

**2. OFFICIAL PLAN AMENDMENT FILE OP.05.002
ZONING BY-LAW AMENDMENT FILE Z.05.007
SPRINGSIDE GARDENS ESTATES CORP.
PRELIMINARY REPORT**

P.2005.65

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.002 and Z.05.007 (Springside Gardens Estates Corp.) 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 determined when the technical report is completed.

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application to redesignate the subject lands shown on Attachment #1 from "General Commercial (Special Policy)" under site-specific OPA #607 (adopted by Council and before the Ontario Municipal Board) to "Medium Density Residential/Commercial" and "General Commercial" as shown on Attachment #2, with the required site-specific policies to implement the proposed plan.
2. A Zoning By-law Amendment Application to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to C4 Neighbourhood Commercial Zone with site-specific zoning exceptions required to implement the final approved site plan, if approved.

The applications would facilitate the development of the 4.873 ha subject lands shown on Attachment #2 with six (6), two-storey, mixed-use buildings comprised of 6,846m² of ground floor commercial uses and 59 residential units on the second floor; and, one (1), three-storey, office/commercial building having a gross floor area of 10,110m².

Background - Analysis and Options

The 4.873 ha site shown on Attachment #1 is located at the southeast corner of Jane Street and Springside Road, in Lot 17, Concession 4, City of Vaughan. The site is relatively flat and is currently undeveloped.

The Committee of the Whole, at a Public Hearing held on May 16, 2005, considered applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to facilitate a development comprised of three (3), eight-storey condominium buildings with 450 residential units, and a three-storey mixed-use commercial/office building having a gross floor area of 13,500 m². The Owner has subsequently amended the applications to reflect the current proposal.

The subject lands are located within the Vaughan Centre Secondary Plan Area as defined by OPA #600, and as amended by OPA #607. The subject lands are designated "General Commercial (Special Policy)" by OPA #607, which was adopted by Vaughan Council and Region of York Council on June 28, 2004 and September 10, 2004, respectively. OPA #607 was appealed to the Ontario Municipal Board (OMB) by the landowner on the south side of the CN

pullback track, and is currently before the Board for consideration. The property is zoned A Agricultural Zone by By-law 1-88.

The surrounding land uses are:

- North - Springside Drive; stormwater management pond (OS1 Open Space Conservation Zone) and Maple High School (R4 Residential Zone)
- South - CN pullback track (M3 Transportation Industrial Zone) and vacant and approved commercial and apartment residential (C1–H General Commercial Zone with the Holding Symbol “H” and RA3 Residential Apartment Dwelling Zone)
- East - valleyland (OS1 Open Space Conservation Zone) and townhouses (RM2 Multiple Residential Zone)
- West - Jane Street; automobile dealership (C1 Restricted Commercial Zone and C1(H) Restricted Commercial with Holding Symbol (H)), and Paramount Canada’s Wonderland (TPC Theme Park Commercial Zone)

On November 11, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and to the Maple Landing Ratepayers Association, Paramount Canada’s Wonderland, CN Rail and those individuals on file having expressed interest in the applications. To date, no responses have been received respecting the revised application. Any comments received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the applicable Provincial, Regional and City policies;
- the subject property is one of three parcels at the northeast corner of Jane Street and Rutherford Road that are within the Vaughan Centre Secondary Plan Area; these parcels are subject to OPA #607, which is before the Ontario Municipal Board; the final disposition of OPA #607 should be determined, prior to preparing a technical report for consideration by the Committee of the Whole;
- the appropriateness of the proposed mixed-use residential-commercial and office-commercial uses will be assessed in the context of the site location, potential building form, and compatibility with the surrounding existing and permitted land uses;
- a planning justification, traffic, servicing, environmental, noise and vibration, and archaeological study must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- environmental matters with respect to the tributary abutting the east side of the site, noise from the CN pullback track and Paramount Canada’s Wonderland, and the abutting arterial roads will be assessed;
- the Region of York must approve the proposed driveway access locations and design, and traffic report; and,
- the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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 consideration of Provincial, Regional and City policies, the appropriateness of the proposed uses and mixed-use building form, compatibility with surrounding land uses, and the ability of the road network and municipal infrastructure to accommodate the development.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevations - Mixed Use Residential/Commercial
4. Conceptual Elevations - Office/Commercial Building

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

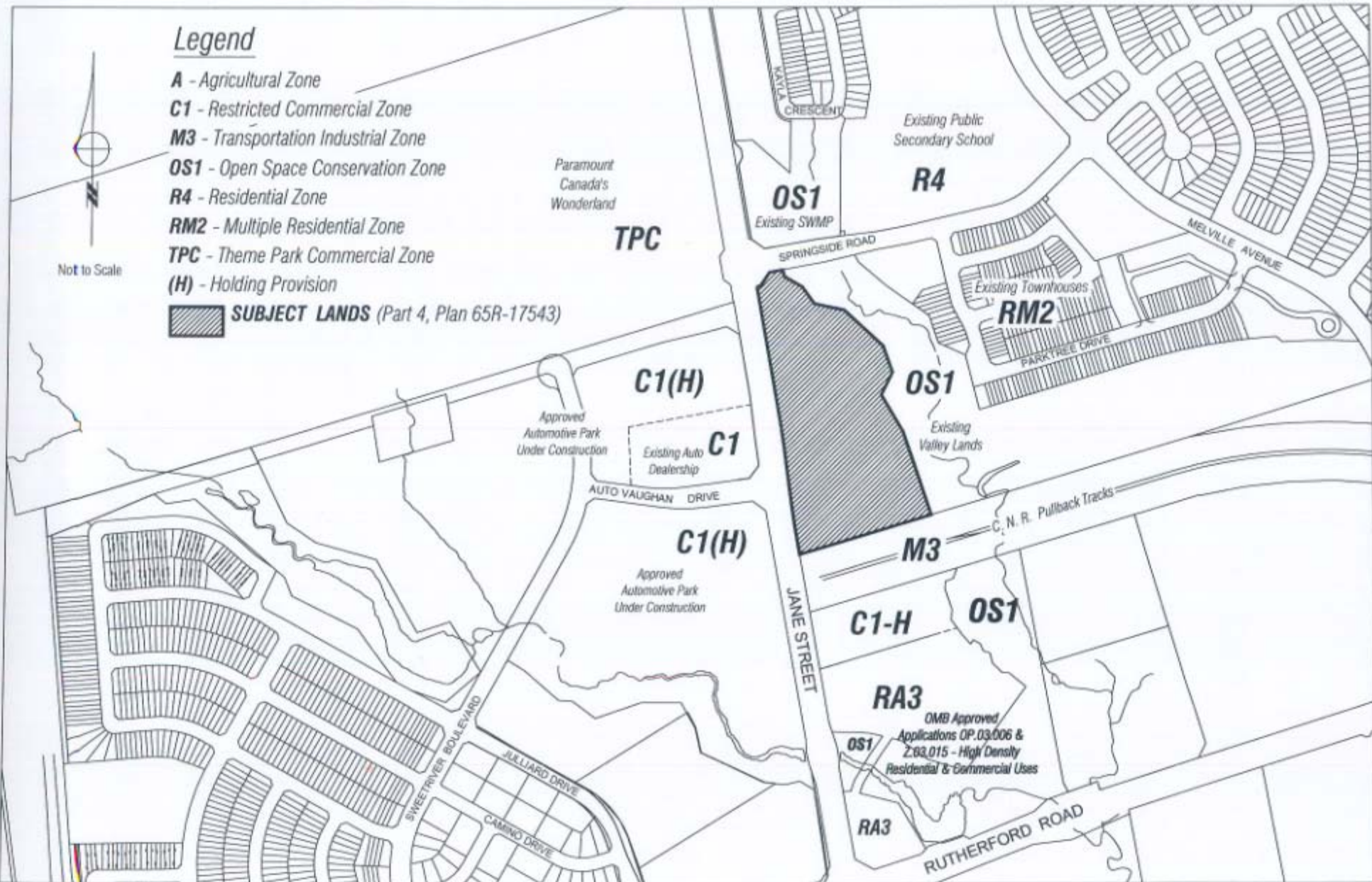
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Legend

- A - Agricultural Zone
- C1 - Restricted Commercial Zone
- M3 - Transportation Industrial Zone
- OS1 - Open Space Conservation Zone
- R4 - Residential Zone
- RM2 - Multiple Residential Zone
- TPC - Theme Park Commercial Zone
- (H) - Holding Provision
-  **SUBJECT LANDS** (Part 4, Plan 65R-17543)

Not to Scale



Location Map

Part of Lot 17,
Concession 4

APPLICANT:
SPRINGSIDE GARDENS ESTATES CORP.

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City of Vaughan

Development Planning Department

Attachment

FILE No's.:
OP.05.002
& Z.05.007

November 28, 2005

1

Redesignate PARCEL 'A' from
'General Commercial (Special Policy)'
to 'General Commercial'.

Redesignate PARCEL 'B' from
'General Commercial (Special Policy)'
to 'Medium Density Residential/
Commercial'.

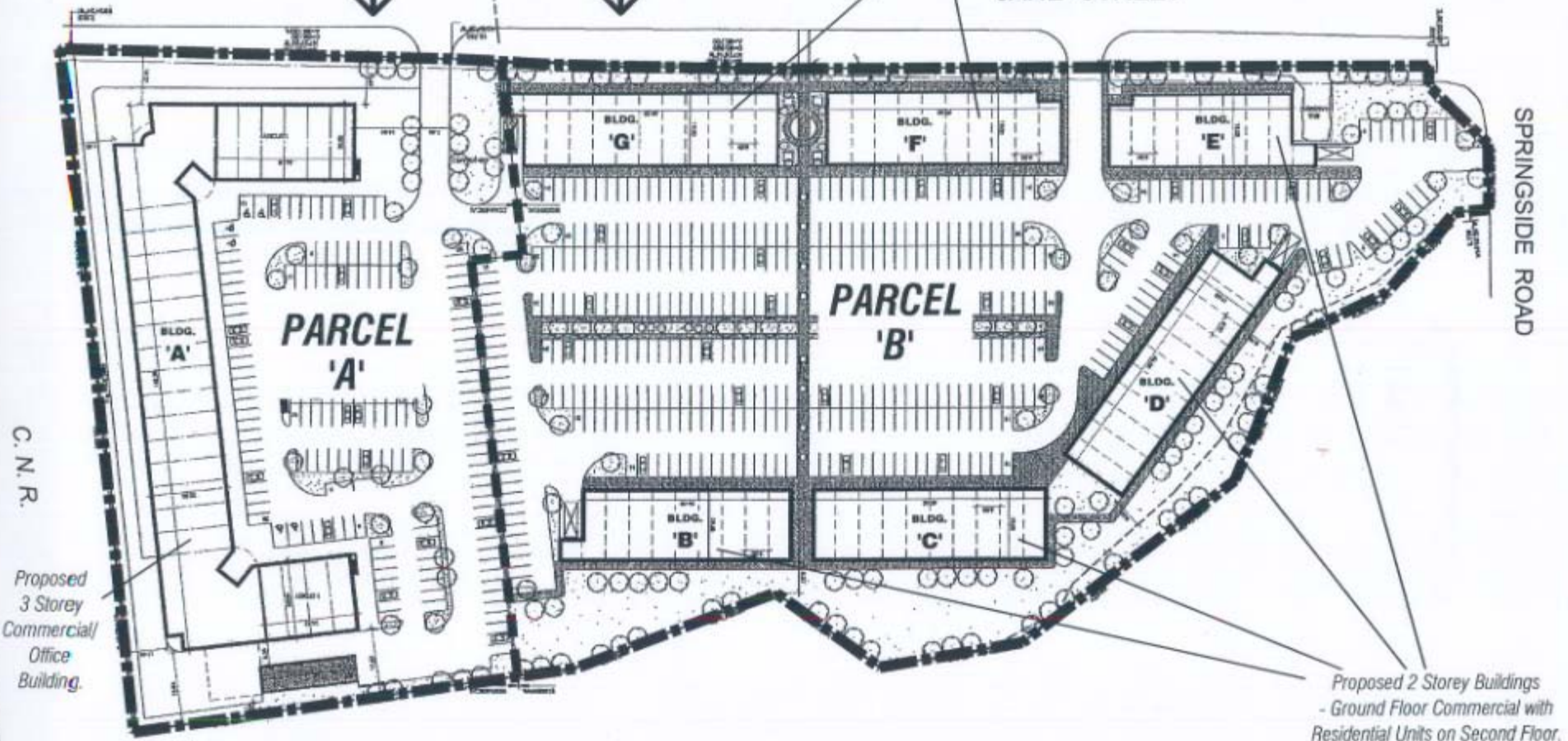
Proposed 2 Storey Buildings
- Ground Floor Commercial with
Residential Units on Second Floor.



Not to Scale

JANE STREET

SPRINGSIDE ROAD



Legend

--- SUBJECT LANDS (Rezoned from 'A' Agricultural Zone to 'C4' Neighbourhood Commercial Zone)

Conceptual Site Plan

Part of Lot 17,
Concession 4

APPLICANT:
SPRINGSIDE GARDENS ESTATES CORP.

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Development Planning Department

Attachment

FILE No's.:
OP.05.002
& Z.05.007

November 7, 2005

2

Architectural Precast Panel
Medium Sandblasted Finish
Colour by Architect

Prefinished Metal
Flashing (Typical)

Thermal Extruded
Vinyl Windows
Typ. @ 2nd Floor

Prefinished Metal Roofing
Colour by Architect

Architectural Precast Panel
Brick Pattern
Colour by Architect

Architectural Precast Panel
Exposed Aggregate Finish
Colour by Architect

Painted Metal
Overhead Door



Brick Veneer (Typ.)

Prefinished Insulated Spandrel Panel in
Champagne Anodized Aluminum Frames
Typ. @ Ground Floor

Double Glazed Unit in Champagne
Anodized Aluminum Frames Typ. @
Ground Floor

Interior - Commercial/Residential

Thermally Broken Glass Windows
in Champagne Anodized Aluminum
Frames Typ. @ Ground Floor



Precast Concrete
Pilaster

Stucco Finish

Painted Insulated Metal Door with
Thermally Broken Glass Window Typ.

Exterior - Facing Jane Street & Valley Lands

Not to Scale

Conceptual Elevations - Mixed Use Residential/Commercial



Attachment

FILE No's.:
OP.05.002
& Z.05.007

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APPLICANT:
SPRINGSIDE GARDENS ESTATES INC.

Part of Lot 17,
Concession 4

Development Planning Department

November 7, 2005



Not to Scale

Conceptual Elevations (Office/Commercial Bldg.)

APPLICANT:
SPRINGSIDE GARDENS ESTATES INC.

Part of Lot 17,
Concession 4

CITY OF
Vaughan

Development Planning Department

Attachment

FILE No's.:
OP.05.002
& Z.05.007

November 7, 2005

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