment lands are maintained to support economic growth."*

The Casertano/Mammone lands are located within a commercial area, not an employment area. However, the development proposals for both sites provide for retail/service commercial and office uses at the first and second floor levels, which will create on-site employment, thereby providing locations for population-related employment outside of an employment area.

- (f) *"identifying a hierarchy of mixed-use centres to be developed in a compact form and at appropriate densities to support transit service and promote walking and cycling".*

The Casertano/Mammone lands are located within the Vaughan Mills Primary Centre. A primary centre is at second rank within the hierarchy of centres. At an average density of approximately 3.75 F.S.I., the proposed developments are compact in form, and will support the future implementation of a rapid transit corridor along Jane Street, as envisaged by York Region and the City of Vaughan. In the meantime, the future residents will have convenience of the existing Jane Street bus service and the existing YRT bus terminal, not to mention the employment opportunities and the vast array of commercial services within the Vaughan Mills Centre, all within immediate walking distance.

- (g) *"promoting public transit use by encouraging transit-supportive densities and an appropriate mix of uses along transit routes, and particularly at VIVA stations, GO stations and future rapid transit stations."*

The subject lands are within a Regional Rapid Transit Corridor (Vaughan Official Plan, Schedule 10), and adjacent to the Vaughan Mills YRT bus station. The proposed high density development is in an excellent location for promoting the use of public transit, as envisaged in the above strategy. The proposed mix of uses includes pedestrian-oriented retail and service commercial uses at grade, which would be conveniently accessible to residents on the way to and from the bus stop.

- (h) *"providing for a diversity of housing opportunities in terms of tenure, affordability, size and form."*

As noted in the new Official Plan, Vaughan's community areas are primarily low-rise residential areas at the present time. The proposed Casertano/Mammone development contains high-rise apartment units which will help diversify the City's housing stock and will help transform the City as envisaged in the Official Plan.

- (i) *"establishing a culture of design excellence with an emphasis on providing for a high-quality public realm, appropriate built form and beautiful architecture through all new development"*

We have received very favourable comments from staff on the Urban Design Guidelines that accompanied the development applications. Adjustments have been made to respond to staff's suggestions for courtyards opening out from the public sidewalks along Jane Street and the future extension of Bass Pro Mills Drive. The public realm is also enhanced by the proposed provision of a public parkette in a prominent location at the northwest corner of Jane Street and Bass Pro Mills Drive.

The new Vaughan Official Plan designates the Casertano/Mammone lands as "High-Rise Mixed Use". A high-rise building is defined as a building that exceeds 12 storeys in height. The proposed development achieves the land uses and building heights envisaged in this designation.

Significant Contribution to City-Building

The proposed Casertano/Mammone development would make a significant contribution to city-building by concentrating a large number of units (2821, or about 10% of the total City demand for intensification units) in a location that is highly supportive of public transit, both existing and proposed.

In addition, the proposed development will help diversify the City's housing stock, which, at the present time, is primarily ground-oriented. Finally, because the residents of the development would have an array of commercial facilities and employment opportunities within easy walking distance, approval of the proposal would reduce the need to travel by automobile for a large number of residents.

The significance of this particular site to the success of the future Jane Street rapid transit line cannot be over-emphasized. Unlike the Casertano and Mammone sites, most of the rest of the Jane Street corridor is already developed, and redevelopment may not become feasible for many years. The employment area designations between the Vaughan Metropolitan Centre and Rutherford Road will inhibit significant intensification along much of the corridor.

Early approval of the zoning amendments for the Casertano and Mammone sites will help to ensure construction of the apartments begins at the earliest possible date, thereby helping to establish this project and build the case for public investment in rapid transit along Jane Street.

Adverse Effects of Delay

At the present time it is not known when the Vaughan Mills secondary plan will be commenced or completed. Because the City has several significant secondary plans to prepare, for both intensification areas and new community areas, and because there are no other known development pressures within the Vaughan Mills Primary Centre, it is difficult to anticipate what priority would be given to the initiation and completion of the Vaughan Mills secondary plan.

A delay in the rezoning approval is not warranted because the proposed developments are in keeping with the vision for the Vaughan Mills Centre, and because of the city-building potential of the project as described above.

In our submission, the City should take advantage of the current interest of Casertano and Mammone in working together and proceeding with developments that are completely in line with the overarching objectives of the City's new Official Plan. The fallback position of the owners, i.e. to develop in accordance with the existing commercial zoning, will not achieve the transformation the City so rightly seeks.

Conclusion

In conclusion, Casertano and Mammone are ready to proceed with a complete resubmission based on the concept that was provided in June, in order that the processing of the rezoning applications may be reactivated in advance of the initiation of the secondary planning process.

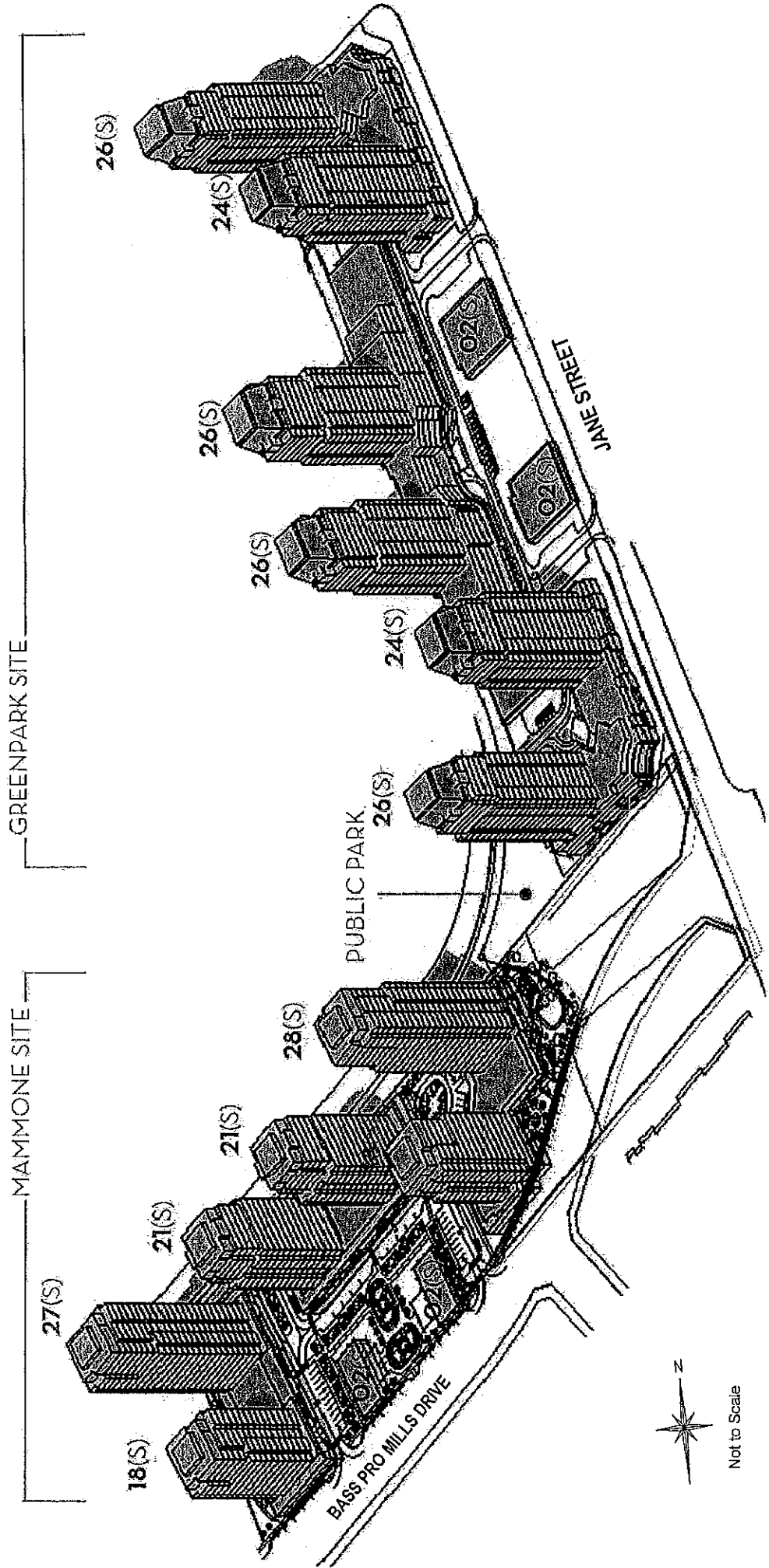
We would request that Council provide the required direction to staff, since all of the Official Plan's criteria are satisfied, as set out in this letter.

Yours truly,
Weston Consulting Group Inc.
Per:



Alan Young BES MSc MCIP RPP
Senior Associate

- cc. Councillor Sandra Yeung-Racco, City of Vaughan
- Joe DiGiuseppe, Greenpark Group of Companies
- Sandra Mammone
- Cliff Korman, Kirkor Partnership
- Vincent Santamaura, SRN Architects
- John Zipay, City of Vaughan
- Grant Uyeyama, City of Vaughan
- Stephen Lue, City of Vaughan
- Augustine Ko, Region of York



Discussion Purposes Plan

Location: Part of Lots 14 & 15,
 Concession 5
 Applicant: Casertano Development
 Corp. & Sandra Mammone
 N:\DPTV\ ATTACHMENTS\OP\op-07.001 etc.dwg



Attachment

Files:
 OP.07.001, OP.09.006,
 Z.09.037 & Z.09.038
 Date: March 22, 2011

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