

**COMMITTEE OF THE WHOLE DECEMBER 8, 2003**

**SITE DEVELOPMENT APPLICATION FILE DA.03.044**  
**EMBEE PROPERTIES LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.03.044 (Embee Properties Limited) BE APPROVED subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan shall be to the satisfaction of the Urban Design Department;
    - ii) the final elevations shall address the issues raised in this report, particularly as they relate to the location of the main entrance and the associated landscaping improvements, to the satisfaction of the Urban Design Department;
    - iii) the final site servicing grading and stormwater management plans/reports shall be to the satisfaction of the Engineering Department;
    - iv) the Owner shall satisfy all requirements of the Region of York and Hydro Vaughan;
    - v) the Owner shall pay to 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 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;
    - vi) the Owner shall submit plans illustrating the design of the proposed rooftop mechanical screens, to the satisfaction of the Urban Design Department; and
    - vii) the final landscape plan and cost estimate shall be to the satisfaction of the Urban Design Department.
  - b) That the site plan agreement require the Owner to construct a sidewalk along the east side of Jane Street for the full length of the property frontage.

**Purpose**

On June 25, 2003, the Owner submitted a site development application to construct a single storey building for a financial institution, with the following site statistics:

Total Site Area	4,827m <sup>2</sup>
Building Gross Floor Area (GFA)	512m <sup>2</sup>
Parking Provided	57 spaces (including 1 barrier free space)

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

The vacant 0.48 ha site is part of a larger parcel located on the east side of Jane Street, south of Major Mackenzie Drive, in Lots 19 and 20, Concession 4, City of Vaughan. The surrounding land uses are:

- North - commercial (C2 General Commercial Zone)
- South - future commercial (C2 Commercial Zone)
- East - vacant; Kale Crescent and residential (C2 General Commercial Zone and RVM1 (A) Residential Urban Village Multiple Dwelling Zone 1)
- West - Jane Street; Paramount Canada's Wonderland

This site is subject to an Ontario Municipal Board (OMB) decision, which resulted in the implementation of OPA #513 and a site-specific zoning by-law to guide the development of the lands. The lands are designated "General Commercial" by the Maple Community Plan OPA #350. The lands are zoned General Commercial Zone by By-law 1-88, subject to Exception Paragraph 9(1106).

#### Official Plan

The subject lands are designated "General Commercial" by OPA #350 (Maple Community Plan), as amended by OPA #513, which includes the following policies:

- i) *Permitted uses include retail stores for the buying and leasing and exchange of goods and services, restaurants, banks and business and professional offices.*

The proposed use complies with the Official Plan.

- ii) *New general commercial uses must be compatible with the proposed site in terms of building design, coverage, parking, landscaping and buffering, and adjacent land uses.*

The proposed development is considered to conform to these requirements, which are discussed in greater detail in this report.

- iii) *Development of General Commercial areas shall be in accordance with a comprehensive design scheme which shall provide the co-ordination of matters including traffic, orientation & configuration of the buildings, access locations etc.*

A comprehensive set of urban design guidelines for the OPA #513 commercial area has been approved for these lands. Although a comprehensive design scheme for the overall site is unavailable at this time, the proposed building is located in the corner of the property and its access and connections with the property to the north are not jeopardized.

- iv) *Prior to the approval of a zoning amendment for the General Commercial areas, a traffic study must be submitted for review and approval.*

A traffic study, prepared by Transtech Inc. was submitted and approved as part of the subdivision approvals for these lands.

The proposed plan is considered to conform to the General Commercial provisions of the Official Plan.

## Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, as amended and subject to Exception Paragraph 9(1106). The Building Standards Department has reviewed the proposed plan and determined that the plan conforms to the zoning by-law requirements, however has requested clarification respecting the proposed drive-through. Should zoning issues arise, the applicant will be required to meet these requirements or apply to the Committee of Adjustment for minor variance prior to the execution of the site plan agreement.

## Site Plan

The site plan (Attachment No. 2) consists of a single-storey building, located in the northwest portion of the subject lands, at the corner of Jane Street and the access driveway to the commercial complex to the north. Access to the site is provided via a shared driveway with the existing commercial development to the north. A walkway is proposed along the north and east sides of the building, which will connect to Jane Street. Pedestrian access to the building is proposed from both Jane Street and the proposed parking lot, and a pedestrian walkway connects to the existing commercial property to the north. A drive-thru banking machine is located on the south face of the building.

## Elevations

The building is one storey in height, with a raised tower at the northwest corner, and a raised wall identifying the main entrance on the east elevation. The building will be finished in brick, arriscraft stone, and a blue coloured wood siding. The siding used will be consistent with the existing commercial development to the north of the property.

The Urban Design Department has reviewed the plans and is in discussion with the applicant to obtain an entrance into the building along the north facade of the building, in order to improve pedestrian connectivity to the building. This would require revisions to the proposed elevations, however the materials used and the proposed architectural style would remain consistent with the current elevations. Further revisions will be required to the landscape plan to address the relocated entrance. Subject to resolution of the location of the main entry door, Staff is satisfied with the proposed architectural style and materials used for the final elevations.

The site plan indicates that the rooftop mechanical units will be screened. Prior to the execution of the site plan agreement, the applicant will be required to submit plans illustrating the proposed screening.

## Maple West Urban Design Guidelines

On January 31, 2001, Council approved the Maple West Urban Design Guidelines prepared by Alexander Budrevics and Associates Limited, Basciano Parkin Limited, and John G. Williams Limited. These guidelines outline development objectives for the site including the following:

- the primary facades of buildings should face the roadway;
- smaller scale buildings should be located closer to the street and larger buildings set back;
- the height, scale and mass of buildings should be compatible with adjacent streets;
- building facades should offer pleasing views;
- a 3 metre landscape buffer along the easterly edge of the property;
- visual screening of parking from the street and the breaking of parking into smaller blocks through the use of landscaping and walkways;
- generous landscaped medians;
- a generous number of well defined pedestrian routes in the development; and,
- limiting the exposure of service areas to main streets.

Subject to the comments in this report, Staff is generally satisfied that the applicant has addressed the Guidelines as it pertains to this portion of the overall site.

### Landscaping

The Applicant has submitted landscape plans, which must be approved by the Department of Urban Design. The plan consists of a 6 metre wide landscape strip along Jane Street utilizing both deciduous and coniferous trees, evergreen shrubs and various ground cover species. Landscaped islands are provided in the parking area planted with skyline honey locust trees. Interlocking stone is provided along the front (east side) of the building that continues easterly along the south edge of the driveway and connecting to the pedestrian crosswalk leading to the commercial development on the north side of the driveway. As noted above, the landscape plan should be revised to reflect the relocated entry and an enhanced walkway connecting the public sidewalk on Jane Street, the bank entry on the side and the parking lot in the rear.

### Parking

The implementing zoning by-law for the subject lands requires that 5 parking spaces be provided for every 100m<sup>2</sup> of gross floor area. Accordingly, 26 parking spaces are required for the proposed development, whereas 57 spaces (including 1 barrier free space) will be provided. A portion of these excess spaces may be utilized by future tenants upon development of the overall Embee site.

### Traffic Study

The applicant has submitted a traffic study in support of the subject application, which also assesses traffic impact for the balance of this site and the commercial lands to the north. The report prepared by RGP Transtech, dated February 2001, as amended by an addendum report dated April 2001, was approved as part of the original plan of subdivision approval.

### Services

The applicant has submitted site servicing, grading and stormwater management plans for the proposed development, which have been approved by the Engineering Department.

The Engineering Department has advised that the Owner will be required to construct a 1.5 metre wide sidewalk along Jane Street for the length of their frontage in conjunction with this development, and to be reimbursed from the City's Development Charges Fund as pre-approved by the City's Engineering Design Section. A condition of approval has been included in this respect.

Hydro Vaughan Distribution Inc. has forwarded several standard comments that the applicant will be required to satisfy prior to final site plan approval.

### Region of York

The Region of York has reviewed the application and provided a number of standard comments which will be included in the agreement. The Region has also advised that they are protecting for a 36 metre wide right-of-way for this section of Jane Street and requires the applicant to prepare a reference plan illustrating the required dedication. A condition of approval has been included requiring the applicant to satisfy all requirements of the Region.

### Conclusion

OPA #513 designates the subject lands "General Commercial", which permits the proposed retail and commercial uses. The implementing by-law, which was approved by the Ontario Municipal

Board, also permits the proposed uses. The applicant has submitted a site development application to facilitate the construction of a one-storey building for a bank institution totalling approximately 512m<sup>2</sup>.

Staff is satisfied that the proposed site plan application can be recommended for approval, subject to conditions. 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:**

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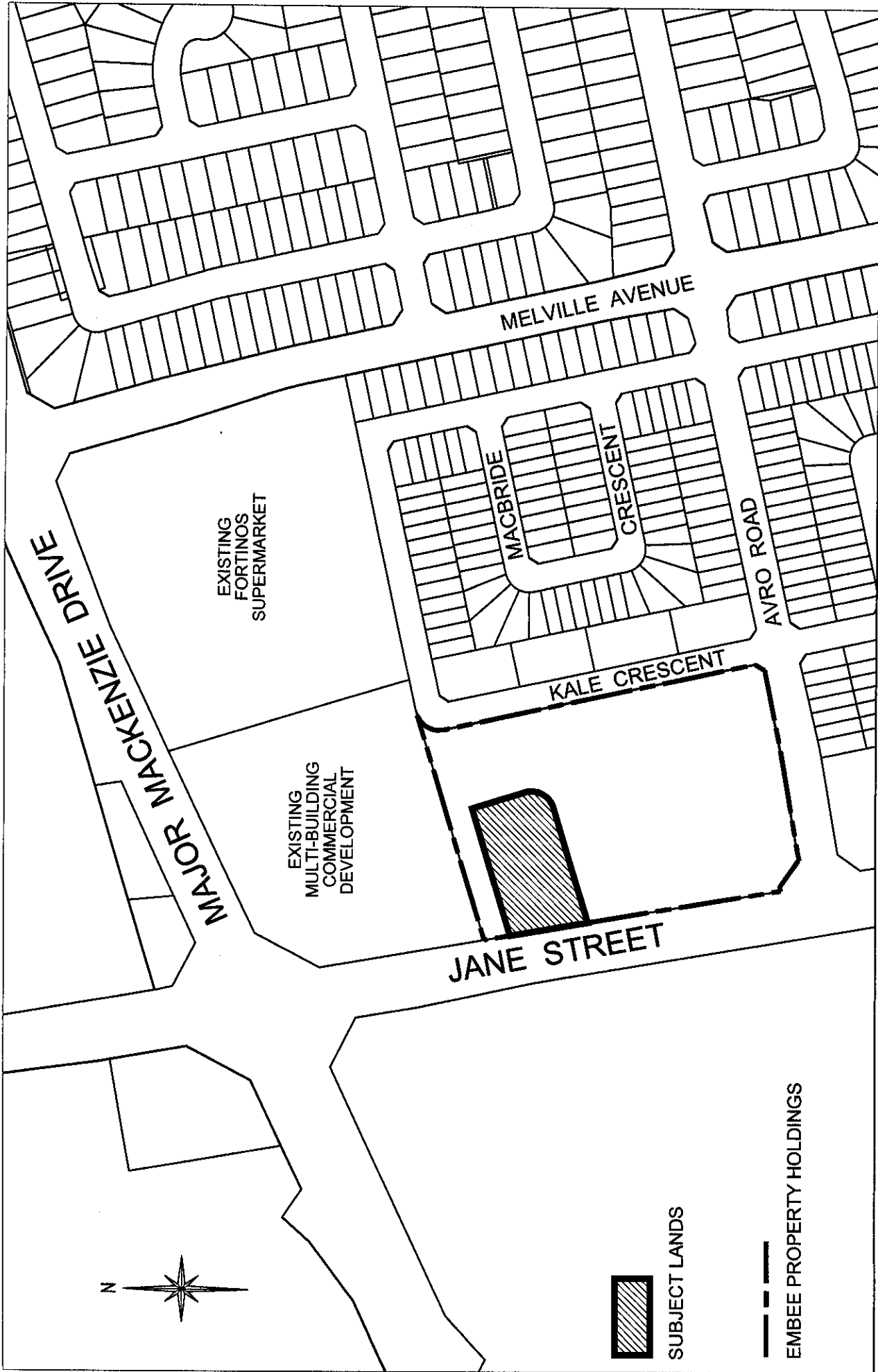
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning

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# Attachment

FILE No.:  
DA.03.044

Not to Scale

November 13, 2003



Community Planning Department

# Location Map

Part Lot 19 & 20,  
Concession 4

APPLICANT:  
EMBEE PROPERTIES INC.

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TOTAL OVERALL SITE AREA 3.23 Ha

**BANK SITE STATISTICS:**

TOTAL PROPERTY AREA	4827 SQ.M
TOTAL BUILDING AREA	512 SQ.M
LOT COVERAGE	10.6%
LANDSCAPED AREA	17.3%
TOTAL PAVED AREA	3994 SQ.M
PARKING PROVIDED	57 CARS

SUBJECT LANDS

FUTURE DEVELOPMENT

# Attachment 2

FILE No.:  
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Not to Scale

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## City of Vaughan

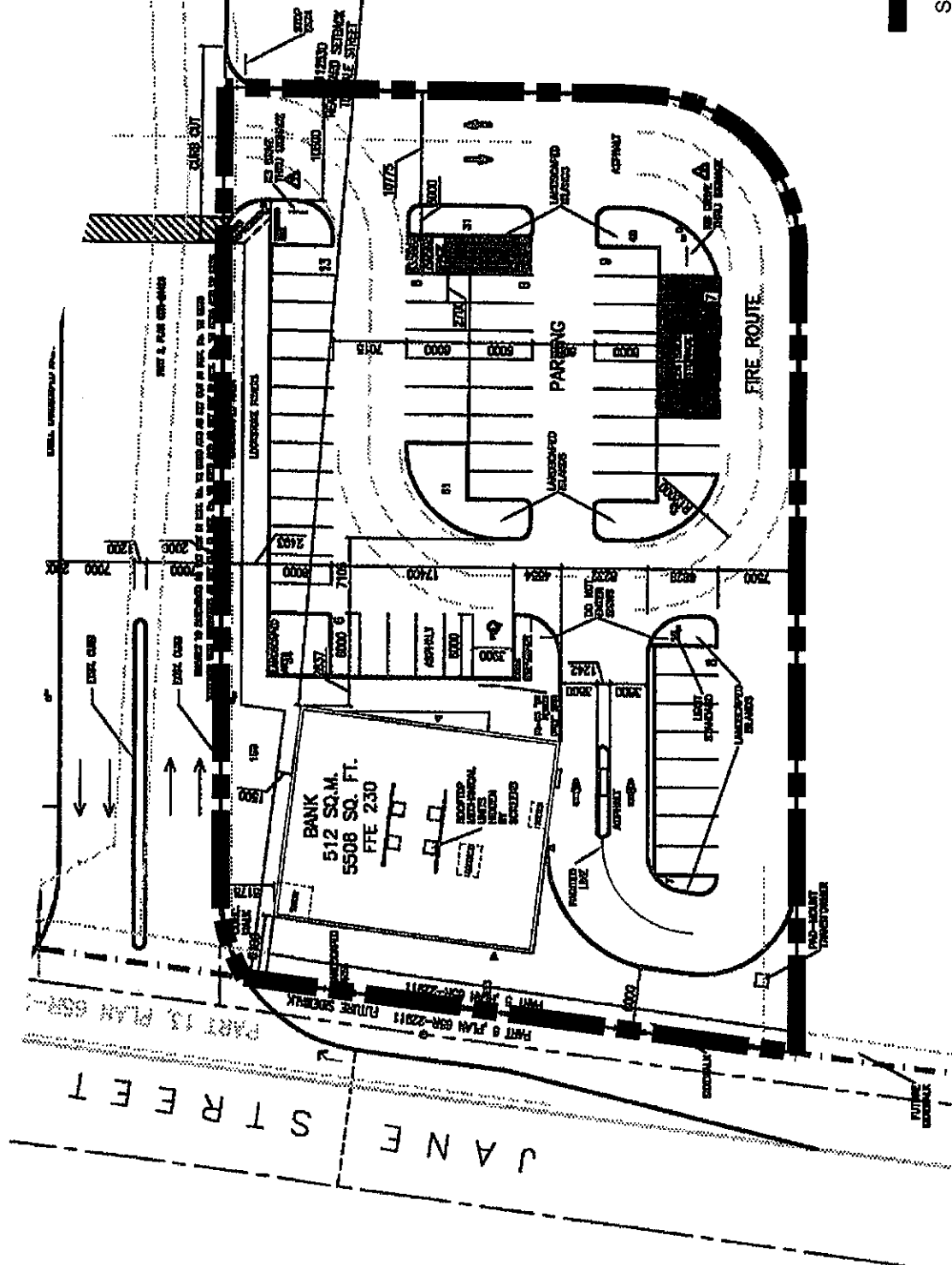
Community Planning Department

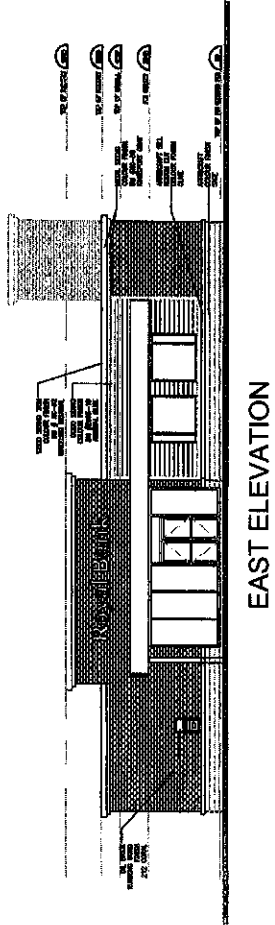
### Site Plan

Part Lot 19 & 20,  
Concession 4

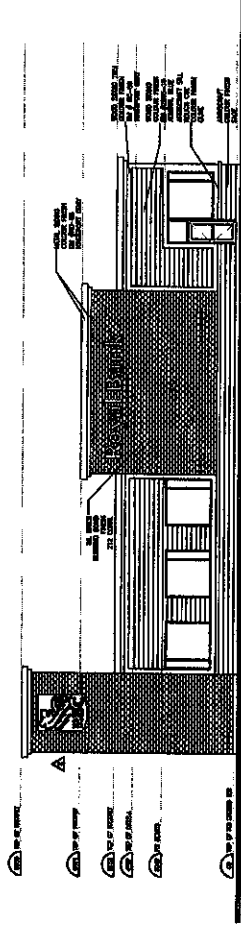
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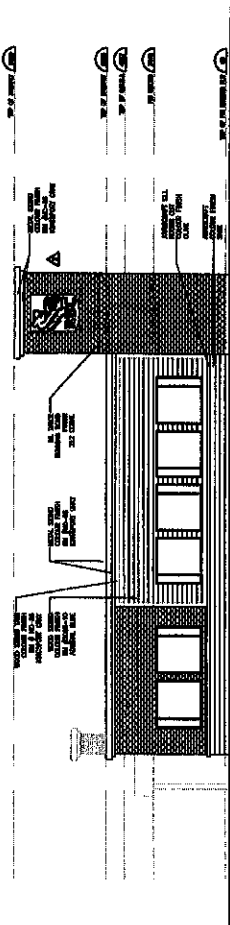




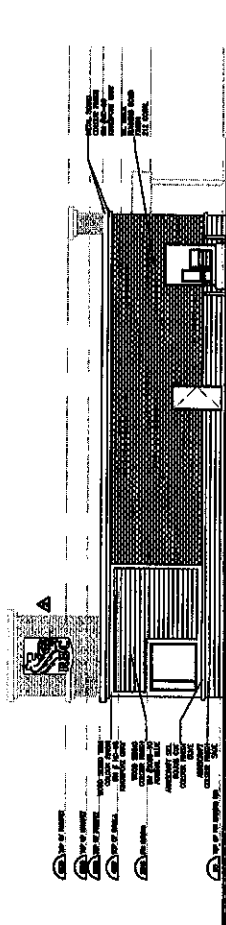
EAST ELEVATION



WEST ELEVATION (JANE STREET)



NORTH ELEVATION



SOUTH ELEVATION

# Elevations

Part Lot 19 & 20,  
Concession 4

APPLICANT:  
EMBEE PROPERTIES LIMITED

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# City of Vaughan

Community Planning Department

# Attachment 3

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