

**3. OFFICIAL PLAN AMENDMENT FILE OP.03.001
ZONING BY-LAW AMENDMENT FILE Z.02.085
COLGERA SERVICES INC.
PRELIMINARY REPORT**

P.2003.10

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.001 and Z.02.085 (Colgera Services Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole

Purpose

On December 19, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to permit a mixed-use commercial and residential development. The corresponding site application indicates three separate buildings comprised of 3956m² of ground floor retail space, and a total of second-floor 32 residential units, served by 217 parking spaces.

Background - Analysis and Options

The 1.36 ha site is located on the southeast corner of Jane Street and Avro Road, south of Major Mackenzie Drive, in Lots 19 and 20, Concession 4, City of Vaughan. The surrounding uses are:

- North - Avro Road; vacant commercial (C2 General Commercial Zone)
- South - vacant commercial (C2 General Commercial Zone)
- East - Bachman Drive; residential (RVM1(B) Residential Urban Village Multiple Dwelling Zone)
- West - Jane Street; Paramount Canada's Wonderland

The lands are designated "General Commercial" by OPA 350 (Maple Community Plan) and zoned C2 General Commercial Zone by By-law 1-88.

On January 24, 2003, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. Staff has received a letter from Paramount Canada's Wonderland, advising of their opposition to the redesignation of the subject property for residential uses. This letter, and any other responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the "General Commercial" designation and zoning permit commercial uses; amendments to the Official Plan and Zoning By-law are required to permit the proposed mixed-use commercial/residential development;
- compatibility and appropriateness of the proposed residential use in the context of the proposed mixed development, site location and compatibility with the surrounding land uses, will be assessed;

- achieving an appropriate interface for the proposed development with Jane Street, the commercial uses to the north and south and the residential uses to the east will be reviewed;
- the plan must be co-ordinated and compatible with the proposed commercial plaza to the south (i.e access, driveway locations, building placements, etc.);
- the Region of York Transportation Department has requested a traffic study for the shared access location with the proposed commercial development to the south;
- compliance with the Maple West Urban Design Guidelines will be assessed to ensure quality urban design and appropriate integration of commercial/residential uses;
- a parking plan must be provided which identifies how tenant, visitor and commercial parking will be arranged and accessed on the site; pedestrian connection from the parking area to the proposed units must also be identified;
- a noise study will be required in support of the site plan application; and
- servicing capacity for the residential units must be identified.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, 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 the context of compatibility with the surrounding land uses, compliance with the Maple West Urban Design Guidelines, and achieving quality urban design.

Attachments

1. Location Map
2. Site Plan
3. Proposed Elevations (Building A)
4. Proposed Elevations (Building B)
5. Proposed Elevations (Building C)

Report prepared by:

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 Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE ARBOUR
 Director of Community Planning

/LG




 SUBJECT LANDS

Location Map

Lot 19,
 Concession 4
 APPLICANT:
 COLGERA SERVICES INC.

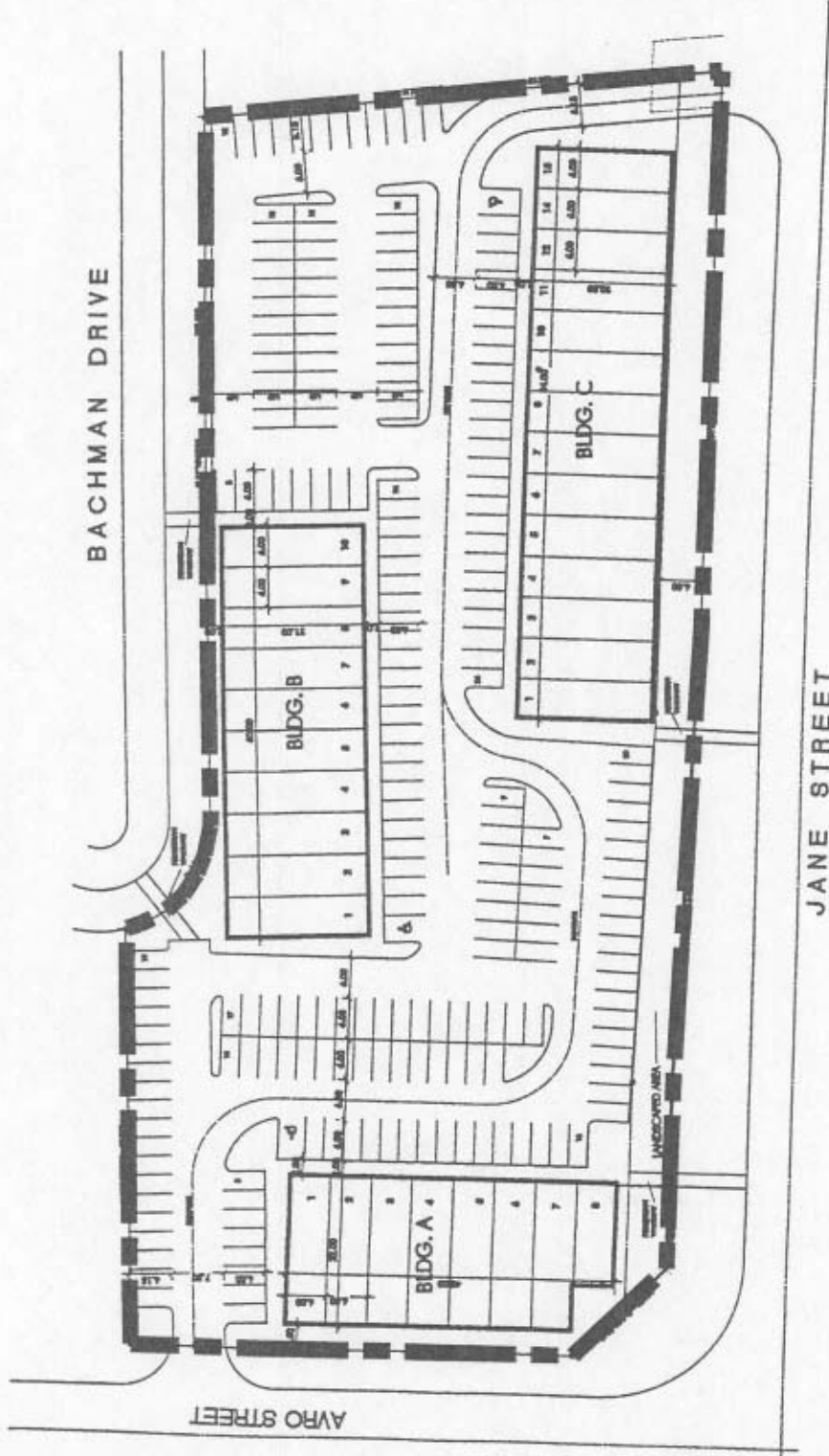
City of Vaughan

Community Planning Department

Attachment

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FILE No.:
 OP.03.001
 Z.02.085
 DA.02.084
 January 6, 2003



SITE DEVELOPMENT

LOT AREA	18,644.89 SQ.M. 144,894.34 SQ.FT.
BUILDING AREA	18,372 ACI
BUILDING A	1,071.00 SQ.M. 10,964.00 SQ.FT.
SECOND FLOOR	1,071.00 SQ.M. 10,964.00 SQ.FT.
BUILDING B	1,340.00 SQ.M. 13,643.00 SQ.FT.
SECOND FLOOR	1,340.00 SQ.M. 13,643.00 SQ.FT.
BUILDING C	1,480.00 SQ.M. 15,040.00 SQ.FT.
SECOND FLOOR	1,480.00 SQ.M. 15,040.00 SQ.FT.
TOTAL BUILDING AREA	3,891.00 SQ.M. 39,647.00 SQ.FT.
TOTAL COVERED AREA	7,782.00 SQ.M. 79,294.00 SQ.FT.
UNDEVELOPED AREA	10,863.89 SQ.M. 109,600.45 SQ.FT.

LOT COVERAGE

BUILDING A AREA 5.75%
 BUILDING B AREA 7.24%
 BUILDING C AREA 7.99%
 TOTAL BUILDING AREA 10.98%
 TOTAL COVERED AREA 42.98%
 UNDEVELOPED AREA 57.02%

FINISHING PROVIDED = 217 SPACES
 (see site plan)

Not to scale

SUBJECT LANDS

Site Plan

Lot 19,
 Concession 4
 APPLICANT:
 COLGERA SERVICES INC.



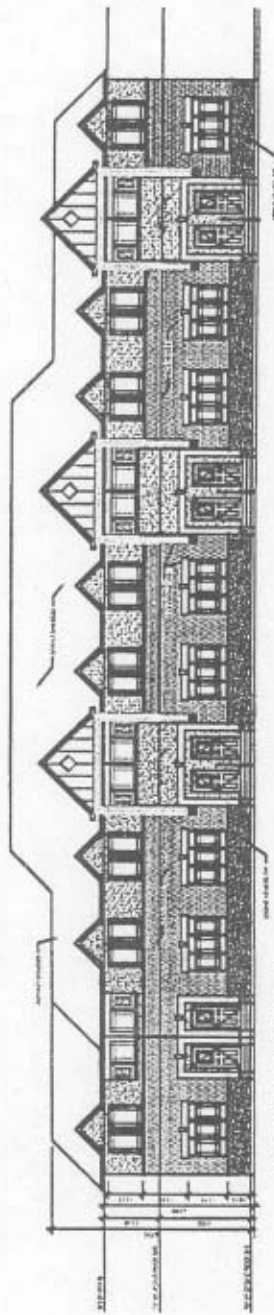
Community Planning Department

Attachment

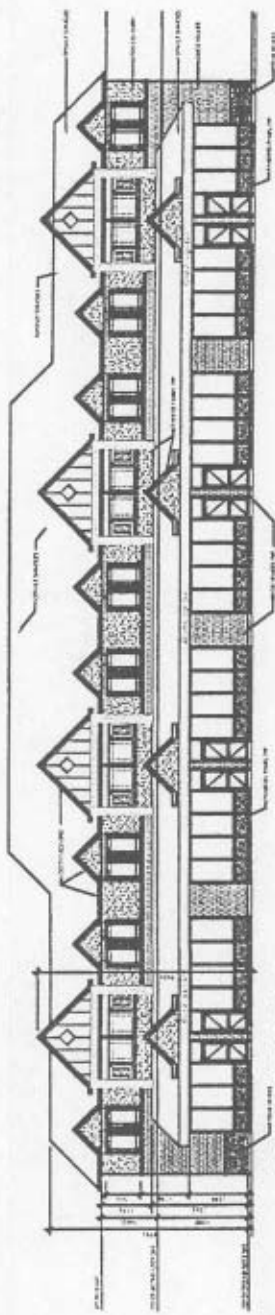
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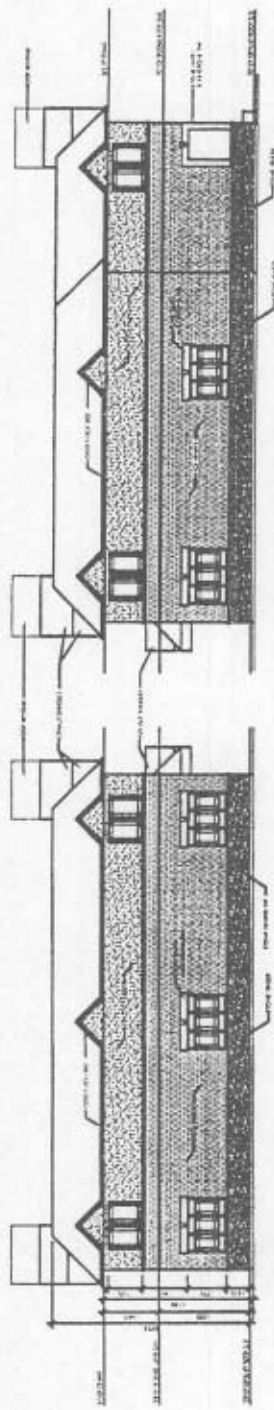
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

Not to scale

Elevations - Building A

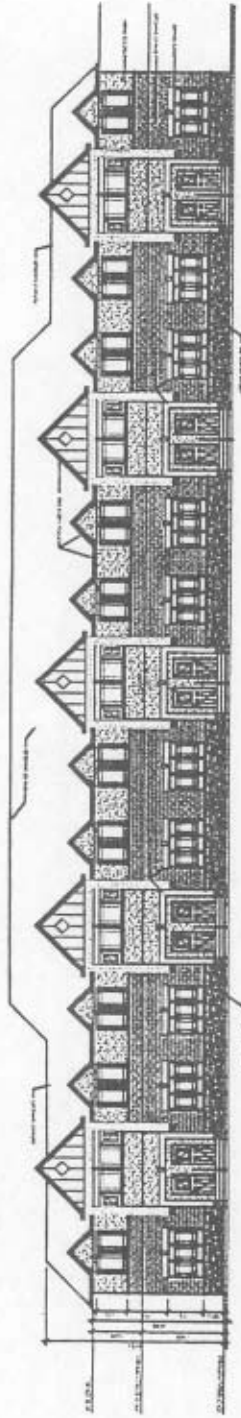
Lot 19,
Concession 4
APPLICANT:
COLGERA SERVICES INC.



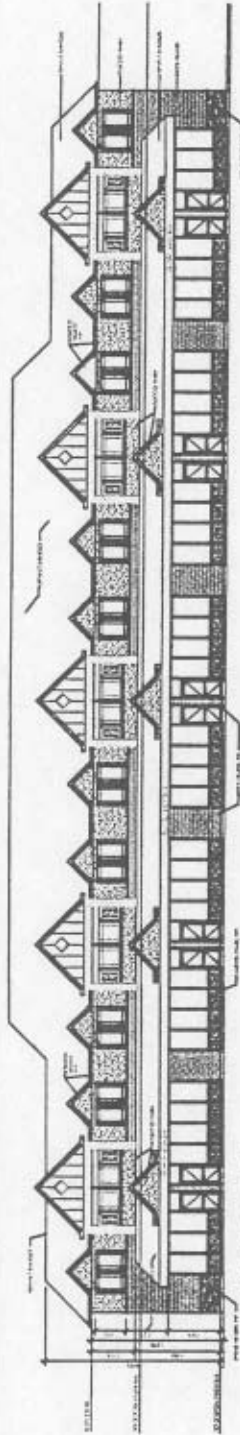
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Attachment 3

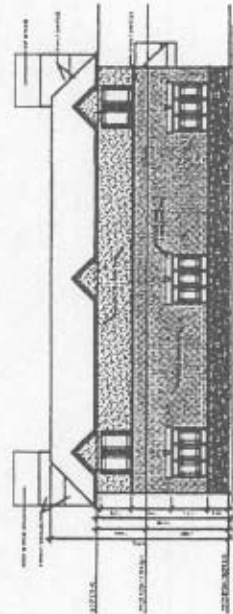
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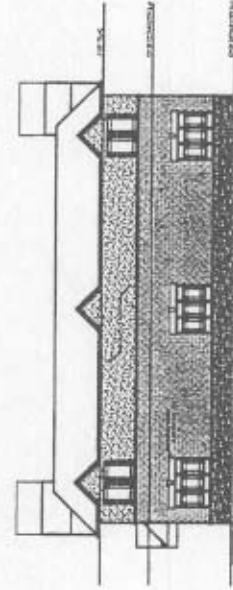
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Not to scale

Elevations - Building B

Lot 19,
Concession 4

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City of
Vaughan

Community Planning Department

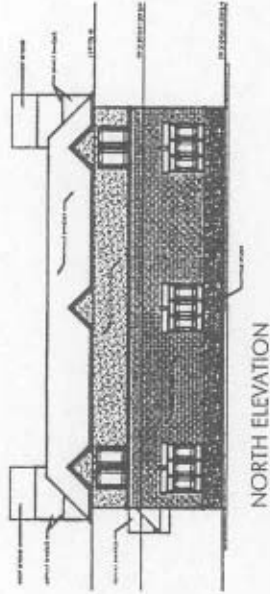
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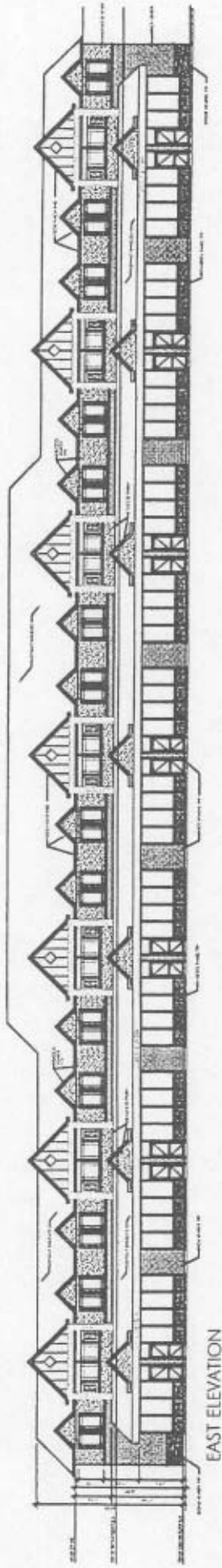
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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Not to scale

Elevations - Building C

Lot 19,
Concession 4

APPLICANT:
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Attachment 5

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