

COMMITTEE OF THE WHOLE JUNE 2, 2003

SITE DEVELOPMENT FILE DA.02.046 NORWOOD PLAZA INC. REPORT # P.1998.1

Recommendation

The Commissioner of Planning recommends:

1. THAT the elevations for Buildings "C" and "D", and the rear elevations for Buildings "A" and "B", for Site Plan Application DA.02.046 (Norwood Plaza Inc.) BE APPROVED, subject to the final elevations and plans addressing the outstanding matters set out in this report.
2. THAT the location and configuration of the loading facility for Building "B" be resolved to the satisfaction of the Engineering Department.

Purpose

On July 16, 2002, the Owner submitted a site plan application for a retail commercial development consisting of four one-storey buildings with a total gross floor area of 2,928.48m² and 176 parking spaces.

On January 13, 2003, Council approved the site plan application, subject to the following (in part):

"The rear elevations for Buildings "A" and "B" facing the residential to the east be subject to final revisions by the Urban Design and Community Planning Departments; and, the elevations for Buildings "C" and "D" be subject to a future report to the Committee of the Whole."

Background - Analysis and Options

The site is located on the east side of Jane Street, south of Major Mackenzie Drive, being Parts 3, 4, 5, 6, 45, and 46 on Plan 65R-18376, in Lot 19, Concession 4, City of Vaughan. The site is designated General Commercial by OPA No 350 (Maple Community Plan), as amended by OPA No 513, and zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(1095). The property is subject to the Maple West Urban Design Guidelines, which are applicable to commercial development in the southeast quadrant of Jane Street and Major Mackenzie Drive.

The site is currently vacant and is surrounded by the following land uses:

- North - vacant; commercial (C2 General Commercial Zone)
- South - Norwood Avenue; vacant (C2 General Commercial Zone)
- West - Jane Street; Paramount Canada's Wonderland
- East - Bachman Drive; residential (RV4 Residential Urban Village Zone Four and RVM1 (B) Residential Urban Village Multiple Family Zone One)

Elevations

i) Buildings "A" and "B" – East Elevations

The east elevations for Buildings "A" and "B" face the residential development on Bachman Drive. The primary finishing material is brick, with accent window, stucco and brick banding enhancements. The roof is covered with asphalt shingles and intermittent peaked roofs have been introduced into the design to break up the roof massing. Open truss roof structures are

included on the west elevations of the buildings, which are also visible from Bachman Drive. Entry doors on the east elevations are either within an acrylic stucco and glass pier architectural detail, or to be screened by landscape elements. Staff is satisfied with the proposed elevations.

ii) Building "C"

Building "C" is located at the southwest corner of the site and is identified as a Williams Coffee Pub. The west (Jane Street) elevation is comprised primarily of brick, with a stucco sign band and canopy, and a simple awning over the entrance. The primary entrance to the building is located on the north elevation, facing the parking area. The Jane Street treatment is carried over to the north elevation. The south and east elevations are primarily brick with stucco banding across the top of the building. The east elevation contains the drive through window and canopy.

iii) Building "D"

Building "D" replicates the elevations used on Buildings "A" and "B". The primary exterior finishing materials are brick, stucco, asphalt shingles and glass. The front façade faces south and consists of glass, a brick veneer, and an illuminated sign band. A shingled gable roof, with accent gable ends finished in stucco, provides architectural detail to the roofline. An open truss turret is provided at the northwest corner of the building to provide some building mass at the corner.

Site Plan

The site plan remains consistent with the plan approved by Council on January 13, 2003. In the January 13, 2003 technical report, Staff noted that a loading facility for Building "B" should not be accessed from Bachman Drive. The Engineering Department has concerns with respect to the configuration and location of the driveway to the loading door from Bachman Drive. This issue is being reviewed by Staff, and must be resolved to the satisfaction of the Engineering Department. Furthermore, Buildings "C" and "D" have been moved 2 metres to the east because of a servicing easement along the Jane Street frontage of the site, resulting in minor changes to the parking lot.

Outstanding Matters

The Urban Design Department has reviewed the revised elevations and site plan and requires the following to finalize the site plan drawings:

i) Site Plan and Landscape Plan

- Building 'C' and Building 'D' have been relocated 2m to the north to be clear of the hydro easement area; the additional area in front of these two buildings along Jane Street will need to be addressed in terms of landscaping/ amenity areas;
- the walkway/patio between Building 'A' and Building 'B' needs to show landscaping lighting fixtures, furniture and receptacles;
- the location of loading area for Building 'B' off Bachman Drive creates an awkward entry/exit condition for trucks. This loading area would be better located away from this residential street and should be resolved through the Engineering Department. If location is to remain, substantial landscaping and a low wall to screen loading area is required.

ii) Elevations

- Building 'C'- an additional window is to be provided along the east facade of this building, and the location needs to be clearly shown on the plans;

- Colour rendering needs to include the awning above the entry, as shown on the elevations; and,
- A floor plan is required for Building 'C'.

These issues will be addressed through the finalization of the plan. A condition of approval has been included in this respect.

Conclusion

Council has approved a site plan application for the subject lands, subject to a number of conditions including the final review of the elevations for the proposed buildings. Staff has reviewed the elevations and is satisfied that they meet the intent of the Maple West Urban Design Guidelines, subject to the comments in this report. Accordingly, Staff recommends that, subject to conditions, the elevations can be approved. Should the Committee concur, the Recommendation section of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations - Buildings "A" & "B"
4. Elevations - Building "C" (Williams)
5. Elevations - Building "D"
6. Landscape Plan

Report prepared by:

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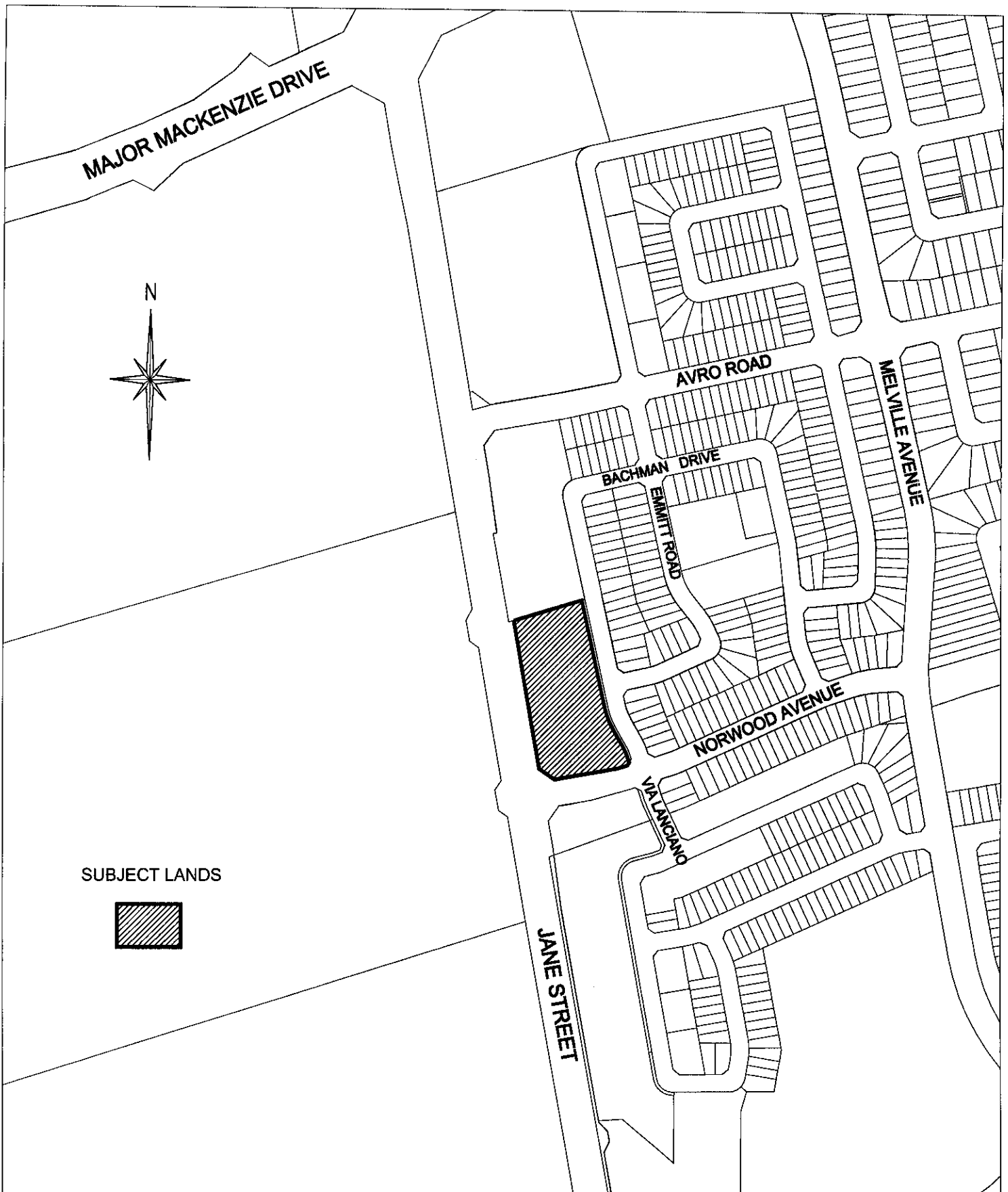
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part Lot 19,
Concession 4

APPLICANT:
NORWOOD PLAZA INC.



Community Planning Department

Attachment

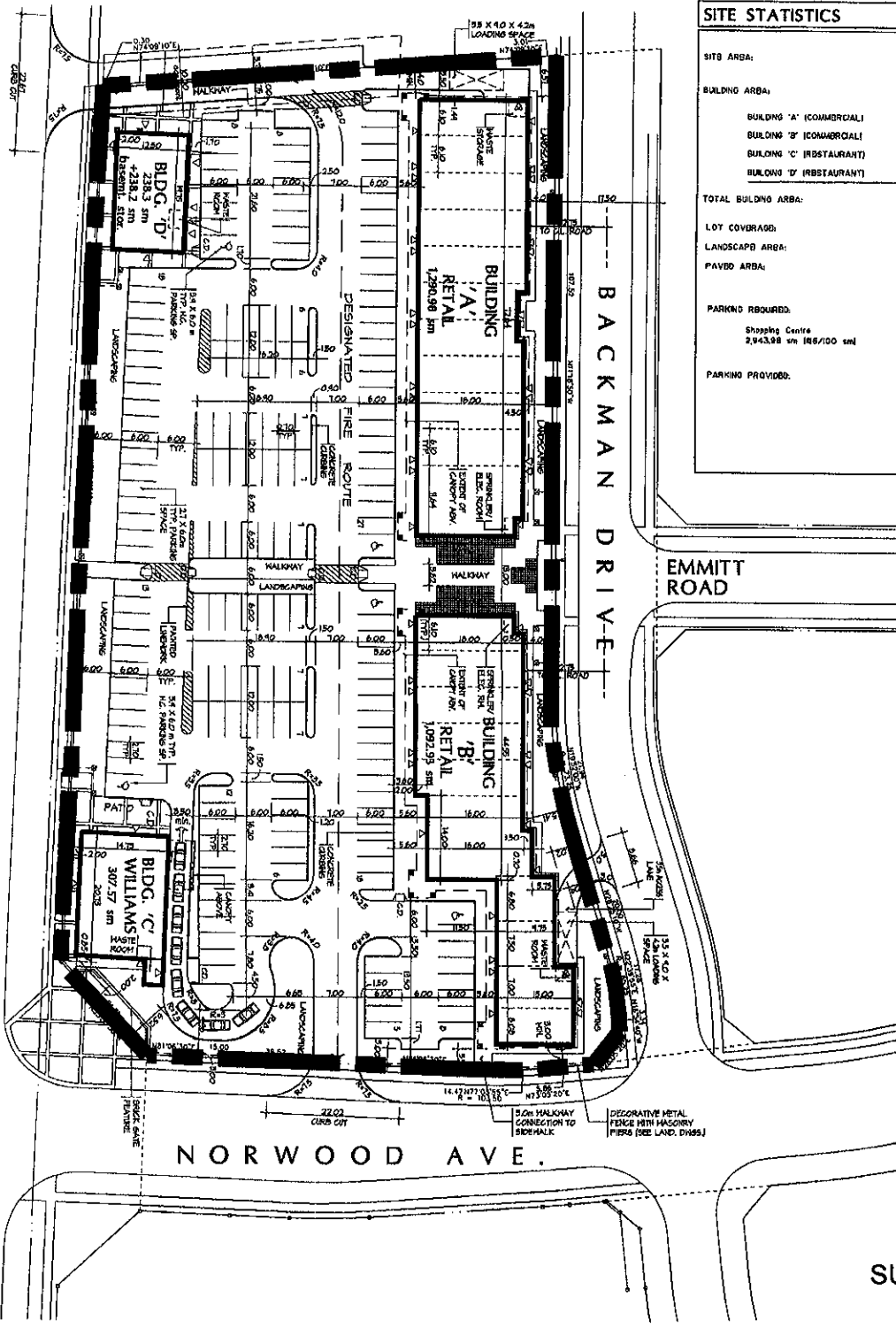
FILE No.:
DA.02.046

May 15, 2003

Not to Scale

1

JANE STREET



SITE STATISTICS	
SITE ARBA:	13,524.9 sqm (3.25 Acres)
BUILDING ARBA:	
BUILDING 'A' (COMMERCIAL)	1,290.98 sqm (3,796 sqft)
BUILDING 'B' (COMMERCIAL)	1,082.93 sqm (11,765 sqft)
BUILDING 'C' (RESTAURANT)	307.67 - 14.2 sqm (3,444 sqft)
BUILDING 'D' (RESTAURANT)	238.3 sqm (2,566 sqft)
TOTAL BUILDING ARBA:	2,913.98 sqm (31,590 sqft)
LOT COVERAGE:	2,913.98 sqm 22.4%
LANDSCAPE ARBA:	3,794.27 sqm 28.0%
PAVED ARBA:	6,414.24 sqm 48.0%
PARKING REQUIRED:	
Shopping Centre 2,913.98 sqm 186/100 sqm	177 Spaces
PARKING PROVIDED:	
	177 Spaces



SUBJECT LANDS



Site Plan

Part Lot 19,
Concession 4

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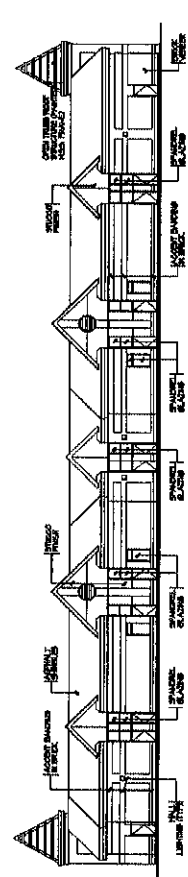


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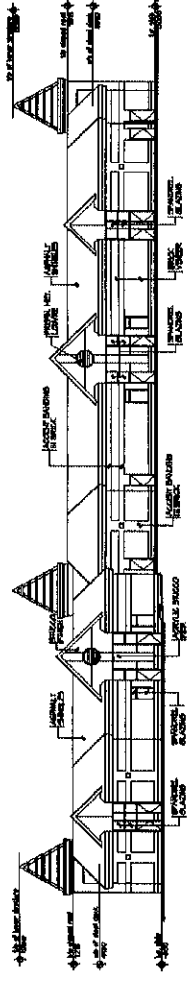
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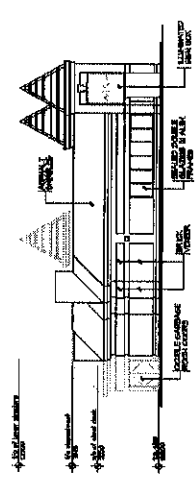
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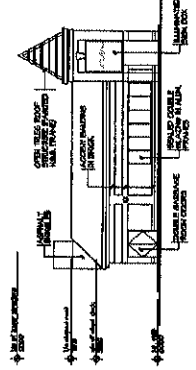
BUILDING 'A' EAST ELEVATION



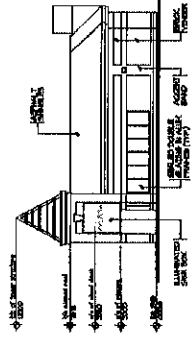
BUILDING 'B' EAST ELEVATION



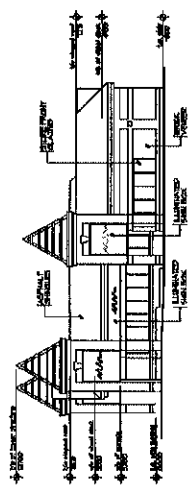
BUILDING 'B' NORTH ELEVATION



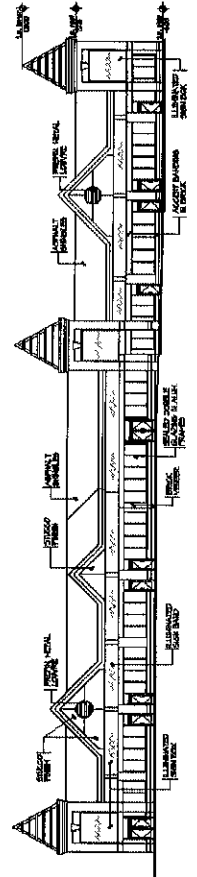
BUILDING 'A' NORTH ELEVATION



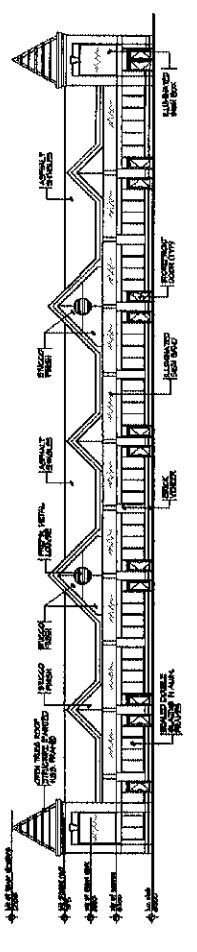
BUILDING 'A' SOUTH ELEVATION



BUILDING 'B' SOUTH ELEVATION



BUILDING 'B' WEST ELEVATION



BUILDING 'A' WEST ELEVATION

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Attachment 3

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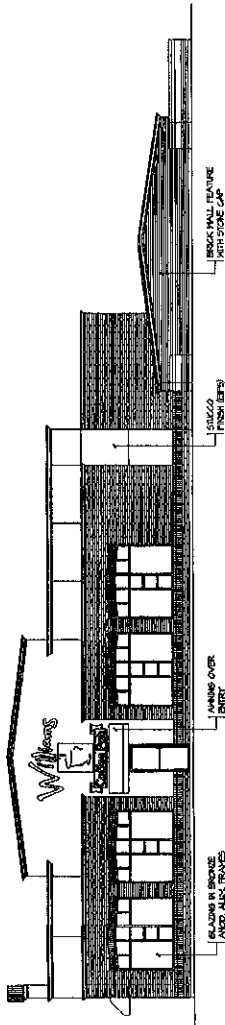


Community Planning Department

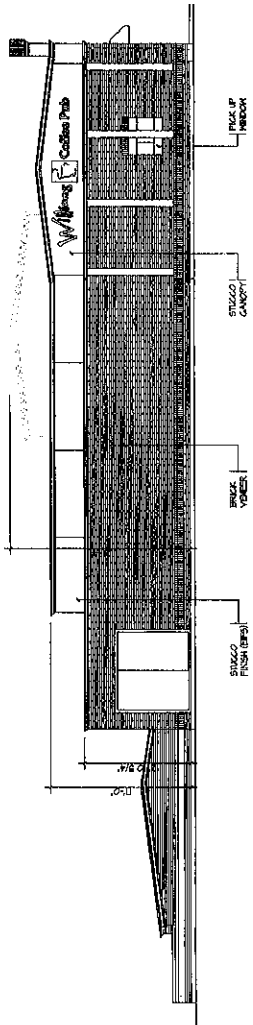
Elevations - Buildings 'A' & 'B'

Part Lot 19,
Concession 4

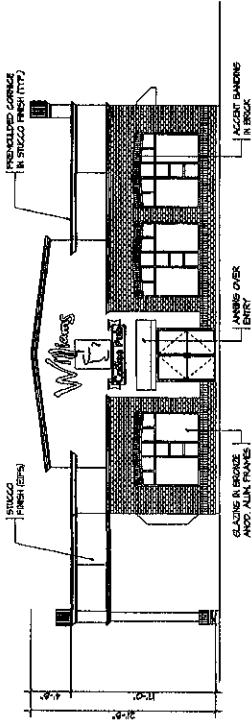
APPLICANT:
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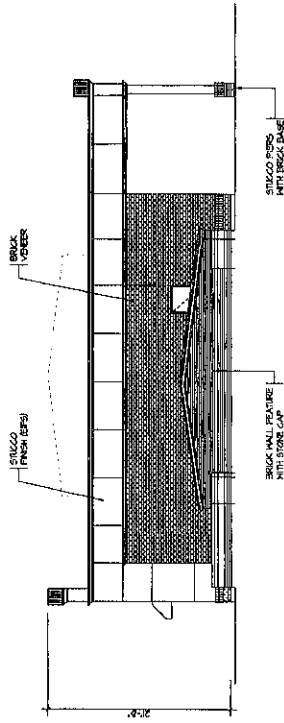
1 West Side Elevation (Jane Street)
A2b 1/8" to 1" 0"



2 East Side Elevation
A2b 1/8" to 1" 0"



1 North Elevation
A2a 1/8" to 1" 0"



2 South Elevation (Norwood Avenue)
A2a 1/8" to 1" 0"

Not to Scale

Elevations - Building 'C' (Williams)

Part Lot 19,
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City of Vaughan

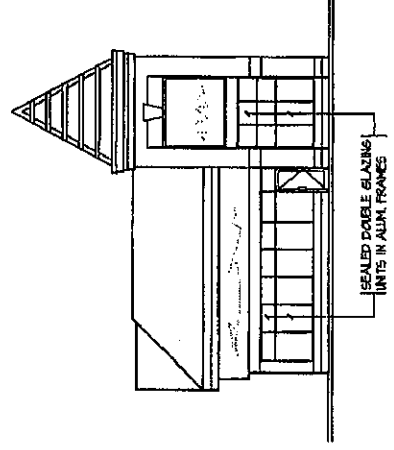
Community Planning Department

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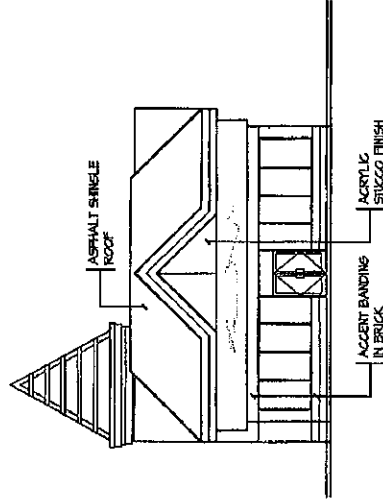
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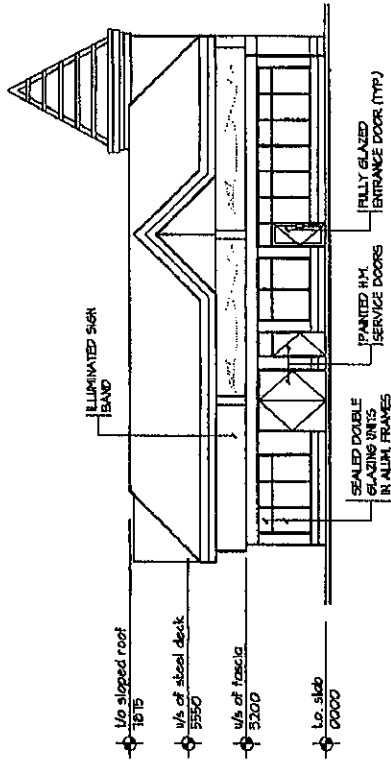
May 15, 2003



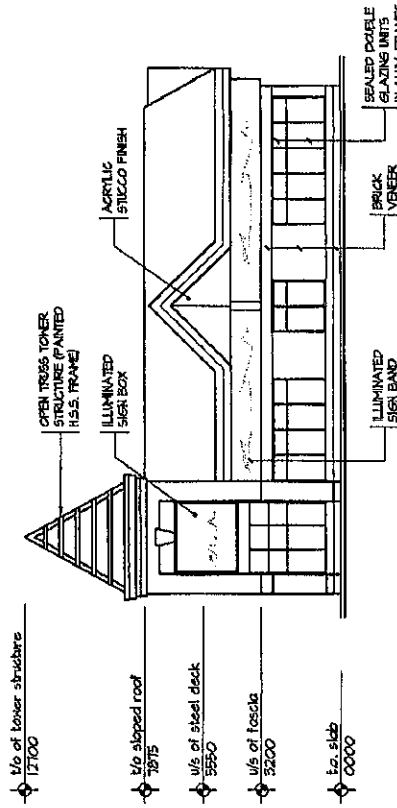
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION (Jane Street)

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Elevations - Building 'D'

Part Lot 19,
Concession 4
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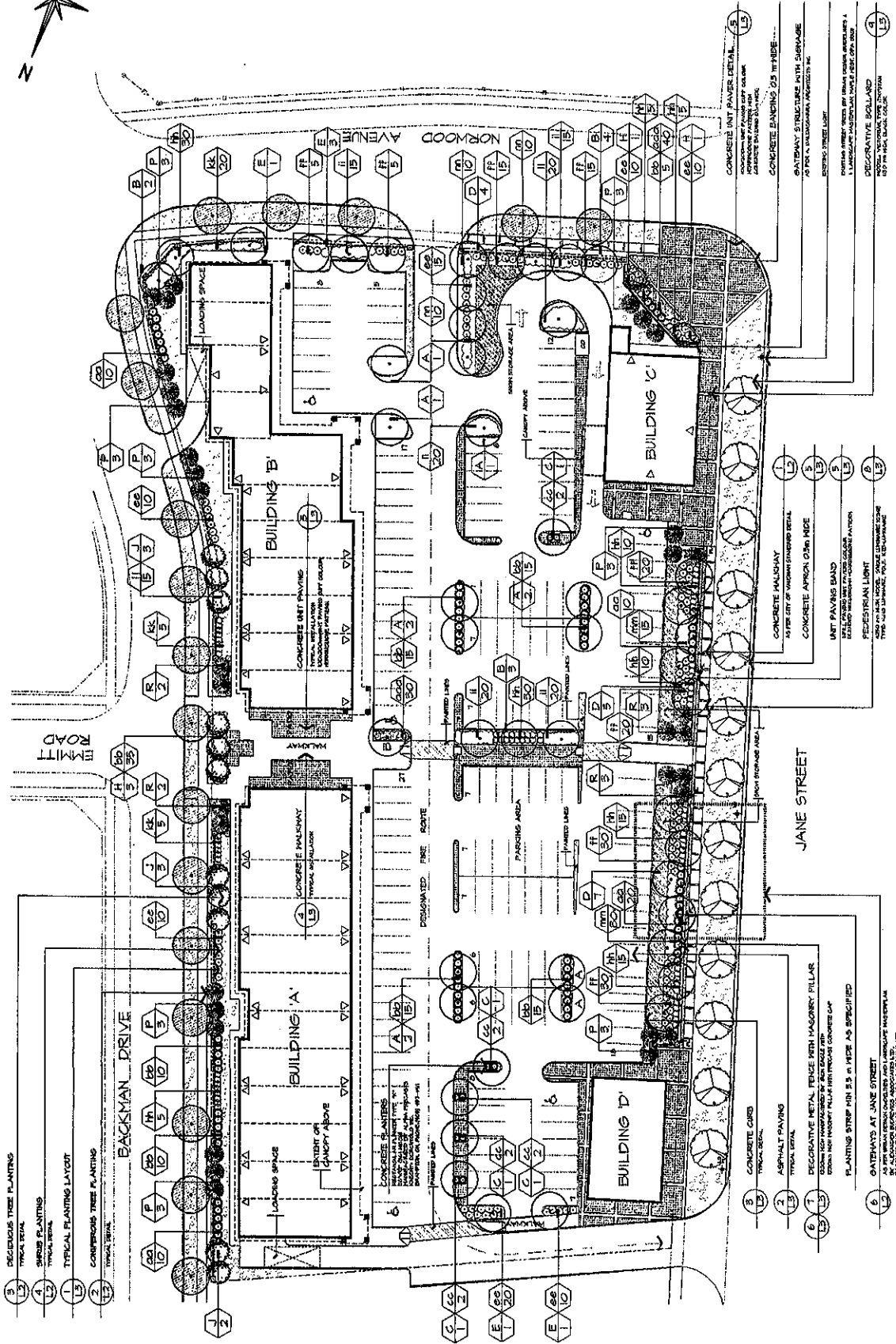


Community Planning Department

Attachment 5

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Not to Scale

Elevations

Attachment 6

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City of Vaughan

Community Planning Department

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