

COMMITTEE OF THE WHOLE JUNE 21, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.092
SITE DEVELOPMENT FILE DA.02.077
SEVENBRIDGE DEVELOPMENTS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.092 (Sevenbridge Developments Limited) BE APPROVED, and that the implementing by-law:
 - a) permit a car audio/alarm installation use restricted to a maximum gross floor area of 135 sq.m, as an accessory use to a permitted retail store, in the C9 Corporate Centre Zone;
 - b) remove the Holding "H" provision on the subject lands.
2. THAT Site Development File DA.02.077 (Sevenbridge Developments Limited) BE APPROVED, for a two-storey retail/office building (combined Future Shop/Home Outfitters and offices), subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site grading and servicing plans, and stormwater management report, shall be approved by the Engineering Department;
 - iii) access to Millway Avenue and Edgeley Boulevard, and on-site vehicular circulation, shall be approved by the Engineering Department.
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - v) the final landscape plan shall be approved by the Urban Design Department;
 - vi) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vii) an archaeological assessment shall be approved by the Cultural Services Division and the Ministry of Citizenship, Culture and Recreation;
 - viii) the implementing zoning by-law shall be in full force and effect.

Purpose

On May 25, 2004, the Owner submitted revised drawings and supporting information in support of applications to amend the Zoning By-law to permit a car audio/alarm use in a C9 Corporate Centre Zone, and a Site Development Application to permit a two-storey retail/office building (combined Future Shop/Home Outfitters and offices) as follows:

Total Phase Area:	2.56 ha
Ground Floor:	
Retail (Home Outfitters):	3415.84 sq.m
Office:	333.6 sq.m
Second Floor:	
Retail (Future Shop):	3131.7 sq.m
Office:	617.8 sq.m
Total Gross Floor Area:	7498.88 sq.m
Total Parking Proposed:	403 spaces

Background - Analysis and Options

The 2.56 ha vacant site is located on the northwest corner of Regional Road 7 and Millway Avenue, in Lot 6, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre Node" by OPA #500, and zoned C9(H) Corporate Centre Zone with a Holding provision and C9 Corporate Centre Zone by By-law 1-88, subject to Exception 9(959). The surrounding land uses are:

- North - vacant (C9-H Corporate Centre Zone)
- South - Regional Road 7
- East - Millway Avenue; vacant (C9 Corporate Centre Zone)
- West - Edgeley Boulevard; vacant (C9 Corporate Centre Zone)

On November 28, 2002, the Owner submitted a Site Development Application to permit two retail buildings. The application was incomplete and was not circulated for comments. Following a number of meetings between Staff and the Owner, a revised Site Development Application was submitted on November 28, 2003, together with a Zoning By-law Amendment Application, requesting a car audio/alarm installation use, reductions to the minimum parking requirement and landscape strip, and to lift the holding provision from a portion of the subject lands.

Public Hearing

On January 9, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. The recommendation of the Committee of the Whole on February 2, 2004, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on February 9, 2004.

At the time of the public hearing, the Owner requested permission for a car audio/alarm installation use; a reduced minimum landscape strip adjacent to Regional Road 7 from 6m to 3m, and a reduction in the minimum parking requirement from 390 to 319 spaces (18.25% deficiency). Based on the Owner's latest site plan submission (May 25, 2004), the landscape strip and parking requirements are being met, and exceptions in this regard are no longer required.

Official Plan

The subject lands are designated "Corporate Centre Node" by OPA #500 (Corporate Centre Plan). The Secondary Plan Area, of approximately 600 ha, establishes a focal point of major commercial development within the City. This area is comprised of two main components: the "Corporate Centre Node", which includes lands east of Highway #400 and straddling the north and south sides of Regional Road 7, and the "Corporate Centre District", which surrounds the

Node and includes lands east and west of Highway #400, and north and south of Regional Road 7. The area is one of four Regional Centres in the Region of York.

The "Corporate Centre Node" is intended to become an "urban centre" with a mix of commercial, residential and institutional uses and facilities. The Secondary Plan allows the Node to evolve as the market forces dictate over a long period of time, including the provision for interim development that is not prejudicial to the long-term goals and built form objectives intended by the Plan.

A number of policies pertain to the Node, including the requirement for development to have high design standards, and be consistent with the Vaughan Corporate Centre Urban Design Guidelines.

The proposed retail store and office are permitted uses, and the development of the site conforms to the policies of OPA #500.

Zoning

The subject lands are zoned C9(H) Corporate Centre Zone with a Holding provision and C9 Corporate Centre Zone by By-law 1-88, subject to Exception 9(959). The proposed retail store and office are permitted uses. The proposed car audio/alarm installation use is not permitted in the C9 Zone, and an amendment to the Zoning By-law is required.

The proposed use is an accessory component to the permitted retail use (Future Shop), having a floor area of 132 sq.m, or 3.5% of the total gross floor area of the Future Shop. The implementing by-law would identify the specific use requested, as accessory to the main retail use, with a maximum gross floor area restriction (round-up to 135 sq.m). This will ensure the accessory nature of the use and prevent a stand-alone use such as a "public garage", which would not be in keeping with the intent of the Corporate Centre plan.

All other aspects of the proposed development appear to comply with the zoning requirements of By-law 1-88.

Holding (H) Provision

The subject lands are part of a larger 26 ha land holding owned by Sevenbridge Developments Limited. The only developed portion of the overall lands is the WalMart and Sam's Club sites. Most of the remainder of the undeveloped lands are zoned with a Holding (H) symbol, with the exception of a portion of land at the northeast corner of Edgeley Boulevard and Regional Road 7, which is where the Site Development Application for Home Outfitters was originally proposed, and approved by the Ontario Municipal Board in July 2001.

The condition for removal of the (H) symbol on the lands zoned C9(H) Zone, is Council's approval of an urban design plan. On February 9, 1999, the Owner submitted an application to remove the (H) symbol on their entire land holding (File: Z.99.010), together with a concept plan and supporting studies relating to urban design and transportation. In light of the transportation planning studies that were being undertaken for the Corporate Centre at that time, with potential impact on urban design, the application was held in abeyance.

In July 2001, both the urban design guidelines and updated traffic study for the Sevenbridge lands within the Corporate Centre were approved. The (H) symbol remains on the balance of the lands until such time as a site development application is submitted and reviewed in accordance with the approved urban design guidelines. This approach is consistent with other development in the Corporate Centre.

Staff is supportive of the proposed development, which generally conforms to the approved Urban Design Guidelines. The implementing by-law will remove the holding provision on the east portion of the subject lands, as well as permit the car audio/alarm installation use in a C9 Zone.

Site Design

The site plan shows a rectangular-shaped 7498.88 sq.m, two-storey retail/office building in close proximity to the intersection of Millway Avenue and Regional Road 7. A Home Outfitters store and office space is proposed on the first floor, with Future Shop and office occupying the second floor. The main entrance to each store is located on the west elevation. An entrance at the southeast corner of the building provides access to the office space located on the first and second floors.

Two full move accesses are proposed; one onto Millway Avenue, the other onto Edgeley Boulevard. Most of the parking is proposed west of the building. Two loading spaces, to be screened by an architectural wall, are proposed on the north side of the building. Adjacent to the screen wall is a driveway aisle providing access to the car audio/alarm installation facility at the northeast corner of the building.

A central square is proposed adjacent to Regional Road 7, together with a 2 m wide pedestrian walkway and intermittent landscape strips extending from the square to the north limit of the site plan. This is generally consistent with the urban design guidelines.

Roads/Access

The location of the proposed development relative to the planned road network for the Corporate Centre is shown on Attachment No. 2. OPA #528 identifies specific road network improvements serving the Vaughan Corporate Centre Secondary Plan Area (OPA #500). The site plan recognizes three future local roads, two north/south roads connecting with Regional Road 7, and one east/west road connecting Millway Boulevard and Edgeley Boulevard across the north limit of the site plan. All three roads have a planned 20 m right-of-way. The proposed building would not appear to encroach into the planned roads. Millway Avenue requires re-alignment north of Regional Road 7 to Applemill Road. The site plan would not interfere with the planned re-alignment.

Where a proposed development abuts a Regional Road, the Region of York may request to be a party to the development agreement, with conditions of approval to be included in the Agreement. As a condition of site plan approval, all requirements of the Region of York Transportation and Works Department shall be satisfied.

Parking

The proposal is considered a Mixed Use development having retail and business and professional offices. Parking for the site is calculated on the basis of percentage of peak period demand for Weekdays and Saturday. The maximum parking requirement obtained from one of the Weekday and Saturday time periods shall be the required parking for that specific mix of uses. The total parking required for the proposed development is 397 parking spaces, whereas 403 spaces are proposed, resulting in a surplus of 6 spaces.

Notwithstanding that the proposed development meets the minimum parking requirement, Staff have concerns with future development of the same larger block that could be disadvantaged in terms of parking. Any shortfall in parking for future development may require a parking justification for the overall development block.

Servicing/Utilities

The Owner submitted a revised grading and servicing plan and stormwater management report on May 25, 2004. The site servicing and grading plan and stormwater management report shall be to the satisfaction of the City Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The landscape plan consists of primarily deciduous trees and continuous shrub beds. A double row of deciduous trees and shrub beds are proposed along Regional Road 7 and Millway Avenue, as identified in the approved urban design/master landscape plan. The central square, located to the west of the building adjacent to Regional Road 7, consists of interlocking pavers, bench seating, and a double row of deciduous trees around its perimeter. A 2 m wide pedestrian walkway and intermittent landscape strips extend from the square to the north limit of the site plan.

Elements within the central square will be subject to further review, in accordance with the ongoing Corporate Centre Master Streetscape Study. The final landscape plan, including detail drawings and a cost estimate, must be to the satisfaction of the Urban Design Department.

It is noted that cash-in-lieu of parkland dedication for the subject lands was paid by the Owner under Consent application B79/97, which applies to the larger land holding.

Building Design

The rectangular shaped building is two-storeys, being 15 m high at the central portion and 13.8 m high for the remainder. Building materials consist of red brick veneer, white and sand coloured stucco, and a combination of clear, clere story glazing and spandrel panels. A suspended canopy is proposed over the first storey entranceways along Millway Avenue, Regional Road 7 and over the main entrance on the west elevation. The percentage of proposed glazing appears to either meet or exceed the minimum requirements identified in the Urban Design Guidelines. Signage identifying the store names is proposed on the second-storey along Millway Avenue, Regional Road 7 and on the west elevation above the building's main entrance.

As a condition of site plan approval, the final building elevations shall be approved by the Community Planning and Urban Design Departments.

Heritage

The Cultural Services Division requires an archaeological assessment report to be undertaken by a licensed archaeologist. Upon completion, the archaeological assessment is to be submitted to both the Cultural Services Division and the Ministry of Citizenship, Culture and Recreation for approval.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #500.

Conclusion

The subject lands are part of a larger land holding owned by Sevenbridge, and are zoned C9 Corporate Centre Zone and C9(H) Corporate Centre Zone, subject to a Holding (H) symbol. The

condition for removal of the (H) symbol in the C9 Zone is Council's approval of an Urban Design Plan, which occurred in June 2001.

Staff has reviewed the proposed Zoning Amendment Application to permit the car audio/alarm installation use and has no objection subject to it being accessory to the main retail use with a maximum floor area restriction.

Staff has also reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan, the approved Urban Design Guidelines and Master Landscape Plan and requirements of the Zoning By-law, and is satisfied that the subject lands can be appropriately developed as a Mixed Use development (retail/office), in the Corporate Centre.

Should the Committee concur, the recommendation provided in the "Recommendation" section of this report to lift the Holding provision, and to approve the zoning amendment and site plan applications, can be adopted.

Attachments

1. Location Map
2. Corporate Centre Plan
3. Site Plan
4. Landscape Plan
5. Elevations (south/west)
6. Elevations (north/east)

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

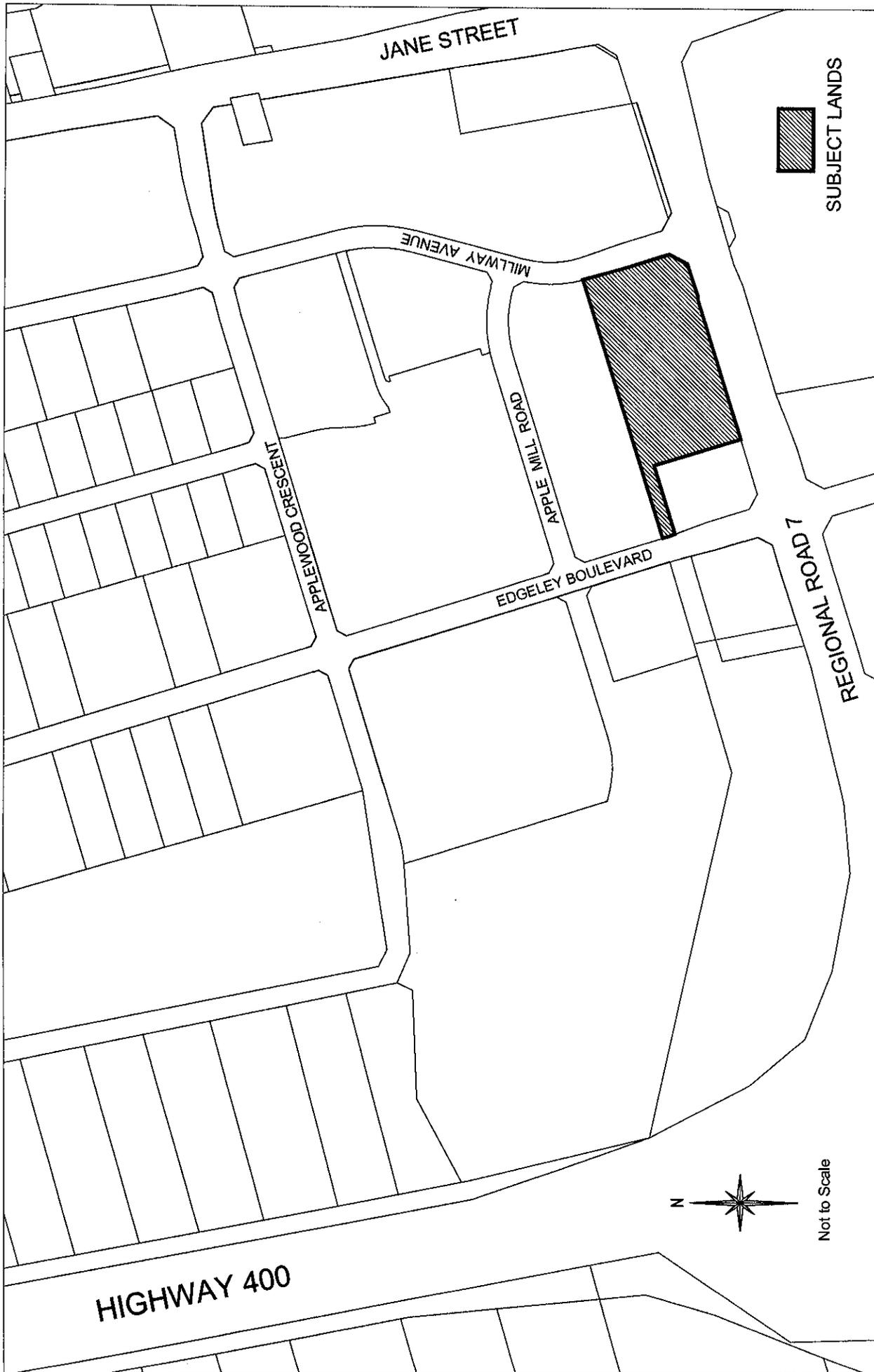
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Location Map

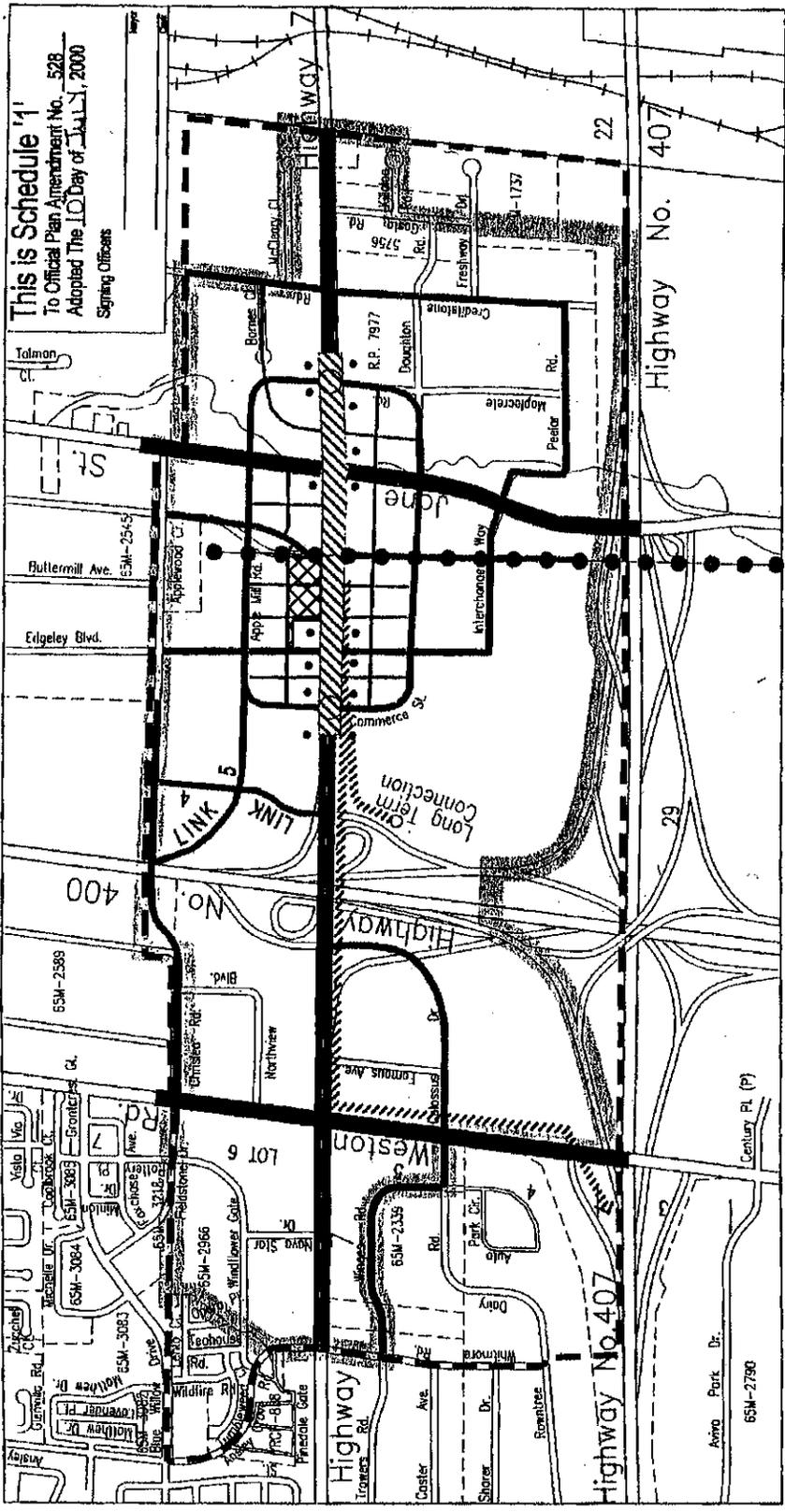
Part of Lot 6,
Concession 5
 APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED
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Community Planning Department

Attachment 1

FILE No.:
 DA.02.077
 & Z.03.092
 June 8, 2004



This is Schedule 'B'
To Critical Plan Amendment No. 528
Adopted The 10 Day of August, 2000
Signing Officers



Not to Scale

**Vaughan Corporate Centre Secondary Plan
Amendment No. 500**

- Highway 7 / Avenue 7'
- Arterial Road
- Collector Road
- Local Road
- 23m Higher Order Transit Right of Way
- Inter-Regional Transitway (Potential)
- Gateway Sites

**Schedule 'B' - Transportation Plan
See Schedule 'B1' For Implementing Road Width Plan**

- Traffic Control / Design Feature
- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary
- Subject Lands

Corporate Centre Plan

Part of Lot 6,
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APPLICANT:
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Not to Scale

PARCEL STATISTICS

PHASE AREA: 276,198 SF = 6.34 ACRES
 25,057.58 SM = 226.5 HA
 LANDSCAPED AREA: 44,028 SF = 1.025 ACRES
 4,194.35 SM = 37.97 HA
 PAVED AREA: 237,383 SF = 5.311 ACRES
 21,482.6 SM = 193.75 HA
 GROUND FLOOR AREA (GFA): 40,360 SF = 3,748.44 SM
 SITE COVERAGE: 14.91%

GROUND FLOOR:
 RETAIL FLOOR AREA (GFA): 34,248.55 SF = 3,181.89 SM
 VESTIBULE: 2,520.45 SF = 234.15 SM
 OFFICE FLOOR AREA (GFA): 3,591 SF = 333.6 SM
 TOTAL GROUND FLOOR (GFA): 40,360 SF = 3,748.44 SM

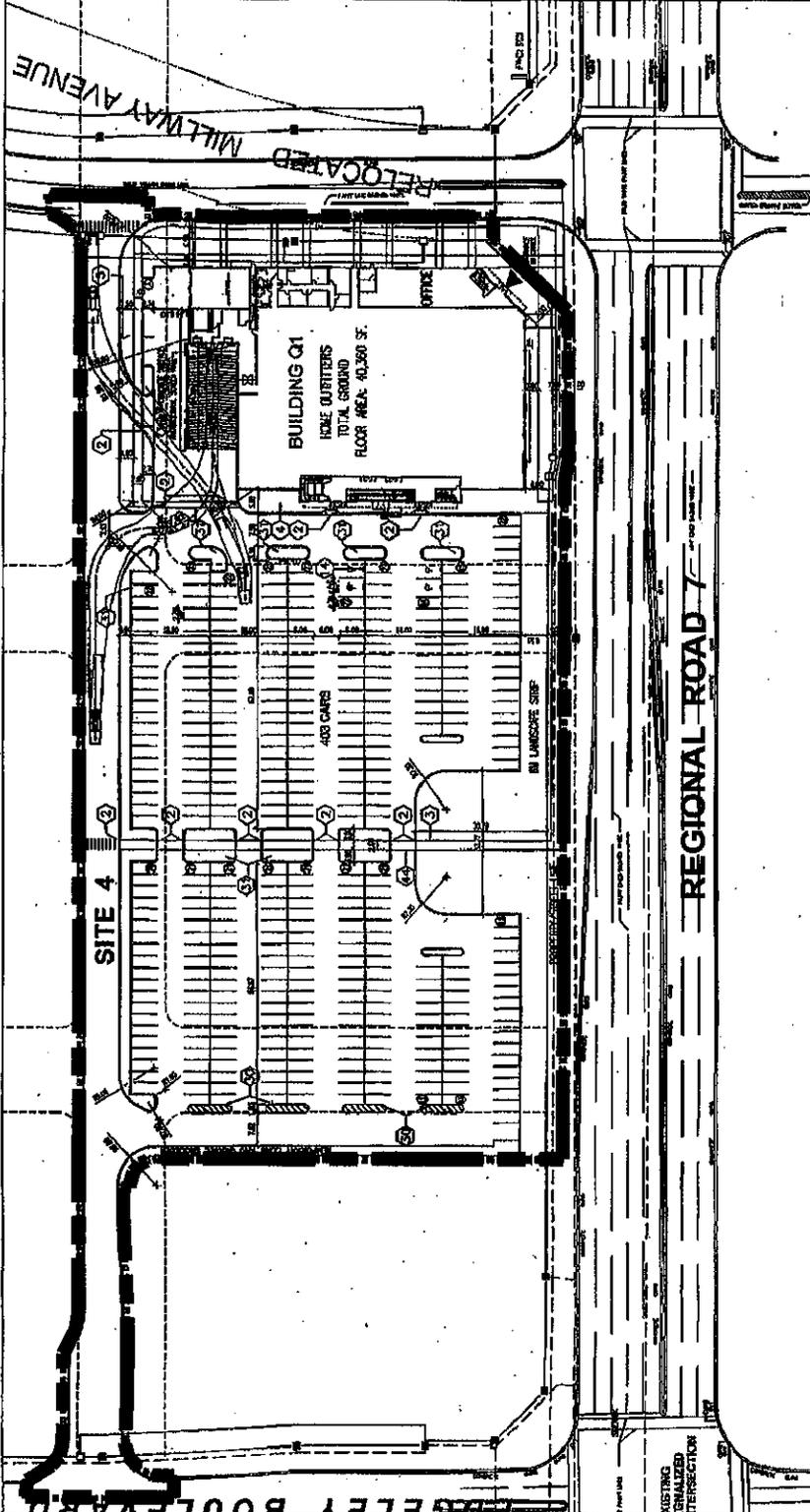
SECOND FLOOR:
 RETAIL FLOOR AREA (GFA): 31,130 SF = 2,867.55 SM
 VESTIBULE: 2,520.45 SF = 234.15 SM
 OFFICE FLOOR AREA (GFA): 6,690 SF = 617.8 SM
 TOTAL SECOND FLOOR (GFA): 40,360 SF = 3,748.44 SM

TOTAL FLOOR AREA (GFA): 81,720 SF = 7,499.8 SM
 TOTAL FLOOR AREA RETAIL (GFA): 70,479 SF = 6,487.5 SM
 TOTAL FLOOR AREA OFFICE (GFA): 10,241 SF = 951.3 SM

PARKING REQUIRED (RETAIL: 383 CARS = 6,090 SM,
 100% OF PEAK PERIOD PARKING DEMAND
 WEEKLY AND SATURDAY)

PARKING REQUIRED (OFFICES: 4 CARS = 65,000.1 SM,
 100% OF PEAK PERIOD PARKING DEMAND
 WEEKLY AND SATURDAY)

TOTAL PARKING PROVIDED: 387 CARS
 PARKING PROVIDED: 403 CARS



SUBJECT LANDS

Attachment 3

FILE No.: DA.02.077 & Z.03.092

June 8, 2004



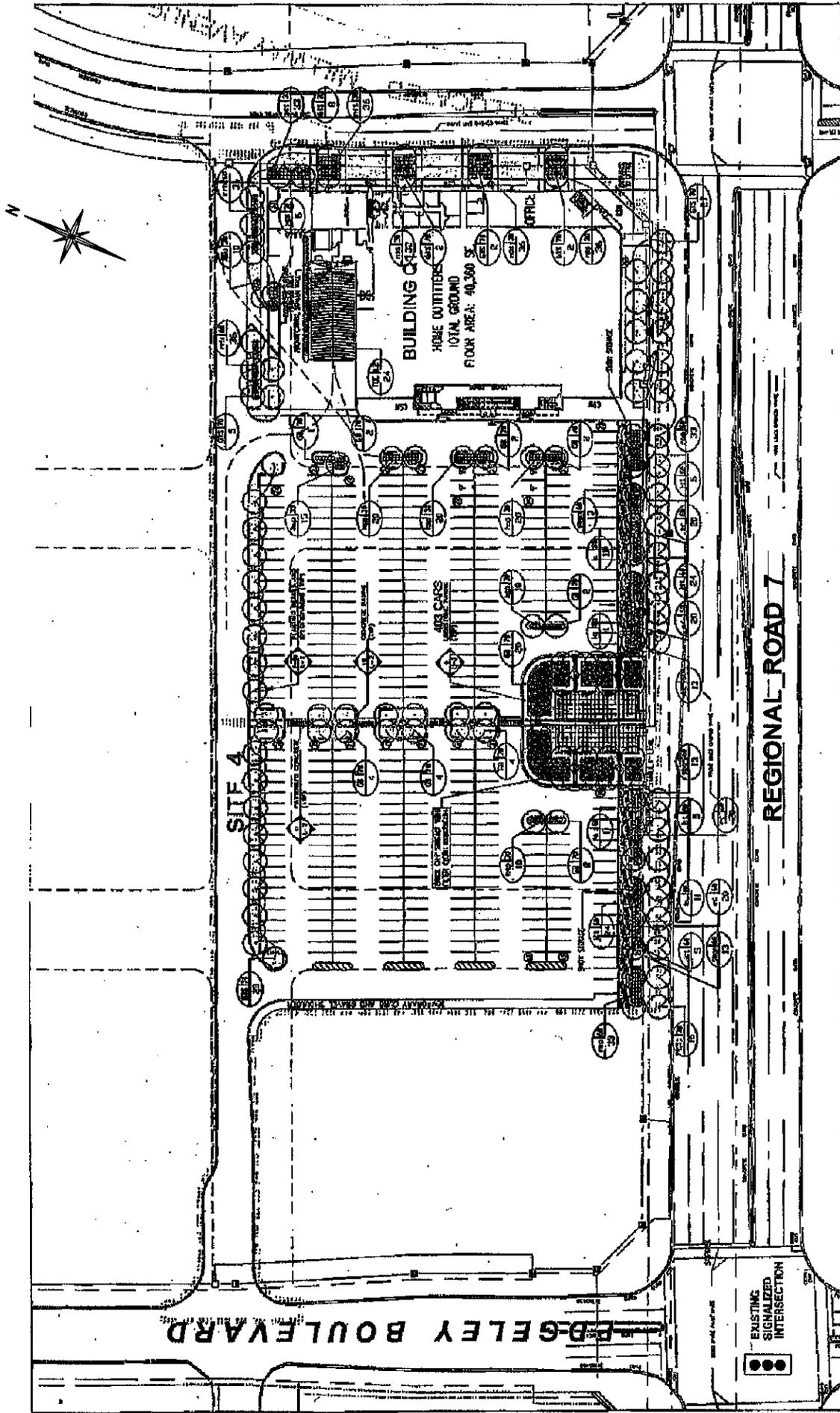
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Site Plan

Part of Lot 6,
 Concession 5

APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED

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Not to Scale

Landscape Plan

Part of Lot 6,
Concession 5

APPLICANT:
SEVENBRIDGE DEVELOPMENTS LIMITED

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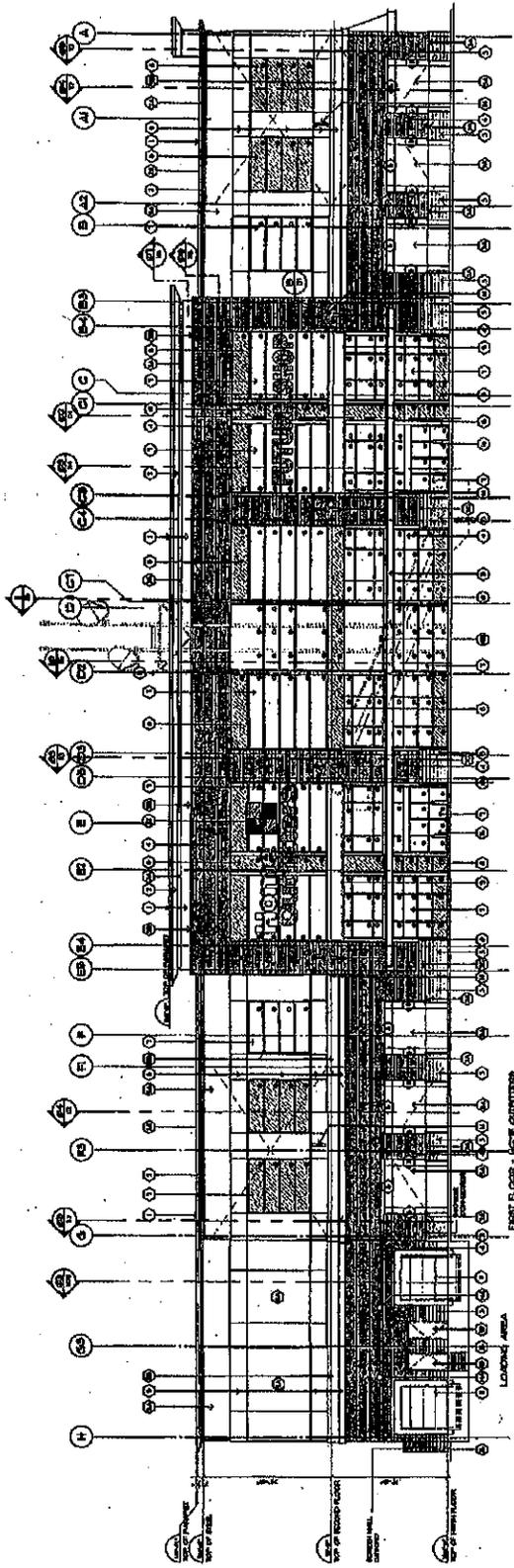


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Attachment 4

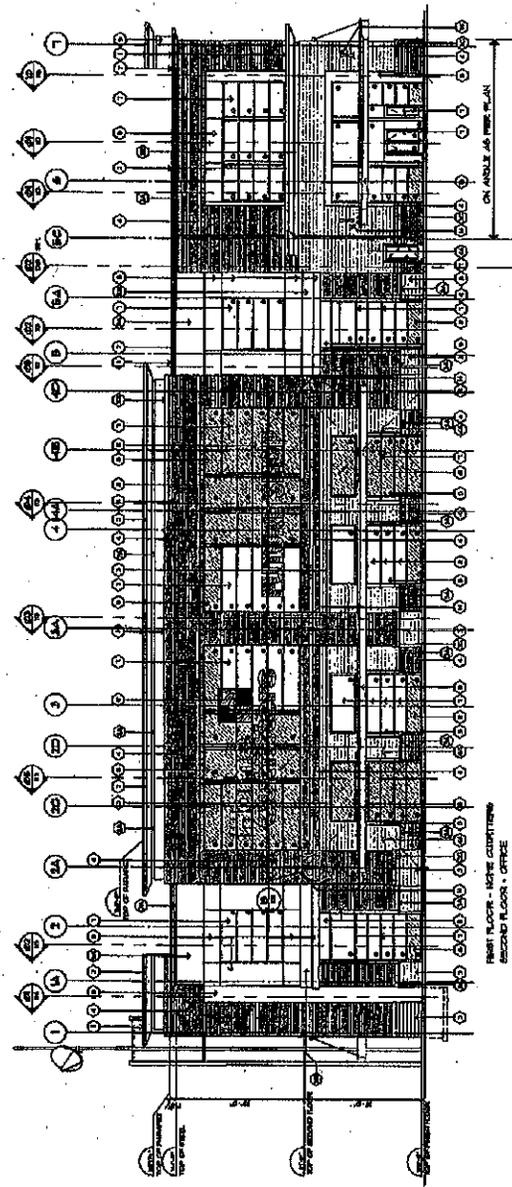
FILE No.:
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June 8, 2004



EDGELEY BOULEVARD

WEST ELEVATION
SCALE 1/8" = 1'-0"



REGIONAL ROAD 7

SOUTH ELEVATION
SCALE 1/8" = 1'-0"

South & West Elevations

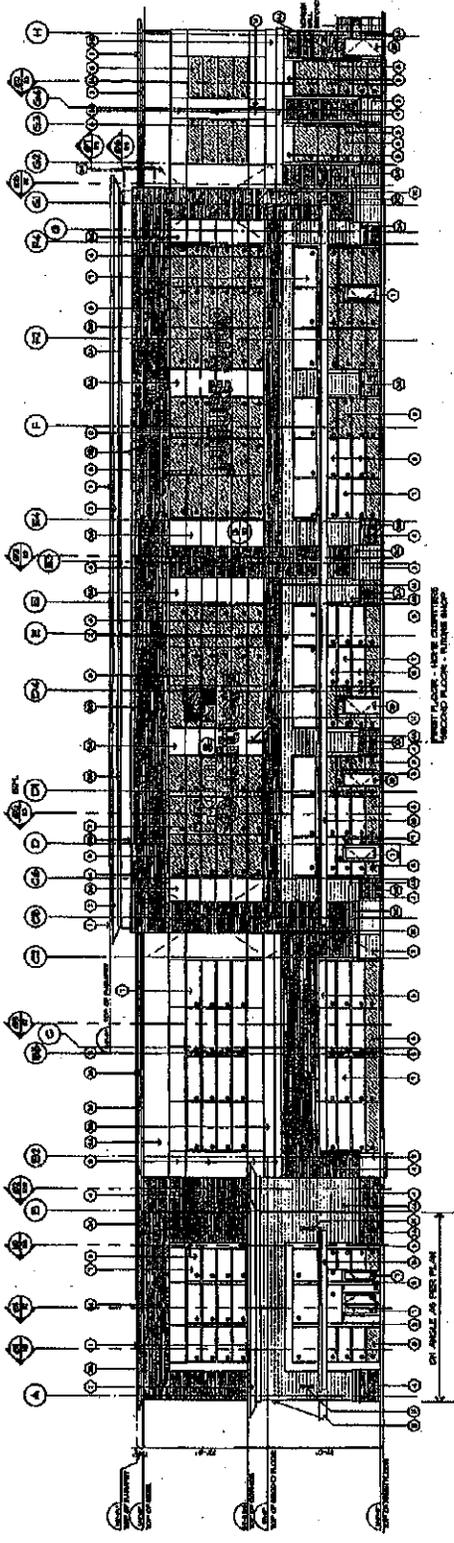
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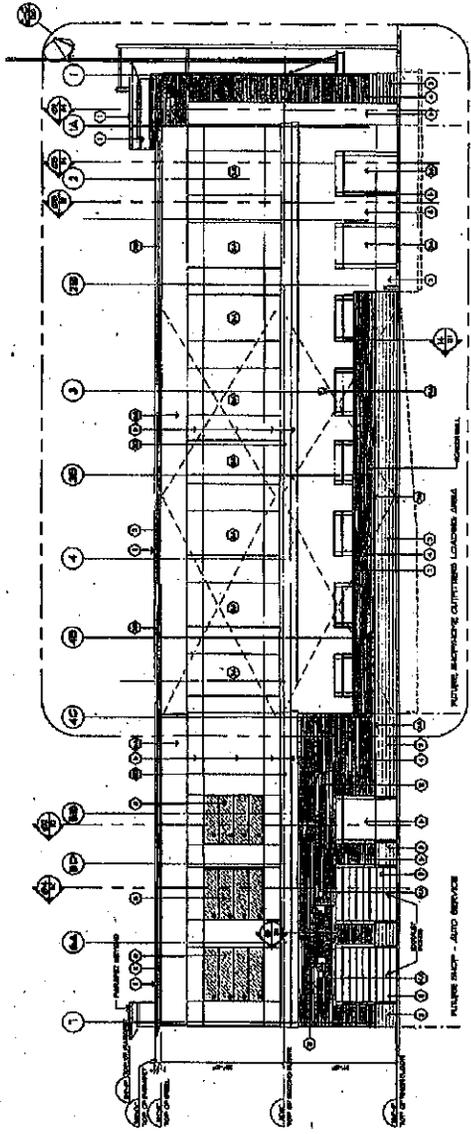
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Attachment 5

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MILLWAY AVENUE



North & East Elevations

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