

COMMITTEE OF THE WHOLE NOVEMEBER 1, 2004

SITE DEVELOPMENT FILE DA.03.058
BETHRIDGE DEVELOPMENTS INC.

Recommendation

The Commissioner of Planning recommends:

THAT the revised site plan and building elevations for Site Development File DA.03.058 (Bethridge Developments Inc.) BE APPROVED, subject to the conditions approved by Council on March 8, 2004.

Purpose

On August 25, 2004 the applicant submitted a revised site plan application proposing the following changes:

- The development of Buildings "A" and "B" only, Building "C" will be developed during phase two;
- A 148.64m² decrease in GFA for Building "A" (private school);
- A 315m² increase in GFA for Building "B" (eight-unit commercial building) and its relocation south from the northwest corner of Islington Avenue and Sonoma Boulevard to be oriented along Islington; and
- A complete revision of the building elevations.

Background - Analysis and Options

The vacant 0.757ha site is located at the southwest corner of Sonoma Boulevard and Islington Avenue, being Block 129 and Part of Block 157 on Registered Plan 65M-3413, in Lot 17, Concession 7, City of Vaughan.

The site is designated "Medium Density Residential/Commercial" by OPA 600 and zoned RV3 Residential Urban Village Zone Three under By-Law 1-88, and subject to Exception 9(988). The surrounding land uses are:

- North - street townhouses (RVM1 (A) Residential Urban Village Multiple Dwelling Zone)
- East - Islington Avenue; Kortright Centre for Conservation (OS1 Open Space Conservation Zone)
- South - street townhouses (RVM1 (A) Zone)
- West - street townhouses (RVM1 (A) Zone), single and semi-detached units (RV4 Residential Urban Village Zone Four)

On March 8, 2004, the Council of the City of Vaughan approved Site Plan Application DA.03.058 and amending Zoning By-law 235-2004 to permit the addition of a bank or financial institution with an associated drive-thru and business and professional office uses.

On October 14, 2004, the Committee of Adjustment approved Variance Application A292/04 to permit an increase of the gross floor area of Building "B" from 465m² to 780m², and the addition of a personal service shop as a permitted use for Building "B".

Official Plan

The site is designated Medium Density Residential/Commercial by OPA 600. The designation permits a mix of residential, and limited commercial uses, provided that they are at grade level along transit routes to encourage pedestrian movement. Small-scale retail and office commercial uses are permitted provided that such uses face on a primary street or arterial road; the proposed revisions conform to the Official Plan.

Zoning

The site is zoned RV3 Residential Urban Village Zone Three under By-law 1-88. The site is subject to site specific zoning exception 9(988), which permits the following uses; church, public library, police station/fire hall, day nursery/day care center with an associated nun's residence, community center, seniors residence/home for the aged, park, business and professional offices and a bank or financial institution with an associated drive-thru facility. Additionally, on October 14, 2004, the Committee of Adjustment approved Variance Application A292/04 to permit the addition of personal service shop as a permitted use.

Site Design

The development proposes two buildings. A private elementary school is proposed for Building "A" and is sited on the west side of the property. Building "B" is an eight-unit commercial building sited on the east side of the property. Building "C" (day nursery) will be developed at a future date.

The development proposes three access points, one full movement access from Clarence Street and right-in/right-out accesses from Sonoma Boulevard and Islington Avenue. A sidewalk surrounds the perimeter of the site and internal pedestrian walkways connect both buildings.

The Development Planning Department will approve the final site plan.

Elevations

The buildings are similar in design and will be constructed of the same materials. They all consist of double glazed windows, stucco, stone and arched asphalt shingled roof canopies.

The main entrance for Building "A" is located on the east elevation, facing building "B". It consists of two glass doors, surrounded by glass panels, with an arched shingled canopy above. Alternating one-storey windows and arched shingled canopies surround the building, with entry/exit doors on both the north and south elevations and a man door on the east elevation.

The primary façade for building "B" is located on the west elevation, with eight double-glazed entry doors, facing Islington Avenue. Alternating one-storey windows and arched shingled canopies surround the building, along with an illuminated sign box on the east and west elevations. Nine of eleven man-doors are on the east elevation, the remaining two on the south elevation along with a loading door.

The Development Planning Department will approve the final elevation plan

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff has reviewed the site plan in accordance with the Official Plan and Zoning By-law, and have no objections. Staff are satisfied that the revisions made to the site plan application are appropriate for the site and compatible with the existing uses along Islington Avenue.

Therefore, Staff recommends approval of the revisions to the Site Development Application. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevation Building "A"
4. Elevation Building "B"

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

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Location Map

Part of Lot 17,
Concession 7

APPLICANT:
BETHRIDGE DEVELOPMENTS INC.

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City of
Vaughan

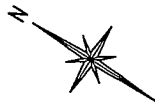
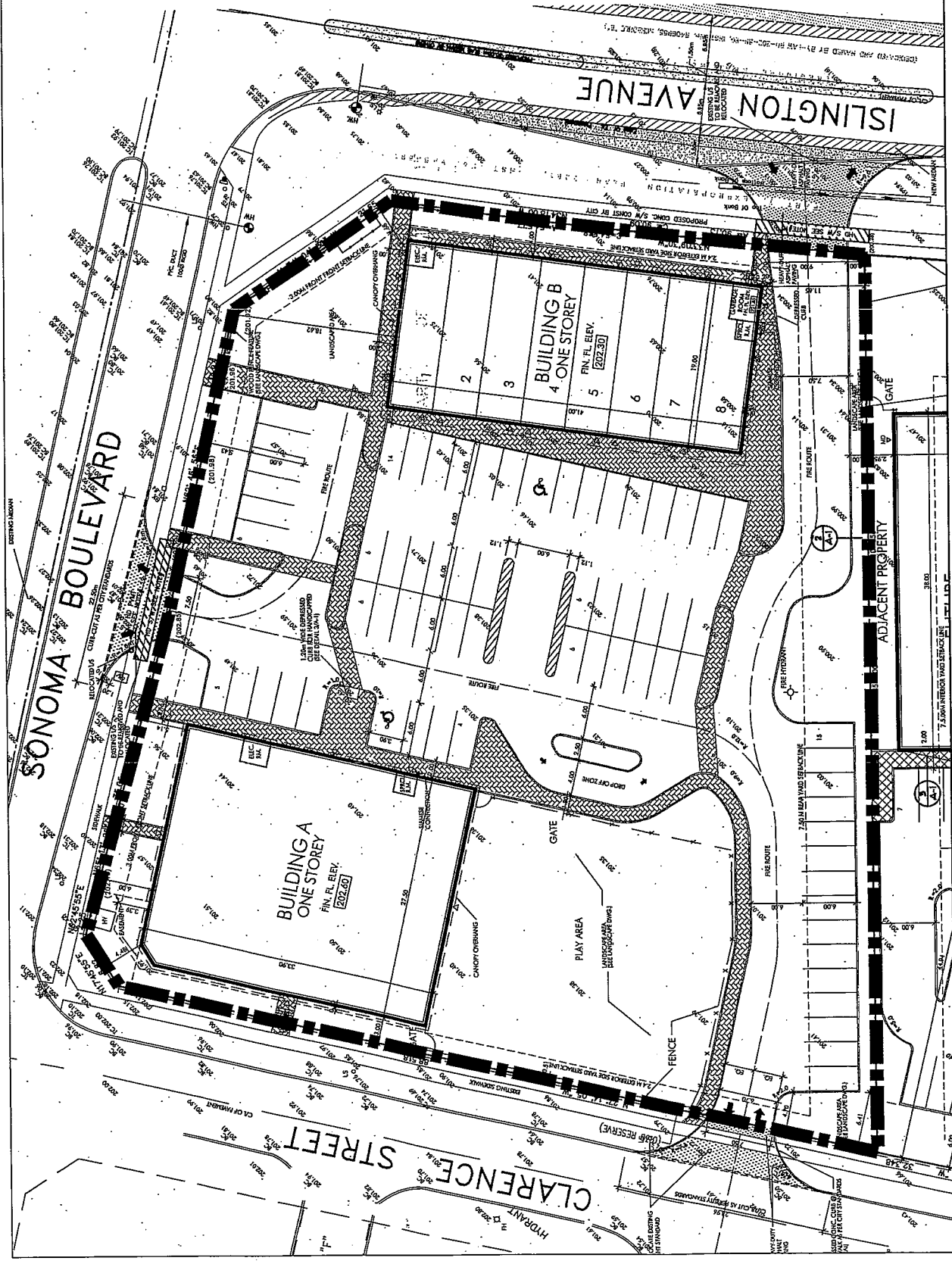
Development Planning Department

Attachment

FILE No.:
DA.03.058
RELATED FILE No.:
Z.03.065

October 20, 2004

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Not to Scale

SUBJECT LANDS

Attachment 2

FILE No.: DA.03.058
 RELATED FILE No.: Z.03.065
 October 20, 2004



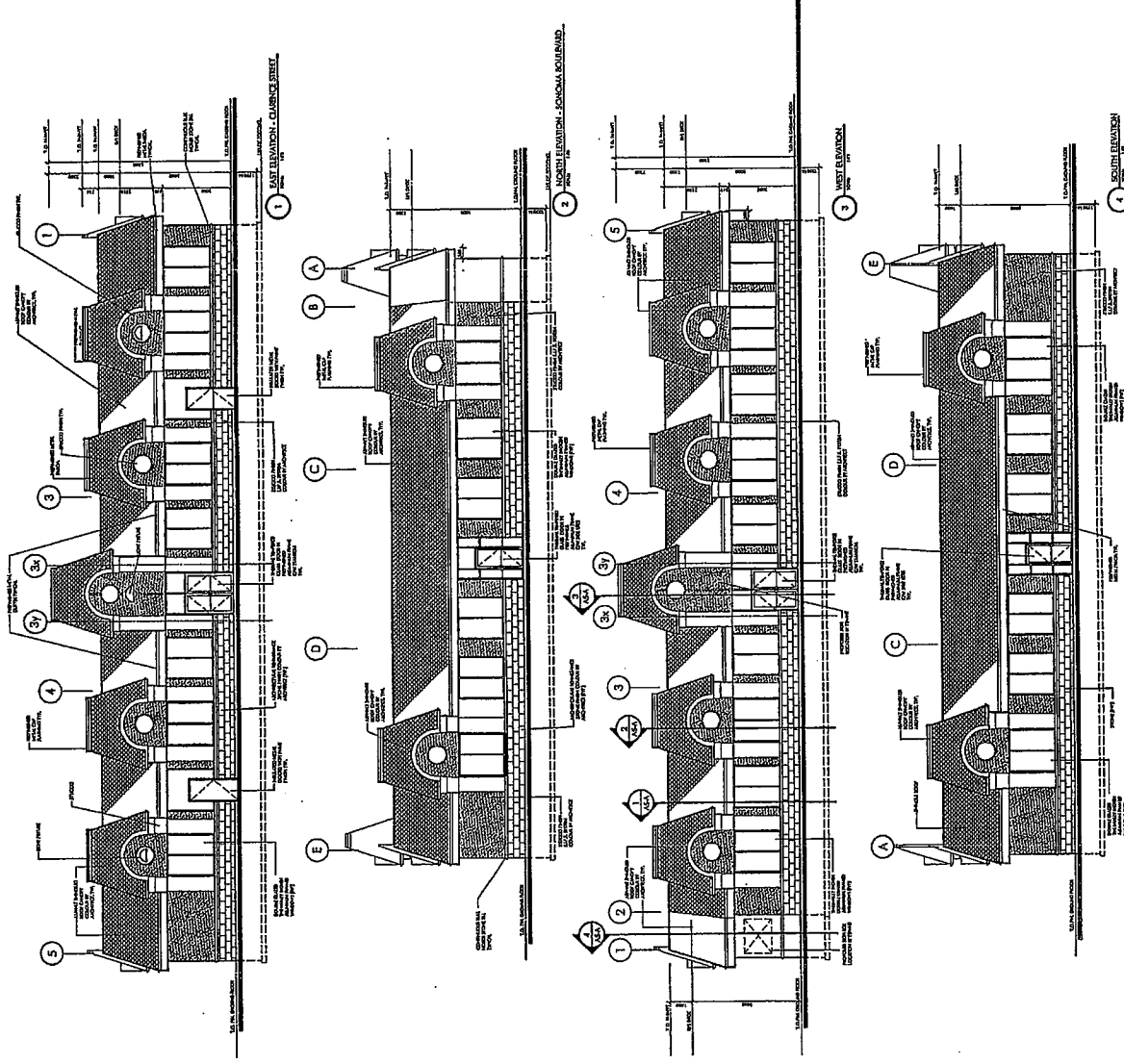
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Site Plan

Part of Lot 17,
 Concession 7

APPLICANT:
 BETHRIDGE DEVELOPMENTS INC.

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Elevations - Building A

Part of Lot 17,
Concession 7

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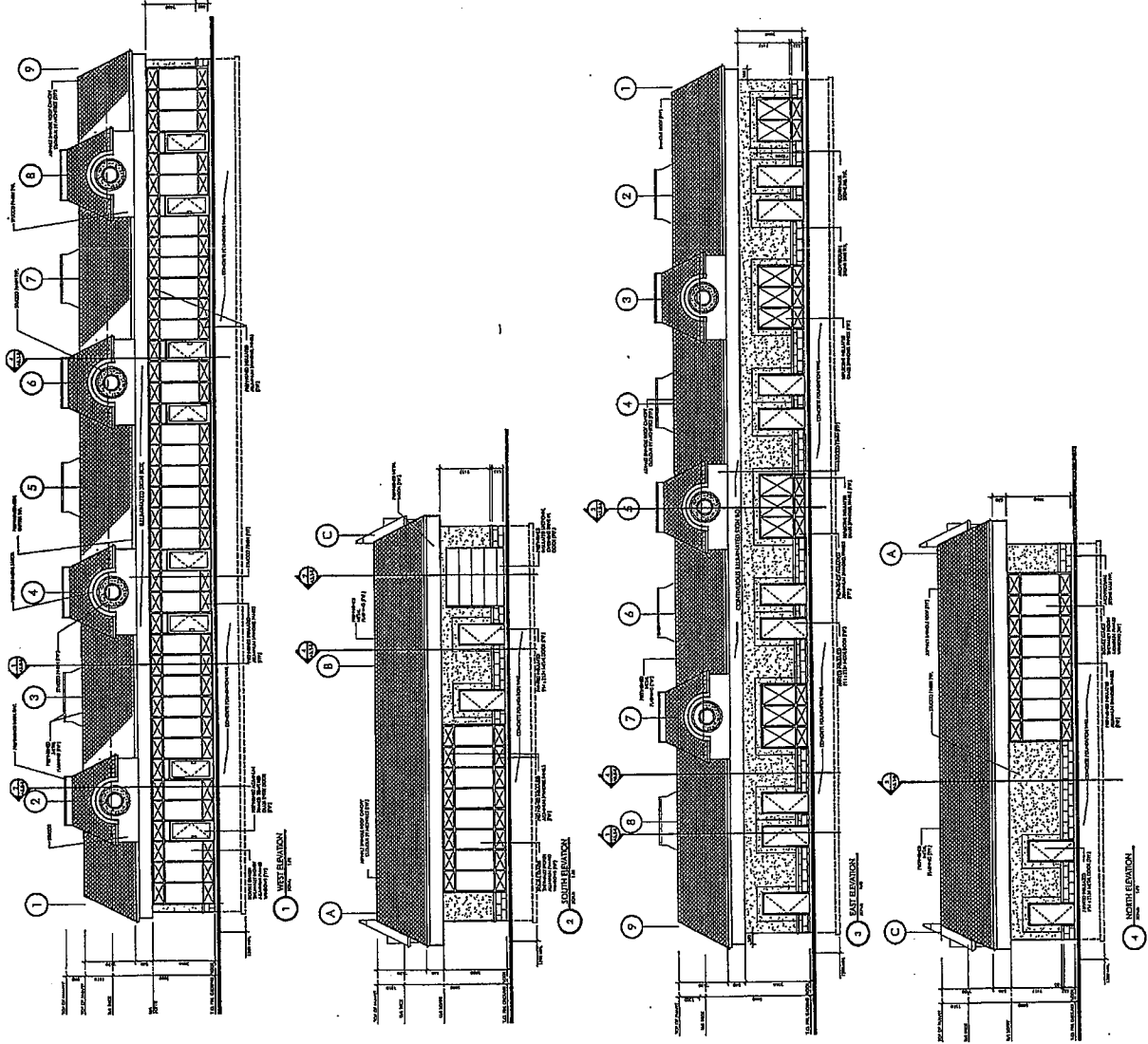
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Attachment

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FILE No.:
DA.03.058
RELATED FILE No.:
Z.03.065

October 20, 2004



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Attachment
3a

FILE No.:
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October 20, 2004

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Elevations - Building B

Part of Lot 17,
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