

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

SITE PLAN DEVELOPMENT FILE DA.03.009

KLEINBURG VILLAGE CENTRE INC.

(Referred from the Council meeting of September 8, 2003)

Council, at its meeting of September 8, 2003, adopted the following:

- 1) That this matter be referred to the Committee of the Whole meeting of September 15, 2003, to allow for further consultation with the applicant and the local ratepayer association;
- 2) That the deputation of Mr. Robert Klein, Kleinburg and Area Ratepayers Association, 8 Daleview Court, Kleinburg, L0J 1C0, be received; and
- 3) That the written submission of Mr. Pierri DuPont, 89 Nashville Road, Kleinburg, L0J 1C0, dated August 27, 2003, be received.

Report of the Commissioner of Planning dated September 2, 2003

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.009 (Kleinburg Village Centre Inc.) BE APPROVED, subject to the following conditions

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including revisions requested by the Heritage Vaughan Committee, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plan and stormwater management report shall be approved by the Engineering Department;
 - iv) the Owner shall contribute their proportionate share towards the Kleinburg Sanitary Local Improvement, to the satisfaction of the Engineering Department;
 - v) parking, access and on-site circulation shall be approved by the Engineering Department;
 - vi) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.;
 - vii) both access points shall be approved by the Region of York Transportation and Works Department; and
 - viii) the Owner shall pay to the City of Vaughan 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 Sec. 42 of the Planning Act. The owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal

Department, Real Estate Division and the approved appraisal shall form the basis of the cash in lieu payment.

Purpose

On February 27, 2003, the Owner submitted a Site Plan Application for a 1,606.2m² two-storey, multi-unit commercial building.

Background - Analysis and Options

The site is located at the northeast corner of Nashville Road and Highway #27, being Lots 4-8 and 19 on Registered Plan 268 and Part of Registered Plan 210, (110 Nashville Road), in Lots 24 and 25, Concession 8, City of Vaughan. The irregular-shaped 1.07 ha site has 86.94m frontage on Highway #27 and 91.77m flankage on Nashville Road.

The subject lands are designated "Commercial Valleylands" and "Landscape Screen" under OPA #601, as amended by OPA #522. Under By-law 1-88, Lots 4-8 of R-Plan 268 are zoned C1 (Restricted Commercial Zone), subject to Exception 9(23), and Lots 16-19 of R-Plan 268 are zoned RR Rural Residential Zone. The surrounding land uses are:

- North - detached residential (Rural Residential Zone)
- East - detached residential (R1 Residential Zone)
- South - Nashville Road; detached residential (R1 Residential Zone)
- West - Highway #27; undeveloped (Agricultural Zone)

Official Plan

The "Kleinburg Core Area" policies of OPA #601 (Kleinburg-Nashville Community Plan) provide for limited small scale mixed use developments and include retail stores, personal service shops, and professional and business offices. OPA #522 expanded upon OPA #601 to include photography studio, video store, club/health centre, service/repair shop, veterinary clinic and restaurant as additional permitted uses for the subject lands. The proposed development conforms to the Official Plan.

On October 25, 1999, Council approved Official Plan Amendment Application OP.98.002 to redesignate the subject lands to "Commercial Valleylands" and "Landscape Screen", and to permit additional uses to the Commercial designation on the site. Council adopted OPA #522 on December 6, 2003.

Heritage Conservation

The subject lands are located in the Kleinburg-Nashville Heritage Conservation District, as designated under Part V of the Ontario Heritage Act. The heritage conservation objectives of OPA #601 (Kleinburg-Nashville Community Plan) are to preserve and protect the rich cultural heritage and natural resources of the Kleinburg-Nashville Community, and to encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19th and early 20th century buildings in these historic core areas.

As such, Heritage Vaughan is required to review the proposed final elevations and material details, which has been scheduled for September 17, 2003. Any recommended revisions of the Committee will need to be incorporated into the final elevations.

Zoning

Currently, Lots 4-8 of R-Plan 268 are zoned C1 (Restricted Commercial Zone) and subject to Exception 9(23), and Lots 16-19 of R-Plan 268 are zoned RR (Rural Residential Zone) under By-Law 1-88. Zoning Amendment Application Z.97.108 was approved by Council on October 25, 1999 to rezone the subject lands to C3 Local Commercial Zone and OS1 Open Space Conservation Zone to permit additional commercial uses in the C3 Zone; incorporate the necessary exceptions to implement the approved site plan prior to the enactment of zoning by-law; the site plan application was to be enacted by Council and a soil study demonstrating that any soil contamination has been removed and the soil quality in the area of contamination was to be submitted and reviewed in accordance with the Ministry of the Environment and Energy Guideline For Use At Contaminated Sites in Ontario 1996.

The following exceptions to the C3 Zone standards have been identified as necessary to implement the proposed site plan:

	<u>Required</u>	<u>Provided</u>
Minimum Front Yard Setback	11m	4.5m
Minimum External Yard Setback	11m	3.8m
Minimum Parking Spaces	86	76

These exceptions are considered appropriate to achieve the recommended site plan.

Site Plan

The proposed multi-unit commercial building is situated at the southwest corner of the site, with parking to the north and east of the building. The first floor will be devoted to retail uses and the southern portion of the building will have second storey offices. Landscaping and pedestrian walkways are predominant features that surround the building. The perimeters of the parking lot are reinforced with a concrete wall retaining the slope.

The site is served by a 9m wide, full movement driveway access on Highway #27 at the northern end of the site, and a 7.5m wide, right in/right-out access on Nashville Road.

Building Design

The one and two-storey building is to be constructed to varying heights, from a minimum of 4.6m on the north elevation facing the parking lot, to a maximum of 6.9m on the south elevation facing Nashville Road. The building materials consist of face brick and board and batten wood face. The roof will consist of both asphalt shingles and metal.

All first floor retail units will have two entrances, one on the west elevation facing Highway #27 and the other on the east elevation facing the parking lot. Each unit is designed with a single aluminum door with clear glass encasement windows and an illuminated sign panel above. The east and west façades are of the same design. The south elevation will provide access to the outdoor patio through portico covered doors.

Landscaping

The landscaping plan consists of a mix of deciduous and coniferous trees and shrub planting along all perimeters of the site. A generous mix of planting has been provided as buffer along the northern property line, where the site abuts a watercourse feature. The final landscape plan must be to the satisfaction of the Urban Design Department.

Parking and Access

Access to the site is from two points; a full movement access at the northern part of the site from Highway #27, and a right in/right out access at the eastern part of the site from Nashville Road. The two access points are subject to approval of both the City and the Region of York Transportation and Works Department.

The site requires 86 parking spaces, calculated as follows: the proposed site plan provides 76 spaces including one handicapped space.

Retail Space: $1,165.39\text{m}^2 \times 6 \text{ spaces}/100\text{m}^2 = 69.92 \text{ spaces}$
Office Space: $440.81\text{m}^2 \times 3.5 \text{ spaces}/100\text{m}^2 = 15.42 \text{ spaces}$

Total: = 86 spaces

Staff supports the above noted deficiency given the mix of commercial and office uses on the site which should have varying peak periods.

Servicing

The site has access to municipal services, including water and sanitary and storm sewers. OPA #600 requires an ultimate right-of-way width of 30m for Nashville Road. The Engineering Department records indicate that the right-of-way for the section of Nashville Road adjacent to the site is approximately 23m to 26m. As a result, the Engineering Department requires the following conditions of approval:

- i) the owner shall convey a strip of land (to be determined based on the centre line of the road) along the Nashville Road municipal road allowance to the City of Vaughan, at no cost and free of encumbrances;
- ii) the owner shall arrange to prepare and pay for registration of a reference plan for the conveyance of the required road widening to the satisfaction of the City; and
- iii) a by-law shall be passed dedicating the road widening as public highway to the satisfaction of the Engineering Department, and the Owner shall pay the costs of the registration of said road dedication by-law to the City.

The final site servicing and grading plan, storm water management report, parking, access and on-site circulation must be to the satisfaction of the Engineering Department.

Conclusion

Staff have reviewed the proposed commercial development in accordance with the policies of the Official Plan and the requirements of the zoning by-law and have no objections, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Attachment

FILE NO.:
 DA.03.009
 RELATED FILE NO.:
 Z.97-106 & CP-30.002
 August 19, 2003

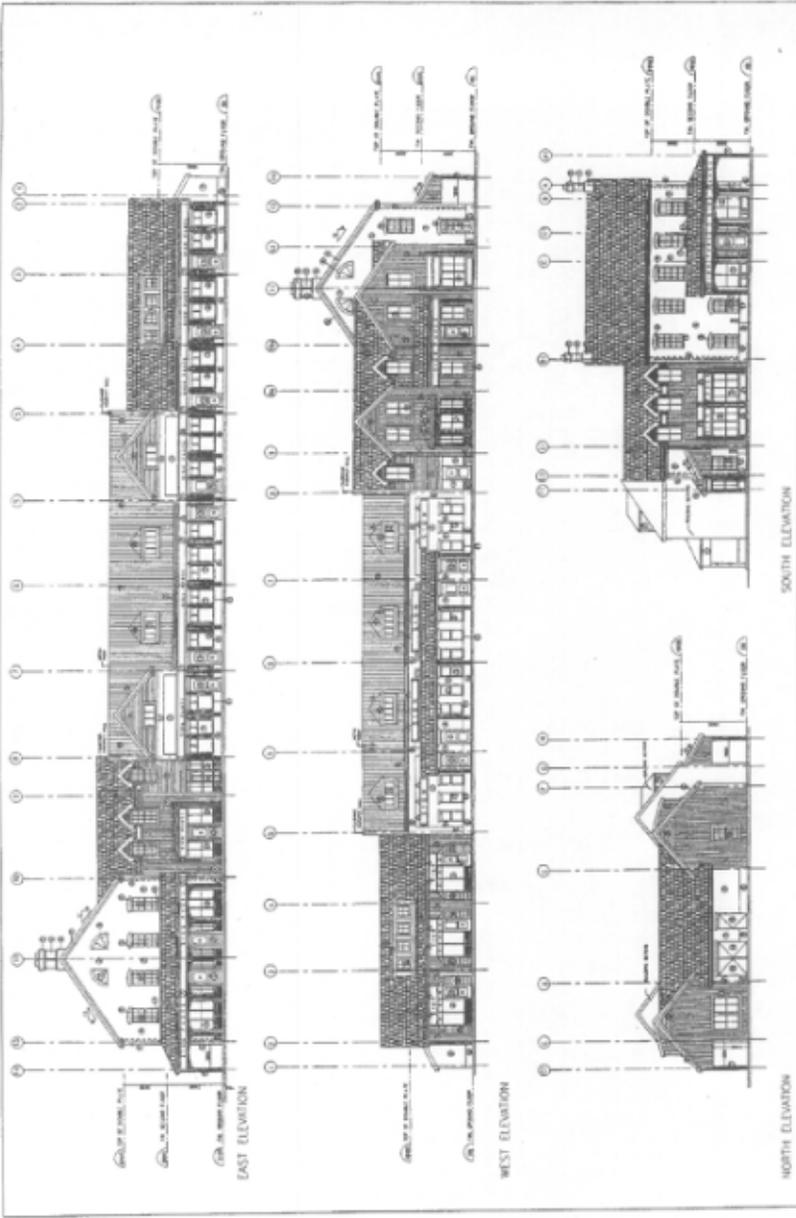


Community Planning Department

Location Map

Part Lots 24 & 25,
 Concession 8
 APPLICANT:
 KLEBURG VILLAGE CENTRE INC.
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Attachment 3
 FILE NO.: DA/03/009
 RELATED FILE NO.: Z/97/108 & OP/98/002
 August 19, 2003

City of Vaughan
 Community Planning Department

Elevations
 Part of Lot 24 & 25,
 Concession B
 APPLICANT:
 KLEBURD VILLAGE CENTRE INC.
 15 STUYVESEN AVENUE, UNIT 101, SCARBOROUGH, ONTARIO M1V 4S7