

COMMITTEE OF THE WHOLE JUNE 18, 2001

**ZONING BY-LAW AMENDMENT APPLICATION (REMOVAL OF HOLDING SYMBOL)
SITE DEVELOPMENT APPLICATION
SEVENBRIDGE DEVELOPMENTS LIMITED (MCDONALD'S)
FILES: Z.99.010 & DA.00.112**

Recommendation

The Commissioner of Planning recommends:

- A. THAT the Ontario Municipal Board BE ADVISED:
1. THAT subject to the outstanding issues described in this report being resolved to the satisfaction of the Commissioner of Planning, Council endorses Zoning Amendment Application Z.99.010 (Sevenbridge Developments Limited) to remove the Holding Symbol on the subject lands, upon approval of a revised Transportation Study by the City of Vaughan and the Region of York, and Council approval of the Urban Design Plan.
 2. THAT, if approved, Council endorses Site Development Application DA.00.112 (Sevenbridge Developments Limited) and requests application of the following conditions:
 - a) that prior to the execution of a site plan agreement:
 - i) the final site plan, building elevations (including signage) and landscape plan shall be to the satisfaction of the Community Planning and Urban Design Departments in consultation with the City's Peer Review Consultant;
 - ii) the final stormwater management report and site grading and servicing plans, shall be to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department;
 - iii) access and on-site vehicular circulation shall be to the satisfaction of the Region of York Transportation and Works Department and the City Engineering Department;
 - iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
 - v) the Holding Symbol on the subject lands shall be removed.
 - b) that the site plan agreement contain the following provisions:
 - i) prior to occupancy of the building on the subject lands, the Owner shall pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser by the City. The approved appraisal shall form the basis of the cash-in-lieu payment;

- ii) the Owner construct that portion of Apple Mill Road abutting the south limit of the subject property, together with the intersection at Jane Street, in accordance with the design criteria of the City and the Region of York, and shall dedicate such road allowance to the City, free of all charge and encumbrance; and
 - iii) that upon completion of the subject property on this portion of Apple Mill Road, the full move access to Jane Street shall revert to right-in, right-out access.
3. THAT Legal Counsel and the Commissioner of Planning BE AUTHORIZED to consent to changes to the site plan as a result of any further settlement negotiations with the appellant and parties, provided that such changes are minor and remain consistent with the intent of the site plan illustrated in Attachment No. 3.
4. THAT if the Commissioner of Planning is not satisfied with the resolution of the outstanding issues, Legal Counsel, Staff and Consultants retained by the City as deemed necessary, attend at the Ontario Municipal Board Hearing in support of the approval of the application to remove the Holding Symbol and revised site plan, subject to conditions.

Purpose

On October 16, 2000, the Owner submitted a Site Development Application for a 349.68 sq.m convenience eating establishment (McDonald's) with a drive-through facility on a 0.7 ha parcel of land. This report addresses the most recent drawings submitted on June 1, 2001.

Background - Analysis and Options

Location

- West side of Jane Street, between Regional Road 7 and Applewood Crescent
- Lot 6, Concession 5, City of Vaughan

Ontario Municipal Board (OMB)

On November 28, 2000, the Owner referred the Zoning Amendment Application to lift the Holding Provision and the subject Site Development Application to the OMB, requesting that the applications be dealt with at Phase 2 of the Corporate Centre hearing, along with other site-specific applications. This portion of the hearing will resume on June 20, 2001, and the Sevenbridge applications are scheduled for two weeks, beginning on July 18, 2001.

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500. The Secondary Plan Area of approximately 600 ha, establishes a focal point of major commercial development within the City. This area is comprised of two main components: the "Corporate Centre Node", which includes lands east of Highway #400 and straddling Regional Road 7; and the "Corporate Centre District", which surrounds the Node and includes lands east and west of Highway #400, and north and south of Regional Road 7. The area is one of four Regional Centres in the Region of York.

The "Corporate Centre District" designation provides opportunities for land uses that require visual exposure, good vehicular accessibility and large development sites. The District accommodates a wide range of land uses that are less dense and more space extensive than

those permitted in the adjacent Node to the south. The Secondary Plan allows for interim development, provided it does not prejudice the long-term goals of the plan.

A number of policies pertain to the District, including the requirements for development to have high design standards, and are to be consistent with the Vaughan Corporate Centre Urban Design Guidelines.

The proposed convenience eating establishment is a permitted use, and the development of the site generally conforms to the policies of OPA #500.

Zoning

The subject lands are zoned C10(H) Corporate District Zone with a Holding Provision by By-law 1-88, subject to Exception 9(959). The proposed convenience eating establishment with drive-through is a permitted use, and the development of the site would comply with the zoning requirements in By-law 1-88.

Holding (H) Provision

The subject lands are part of a larger 26 ha land holding owned by Sevenbridge Developments Limited. The only developed portion of the overall lands is the Walmart site. The remainder of the undeveloped lands are zoned with a Holding (H) symbol. The conditions for removal of the (H) symbol on the lands zoned C10(H) Zone are as follows:

- a) Council approval of an urban design plan;
- b) completion of a transportation study satisfactory to the City and appropriate agencies; and,
- c) Council approval of a development agreement, if required.

On February 9, 1999, the Owner submitted an application to remove the (H) symbol on their entire land holding (File: Z.99.010), together with a concept plan and supporting studies relating to urban design and transportation. In light of the broader transportation planning studies that were being undertaken for the Corporate Centre at that time, the application was held in abeyance.

In May 2001, the Owner submitted additional documentation relating to urban design, which is discussed in a separate report on this agenda. The Owner has advised that a revised transportation study will be submitted, which will need to recognize the latest road network planned for the Corporate Centre.

Once the conditions to remove the (H) symbol are satisfied, a by-law can be prepared to remove the (H) symbol on the respective lands. The (H) symbol will remain on the balance of the lands until such time as a site development application is submitted and reviewed in accordance with the approved urban design guidelines. This approach is consistent with other development in the Corporate Centre.

Piecemeal Development

The application to lift the Holding Provision applies to all of the large blocks in the Owner's entire land holding, whereas the site/plan applications apply only to portions of the large blocks. Typically, the large blocks would be further divided by either plan of subdivision, severance or part lot control, with appropriate conditions, prior to development of a portion of the block.

In this case, site plan applications have been submitted for a portion of the large blocks. With this process, there is a concern that future development on the same large block, could be unduly disadvantaged by the early development of a portion of the block. This may be resolved by a legal agreement, a condition, or a provision in the urban design guidelines. However, without addressing this aspect, there is a question of prematurity related to the site plan applications.

Site Description

The 0.7 ha site has 70m frontage on Jane Street, and will have 63 m flankage on future Apple Mill Road. The vacant site is flat with no significant vegetation.

The site area shown on the site plan is 0.706 ha, whereas the draft reference plan prepared by Holding & Jones Limited indicates a site area of 0.68 ha. This minor discrepancy must be clarified and the plans revised to be consistent.

Site Design

The applicant proposes a 349.68 sq.m. convenience eating establishment (McDonald's) with a drive-through facility. Two entrances to the site are proposed, one on each of the north and east frontages. The stacking lane for the drive-through begins on the west side of the building, and wraps around to the south side to two pick-up windows.

A full-moves access is proposed onto Jane Street (to be right-in/right-out in the future) and on the future Apple Mill Road. Most of the parking spaces are located north of the building. A minimum 6m wide landscape strip is proposed along Jane Street and future Apple Mill Road. A garbage enclosure is proposed on the west side of the building.

Roads/Access

The location of the proposed development relative to the planned road network for the Corporate Centre is shown on Attachment No. 2. OPA #528 identified specific road network improvements serving the Vaughan Corporate Centre Secondary Plan Area (OPA #500). Apple Mill Road is presently an east/west road connecting Edgeley Boulevard and Millway Avenue. The Official Plan shows the easterly extension of Apple Mill Road to Jane Street, to form a section of the Corporate Centre ring road. The Owner proposes a full-move access onto the planned Apple Mill Road right-of-way and on Jane Street (future right-in/right-out).

In a report to the Region of York Transportation and Works Committee, dated May 10, 2001, the Commissioner of Transportation and Works identified the following road/access issues related to the site plan application:

“The site is located at the northwest corner of Jane Street and future Apple Mill Road, north of Highway 7. It is located on approximately one quarter of the building block site. The Region has not received plans for the remainder of the site. Therefore, it is necessary to ensure that the access to the McDonald's site is co-ordinated with the future surrounding blocks.

A right-in/right-out access is proposed at the north end of the site directly to Jane Street. This access should be a joint access with the future development of the block to the north. The actual design for this proposed northern right-in/right-out access must also include a longer channelization to bring the “decision point” for drivers entering off Jane Street further into the site to avoid back-ups on Jane Street.

The second concern relates to the driveway access along the proposed future Apple Mill Road allowance. Regional Staff recommend that this access should be developed in its ultimate configuration as Apple Mill Road at the intersection with Jane Street. Apple Mill

Road will form part of the ring road for the Vaughan Corporate Centre. Currently, there is an existing plaza owned by Metrus Properties, which has an access onto Jane Street immediately south of the future Apple Mill Road intersection. Therefore, the Metrus Plaza entrance will have to be relocated at the same time as the McDonald's site is developed. Development of the ultimate road cross section will also avoid future disruption on Jane Street and allow for plans for future signalization of the intersection to be incorporated into the design.

These concerns are considered part of the standard review and approval process undertaken with most site plans of this nature."

The revised site plan drawings appear to respond to the Region's concerns. As a condition of site plan approval, the Region of York Transportation and Works Department must be satisfied with the access locations to the site. As the development abuts a Regional road, the Region of York may require to be a party to the development agreement and provide conditions of approval to be included in the agreement. Confirmation from the Region is required in this regard.

The Owner will be submitting a revised transportation study to recognize the latest road network planned for the Corporate Centre. An approved transportation study is required to enable lifting of the holding zone provisions.

Parking

Parking for the site is calculated as follows:

Eating Establishment, Convenience with Drive-Through: 1.0 parking space for each four (4) persons comprised in the designed maximum capacity or 16.0 parking spaces per 100 sq.m GFA, whichever is greater.

Parking Required:	349.68 sq.m @ 16 spaces/100 sq.m GFA	= 56 spaces
Parking Provided:		= 58 spaces

The proposal meets the minimum parking requirement of the Zoning By-law, with a surplus of 2 spaces.

The Engineering Department must be satisfied with the on-site circulation of the proposed development.

Servicing

The Owner submitted revised site grading and servicing plans on June 1, 2001. As a condition of site plan approval, the site servicing and grading plans and stormwater management report shall be to the satisfaction of the City Engineering Department and the Region of York Transportation and Works Department.

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

Landscaping

The landscape plan consists of deciduous trees and shrubs, primarily along the future Apple Mill Road right-of-way and along Jane Street. A second row of deciduous trees is proposed within each boulevard, and located external to the site plan.

The Urban Design Department has reviewed the landscape plan and offer the following comments:

“Context in Corporate District

1. The final plan and building shall be in accordance with the Urban Design Guideline for the Sevenbridge lands and the City’s Vaughan Corporate Centre Urban Design Guideline.
2. The access off Jane Street, Apple Mill Road, should be designed to allow for the median, boulevard tree planting and sidewalks in accordance with the streetscaping denoted in the above noted guidelines and City planting standards. Boulevard tree planting on Jane Street would be subject to the Region of York.

Site Development

3. Additional landscaping and islands will be required in accordance with the red lined plan attached.
4. All walkways are to be a minimum of 1.5m in width. The walkway from Jane Street should be 2.0m in width and connected to the boulevard sidewalk. Provide depressed curbs where walkways meet curbed areas. Pedestrian zones are to utilize materials in keeping with the Urban Design Guidelines.
5. Details on the garbage and storage areas are required. All screens or screen walls must fully enclose the area and be constructed of materials the same as the main building structure.
6. Indicate 2% snow storage on the plan.
7. Provide a detailed cost estimate for the hard and soft landscape elements proposed on the site plan.
8. Parkland dedication, as cash in lieu, will be required at 2% of the land area in accordance with the Planning Act.”

As a condition of site plan approval, the final landscape plan, including detail drawings and a cost estimate, must be to the satisfaction of the Urban Design Department and the City’s Peer Review Consultant.

A 2% cash-in-lieu of parkland dedication payment will be required in accordance with the Planning Act.

Building Design

The Owner has submitted full size plans and coloured reductions of the proposed building elevations. The rectangular-shaped building is one-storey with an 11 m high tower at the front corner and the main entrance on the front elevation, facing Jane Street. A series of windows are proposed on the front elevation, which wrap around onto the side elevations.

A pitched roof feature is proposed above both the main entrance and the pick-up windows associated with the drive-through facility, on the south elevation. Additional architectural features are shown on the full size drawing, including accent bricks, stucco on a portion of the tower and above the pick-up windows, together with decorative louvers. Illuminated beams are proposed at interval locations on the roof. Illuminated signs/logos are proposed on all building elevations.

A number of discrepancies have been found when comparing the full size elevations with the reduced coloured elevations. These include differences in the:

- location of the tower (southeast vs. northeast corner);
- building materials and colours (green vs. red coloured roof; red-brick vs. a white material);
- conflicting plans showing inclusion/exclusion of an entrance door on the north elevation;
- architectural details, and;
- building signage.

It appears that the full size elevation drawings, which are shown on Attachment No. 5, are consistent with the building footprint shown on the site plan. On that basis, the primary building material would be brick with accent treatment, a small amount of stucco, and a green asphalt roof. The coloured plans should reflect the information shown on the full size drawings.

Staff are satisfied with the architectural design and treatment of the building as shown on the full size drawings (Attachment No. 5). As a condition of site plan approval, the Community Planning and Urban Design Departments and the City's Peer Review Consultant must be satisfied with the final building elevations.

Conclusion

The subject lands are part of a larger land holding owned by Sevenbridge, and are zoned C10(H) Corporate District Zone, subject to a Holding (H) symbol. The conditions for removal of the (H) symbol include approval by Council of an urban design plan, a traffic study which is also satisfactory to the appropriate agencies, and a development agreement, if required.

The Owner has submitted an application to remove the (H) symbol on their entire land holding (File: Z.99.010), together with a concept plan and supporting studies relating to urban design and transportation. The Owner has met with Staff on a number of occasions to discuss issues relating to the urban design plan, which includes a landscape master plan/open space plan. A considerable amount of progress has been made towards achieving an overall development plan with guidelines. The Owner's proposed urban design plan is discussed in a separate report on this agenda. The Owner will be submitting a revised transportation study, which will be required to recognize the latest road network planned for the Corporate Centre.

A by-law to remove the Holding Symbol on the subject lands can be forwarded to the Ontario Municipal Board for approval upon the completion of a revised Transportation Study that is satisfactory to the City and Region of York, and Council approval of an Urban Design Plan.

Staff has reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that subject to the resolution of the outstanding issues, including the question of piecemeal development, as addressed in this report, the subject lands can be appropriately developed to accommodate the proposed convenience eating establishment with drive-thru.

Should the Committee concur, Site Development Application DA.00.112 (Sevenbridge Developments Limited), can be endorsed with the adoption of the recommendation in this report.

Attachments

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

Report prepared by:

Duncan MacAskill, Planner, ext. 8017

Grant A. Uyeyama, Senior Planner, ext. 8635

Bianca M. V. Bielski, Manager, Development Planning, ext. 8485

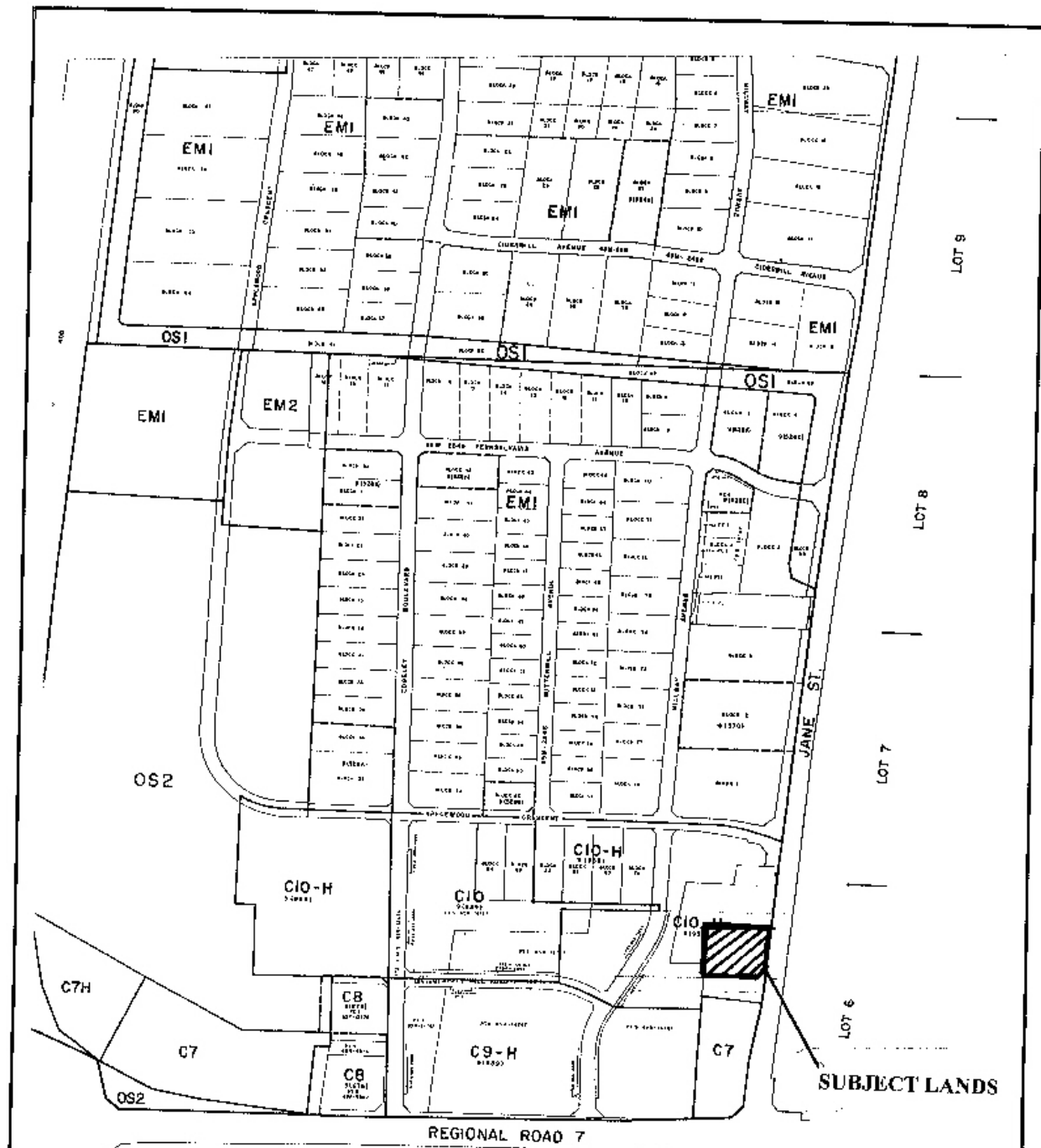
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

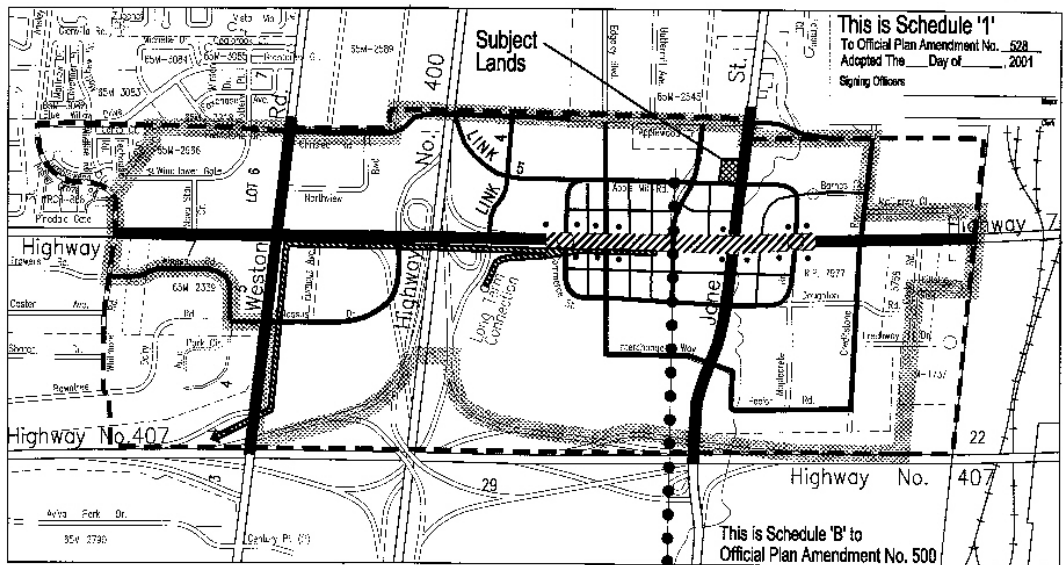
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Applicant Name: SEVENBRIDGE DEVELOPMENTS LIMITED

ATTACHMENT '1'
LOCATION MAP
CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #: DA.00.112	REPORT #:
DATE: 00/10/20	LOCATION: LOT 6, CONC 5
SCALE:	NOT TO SCALE



**Vaughan Corporate Centre Secondary Plan
Amendment No. 500**

Schedule 'B' - Transportation Plan
See Schedule 'B1' For Implementing Road Width Plan

- Highway 7 / 'Avenue 7'
- Arterial Road
- Collector Road
- Local Road
- 23m Public Transit Right of Way
- Inter-Regional Transitway (Potential)
- Gateway Sites
- Traffic Control / Design Feature
- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary



SEVENBRIDGE DEVELOPMENTS LIMITED

ATTACHMENT '2'
CITY OF VAUGHAN PLANNING DEPARTMENT

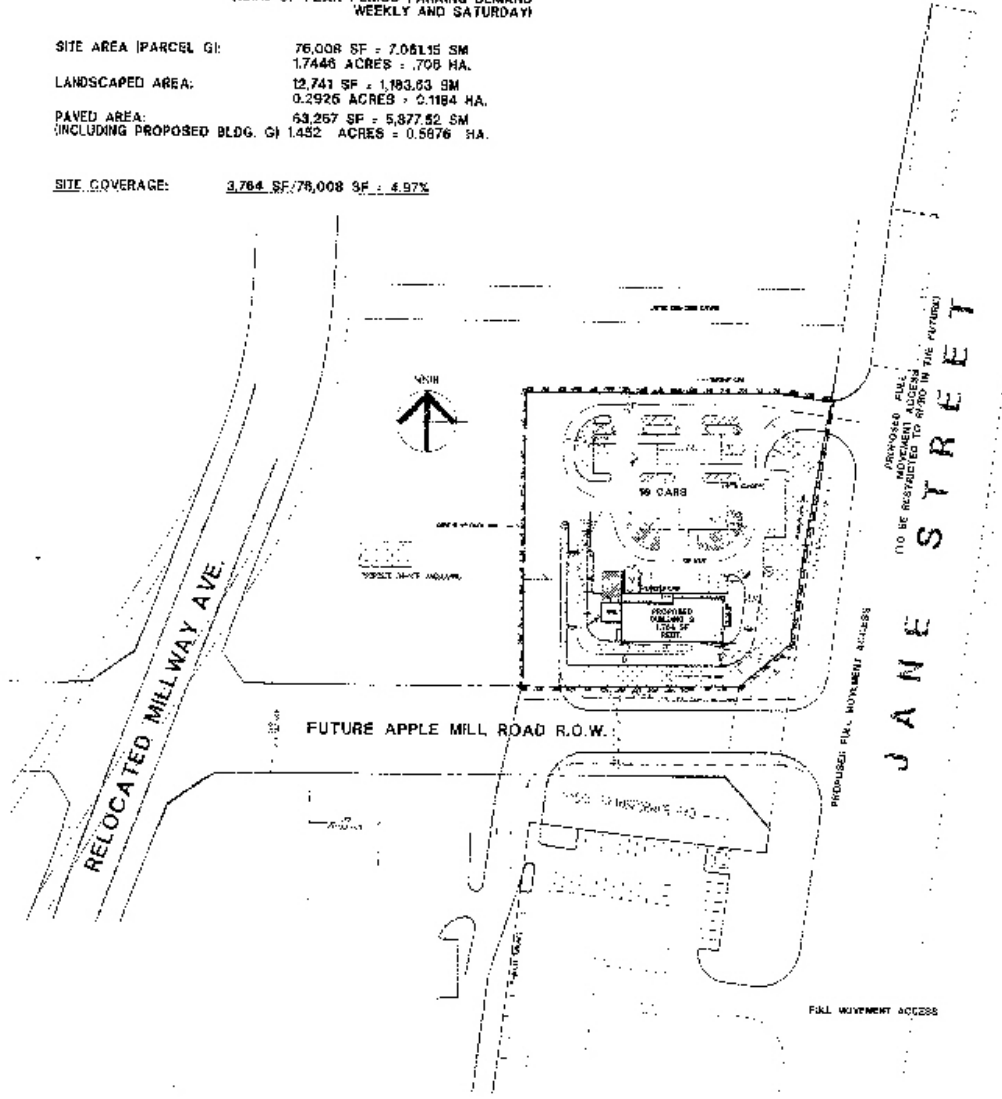
FILE # DA.00.112	LOCATION: PT. LOT 6, CON. 5
REPORT #	DATE: JUNE 11, 2001
NOT TO SCALE	

PARCEL 'G' STATISTICS

BUILDING USE: EATING ESTABLISHMENT (CONVENIENCE, DRIVE-THROUGH)
 BUILDING AREA: 3,764 SF = 349.89 SM
 PARKING REQUIRED: 59 CARS = 14.88 CARS/1000 SF = 16.00/100 SM
 PARKING PROVIDED: 58 CARS = 15.91 CARS/1000 SF = 17.13/100 SM
 (100% OF PEAK PERIOD PARKING DEMAND WEEKLY AND SATURDAY)

SITE AREA (PARCEL G): 76,008 SF = 7.06115 HA
 1.7446 ACRES = .708 HA
 LANDSCAPED AREA: 12,741 SF = 1,193.63 SM
 0.2926 ACRES = 0.1184 HA
 PAVED AREA: 63,267 SF = 5,877.52 SM
 (INCLUDING PROPOSED BLDG. G) 1.452 ACRES = 0.5876 HA

SITE COVERAGE: 3,764 SF/76,008 SF = 4.97%



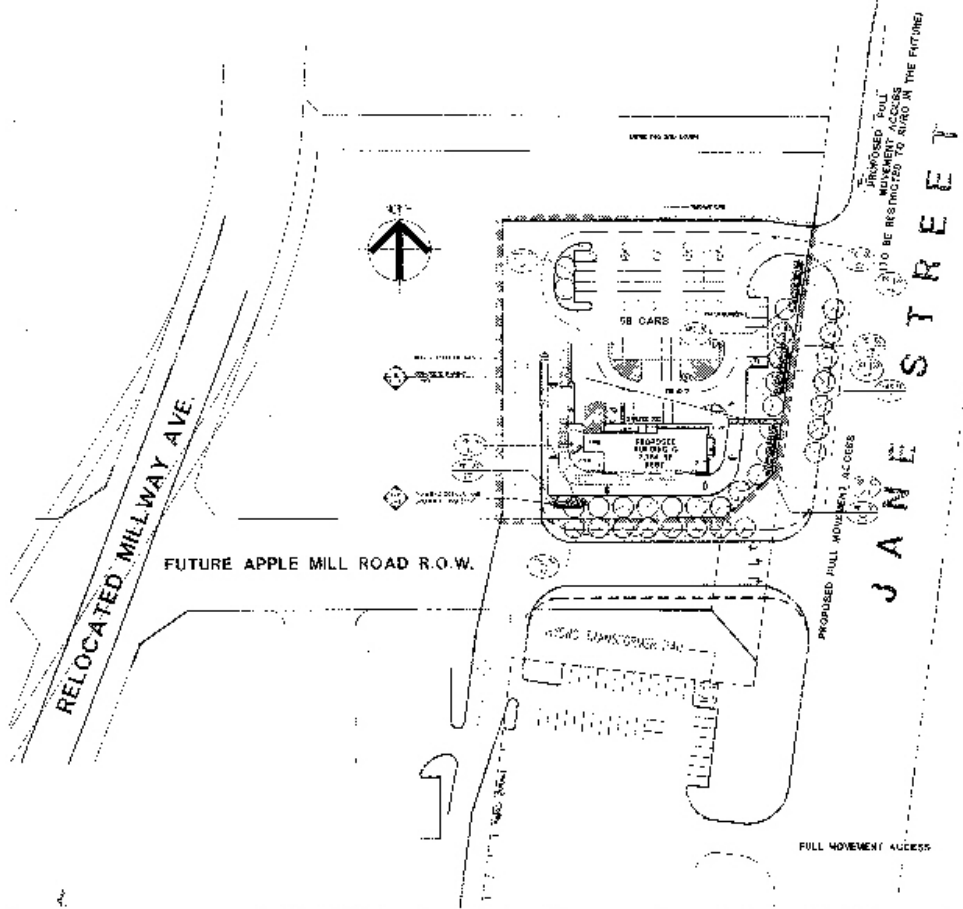
ATTACHMENT '3' SITE PLAN	FILE #:	REPORT #:
	DA.00.112	LOCATION: PAR LOT 8, CONC. 5
	DATE: 01/06/11	
	SCALE:	NOT TO SCALE

SEVENBRIDGE DEVELOPMENTS LIMITED

CITY OF VAUGHAN PLANNING DEPARTMENT

Material Schedule

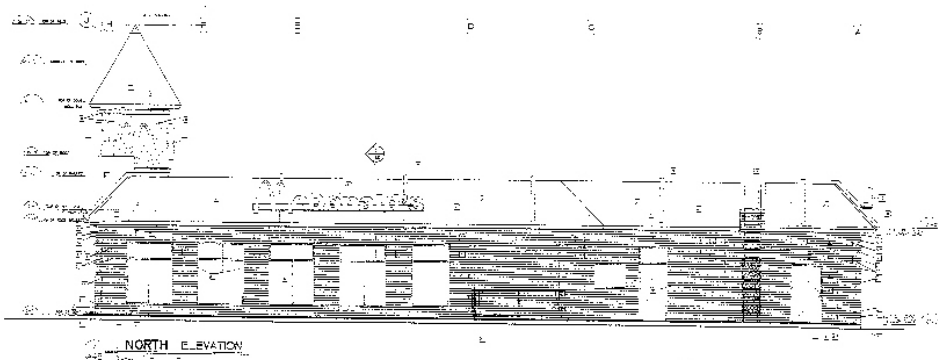
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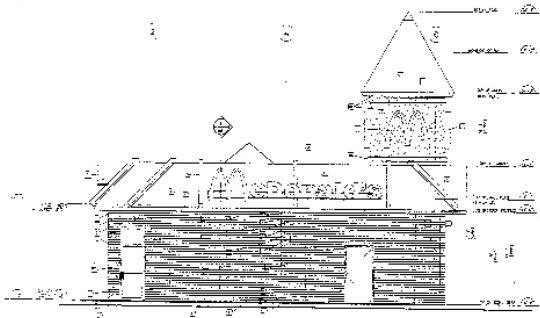
ATTACHMENT '4' LANDSCAPE PLAN	FILE #:	REPORT #:
	DA.00.112	LOCATION: PART LOT 6, CONC. 5
	DATE:	01/06/11
	SCALE:	NOT TO SCALE

SEVENBRIDGE DEVELOPMENTS LIMITED

CITY OF VAUGHAN PLANNING DEPARTMENT



NORTH ELEVATION



WEST (REAR) ELEVATION

- 1. EXTERIOR WALLS
- 2. EXTERIOR ROOFING
- 3. EXTERIOR FINISHES
- 4. EXTERIOR PAINT
- 5. EXTERIOR LIGHTING
- 6. EXTERIOR PLANTING
- 7. EXTERIOR FURNITURE
- 8. EXTERIOR ACCESSORIES
- 9. EXTERIOR UTILITIES
- 10. EXTERIOR SAFETY
- 11. EXTERIOR SECURITY
- 12. EXTERIOR MAINTENANCE
- 13. EXTERIOR REPAIRS
- 14. EXTERIOR REPLACEMENTS
- 15. EXTERIOR MODIFICATIONS
- 16. EXTERIOR IMPROVEMENTS
- 17. EXTERIOR ENHANCEMENTS
- 18. EXTERIOR UPGRADES
- 19. EXTERIOR RESTORATIONS
- 20. EXTERIOR PRESERVATIONS

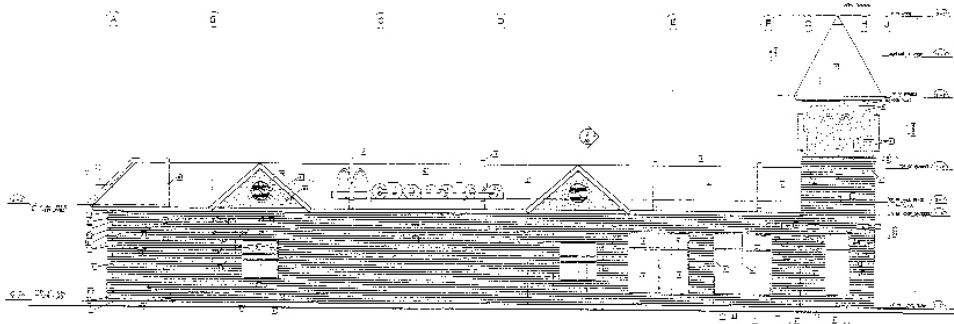


APPLICANT: S'WINDROCK DEVELOPMENTS LIMITED

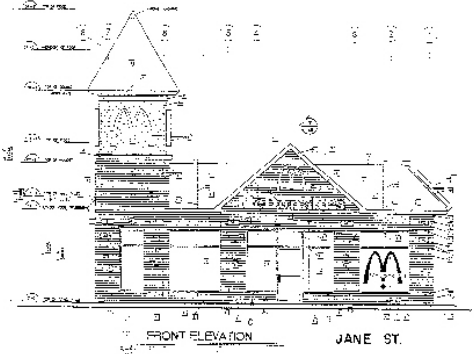
ATTACHMENT '5' a)
ELEVATIONS

LC #	LOCATION:
DA.00.112	LOT 6, CONC. 3
REPORT #	01/06/11
	NOT TO SCALE

CITY OF VAUGHAN PLANNING DEPARTMENT



SOUTH (LEFT) Future Apple Mill Rd.



FRONT ELEVATION JANE ST.

- 1. All elevations are to be constructed in accordance with the following:
- 2. All elevations are to be constructed in accordance with the following:
- 3. All elevations are to be constructed in accordance with the following:
- 4. All elevations are to be constructed in accordance with the following:
- 5. All elevations are to be constructed in accordance with the following:
- 6. All elevations are to be constructed in accordance with the following:
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- 9. All elevations are to be constructed in accordance with the following:
- 10. All elevations are to be constructed in accordance with the following:



APPLICANT: SEVENBRIDGE DEVELOPMENTS LIMITED

ATTACHMENT '5.B)
ELEVATIONS
CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #	LOCATION:
CA.06.112	LO 6, CONC. 5
REPORT #	01/06/11
	NOT TO SCALE