

COMMITTEE OF THE WHOLE NOVEMBER 19, 2001

**SITE DEVELOPMENT APPLICATION
1304231 ONTARIO LIMITED
FILE: DA.01.052**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.052 (1304231 Ontario Limited) BE APPROVED subject to the following conditions:

- i) the final site plan, elevations, and landscape plan, including a landscape buffer along the north lot line, shall be approved by the Community Planning and Urban Design Departments;
- ii) the final site servicing and grading plans shall approved by the Engineering Department;
- iii) the Applicant shall satisfy all requirements of the Region of York;
- iv) the required variances (Committee of Adjustment File A295/01) shall be final and binding prior to the execution of the site plan agreement; and,
- v) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the lands, prior to the issuance of a building permit, in accordance with the Planning Act.

Purpose

On July 6, 2001, the Owner submitted a site plan application for a two-storey medical/office building, with a one-storey commercial/retail wing, as follows:

Site Area	6526m ² (1.61 ac.)
Building Gross Floor Area	
2 Storey Portion	
Ground Floor	509.20m ²
Second Floor	462.40m ²
1 Storey wing	1,032.25m ²
Total	2,003.85m ²
Parking Provided	101 spaces

Background - Analysis and Options

The site is at the northeast corner of Keele Street and Rutherford Road, being Block 26 on Plan 65M-3197, in Lot 16, Concession 3, City of Vaughan. The site is designated "Local Convenience Commercial" by OPA No 350 (Maple Community Plan) and zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(954). This site is also subject to the Maple Streetscape and Urban Design Guidelines.

It is a vacant, 6526m² site with the following surrounding land uses:

- North - residential (R3 and R4 Residential Zone)
- South - Rutherford Road; commercial (EM3 Retail Warehouse and C4 Neighbourhood Commercial Zones)

West - Keele Street; service station and commercial (C3 Local Commercial Zone)
East - residential (R4 and RM1 Residential Zones)

Official Plan

The "Local Convenience Commercial" designation permits the proposed uses on a lot no larger than 0.8ha in size and with a maximum gross floor area of 1860 sq. metres. The proposed gross floor area of 2,003m² exceeds the maximum permitted gross floor area by approximately 144m². Staff is of the opinion that the additional floor area is in keeping with the overall intent of the Official Plan. Therefore, the proposed development is considered to conform to the policies of the Official Plan.

Committee of Adjustment

The Building Standards Department has advised that there are zoning deficiencies relating to the proposed development. On October 25, 2001, the Committee of Adjustment approved File A295/01 requesting the following variances to the Zoning By-law:

	<u>Proposed</u>	<u>Required</u>
Maximum Gross Floor Area	2003.85m	1860m ²
Minimum Front Yard	0.4m	11m
Minimum Exterior Yard	0.4m	11m
Minimum Landscape Strip Abutting a Street	0.4m	6m

The original Committee of Adjustment application also included variances to the minimum rear yard, distance to a residential zone and the driveway width requirements of the Zoning By-law. However, after two community meetings, the project was redesigned to address concerns raised, eliminating the need for these variances.

Community Planning and Urban Design Staff supported the variance application as it facilitates many of the urban design objectives of the City, including locating the building closer to the street. The Committee's decision must be final and binding prior to the execution of the site plan agreement.

Site Plan

The site plan consists of a two-storey building located at the corner of Keele Street and Rutherford Road, with a one-storey wing extending east along Rutherford Road. The majority of the parking is located between the proposed building and the rear lot line. A full-movement access to the site is provided from Rutherford Road and a proposed one-way driveway provides egress to Keele Street.

A sidewalk is proposed both along the Keele Street and Rutherford Road frontages, with appropriate pedestrian connections into the site, and continues around the perimeter of the building into the central portion of the parking area. Sitting areas, including, a bench and landscaping are proposed in front of the main entrance to the building.

Building Elevations

The proposed elevations have a residential character to them, being a maximum of two stories in height and utilizing brick and cedar-look shingles as the dominant finishing materials. The north end of the two-storey building is terraced downward to one-storey where the building is closest to the residential uses.

Precast concrete surrounds at each entrance accent the brick used on the building. A sign band is proposed along the front and back of the one storey building, using one consistent design. The hipped roof with gable ends provides some articulation and visual relief to its appearance. The roof for the one-storey building is also designed with a covered portico along the north face of the building, thereby protecting pedestrians from the environment. Brick piers are proposed along both facades of the one-storey building, which incorporate soldier courses, precast bands and antique lighting fixtures as accent design details.

The two-storey building at the corner provides a strong presence at the intersection, which is a gateway to the Maple Community. The materials used and the architectural details will be complementary to the adjacent residential development and will provide an attractive streetscape. Staff are satisfied with the proposed elevations.

Maple Streetscape and Urban Design Guidelines

The site is subject to the Maple Streetscape and Urban Design Guidelines (MSUDGs). Staff is satisfied that, subject to the comments in this report, the proposal complies with the intent of the Guidelines with respect to the proposed building location, massing, street treatment and architecture.

The Maple Streetscape Advisory Committee considered the proposed development on September 26, 2001, and provided the following recommendations:

- use additional interlocking, particularly at the corner triangle, as interlocking may involve less maintenance requirements; York Region has final approval of the landscape treatment at the corner daylight triangle area, given utility and maintenance concerns;
- use additional brick interlocking from the sidewalk & walkway into the complex, and a cedar-look roof instead of asphalt shingles;
- make the columns or centre facades of the structure of the same design;
- concerns with one entrance/exit to Rutherford Road in the event of an emergency or a car blocking the entrance; the Region will have final approval for entrances and exits;
- use taller trees, rather than the number of trees being proposed as a residential buffer; and
- provide an interlock walkway from the daylight triangle with shrubs on each side and incorporate more trees, shrubs and flowers in the parking lot.

The Region of York has since advised that interlock paving will not be permitted within the Regional right-of-way.

Interface With Residential

The lands immediately to the north are developed with detached dwellings. The two-storey portion of the proposed building is terraced towards the residential uses, with a minimum 9m setback to the two-story building. The one-storey wing of the building is set back approximately 36m from the residential lot line. Within this setback area is a parking area; bounded by a 2.4m wide landscape strip, and a wood fence. The proposed building has a height of approximately 9.5m and 7.1m, for the two-storey and one-storey portions respectively. All rooftop mechanical equipment is located within the roof structure.

Staff is satisfied that the proposed building design is compatible with the residential development with respect to scale, massing and exterior finishing materials. The parking area must be adequately screened from the residential uses.

Landscaping

The Urban Design Department provided certain comments for the original design that remain applicable. Specifically, the planting in the 2.4m buffer area along the north lot line must be upgraded to provide an adequate vegetative buffer between the residential and commercial uses. Also, a sidewalk should be included along the north side of the two-storey building, connecting to Keele Street. An enclosed garbage is situated at the rear of the building, where the building changes from two storeys to a single storey, which is acceptable to staff.

The Urban Design has also provided a number of detailed comments with respect to landscape and streetscape issues that must be addressed prior to final approval of the site plan.

Parking/Access

The Zoning By-law requires that 96 parking spaces be provided for the proposed development. The proposed site plan consists of 101 parking spaces, including 2 barrier free spaces. Therefore, the proposal meets the parking requirements of the Zoning By-law.

The Applicant will be required to satisfy all requirements of the Region of York pertaining to access from Rutherford Road and Keele Street. The Region advises that the proposed access is supported in principle, subject to certain design criteria.

Services and Utilities

The Applicant has submitted site servicing, grading and stormwater management plans for the proposed development and will be required to satisfy all requirements of the Engineering Department. The Vaughan Hydro and Fire Departments have forwarded several standard comments that most will be required to satisfy prior to final site plan approval.

Conclusion

The subject lands are designated "Local Convenience Commercial" in OPA No. 350 and zoned Local Commercial Zone, which permit the proposed uses.

Staff has reviewed the proposed site plan in accordance with the policies of the Official Plan, the requirements of the Zoning By-law, the objectives of the Maple Streetscape and Urban Design guidelines, and are satisfied that the site plan meets the City's policies and objectives.

Staff recommend that, subject to conditions, the site plan application be approved. Should the Committee concur, the Recommendation section of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

Mauro Peverini, Planner ext. 8407
Art Tikiryani, Senior Planner, ext. 8212
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SITE DEVELOPMENT (ZONING C3 - BY-LAW 1-08)

USE AREA	AREA	NO. STC (7.5M ²)
BUILDING AREA		
1ST FLOOR (1-STORY BLDG.)	1,022.25	137
2ND FLOOR (2-STORY BLDG.)	548.25	73
3RD FLOOR (2-STORY BLDG.)	402.50	54
TOTAL FLOOR AREA	2,073.00	264

BUILDING COVERAGE = 23.8% B

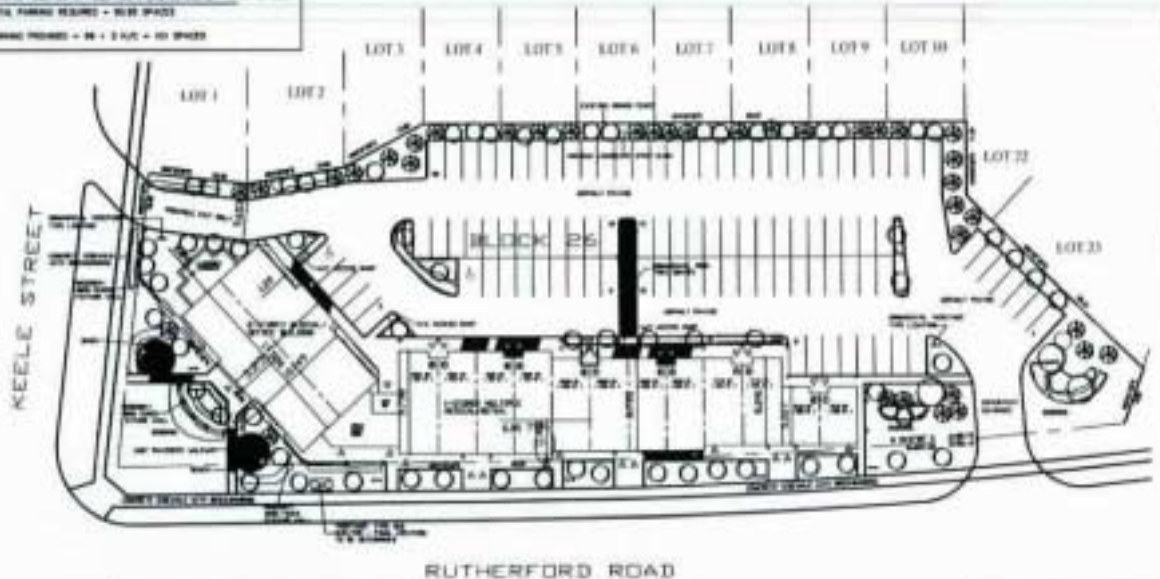
PARKING REQUIRED

PARKING REQUIRED - RETAIL/COMM. + 4.5/100 SQM = 81.81 SPACES

PARKING REQUIRED - OFFICE/IND. + 2.5/100 SQM = 52.50 SPACES

TOTAL PARKING REQUIRED = 134.31 SPACES

PARKING PROVIDED = 88 + 2 SUV = 90 SPACES



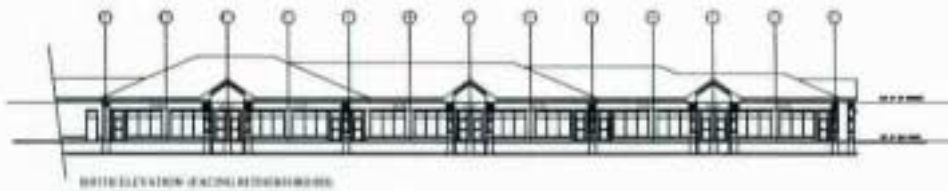
**ATTACHMENT '2'
SITE PLAN**

FILE #	REPORT #
DA.01.052	DATE: PART LOT 16, CONC. 3

**CITY OF VILVOUW
PLANNING DEPARTMENT**

**APPLICANT:
1304231 ONTARIO LTD.**

**DATE: 01/15/25
SCALE: NOT TO SCALE**



ATTACHMENT '3' SITE ELEVATIONS	FILE #	REPORT #	DATE: 01/10/26
	DR.01.002	LOCATION: PART 1/1" 16, CONC. 3	SCALE: NOT TO SCALE
	CITY OF VIRGINIA PLANNING DEPARTMENT	APPLICANT: 1304231 ONWARD LTD.	