

## **COMMITTEE OF THE WHOLE JUNE 2, 2003**

### **ZONING BY-LAW AMENDMENT FILE Z.02.041 SITE DEVELOPMENT FILE DA.02.038 ROYBRIDGE HOLDINGS LIMITED REPORT #P.2002.45**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.041 (Roybridge Holdings Limited) BE APPROVED, subject to the following:
  - i) That the zoning by-law rezone the lands to C3 Local Commercial Zone; with the appropriate exceptions to implement the approved site plan.
  - ii) That the zoning by-law for the lot to be created by Consent Application B38/03 not be enacted until Council has approved a site plan.
2. THAT Site Development Application DA.02.038 (Roybridge Holdings Limited) BE APPROVED, subject to the following:
  - i) the site plan and elevations shall be to the satisfaction of the Commissioner of Planning.
  - ii) the site grading plan and parking study shall be to the satisfaction of the Engineering Department.
  - iii) the landscaping plan shall be to the satisfaction of the Urban Design Department.
  - iv) access to Weston Road shall be approved by the Region of York.

#### **Purpose**

On May 10, 2002 the Owner submitted a zoning amendment application to rezone the subject lands to C3 Local Commercial Zone and RV4(W/S) Residential Urban Village Zone Four (Wide Shallow) to permit 3 commercial buildings, a 3-storey office building, a private school, 3 residential lots and one part residential lot. On June 6, 2002, the Owner submitted a Site Development application to facilitate the commercial portion of the lands.

On November 25, 2002, Council approved part of Zoning Application Z.02.041 to rezone the residential portion of the subject lands to RV4(W/S) Residential Urban Village Four (Wide Shallow) permitting the lands fronting onto Johnswood Crescent to be divided into residential lots. Subsequently, severance applications were approved by the Committee of Adjustment to create the residential lots.

#### **Background - Analysis and Options**

The lands are located on the southeast corner of Weston Road, and Ashberry Boulevard, being Block 181 on Plan 65M-3391, in Part of Lot 18, Concession 5, City of Vaughan. The southeast portion of the lands are developed with a private school and the portion of the original application lands fronting onto Johnswood Crescent have been severed for residential lots. The surrounding land uses are:

North - Ashberry Boulevard; residential (RV4 Residential Urban Village Four Zone)  
South - park (A Agricultural Zone)  
East - residential (RV4(W.S) Residential Urban Village Zone Four (Wide Shallow))  
West - Weston Road; future residential (A Agricultural Zone)

The lands are designated "Low Density Residential" by OPA #600. The Vellore Woods Community Block Plan identifies the majority of the lands as "Local Commercial". The lands are zoned A Agricultural Zone and C3(H) Local Commercial Zone with a Holding Symbol, by By-law 1-88, subject to Exception 9(1019).

On May 24, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods Ratepayer Association. No response has been received regarding the residential portion of the application. The recommendation of the Committee of the Whole to receive the Public Hearing of June 17, 2002, and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 24, 2002.

#### Official Plan

The subject lands are designated "Low Density Residential" by OPA #600, which provides for local convenience commercial sites to be appropriately located through the Block Plan process. The Vellore Woods Block 32W Block Plan identifies the property as "Local Commercial". The "Local Convenience Commercial" designation permits convenience level shopping and personal services, such as retail stores, personal service shops and offices.

The applicant has proposed a restaurant use, which is not a permitted use in the "Local Convenience Commercial" designation. An amendment to the Official Plan is required to permit this use.

Official Plan Amendment #600 also limits the size of the "Local Convenience Commercial" sites to a maximum gross floor area of 1200 sq.m, while the proposed gross floor area is 5959.23 sq.m. Staff consider this to conform to the Official Plan because the zoning by-law approved by OMB required the site to be consolidated, which as a result, is larger than originally anticipated by the Block Plan. The larger floor area corresponds to a larger lot area.

#### Zoning By-law

The lands are zoned A Agricultural Zone and C3(H) Local Commercial Zone with a Holding Symbol by By-law 1-88, subject to Exception 9(1019). The lands zoned with the (H) Holding Symbol are subject to the following zoning provision:

"Land zoned with the Holding Symbol (H) shall be used only for the production of field crops or a use legally existing as of the date of enactment of By-law 278-98. The Holding Symbol (H) shall not be removed until such time as sewage capacity has been identified sufficient to service the lands and allocated accordingly. In addition, the lands zoned C3 Local Commercial Zone shall be merged with the lands located immediately to the south and abutting Weston Road, prior to the removal of the Holding Symbol (H)."

The lands have been consolidated and are being developed on a comprehensive basis. Sewage capacity is not required for commercial developments, therefore, the requirements of the Holding Symbol have been satisfied. The C3 Local Commercial Zone is appropriate to implement the proposed development.

Since the application was made, the portion of the lands fronting on Johnswood Crescent have been severed and rezoned to RV4(W.S) Residential Zone for residential use.

## Land Transfer

The Owner is currently in the process of a land transfer with the abutting property owner, on lands subject to Zoning Amendment Application Z.02.056 (C. Wilcox). Roybridge Developments Limited have submitted a severance application, File B38/03, to create a new lot at the southwest corner of the subject lands. This lot will be transferred to the Owner of the C. Wilcox property in exchange for the former lot (Attachment #7). The result will provide for an easier integration of the two site plans.

## Site Plan

The proposed plan consists of 5 buildings, one of which is existing (the private school). The buildings ring the property, with the majority of the parking within the centre. The building statistics are:

Lot Area -	16,121.06 sq.m
<u>Gross Floor Areas:</u>	
Building A -	2118.00 sq.m
Building B -	1172.76 sq.m
Building C -	1053.12 sq.m
Building D (Existing Private School) -	987.10 sq.m
Building E -	<u>628.25 sq.m</u>
Total	5959.23 sq.m

The proposed setbacks for the buildings are as follows:

	<u>Required</u>	<u>Provided</u>
Front Yard (Weston Road)	11 m	7.2 m
Exterior Sideyard	11 m	6.0 m
Interior Sideyard	9 m	6.0 m
Rear Yard Setback	9 m	7.6 m
Setback to a Residential Zone	9 m	7.6 m

These exceptions to the zoning standards will assist in achieving the urban design goals for Vellore Woods, and will be provided in the zoning by-law.

The applicant has advised that in discussions with the ratepayers representatives regarding the proposed 7.6 m setback to a Residential Zone, an agreement has been reached to provide an 8m setback. The site plan drawings must be revised and the 8 m setback will be reflected in the by-law.

By-law 1-88 requires a maximum lot area of 8,100 m<sup>2</sup> in the C3 Local Commercial Zone, whereas the site has an area of 16,121.06 sq.m. This increase in lot area is a result of the assembly of several parcels of land, as required by the OMB approved zoning by-law. This exception will be provided in the zoning by-law.

## Access and Parking

There are 2 full-movement driveway accesses proposed; one to Ashberry Boulevard and one to Weston Road. Access to Weston Road is subject to the approval of the Region of York.

A total of 208 parking spaces are provided, where 270 are required. In the review of the site plan, locations have been identified where parking spaces could be replaced with sidewalk or hard landscaping to benefit the pedestrian movement on site. One example would be the addition of

more sidewalk in front of the walkway between the school and the adjacent building to provide a standing place for students being picked up or dropped off for school. Other options include enlarged parking lot islands or connecting sidewalks. The Engineering Department has requested that the parking study be updated to reflect the final parking count.

### Landscaping

There is a significant amount of landscaping proposed around the edge of the site. The areas along Weston Road and Ashberry Boulevard will feature White Ash and Choke Cherry trees, with a variety of plantings along the ground. Interlocking brick will be used extensively along these 2 frontages.

The areas abutting the residential and park areas will feature Red Oak, Linden and White Ash trees. These areas will also be sodded.

The internal areas of the site will have a combination of concrete and interlocking sidewalks. A variety of trees will be planted along the storefronts.

### Elevations

Building "A" is a 3-storey office/retail building located at the corner of Weston Road and Ashberry Boulevard. Main entrances, highlighted by columns, face both the street and parking area. The building will be brick with a brick soldier course between the floors. There are numerous aluminum framed windows. The windows on the third floor will feature stucco accents. The asphalt-shingled peaked roof will have several dormer-style windows.

Buildings "B", "C" and "E" are single-storey retail buildings. They feature brick exteriors with a brick soldier course above the windows and stucco accents. The fronts of the buildings have a large amount of glass area, while the rears have additional brick and stucco detailing. The roofs have several small peaks over store entrances and one end of each building has a raised roof area. The roofs will have asphalt shingles.

### Conclusion

Planning Staff have reviewed the applications in light of the Official Plan policies and the surrounding development. The proposed C3 Local Commercial Zone conforms to the policies of the Official Plan and is appropriate for the subject lands. The site plan represents appropriate development for the site. Should the Committee concur, the "Recommendation" can be adopted.

### Attachments

1. Location Map
2. Site Plan
3. Building "A" Elevations
4. Building "B" Elevations
5. Building "C" Elevations
6. Building "E" Elevations
7. Land Transfer 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 18,  
Concession 5  
APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED  
NA:0PTV.1 ATTACHMENTS V.3.02.0416

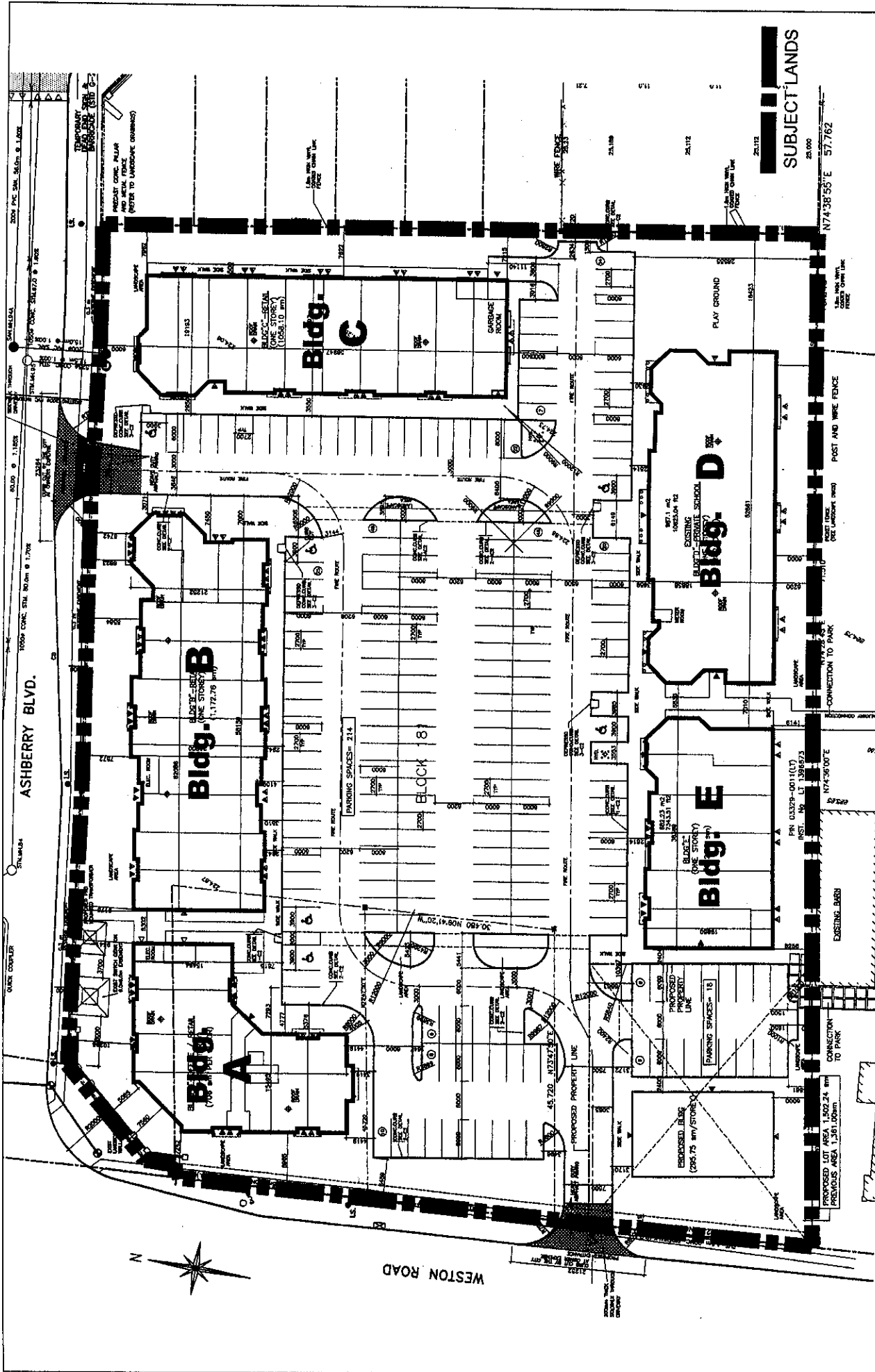


Community Planning Department

**Attachment**



FILE No.:  
Z.02.041  
Not to Scale  
May 20, 2003



# Site Plan

Part Lot 18,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

N:\DFT1\ ATTACHMENTS\ V.02.041b



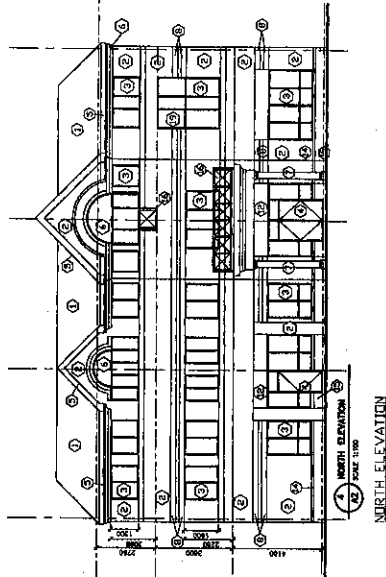
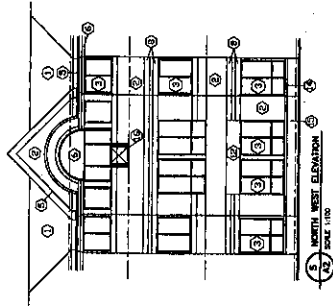
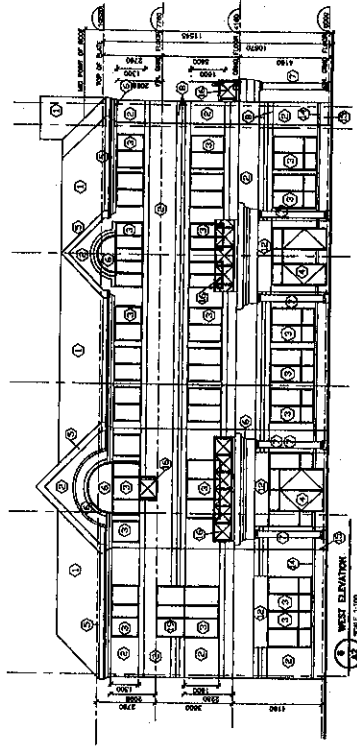
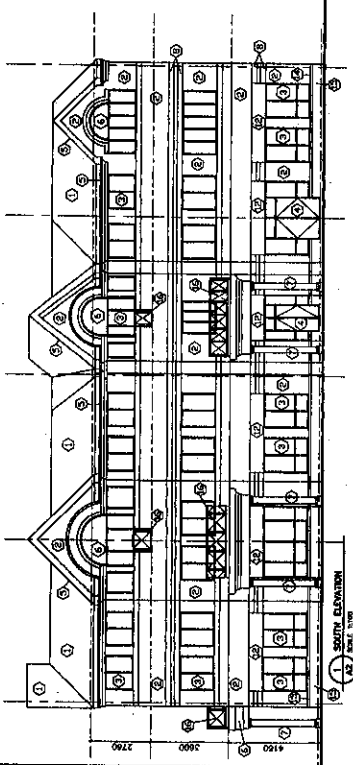
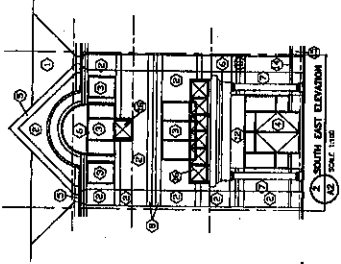
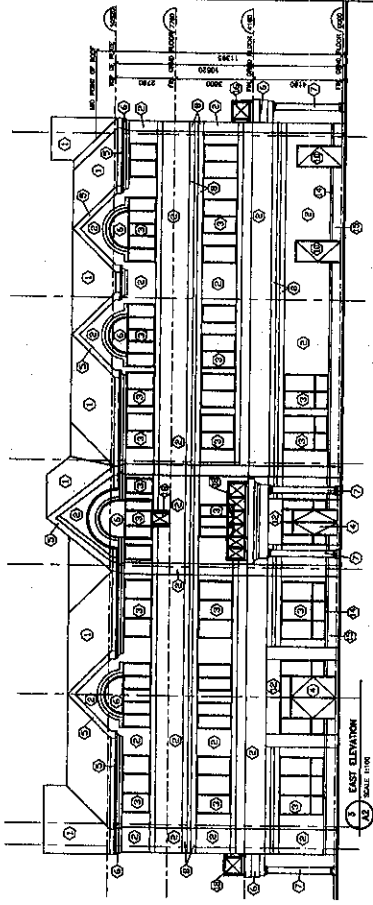
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# Attachment 2

FILE No.:  
Z.02.041

Not to Scale

May 20, 2003



# Elevations-Building A

Part Lot 18,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

NO. (P/T) \ ATTACHMENTS \ 2.02.0415

City of  
**Vaughan**

Community Planning Department

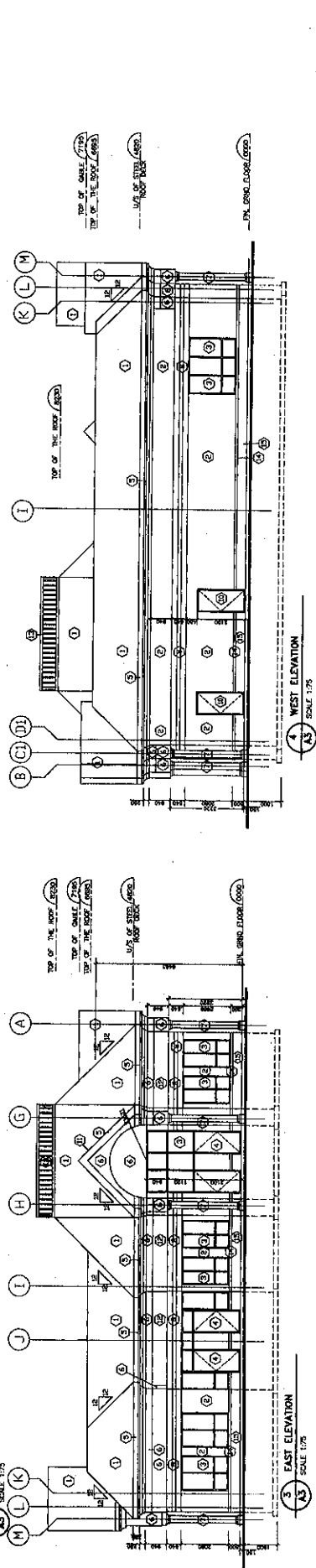
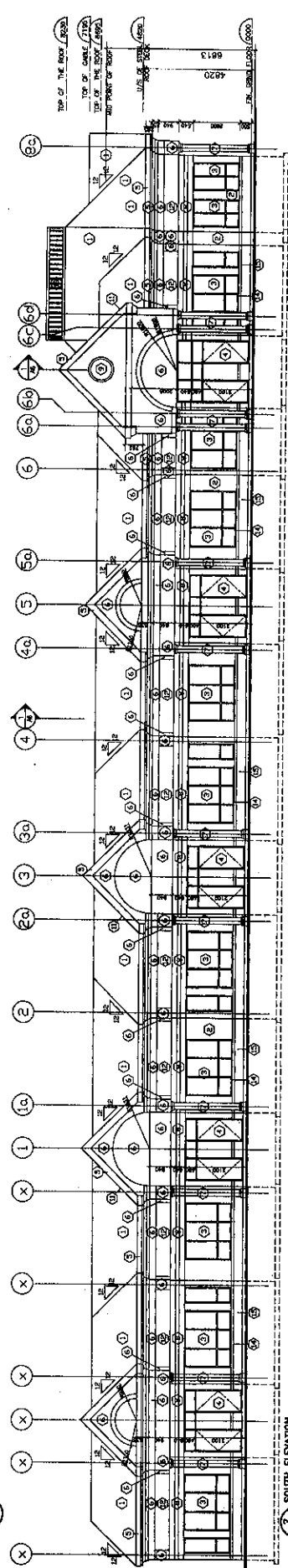
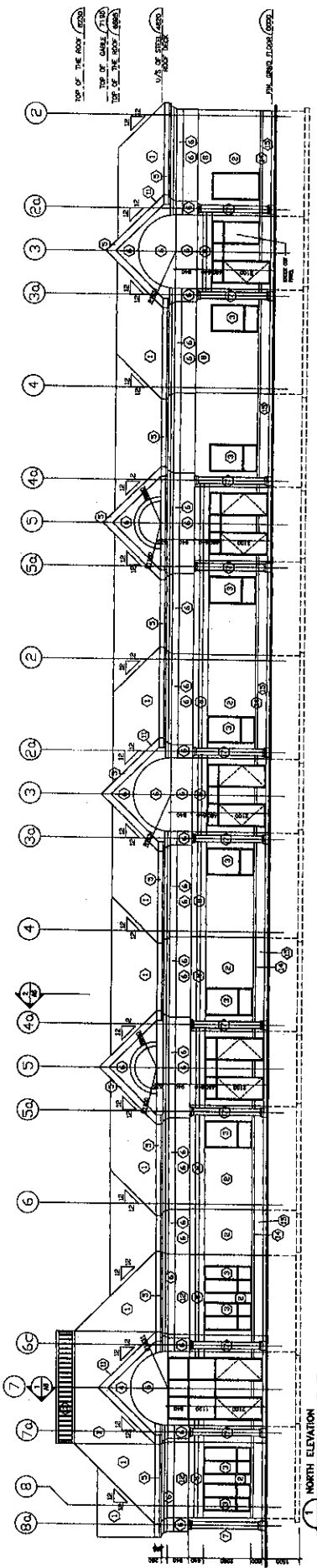
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Not to Scale

May 20, 2003





# Elevations-Building B

Part Lot 18,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

NO. (PT. 1) - ATTACHMENTS VZ-02.041B



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# Attachment 4

FILE No.:  
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Not to Scale  
May 20, 2003

# Elevations-Building C

Part Lot 18,  
Concession 5

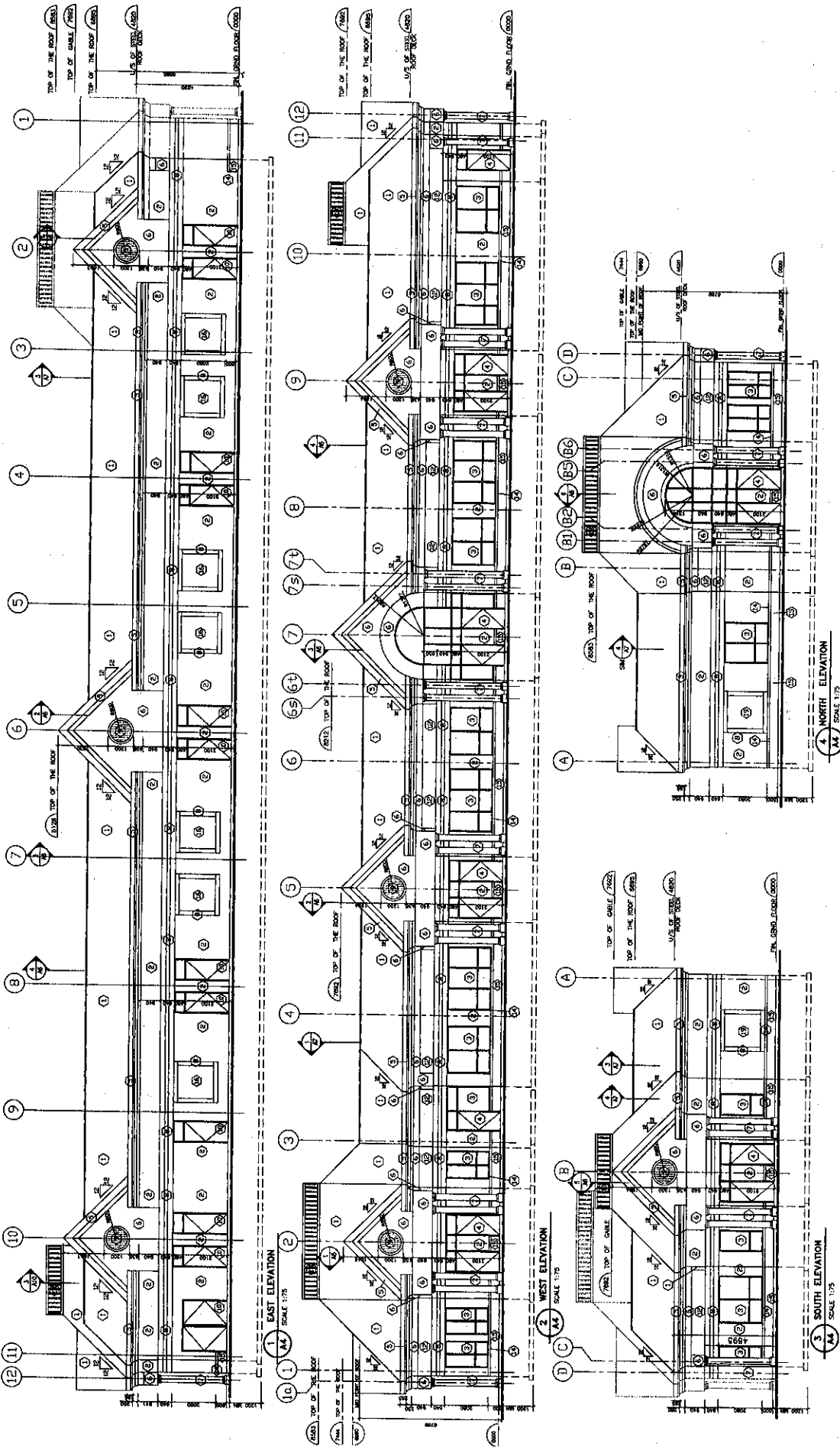
APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

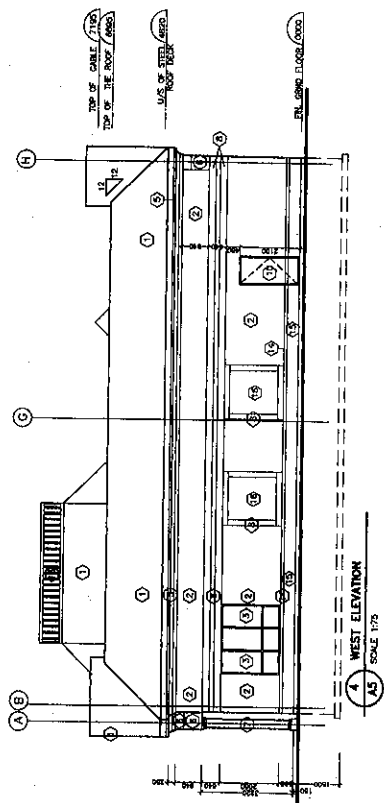
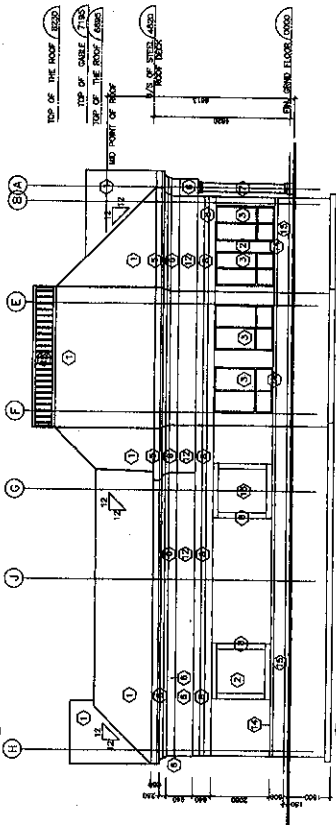
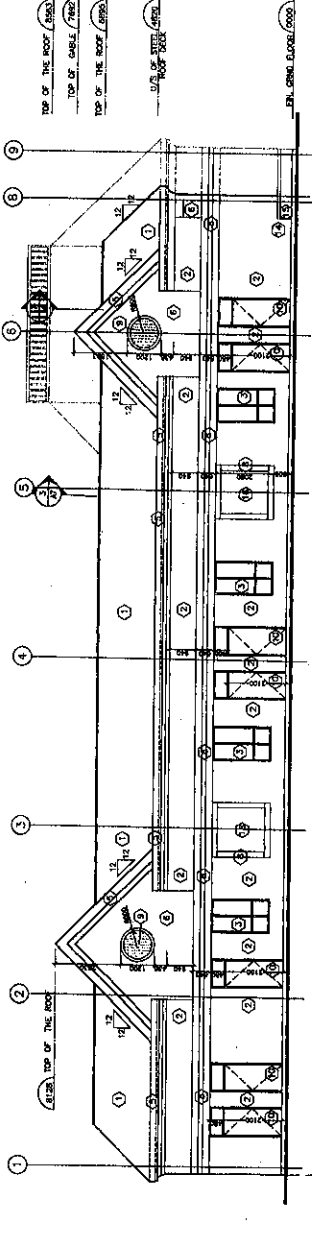
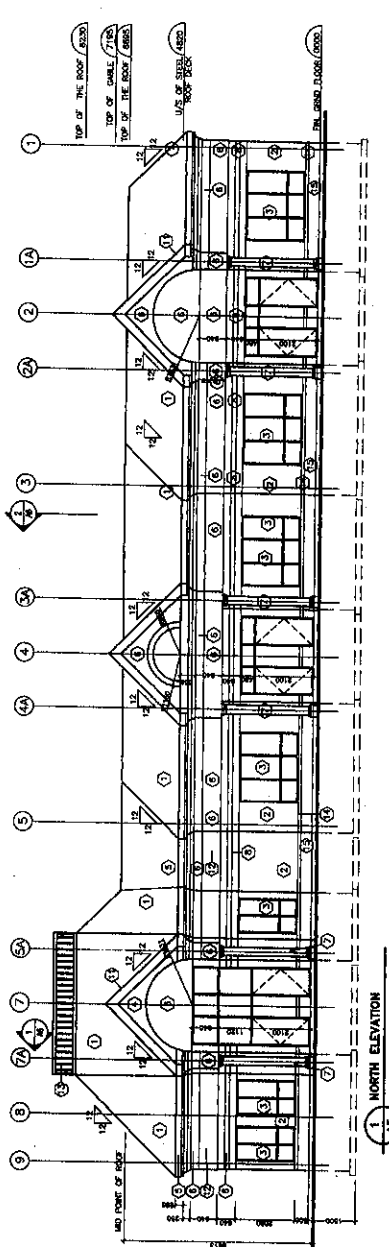
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City of  
**Vaughan**

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**Attachment 5**  
FILE No.:  
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Not to Scale  
May 20, 2003





# Elevations-Building E

Part Lot 18,  
Concession 5  
APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED  
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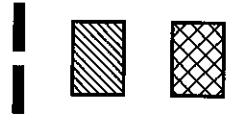
Community Planning Department



LANDS OWNED BY ROYBRIDGE HOLDINGS LIMITED

LANDS OWNED BY CLIFF WILCOX TO BE TRANSFERRED TO ROYBRIDGE HOLDINGS LIMITED

LANDS OWNED BY ROYBRIDGE HOLDINGS LIMITED TO BE TRANSFERRED TO CLIFF WILCOX



**Land Transfer Plan**

Part Lot 18,  
Concession 5  
 APPLICANT:  
 ROYBRIDGE HOLDINGS LIMITED  
 N:\DFT\1 ATTACHMENTS\Z\2.02.0415



Community Planning Department

**Attachment 7**

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