

**COMMITTEE OF THE WHOLE   JUNE 18, 2001**

**ZONING BY-LAW AMENDMENT APPLICATION (REMOVAL OF HOLDING SYMBOL)  
SITE DEVELOPMENT APPLICATION  
SEVENBRIDGE DEVELOPMENTS LIMITED (HOME OUTFITTERS)  
FILES: Z.99.010 & DA.00.061**

**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 Council approval of an Urban Design Plan.
  2.     **THAT**, if approved, Council endorses Site Development Application DA.00.061 (Sevenbridge Developments Limited) and requests the 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 Engineering Department;
      - iv)    all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
      - v)     any required variances (eg. to the number of parking spaces and width of landscape strips) to implement the approved site plan shall be approved and in effect; and,
      - vi)    the Holding Symbol on the subject lands shall be removed.
  3.     **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 the Ontario Municipal Board Hearing to oppose the approval of the applications to remove the Holding Symbol and revised site plan, subject to conditions.
  4.     **THAT** Legal Counsel and the Commissioner of Planning **BE AUTHORIZED** to consent to changes to the revised 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 approved Urban Design Guidelines and the revised site plan (Attachment 3).

## **Purpose**

On June 20, 2000, the Owner submitted an application for Site Development approval of a 3716 sq.m retail store, on a 1.57 ha parcel of land. This report reflects the applicant's latest revised drawings submitted on June 1, 2001.

## **Background - Analysis and Options**

### Location

- Northeast corner of Edgeley Boulevard and Regional Road 7
- 1.58 ha site with 135m frontage on Regional Road 7 and 108m flankage on Edgeley Boulevard
- in Lot 6, Concession 5, City of Vaughan.

### Ontario Municipal Board (OMB)

On October 11, 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 within the Corporate Centre. 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 Node" 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 Node" is intended to become an "urban centre" with a mix of commercial, residential and institutional uses and facilities. The intersection of Edgeley Boulevard and Regional Road 7 is also recognized as a "Gateway Site" where, in the long term, highrise landmark buildings are encouraged to be located, with no height restriction. The Secondary Plan allows the Node to evolve as the market forces dictate over a long period of time, including provision for interim development that is not prejudicial to the long-term goals and built form objectives intended by the Plan.

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

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

### Zoning

The subjects lands are zoned C9(H) Corporate Centre Zone with a Holding Provision by By-law 1-88, subject to Exception 9(959). The proposed retail store is a permitted use.

The proposed development does not meet the minimum parking requirements of By-law 1-88. A total of 204 parking spaces are proposed, whereas 223 parking spaces are required, Staff has no objection to the proposed 8.5% parking deficiency. As a condition of site plan approval, the Owner will be required to obtain approval of a variance in this regard.

The Building Standards Department advises that the maximum driveway width at Edgeley Boulevard is 13.5m. As a measurement is not shown on the site plan, confirmation of the driveway width is required. A minimum building height of 8m is required, whereas the latest elevation drawing shows a height of 7m. The elevation drawing should be revised to meet the minimum height requirement of the by-law. All other aspects of the proposed development appear to comply with the zoning requirements of 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 condition for removal of the (H) symbol on the lands zoned C9(H) Zone, is Council's approval of an urban design plan.

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 transportation planning studies that were being undertaken for the Corporate Centre at that time, with potential impact on urban design, 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 will be submitting a revised transportation study, which will be required 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 lands subject to this application. The (H) symbol would 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.

#### Site Design

The site plan shows a rectangular-shaped 3716 sq.m. building (Home Outfitters) in close proximity to the intersection of Edgeley Boulevard and Regional Road 7. The front façade, with its primary building entrance, faces east toward the parking lot.

One full-move access is proposed onto Edgeley Boulevard at the north end of the site. Two loading spaces and a garbage compactor, to be screened with a 3.0 m high architectural wall, is proposed along the north side of the building adjacent to the entrance driveway. A minimum 6 m wide landscape strip is proposed along both Edgeley Boulevard and Regional Road 7. A portion of a central square has been included on the southeast corner of the site adjacent to Regional Road 7, together with an associated 2.3m wide landscape strip and 2.5m-wide paved strip extending from the square to the north limit of the site plan. This is consistent with the Owner's proposed urban design plan.

The site plan does not clearly identify the easterly development limits of the subject lands, and should be revised accordingly. The site area shown on the site plan is 15,775 sq.m, whereas the draft reference plan, prepared by Holding & Jones Limited, indicates a site area of 15,969 sq.m. This minor discrepancy must be clarified, and the plans revised accordingly.

### 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.

### 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). The site plan recognizes two future local roads, each having a planned 20 m right-of-way. The north/south road is located slightly east of the centre of the plan, intersecting with an east/west road across the north limit of the plan.

A full-moves access onto Edgeley Boulevard, would appear to align with the driveway and the driveway leading into the site is predominately within the future east/west right-of-way. However, screening for the loading area, and a portion of the garbage compactor, would encroach approximately 2m into the planned right-of-way. To protect the future right-of-way, there should be no encroachments of any structural elements.

Preferably, the footprint of the building could be modified to expand the building to the east along Regional Road 7 rather than encroaching on the driveway to the north. Alternatively the entire building could be shifted approximately 2m south, notwithstanding the building would then encroach into the minimum 6.0m wide landscape strip adjacent to Regional Road 7. Provided that the development will have quality design features, including an attractive building wall and a pedestrian interface along Regional Road 7, a variance to the landscape strip along Regional Road 7 from 6m to 4m may be supportable to accommodate the building encroachment.

In a report to the Region of York Transportation and Works Committee, dated May 10, 2001, Regional Staff expressed no concerns with the proposal. Where a proposed development abuts a Regional Road, the Region of York may request to be a party to the development agreement, with conditions of approval to be included in the Agreement.

The Owner will be submitting a revised transportation study, which will be required to recognize the latest road network planned for the Corporate Centre.

### Parking

Parking for the site is calculated as follows:

Retail Store: 3716 sq.m @ 6.0 spaces per 100 sq.m GFA	=	223 spaces
Total Parking Provided	=	204 spaces

The proposed development has a parking deficiency of 19 spaces, or 8.5%. The parking deficiency is considered minor and Staff has no objection to a variance By-law 1-88 in this regard. The City Engineering Department must be satisfied with on-site vehicular circulation.

### Servicing/Utilities

The Owner submitted a revised grading and servicing plan on June 1, 2001. The site servicing and grading plan 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 and coniferous trees and shrubs along the perimeter of the site. Coniferous trees are provided along the screen wall. A double row of deciduous trees, combined with rows of coniferous shrubs, are proposed along Edgeley Boulevard and Regional Road 7, as identified in the proposed urban design plan/master landscape plan. One row is located within the street boulevard, external to the site. Deciduous trees are also proposed along the driveway leading into the site and along the east lot line. Lockstone paving is proposed within the central square.

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

#### “Context in Corporate Node

1. The final plan and building elevations shall be in accordance with the Urban Design Guideline for the Sevenbridge lands and the City’s Vaughan Corporate Centre Urban Design Guideline.
2. It is our understanding the northern access, off Edgely Boulevard was to be designed to allow for the 20m ROW of the mid block road as delineated in OPA 528. This would include, but is not limited to, boulevard tree planting, street furniture and sidewalks in accordance with the streetscaping denoted in the above noted guidelines and City planting standards. The present layout indicates a loading area within the ROW as well as other features.

#### Site Development

3. The building elevations were not forwarded however the footprint of the building does not appear to match that of the Draft Sevenbridge Urban Design Guidelines (UDG ). This location is a gateway to the Node and as such the design of the building and streetscape is to reflect the prominence of the corner and be pedestrian oriented.
4. The streetscaping along Edgely Boulevard does not reflect the pedestrian treatment delineated in the Draft Sevenbridge UDG; please revise this area to reflect the pedestrian zone with trees within decorative paving, tree grates, street furniture and other streetscape elements. These streetscape elements are to be indicated on the Avenue 7 frontage as well.
5. The Sevenbridge UDG presents planting along the Avenue 7 frontage and the parking lot side of the building, within the buffers and parking lot, that would serve to provide screening of the parking lot and reinforce the east side of the building visually. The site plan however reduces the planting and this should be reinstated.

6. The site plan indicates an architectural screen wall along the loading bay and garbage storage. Details are required for the screen wall. The wall must completely screen the loading and garbage zone and be constructed of the same materials as the building. Note comments herein regarding the location of this zone within the proposed ROW.
7. Indicate 2% snow storage on the plan.
8. Provide a detailed cost estimate for the hard and soft landscape elements proposed on the site plan.
9. Parkland dedication, as cash in lieu, will be required at 2% of the land area in accordance with the Planning Act if the payment has not already been made as a part of an earlier dedication. Confirmation is required from the City Legal Services Department, Real Estate Section.”

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.

### Building Design

At the time of preparing this report, the Owner is having on-going discussions with the tenant regarding revisions to the building elevations shown on Attachment No. 5. The Owner has advised of the intent to revise the building elevations in accordance with the goals and objectives of the Urban Design Plan.

The current elevation drawings show a 7.0m high building with one main entrance centrally located on the east elevation. An overhead canopy and signage is proposed above the main entrance. Building materials primarily consist of white-coloured exterior insulation and finish system. Typically, stucco is applied as an exterior finishing material. The same material in a grey colour, is proposed for a cornice along the roof-line. A series of multi-coloured display panels are proposed on most elevations walls, with emphasis on the corner elevation facing the intersection of Regional Road 7 and Edegely Boulevard. The Owner proposes to screen the roof-top mechanical equipment.

It is expected that revised elevations will be submitted. The Community Planning and Urban Design Departments and the City's Peer Review Consultant must be satisfied that the final building elevations meet the design objectives of the Urban Design Plan, when approved.

### Conclusion

The subject lands are part of a larger land holding owned by Sevenbridge, and are zoned C9(H) Corporate Centre Zone, subject to a Holding (H) symbol. The condition for removal of the (H) symbol is Council's approval of an Urban Design Plan.

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 acceptable overall development plan with guidelines. The proposed urban design plan is discussed in a separate report on this Committee of the Whole agenda.

The Owner has advised that a revised transportation study, which must recognize the latest road network planned for the Corporate Centre, will be submitted.

It is noted that cash-in-lieu of parkland dedication for the subject lands was paid by the Owner under Consent Application B79/97, which applies to the larger landholding.

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 retail store. However, the site plan must be revised to avoid future encroachment of the screen wall and garbage compactor in the future east/west road right-of-way, and revised building elevations must be submitted for approval.

Should the Committee concur, Site Development Application DA.00.061 (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:**

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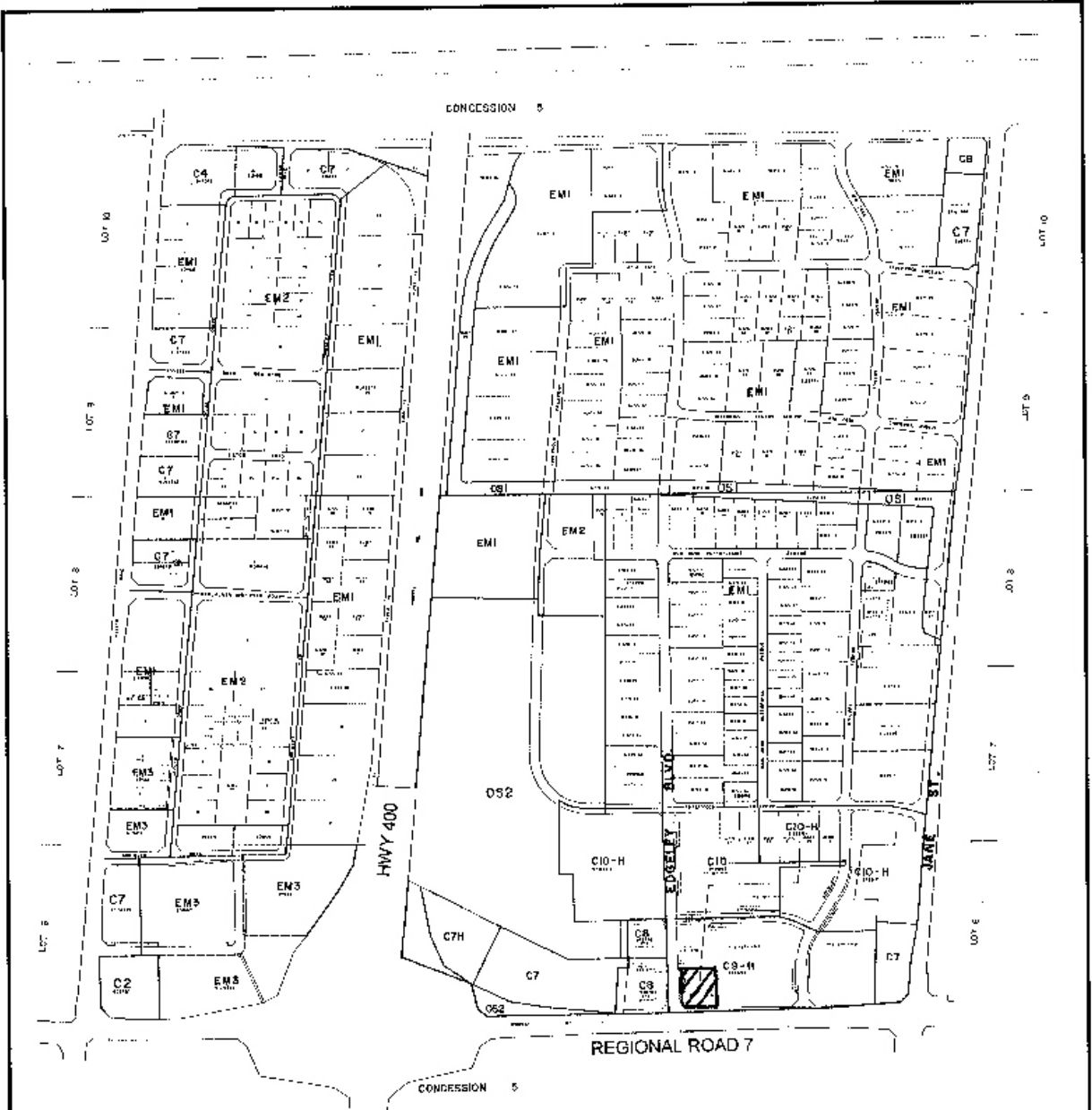
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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BY-LAW NO.1-88

KEY MAP 5B

CITY OF VAUGHAN



SUBJECT LANDS

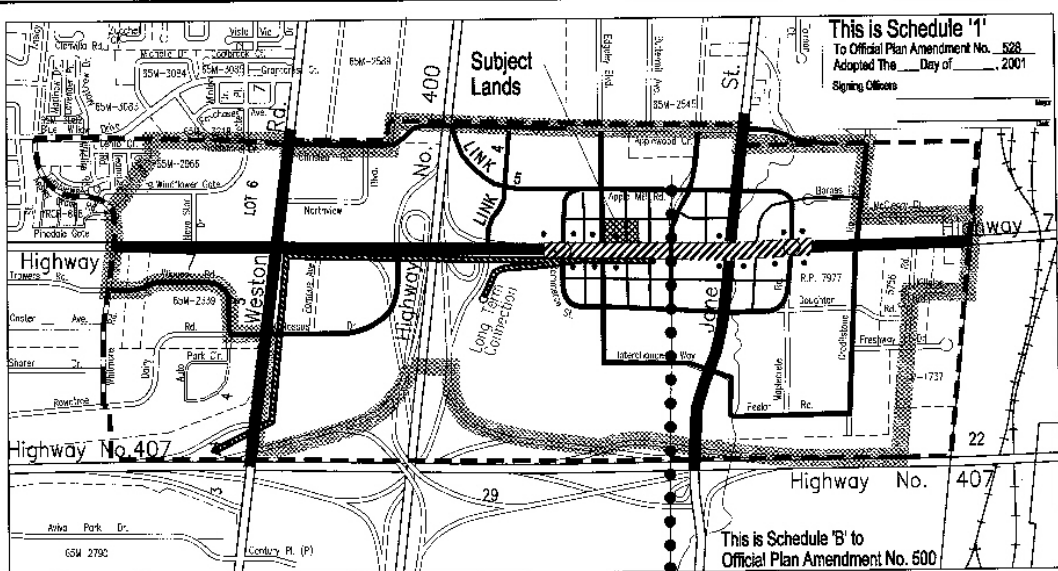
ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
DA.00.061	LOCATION: HWY 400 AND HWY 7
DATE:	00/10/02
SCALE:	NOT TO SCALE

SEVENBRIDGE DEVELOPMENTS LIMITED

CITY OF VAUGHAN PLANNING DEPARTMENT





This is Schedule '1'  
To Official Plan Amendment No. 528  
Adopted The \_\_\_\_ Day of \_\_\_\_, 2001  
Signing Officers

This is Schedule 'B' to  
Official Plan Amendment No. 500

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

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

- Local Road
- Highway 7 / Avenue 7'
- Arterial Road
- Collector 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



APPLICATION: SEVENBRIDGE DEVELOPMENTS LIMITED

**ATTACHMENT '2'**

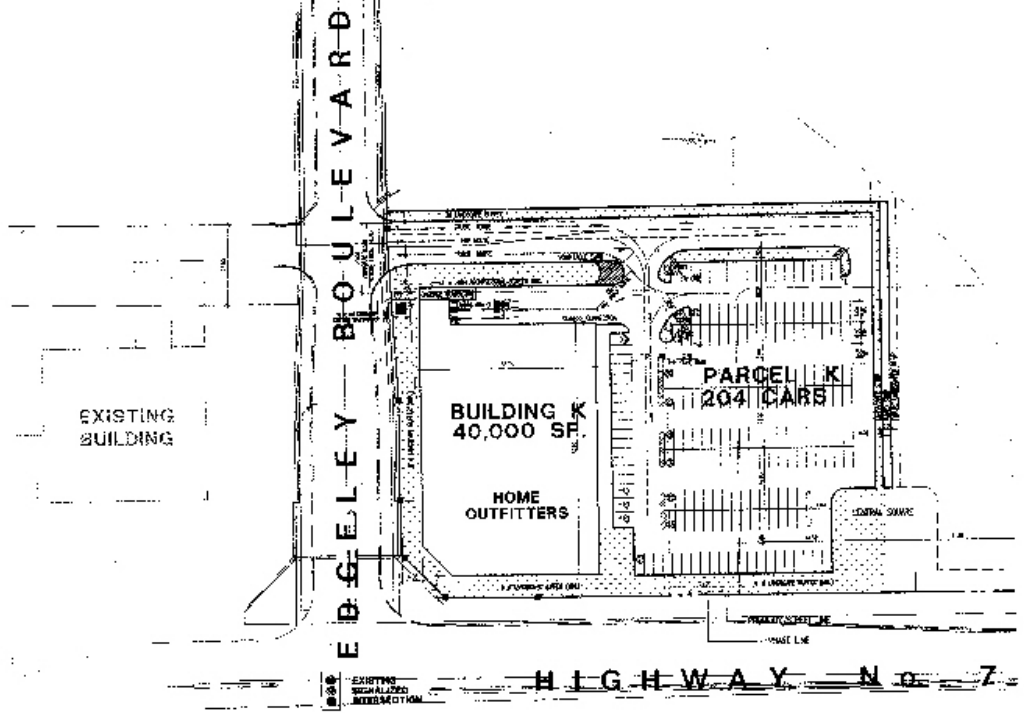
FILE # DA.00.061	LOCATION: LOT 6, CON. 5
	DATE: JUNE 13, 2001
REPORT #	NOT TO SCALE

CITY OF VAUGHAN PLANNING DEPARTMENT

**PARCEL 'K' STATISTICS**

BUILDING USE: RETAIL STORE  
 BUILDING AREA: 40,000 SF = 3.718 SM  
 PARKING REQUIRED: 223 CARS = 5.574 CARS/1000 SF = 8/100 SM  
 204 CARS = 5.1 CARS/1000 SF = 5.48/100 SM  
 PARKING PROVIDED: 1100% OF PEAK PERIOD PARKING DEMAND  
 (WEEKLY AND SATURDAY)

SITE AREA (PARCEL K): 169,808.46 SF = 15,775.2 SM  
 3.896 ACRES = 1.577 HA.  
 LANDSCAPED AREA: 14,006.50 SF = 1,301.11 SM  
 0.3215 ACRES = 0.130 HA.  
 PAVED AREA: 115,802.96 SF = 10,758.09 SM  
 2.6593 ACRES = 1.075 HA.  
 BUILDING AREA: 40,000 SF = 3.718 SM  
 0.9382 ACRES = 0.3718 HA.  
 SITE COVERAGE: 40,000 SF / 169,808.46 SF = 23.55%



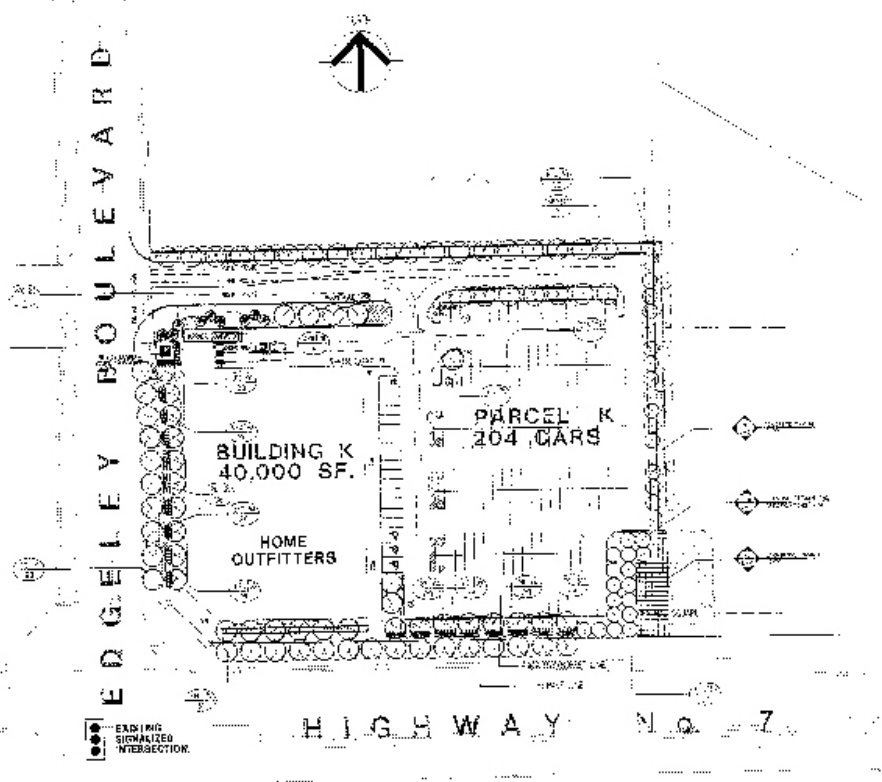
**ATTACHMENT '3'**  
**SITE PLAN**

FILE #:	REPORT #:
DA.00.061	LOCATION: PART LOT B, CONC. 5
DATE: 01/06/11	
SCALE:	NOT TO SCALE

SEVENBRIDGE DEVELOPMFNIS LIMITED

CITY OF VAUGHAN PLANNING DEPARTMENT

Component	Quantity	Remarks
LANDSCAPE MATERIALS	2.1	See Schedule
PLANTING (MATURE TREES)	40	See Schedule
PLANTING (MATURE SHRUBS)	40	See Schedule
PLANTING (MATURE PERENNIALS)	40	See Schedule
PLANTING (MATURE ANNUALS)	40	See Schedule
PLANTING (MATURE GRASSES)	40	See Schedule
PLANTING (MATURE HERBACEOUS)	40	See Schedule
PLANTING (MATURE BULBS)	40	See Schedule
PLANTING (MATURE FLOWERS)	40	See Schedule
PLANTING (MATURE FRUIT TREES)	40	See Schedule
PLANTING (MATURE PALMS)	40	See Schedule
PLANTING (MATURE SUCCTULENTS)	40	See Schedule
PLANTING (MATURE FERNS)	40	See Schedule
PLANTING (MATURE MOSS)	40	See Schedule
PLANTING (MATURE LICHENS)	40	See Schedule
PLANTING (MATURE ALGAE)	40	See Schedule
PLANTING (MATURE FUNGI)	40	See Schedule
PLANTING (MATURE BRYOPHYTES)	40	See Schedule
PLANTING (MATURE PROTISTS)	40	See Schedule
PLANTING (MATURE ARCHAE)	40	See Schedule
PLANTING (MATURE BACTERIA)	40	See Schedule
PLANTING (MATURE FUNGUS)	40	See Schedule
PLANTING (MATURE VIRUS)	40	See Schedule
PLANTING (MATURE PLASMA)	40	See Schedule
PLANTING (MATURE GEL)	40	See Schedule
PLANTING (MATURE LIQUID)	40	See Schedule
PLANTING (MATURE SOLID)	40	See Schedule
PLANTING (MATURE PLASMA)	40	See Schedule
PLANTING (MATURE GEL)	40	See Schedule
PLANTING (MATURE LIQUID)	40	See Schedule
PLANTING (MATURE SOLID)	40	See Schedule

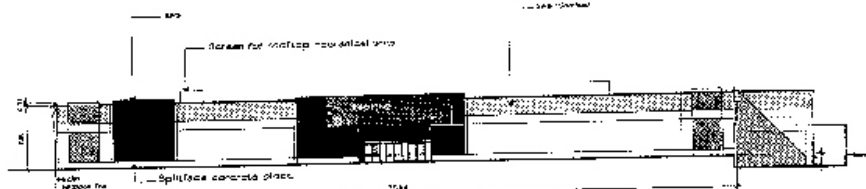


**ATTACHMENT '4'**  
**LANDSCAPE PLAN**

CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #:	REPORT #:
DA.00.061	LOCATION: PART LOT 5, CLINC. 5
DATE:	01/06/11
SCALE:	NOT TO SCALE

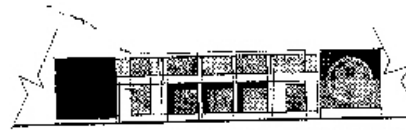
SEVENBRIDGE DEVELOPMENTS LIMITED



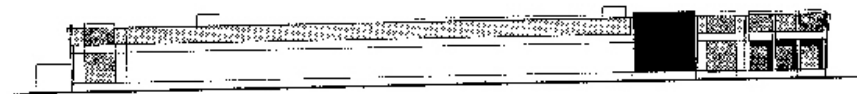
East elevation



South elevation Regional Rd. 7



Corner Elevation Edgeley Blvd. & Regional Rd. 7



West elevation Edgeley Blvd.



North elevation



SEVENBRIDGE DEVELOPMENTS LIMITED

# ATTACHMENT '5' ELEVATIONS

CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #:	REPORT #:
DA.00.061	LOCATION: PART LOT 6, CONC. 5
DATE: 01/06/11	
SCALE:	NOT TO SCALE