

COMMITTEE OF THE WHOLE MARCH 3, 2002

**SITE DEVELOPMENT FILE DA.02.063
ARMERIA INVESTMENTS LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.063 (Armeria Investments Ltd.) 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 signage, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site circulation shall be approved by the Engineering Department;
 - v) the Bathurst Street right-in/right-out access shall be approved by the Region of York Transportation and Works Department;
 - vi) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - vii) the variances required to implement the proposed site plan shall be approved and be final and binding.

Purpose

On September 25, 2002, the Owner submitted a Site Plan Application to develop the subject lands with a 1,377.5m², single-storey, multi-unit commercial building.

Background - Analysis and Options

The site is located at the northwest corner of Summeridge Drive and Bathurst Street, being Block 168, on Registered Plan 65M-3542, in Part of Lot 12, Concession 2, City of Vaughan. The rectangular-shaped 0.57 ha site has 61.2 m frontage on Bathurst Street and 91 m flankage on Summeridge Drive.

The site is designated "Medium Density Residential/Commercial" and subject to the "Local Convenience Commercial" policies in OPA No. 600, as amended by OPA No. 558. The lands are zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1063). The surrounding land uses are:

North - residential (RVM1 (A) Residential Urban Village Multiple Zone One)
South- Summeridge Drive; residential (RV3 and RV3(W) Residential Urban Village Zone Three)

East - Bathurst Street; Town of Richmond Hill
West - residential (RVM1 (A) Residential Urban Village Multiple Zone One)

Official Plan

The "Local Convenience Commercial Area" policies of OPA #600 provide opportunities for convenience level shopping and personal services, and include retail stores, personal service shops, office and similar uses. OPA #558 expanded upon OPA #600 to include eating establishments (take-out and convenience) as additional permitted uses for the subject lands. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1063). Revisions to the current site plan have resulted in the need for four minor variances from the C3 Zone standards, as follows:

	<u>Required</u>	<u>Provided</u>
Minimum Front Yard	11.0 m	8.39 m
Minimum Exterior Side Yard	11.0 m	7.96 m
Minimum Setback to a Daylight Triangle	11.0 m	4.53 m
Minimum Width of Landscape Strip	6.0 m	4.53 m

Staff supports the above-noted exceptions to achieve the recommended site plan and the applicant can proceed with a Variance Application to the Committee of Adjustment. Registration of the site plan agreement can proceed once the variances are final and binding.

Site Design

The proposed multi-unit commercial building is situated at the southeast corner of the lot, with the parking area to the north and west of the building. Landscaping and pedestrian walkways are predominant features surrounding the building, connecting to both Bathurst Street and Summeridge Drive.

The site is served by one full-movement, 7.5 m wide driveway access on Summeridge Drive at the west end of the building. The access leads to a 6 m wide driveway aisle which widens to 7 m north of the building. A 9 m wide right-in/right-out access is provided on Bathurst Street.

Building Elevations

The rectangular-shaped building is to be constructed to a maximum height of 10.52 m. The main entrances to the 10 units facing Summeridge Drive are recessed and surrounded by glass panels. The north elevation facing the parking area also provides entrances to the units, comprised of the same material but not recessed.

The sign panel and light beige stucco and precast accents are located above the entrances to the units. The building material used for the south elevation consists of brick with a horizontal banding pattern running across the length of the elevation, whereas the north elevation is comprised mainly of glass paneling. Towers are located at each end of the south elevation, with a flat roof on the westerly one and a pitched roof on the easterly one. Star-shaped medallions are provided to accent the towers, and the upper portion of the archways.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous trees and shrub planting within a generous strip along both Summeridge Drive and Bathurst Street. A mix of planting has also

been provided as a buffer along the rear and interior lot lines, where the site abuts residential lots. Pedestrian walkways at the southeast corner of the site, will connect to future sidewalks on both Summeridge Drive and Bathurst Street. The final landscape plan must be to the satisfaction of the Urban Design Department.

Access/Parking

Access to the site is from a 7.5 m wide full-movement driveway at the southwest corner of the site on Summeridge Drive. A second right-in/right-out access is proposed at the northeast corner of the site on Bathurst Street. The two access points are subject to approval by the City and the Region of York Transportation and Works Department.

The site requires and provides a total of 83 parking spaces, including one handicapped space (1,377.5 m² x 6 spaces/100 m² GFA = 83 spaces).

Servicing

The site has access to municipal services, including sanitary and storm sewers and water. However, the proposed development is located within an unassumed subdivision, which requires certification from the Subdivision Consultant Engineer for grading and storm water management, prior to the Engineering Department giving approval. The final site servicing and grading plans, storm water management report, noise report, as well as parking and on-site circulation, must be approved by the Engineering Department.

Conclusion

Staff are of the opinion that the proposed site plan to permit a multi-unit commercial building conforms to the Official Plan and is in accordance with the Zoning By-law, subject to obtaining four variances to the C3 Zone. Staff recommends approval of the application, subject to conditions, and should Committee concur, the Recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Report prepared by:

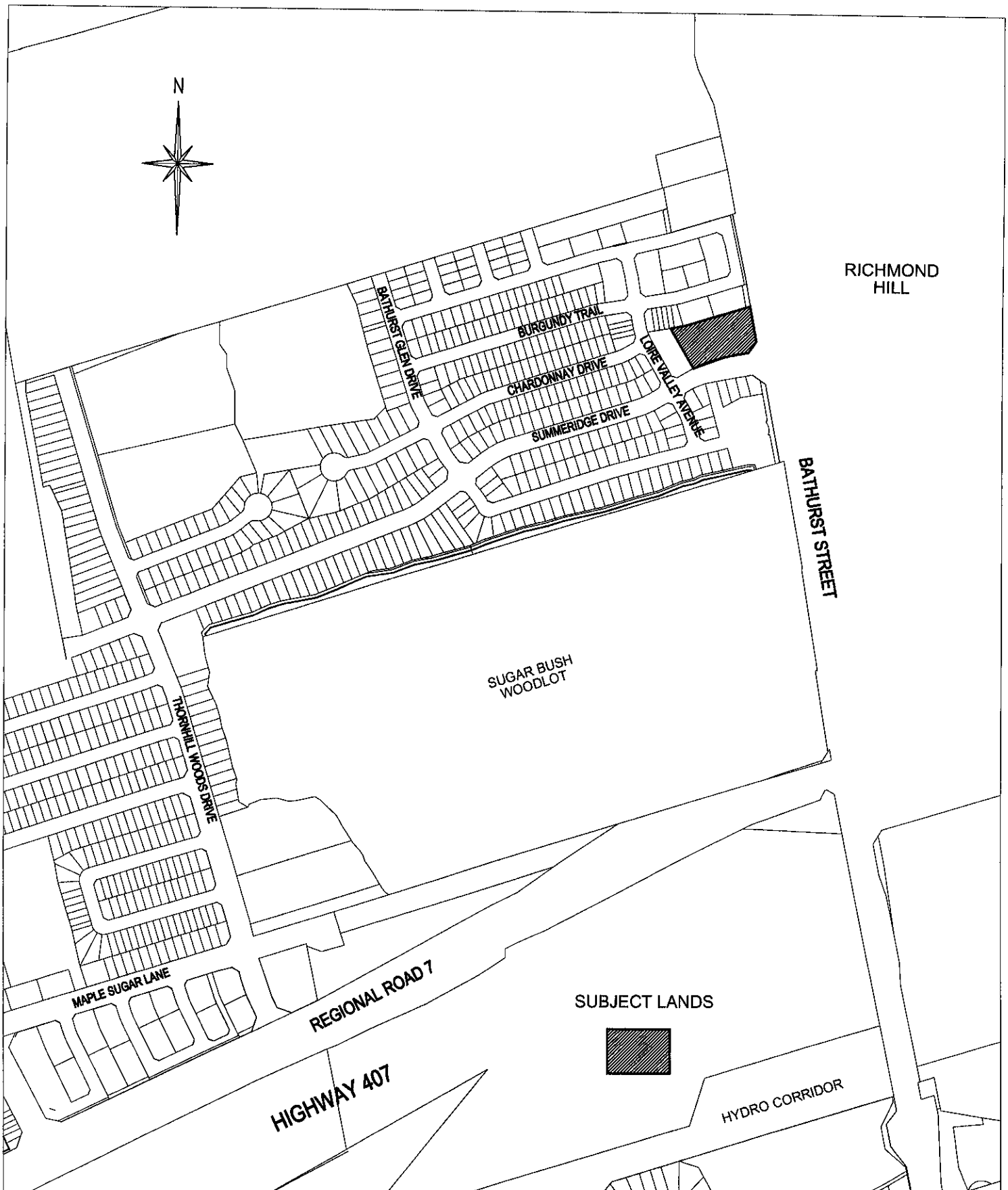
Arminé Hassakourians, Planner, ext. 8368
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part of Lot 12,
Concession 2

APPLICANT:
ARMERIA INVESTMENTS LTD.



Community Planning Department

Attachment

FILE No.:
DA.02.063

February 17, 2003

Not to scale

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Attachment 2

FILE No.:
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City of
Vaughan

Community Planning Department

Site Plan

Part of Lot 12,
Concession 2

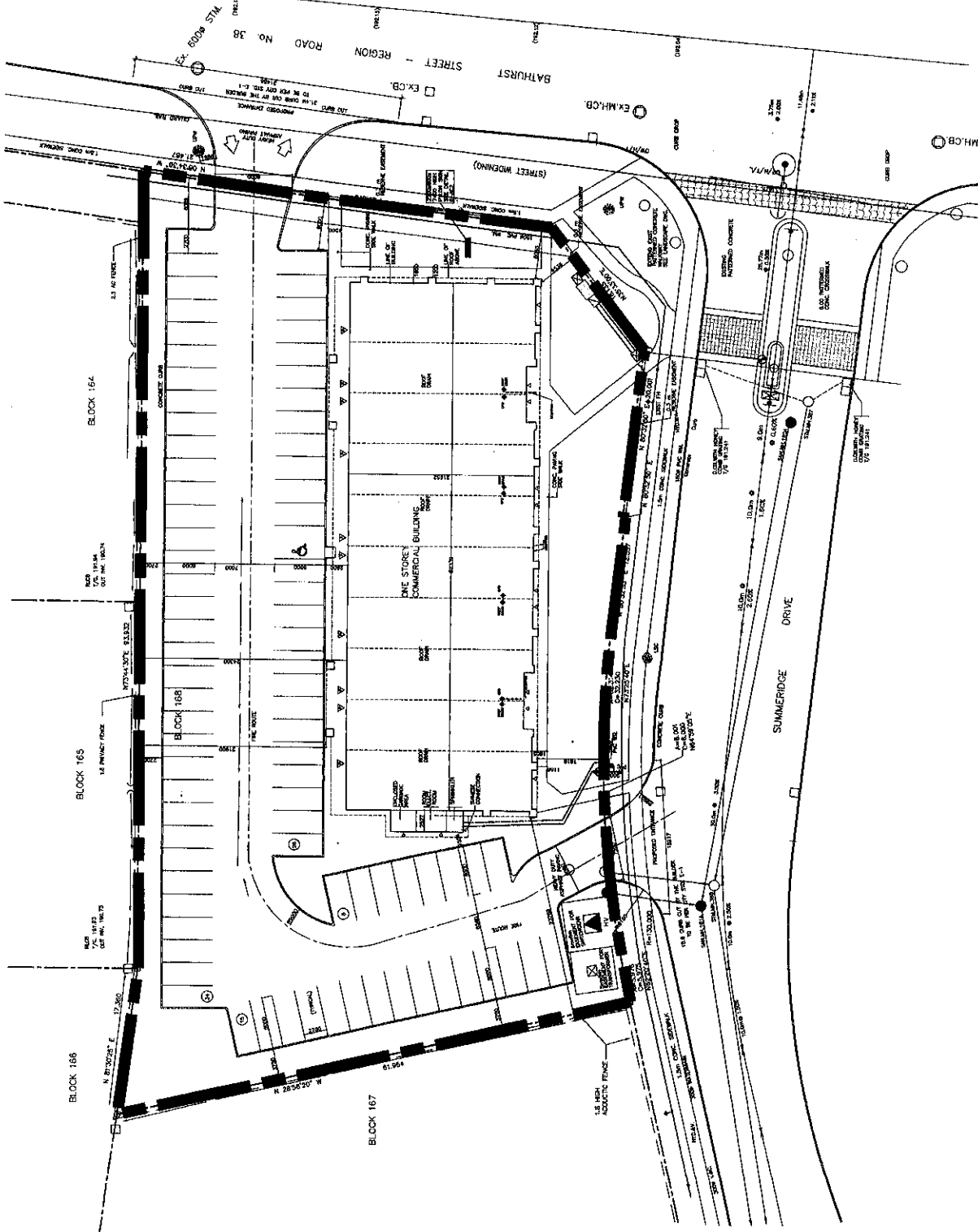
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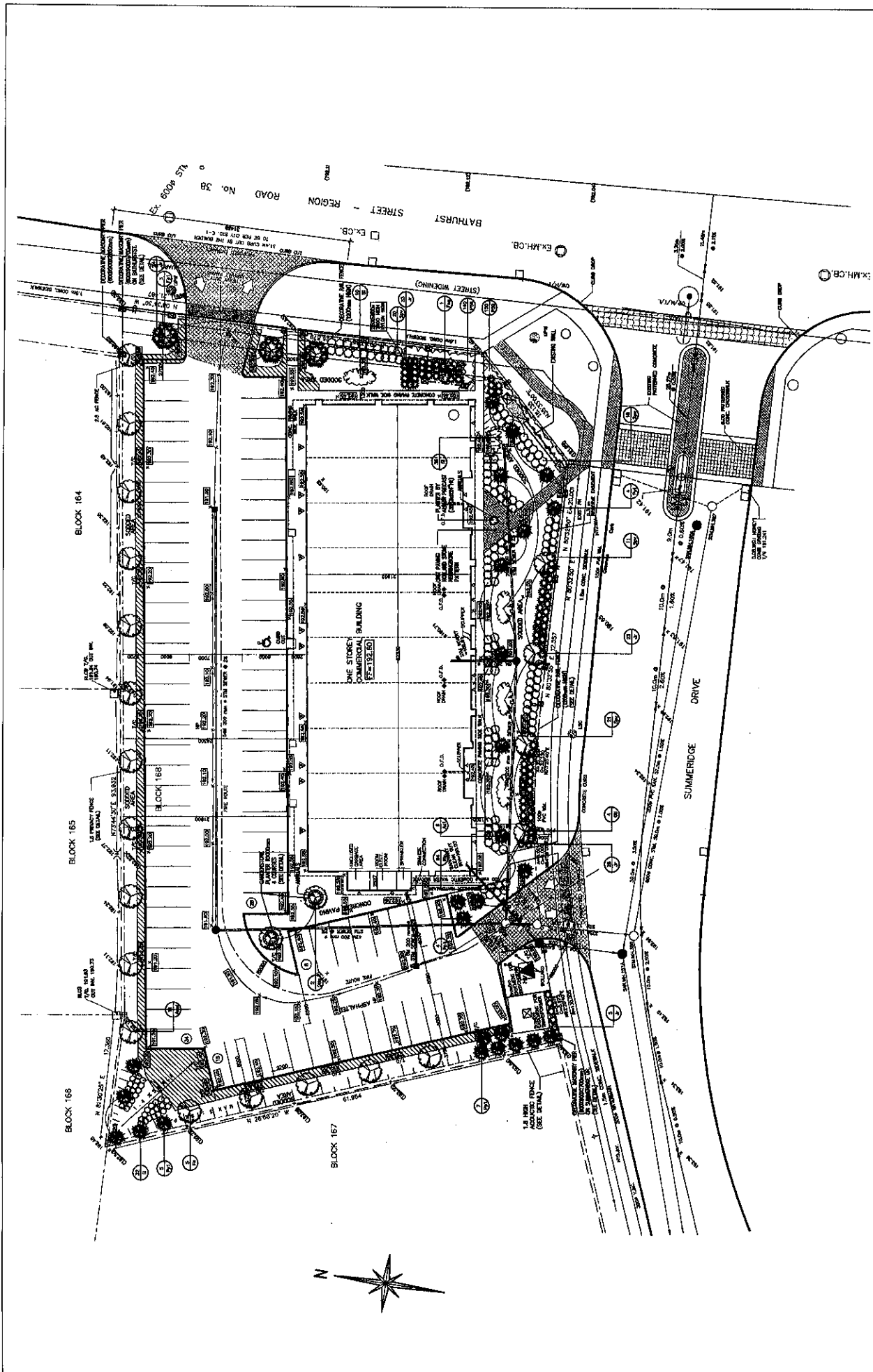
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PROJECT DATA - BLOCK 168	
ZONING	C-3 COMMERCIAL
LOT AREA	= 5,979.23 sq. m. 61,132.72 s.f.
PROPOSED LOT COVERAGE (TOTAL BUILDING G.F.A.)	1,377.5 sq. m., 24.25 %
SETBACKS	REQUIRED PROVIDED
FRONT YARD (BATHURST ST.)	11.0 m 6.04m
REAR YARD	9.0 m 23.76m
SIDE YARD (SUMMERIDGE DR.)	9.0 m 21.8m
SIDE YARD (SUMMERIDGE DR.)	11.0 m 7.81m
BLDG. CLASSIFICATION (06C2)	
BUILDING AREA G.P.A.	PROPOSED
TOTAL GROSS FLOOR AREA	1,353.07 sq. m. 14,571.28 s.f.
ENCLOSED GARAGE	14.54 sq. m. 158.33 s.f.
ELECT. ROOM	14.54 sq. m. 158.33 s.f.
TOTAL GROSS FLOOR AREA	1,377.50 sq. m. 14,827.9 s.f.
PARKING FORMULA @ 100 sq. ft.	REQUIRED PROVIDED
PARKING SPACES (2,745.00 sq. ft. INCLUDES 1/2 SPACES (4,168.00 sq. ft.))	83 83
TOTAL PARKING SPACES PROVIDED	= 83
LOADING SPACES (3.65 sq. m.)	REQUIRED PROVIDED
PARKING SPACES	83 83
LANDSCAPED AREA	1,896.53 sq. m. 21,817.00 s.f.
PAVED AREA	2,302.80 sq. m. 24,787.80 s.f.



SUBJECT LANDS





Attachment 3

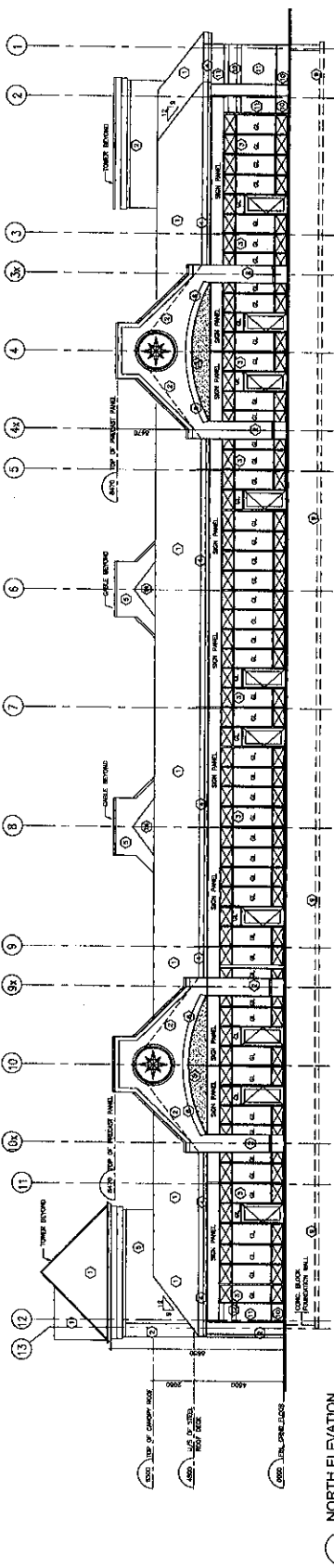
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City of Vaughan

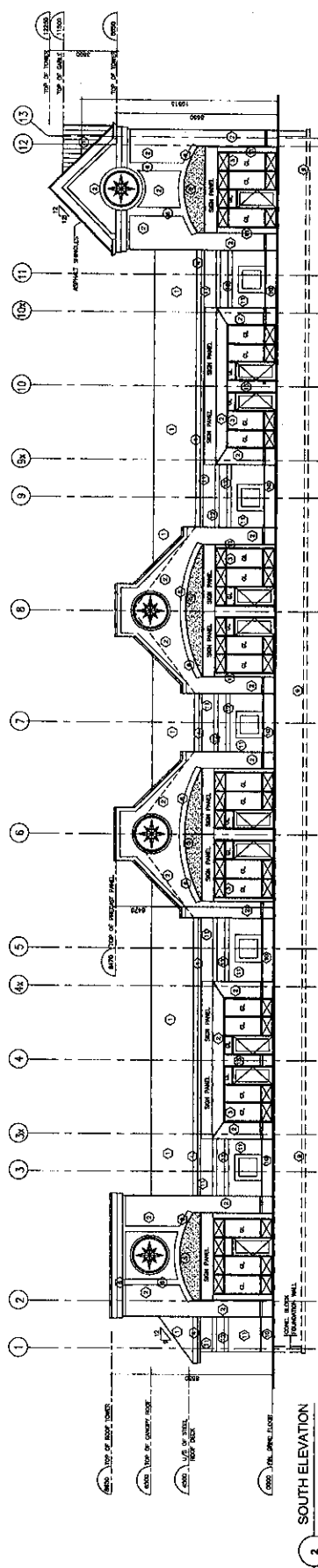
Community Planning Department

Landscape Plan

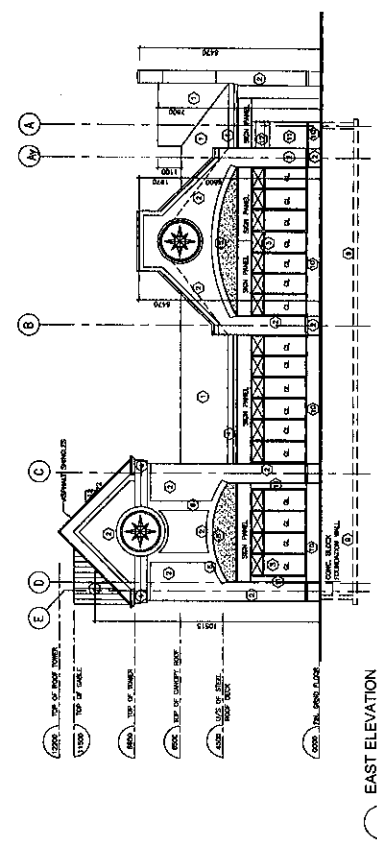
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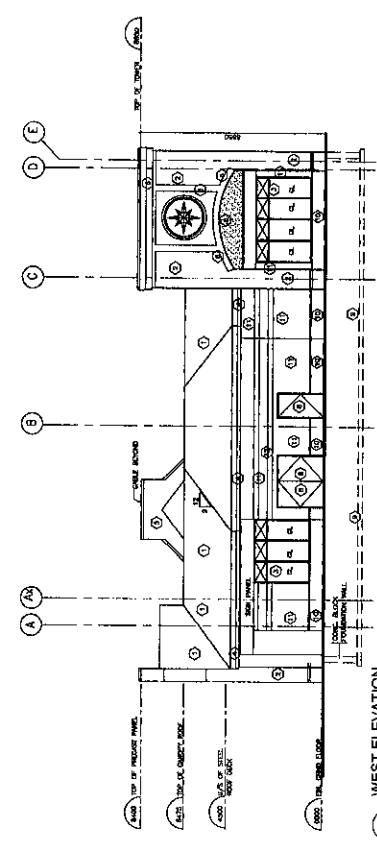
1 NORTH ELEVATION
SCALE : 1:100



2 SOUTH ELEVATION
SCALE : 1:100



3 EAST ELEVATION
SCALE : 1:100



4 WEST ELEVATION
SCALE : 1:100

Elevations

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Attachment

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