

COMMITTEE OF THE WHOLE JANUARY 6, 2003

**SITE DEVELOPMENT FILE DA.02.046
NORWOOD PLAZA INC.
REPORT #P.1998.130**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.02.046 (Norwood Plaza Inc.) BE APPROVED subject to the following conditions:

- i) the final site plan, elevations, and landscape plan be to the satisfaction of the Community Planning and Urban Design Departments;
- ii) 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;
- iii) the final site servicing and grading plans be approved to the satisfaction of the Engineering Department;
- iv) all requirements of the Region of York including the preparation of a traffic study, be satisfied;
- v) the plan shall include internal garbage storage facilities; and
- vi) 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 land, prior to the issuance of a building permit, in accordance with the *Planning Act*.

Purpose

On July 16, 2002, the Owner submitted a site plan application for a retail commercial development consisting of four 1-storey buildings, with a total gross floor area of 2,928.48m² and 176 parking spaces.

Background - Analysis and Options

The site is located on the east side of Jane Street, south of Major Mackenzie Drive, in Lot 19, Concession 4, City of Vaughan. The 1.13 ha site has frontage on Jane Street and flankage along Norwood Avenue. The site is vacant and is surrounded by the following land uses:

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

Official Plan

The subject lands are designated "General Commercial" by OPA #350 (Maple Community Plan), as amended by OPA #513. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned "C2 General Commercial Zone" by By-law 1-88, subject to Exception 9(1095), which permits retail uses.

A number of variances are required to implement the proposed plan, including setbacks to Jane Street and Bachman Drive, mutual driveway requirements, and for the outdoor patio area. The applicant has applied to the Committee of Adjustment for variances to the applicable by-law provisions. Staff supports the variances required to implement the site plan.

A variance for the location of the loading area will also be required as By-law 1-88 does not permit loading areas between a building and a street. The current site plan does not identify where the loading facility will be located, and must be amended so Staff can comment on this particular variance.

Maple West Urban Design Guidelines

The Official Plan requires that development of a General Commercial area be in accordance with a comprehensive design scheme approved by the City. In this regard, 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 3m 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;
- limiting the exposure of service areas to main streets;
- providing amenity areas such as seating, open areas etc.;
- identification of a landscape master plan at the northeast corner of Jane Street and Norwood Avenue;

Staff is satisfied that the applicant has addressed the Guidelines. The Urban Design Department has recommended that the applicant provide additional landscaping within the parking lot area and along the front of Buildings "A" and "B".

Site Plan

The site plan consists of four separate buildings, all one-storey in height and intended for commercial purposes as shown on Attachment No. 2. The two largest buildings ("A" and "B") are located on the eastern one-third of the site and smaller freestanding buildings ("C" and "D") are located in the southwest and northwest quadrants of the site, respectively.

The majority of the parking is located between Jane Street and the two larger buildings. A pedestrian walkway leading into the plaza property is located between Buildings "A" and "B", opposite Emmitt Road. Sidewalks on Jane Street and the proposed driveway also provide pedestrian access onto the property. A sidewalk connection to Norwood Avenue is recommended. Vehicular access to the site is provided from Norwood Avenue and a driveway on Jane Street. A drive-thru and an outdoor patio are proposed for Building "C".

A 6.0m wide landscape strip is proposed abutting Jane Street, except adjacent to Buildings "C" and "D" where it is reduced to 2.0m. A minimum 4.0 m landscape buffer area is proposed along Bachman Drive, closest to the residential development. Internal garbage storage facilities are provided for each building.

The site plan must be amended to illustrate the location of the loading doors for the buildings. The loading facilities for Buildings "A" and "B" should not be accessed from Bachman Drive.

Building Elevations

The application includes elevations for Buildings "A" and "B" only, being the two largest structures. When elevations are submitted for Buildings "C" and "D", a separate report will be forwarded to the Committee of the Whole.

The proposed elevations are typical of many one-storey commercial developments. The primary exterior finishing materials are brick, stucco, asphalt shingles and glass. The main front façade of Buildings "A" and "B" consist of glass, a brick veneer, and the entrance door to each unit. A shingled gable roof with accent gable ends finished in stucco, provides architectural detail to the roofline. The roof is extended to provide a covered canopy area over the pedestrian sidewalk along the front of Buildings "A" and "B". Open truss turrets are provided at each end of the main buildings to enhance the proposed elevations.

The elevations facing Bachman Drive are comprised primarily of brick, with emergency access doors and a continuation of the roof design described above. The Urban Design Department has requested that the elevations on Bachman Avenue be improved by including a band of windows below the soffit of the roof and glass sidelights on both sides of each door. Enhanced buffer planting is also expected along Bachman Drive.

Interface With Jane Street

The plan includes two smaller buildings at the southwest and northwest quadrants of the property, which relate directly to Jane Street. To date, the elevations for these buildings have not been provided and will be subject to a future report to the Committee of the Whole. The larger buildings are located further from the street with their primary façade facing Jane Street. The placement of the buildings on the site is considered to be consistent with the approved Guidelines. Pedestrian access to the site is available from Jane Street.

Landscaping

The applicant has not submitted final landscape plans in support of the site development application. Staff is satisfied that the landscaped areas identified on the site plan are appropriate, however, the final landscape detail plans (i.e. plant species, materials, fence designs etc.) must be finalized to the satisfaction of the Urban Design and Community Planning Departments.

Parking/Access

The Zoning By-law requires that 176 parking spaces be provided for the proposed development. The site plan consists of 176 parking spaces, including 5 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 Transportation and Works Department pertaining to access from Jane Street.

Region of York

The Region of York has advised that the traffic study submitted in support of the Official Plan for this area requires updating to reflect the increased traffic on Jane Street and that a Saturday peak analysis was not undertaken. Accordingly, the Region of York requires that a traffic study be undertaken that addresses the impact of this development along with the commercial site to the north, prior to final approval of the plan. A condition of approval has been included in this respect.

Services and Utilities

The applicant will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. All conditions of Vaughan Hydro and the City Fire Department must be satisfied prior to final approval. The Public Works Department has also advised that internal garbage and storage facilities are required.

Conclusion

Staff has reviewed the proposed site plan in accordance with the policies of the Official Plan, the requirements of the Zoning By-law and the objectives of the Maple West Urban Design Guidelines and are satisfied, subject to the comments and conditions in this report, that the site plan represents an appropriate development of the subject lands. The proposed use conforms to the Official Plan and Zoning By-law, and variances will be required to implement the site plan.

Staff recommends 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:

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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

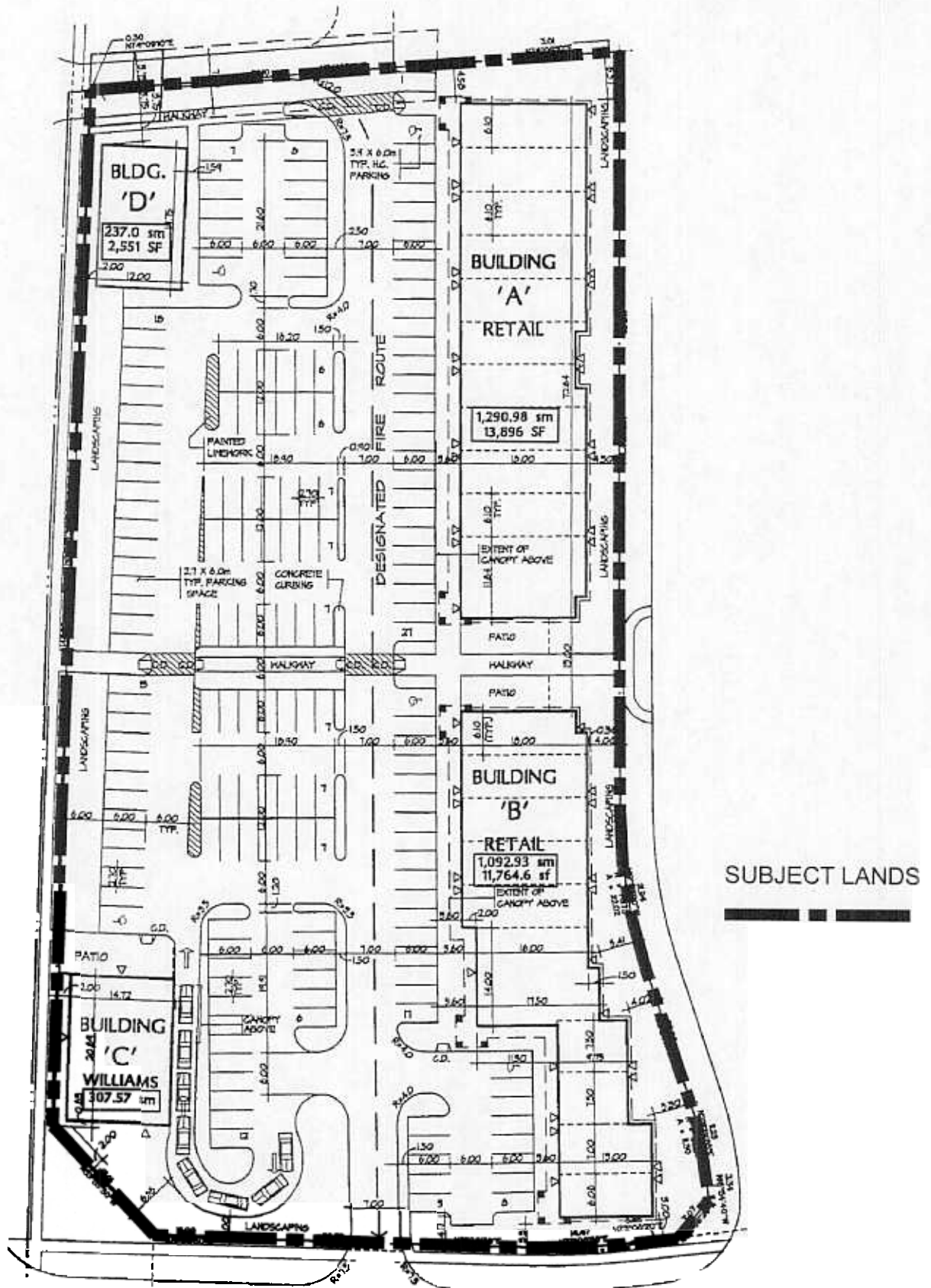
Attachment

FILE No.:
DA.02.046

November 20, 2002

Not to Scale

1



Site Plan

Part Lot 19,
Concession 4

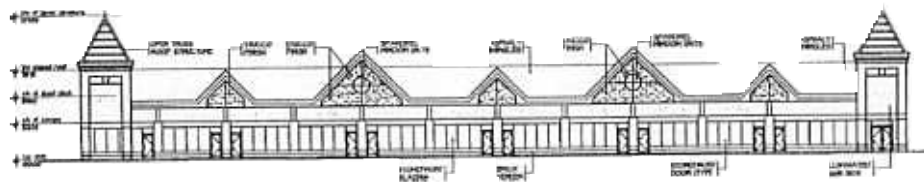
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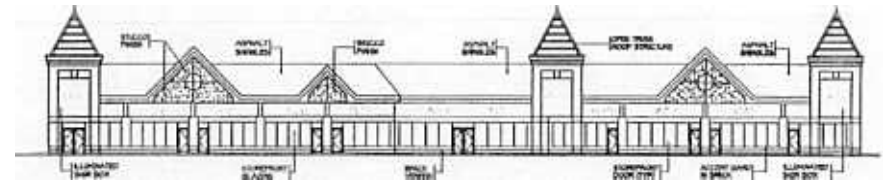
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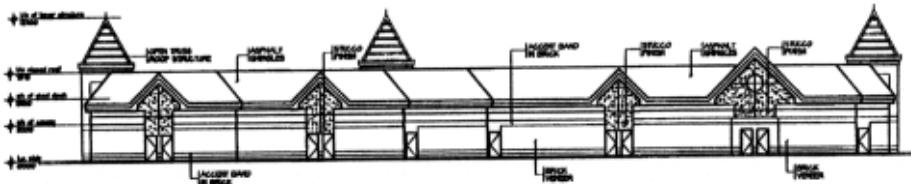
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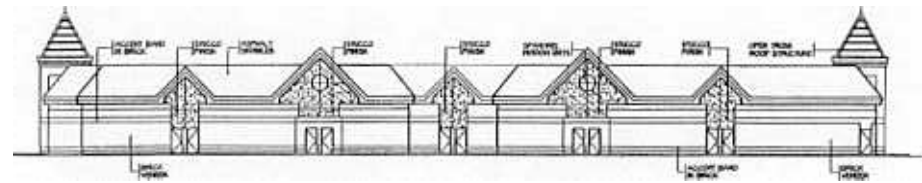
BUILDING 'A' WEST ELEVATION



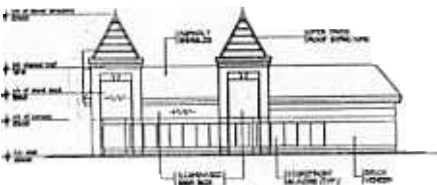
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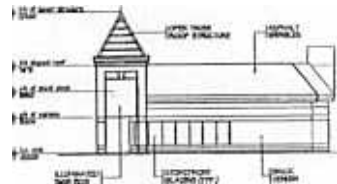
BUILDING 'B' EAST ELEVATION



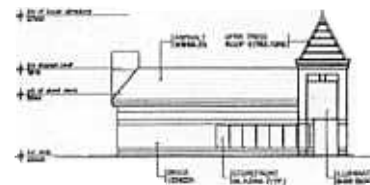
BUILDING 'A' EAST ELEVATION



BUILDING 'B' SOUTH ELEVATION



BUILDING 'A' SOUTH ELEVATION



BUILDING 'A' NORTH ELEVATION



BUILDING 'B' NORTH ELEVATION

Not to Scale

Elevations

Part Lot 19,
Concession 4

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Community Planning Department

Attachment

FILE No.:
DA.02.046

November 20, 2002

3