

COMMITTEE OF THE WHOLE JUNE 4, 2001

**SITE DEVELOPMENT APPLICATION
THORNHILL VILLAGE PLAZA INC.
FILE: DA.01.011**

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.01.011 (Thornhill Village Plaza Inc.) BE APPROVED, subject to the following conditions:

- a) that prior to the execution of the site plan agreement:
- i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v) the required variances shall be obtained from the Committee of Adjustment, and shall be final and binding;
 - vi) the Owner obtain a Heritage Permit from the Heritage Vaughan Committee; and,
 - vii) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

Purpose

On February 2, 2001, the Owner submitted a Site Plan Application to permit the construction of four, 1-storey additions to the existing commercial site, with the following site statistics:

Site Area: 0.72ha

Building Area:

7584 – 7604 Yonge Street (Building 'A')

Existing: 975.48 m²

Proposed Addition: 70.80 m²

Total GFA: 1,046.28 m²

7610 Yonge Street (Building 'B')

Existing: 83.61m²

Proposed Addition 1: 58.07m²

Proposed Addition 2: 58.07m²

Total GFA: 199.74m²

7616 Yonge Street (Building 'C')

Existing: 297.29 m²

Proposed Addition: 98.11 m²

Total GFA: 395.40 m²

Total GFA for all Buildings:	1,641.42 m ²
Lot Coverage:	22.7%
Landscape Area:	2,649.22m ² (36.6%)
Parking Spaces Required:	91
Parking Spaces Provided:	77 (including one (1) handicap space)

Background - Analysis and Options

Location

- west side of Yonge Street, between Thornridge Drive and Arnold Avenue
- Lots 66 and 67 on Plan 9834
- Part of Lot 30, Concession 1, City of Vaughan

Land Use Status

- Designation - "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan)
- Zoning - C1 Restricted Commercial Zone by By-law 1-88

Site Description

- a rectangular 0.72ha site, with 91.3m frontage on Yonge Street
- developed with commercial retail plaza and additional commercial buildings
- the surrounding land uses are:
 - North – commercial (C1 General Commercial Zone)
 - South – commercial (C1 General Commercial Zone)
 - East – Yonge Street; Town of Markham
 - West – residential (R1V Zone)

Official Plan

The site is designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), which permits the proposed additions to the existing commercial use.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, which permits the proposed additions to the existing commercial plaza, however, the following variances are required to the zoning standards:

- 0m landscape strip along Yonge Street, whereas 6m is required; and,
- 77 parking spaces, including one handicap parking space, whereas 94 parking spaces are required.

The existing commercial buildings were constructed prior to the general zoning requirements of a 6m landscape strip. The Owner has agreed to retrofit a modified landscape strip along Yonge Street, which will provide additional screening and buffering, while maintaining the required 6m wide driveway width in front of the main commercial building. Specifically, the landscape plan shows a 2m wide landscape strip starting from the north driveway running south 18m along Yonge Street, and tapering to 0m at the south driveway.

On-site parking counts have been submitted to the Engineering Department to justify the reduced parking supply. Engineering Staff advise that they have no objection to the parking deficiency. Staff are satisfied the proposed exceptions are minor in nature and can proceed to the Committee of Adjustment for approval, subject to Council approving the Site Plan.

Site Plan

The site plan consists of an existing 1-storey, 975.48m² building (Building 'A'), a 1-storey, 83.61m² building (Building 'B'), and a 297.29m² building (Building 'C'). The application proposes to construct a 70.8m² addition on the south side of Building 'A', a 116.14m² addition to the south (58.07m²) and east (58.07m²) sides of Building 'B', and a 98.11m² addition to Building 'C'.

A parking area of 17 spaces is located along the front of Building 'A', adjacent to Yonge Street, with 19 spaces allocated in front of Buildings 'B' and 'C', and 41 parking spaces located along the rear of Building 'A'.

A garbage pick-up area is located east of the existing landscaped area along the rear of Building 'A', and is screened by a wood-panelled enclosure, with double access doors facing the parking lot.

Vehicular access to the site is from two full-access points on Yonge Street, at the north end adjacent to Building 'C', and at the south end adjacent to Building 'A'. Pedestrians can access the site from the sidewalk connection on Yonge Street.

Heritage and Culture

The subject lands are located within the Thornhill Heritage Conservation District, and as such, the application was reviewed and approved by the Heritage Vaughan Committee on April 18, 2001. The Owner must obtain a Heritage Permit prior to construction.

Building Elevations

Building 'A'

The 1-storey, 70.80m² flat-roofed addition to Building 'A' consists of grey concrete block with a dark-grey wood accent band. The customer access point to the addition is on the east side of the building, adjacent to the parking lot and an employee access door has been provided on the west side. The building signage consists of an illuminated sign box, mounted directly over the front door, below the wood accent band.

Building 'B'

The 1-storey, 58.07m² additions to Building 'B' consist of a light-grey coloured wood batten panelled façade with dark-grey coloured metal fascia, a pitched roof with black asphalt shingles, and glazed windows in white wood frames. Access to the addition is provided through the existing building, and windows have been provided on the east and south elevations.

Building 'C'

The 1-storey, 98.11m² addition to Building 'C' consists of a yellow-coloured wood batten panelled façade, off-white coloured metal fascia, and a pitched roof with black asphalt shingles. Access to the addition will be provided through the existing building, with an employee access point on the south side.

Landscaping

The landscape plan consists of deciduous and coniferous trees, shrubs, bushes and planting along the west and north lot lines. A modified landscape strip measuring 18m in length has been provided along Yonge Street, which ranges in width from 2m at the north, adjacent to the main

vehicle entrance, tapering down to 0m at the south vehicle entrance. In addition, a 6m x 2.7m landscape strip has been added at the south end of the lot, adjacent to the addition to Building 'A', and a 1.5m x 4m landscape strip has been added at the north entrance way.

The Urban Design Department advises that additional landscape treatment is needed on the west and north lot lines to provide additional screening and buffering. An existing 1.2m high chain link fence runs along the west and north property lines.

The landscape plan must be approved to the satisfaction of the Urban Design Department.

The Vaughan Real Estate Department advises the parkland dedication requirements under the Planning Act were satisfied upon the registration of the existing buildings.

Servicing

The Engineering Department advises that the subject lands have access to municipal services, including, sanitary and storm sewers and water. The Owner has submitted revised engineering drawings to address minor servicing details, which must be approved to the satisfaction of the Engineering Department.

The Region of York advises that they have no objection to the site plan, subject to conditions, which shall be appended to the site plan agreement.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Conclusion

Staff have reviewed the site plan and proposed exceptions to the zoning standards in accordance with the Official Plan and Zoning By-law, and have no objections. Exceptions to the Zoning By-law are required and must be approved by the Committee of Adjustment prior to entering into a site plan agreement.

To this end, Staff recommends approval of the Site Development Application DA.01.011 to facilitate the proposed additions to the existing commercial development, subject to conditions. Should the Committee concur, the Recommendation of this report can be adopted.

Attachments

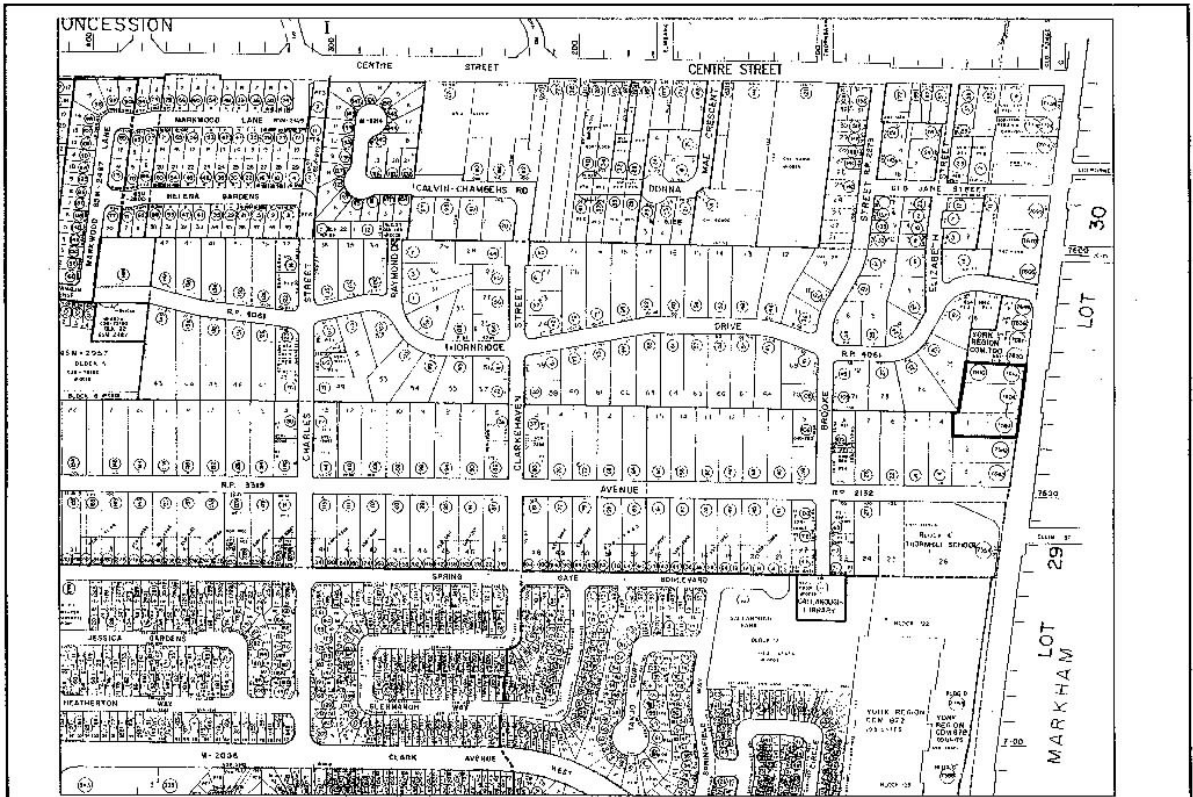
1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations
5. Elevations

Report Prepared By: Jason Sheldon, Planner 1, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

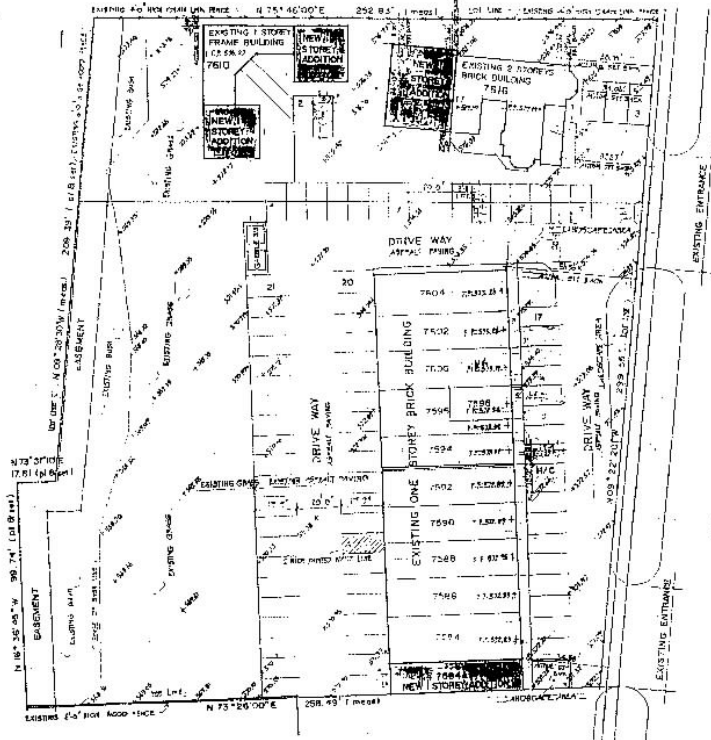
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning



<p>ATTACHMENT "1"</p> <p>LOCATION MAP</p>	FILE #:	REPORT #:	<input type="checkbox"/> SUBJECT LANDS	DATE: 01/03/13
	DA.01.011	LOCATION: PT. LOT 30, CONC. 1		CITY OF VAUGHAN PLANNING AND DEVELOPMENT



REGIONAL ROAD NO. 1
YONGE STREET

SITE STATISTICS

Site Area: 0.72ha

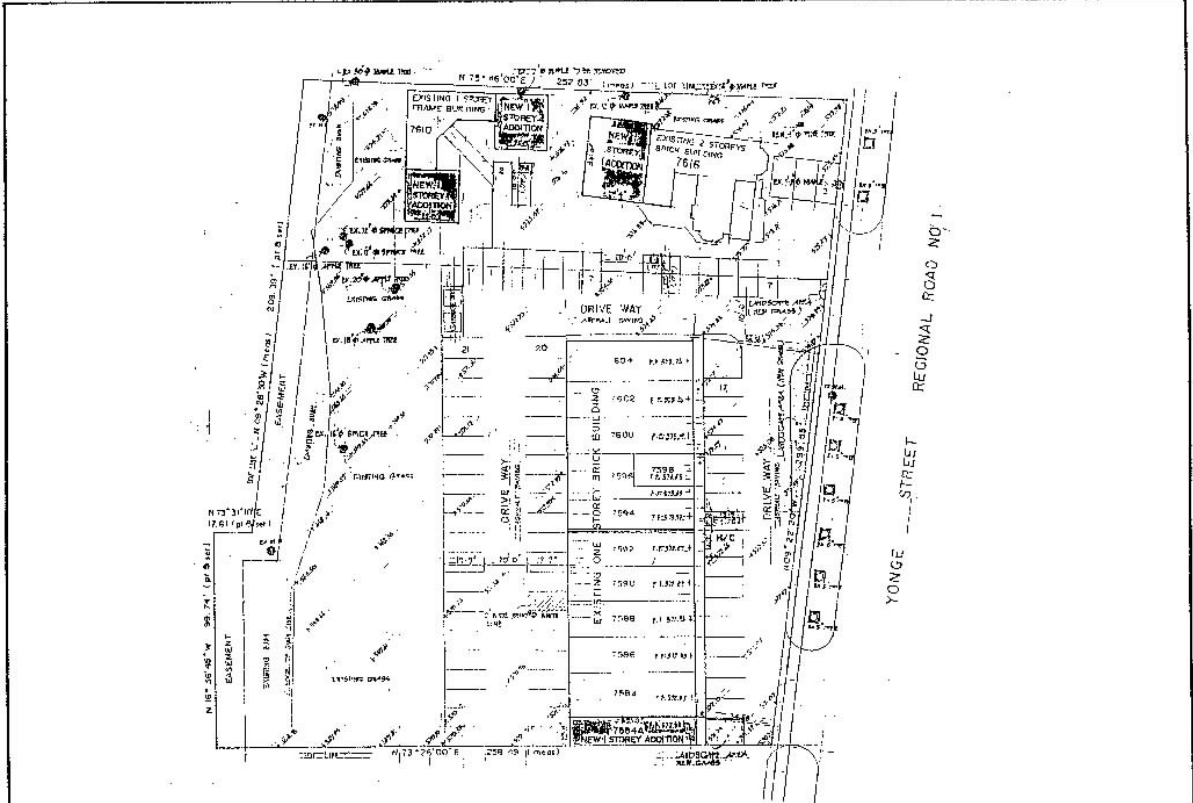
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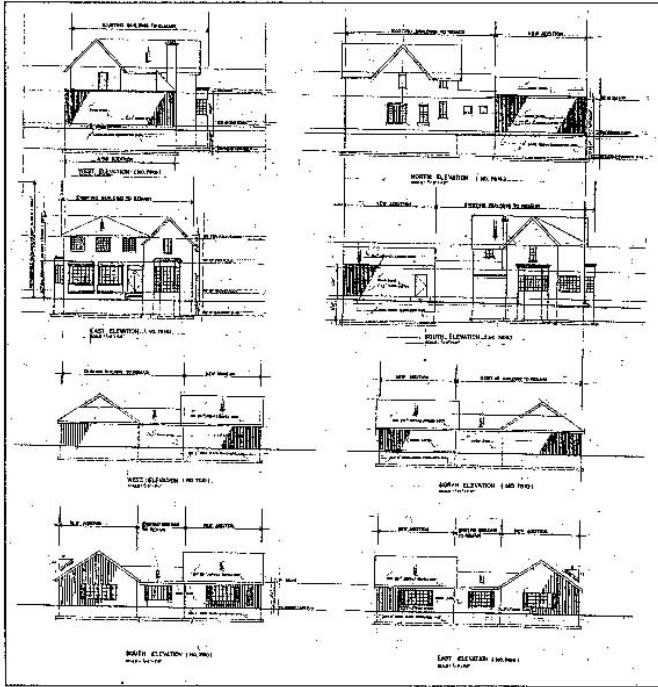
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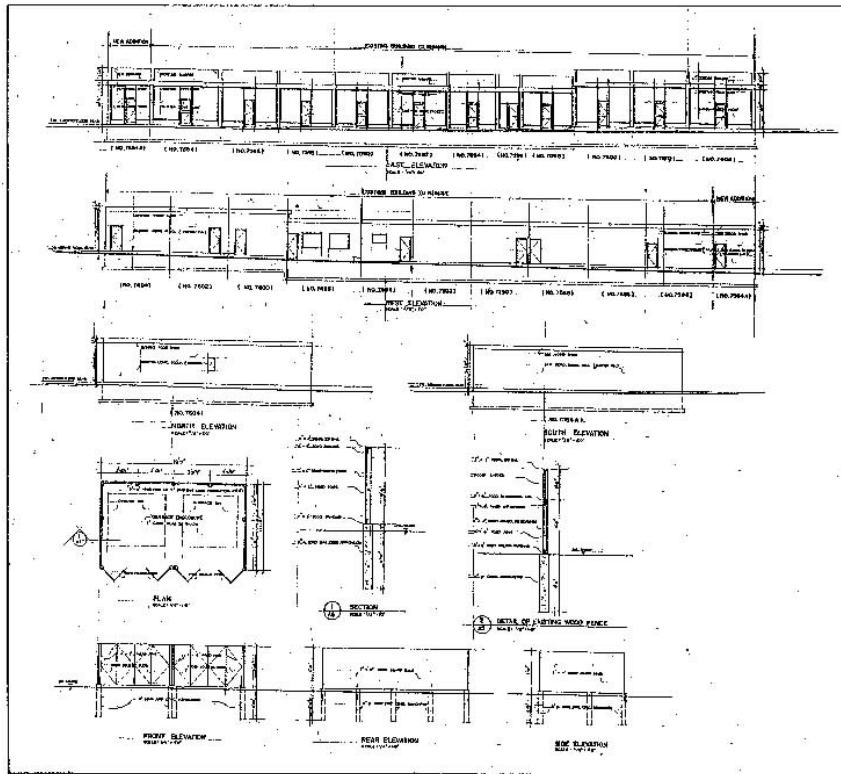
<p>ATTACHMENT "2" SITE PLAN</p>	FILE #:	REPORT #:	DATE: 01/03/13
	DA.01.011	LOCATION: PT. LOT 30, CONC. 1	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING AND DEVELOPMENT		APPLICANT: THORNHILL VILLAGE PLAZA INC.	



ATTACHMENT "3" LANDSCAPE PLAN	FILE #:	REPORT #:	DATE: 01/03/13
	DA.01.011	LOCATION: PT. LOT 30, CONC. 1	CITY OF VAUGHAN PLANNING AND DEVELOPMENT
		APPLICANT:	THORNHILL VILLAGE PLAZA INC.
			SCALE: NOT TO SCALE



ATTACHMENT "4" ELEVATION	FILE #:	REPORT #:	DATE: 01/03/13
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		CITY OF VAUGHAN PLANNING AND DEVELOPMENT	APPLICANT: THORNHILL VILLAGE PLAZA INC.



ATTACHMENT "5" ELEVATION	FILE #:	REPORT #:	DATE: 01/03/13
	DA.01.011	LOCATION: PT. LOT 30, CONC. 1	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING AND DEVELOPMENT	APPLICANT: THORNHILL VILLAGE PLAZA INC.