

COMMITTEE OF THE WHOLE JUNE 20, 2005

SITE DEVELOPMENT FILE DA.00.133
MAJOR MACKENZIE PROPERTY LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.00.133 (Major Mackenzie Property Limited) BE APPROVED, to permit a one-storey commercial building, as shown on Attachment #2, subject to the following conditions:

1. That prior to the registration of the site plan agreement:
 - a) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - b) the final site grading and servicing plans, and stormwater management report, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - c) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - d) all requirements of the Region of York Transportation and Works Department shall be satisfied.
2. That the site plan agreement contain the following clause:
 - a) If required, 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 Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal 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.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to facilitate the development of a one-storey infill commercial building with a gross floor area of 185.8m² on the subject lands shown on Attachment #1. The proposed building is identified as Building 'H' on the site plan as shown on Attachment #2, and is to be located within an existing commercial shopping centre development situated at the southeast corner of Major Mackenzie Drive and Jane Street. The proposed building is sited adjacent to Major Mackenzie Drive, between the driveway entrance into the shopping centre and the existing Pizza Pizza restaurant, and will be used for an Oxford Learning Centre.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Major Mackenzie Drive and Jane Street, in Part of Lot 20, Concession 4, City of Vaughan. The property has an area of 2.5 ha, and 129.7 m and 131.5 m of road frontage on Major Mackenzie Drive and Jane Street, respectively. The property is currently developed with a number of existing commercial buildings as shown on Attachment #2. The surrounding land uses are:

- North - Major Mackenzie Drive; existing gas bar and commercial use (C4 Neighbourhood Commercial Zone)
- South - existing and proposed commercial and residential uses (C2 General Commercial Zone and RVM1 Residential Urban Village Multiple Zone (A) and Zone (B))
- East - existing commercial use (C4 Neighbourhood Commercial Zone)
- West - Jane Street; Paramount Canada's Wonderland (TPC Theme Park Commercial Zone)

Official Plan

The subject lands are designated "General Commercial Area" by OPA #350 (Maple Community Plan), as amended by OPA #513, which permits the proposed commercial use.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(1106). The proposed development complies with the requirements of By-law 1-88.

Maple Streetscape and Urban Design Guidelines (MSUDGs)

The Maple Community Plan, as amended by OPA #533, requires that development applications have regard for the Maple Streetscape and Urban Design Guidelines (MSUDGs). The vision for the Maple Core Area from a built form perspective is implemented through the Maple Streetscape and Urban Design Guidelines. In this context, Council has established the Maple Streetscape Advisory Committee to implement the MSUDG's.

The proposed development was reviewed by the Maple Streetscape Advisory Committee on March 20, 2005, after which the Owner revised the site plan application by reducing the proposed building size from 307.5m² to 185.8m², and by adding landscaped areas and providing pedestrian connections to the proposed building.

The revised site plan proposal was considered by the Maple Streetscape Advisory Committee on May 25, 2005. A quorum was not established and therefore a sub-committee was formed to hear the application. The Owner agreed to minor adjustments and detailing with respect to the site plan and elevation drawings, which Staff will work with the Owner to achieve and report back to the sub-committee. However, the Committee is generally satisfied with the revised proposal, which reduced the gross floor area of Building 'H' to 185.8m², and refined the elevations and building materials.

The final site plan and building elevations must be approved to the satisfaction of the Development Planning Department.

Site Design

The proposed building is located on the south side of Major Mackenzie Drive, between the existing driveway to the site and the Pizza Pizza restaurant, and is identified as Building 'H' on Attachment #2.

The existing shopping centre site is accessed by two driveways from Major Mackenzie Drive, the most easterly of which is signalized and shared with the adjacent grocery store. Another less direct access to the building is available from Jane Street. To facilitate the building in the proposed location, the removal of the 10 existing parking spaces abutting the west side of the driveway is proposed, and can be accommodated in light of the surplus parking available on the site as identified in the "Parking" section of this report.

A pedestrian walkway is proposed from the municipal sidewalk along Major Mackenzie Drive to Building 'H'. The Owner, at the May 25, 2005 Maple Streetscape Advisory Sub-Committee, agreed to provide a pedestrian walkway from the municipal sidewalk directly to the entrance on the north building elevation. The pedestrian sidewalk located along the east side of the proposed building, will also provide access to the other entrance located on the south side of the building. The garbage storage area will be internal to the building.

Building Elevations

The proposed elevations are shown on Attachment #4. The proposed building is one-storey with a height of approximately 9.2m. The roof is pitched with a decorative cupola and all rooftop mechanical equipment will be screened from street view. There are two entrances to the building, located on the north and south elevations. The main building material consists of brick on masonry on an architectural block foundation.

The proposed elevations show storefront windows on the north, east and south facades, which are visible from the street. The current west façade is fully bricked and abuts the drive-through for the existing Pizza Pizza restaurant to the west. An additional window on the west façade, closer to Major Mackenzie Drive, should be provided since this part of the building is visible from the street. In addition, the west elevation should be upgraded with respect to detailing, to the satisfaction of the Development Planning Department. Signage for the proposed building will consist of single channel illuminated letters on horizontal sign panels located on the north, south and east elevations.

As a condition of site plan approval, the final building elevations and signage must be approved to the satisfaction of the Development Planning Department.

Parking

Based on the requirements of Zoning Exception 9(1106), the required parking for the proposed building is calculated at a parking ratio of 5 spaces per 100m² of gross floor area. The minimum parking requirement for the overall site, including the proposed building is as follows:

	Required Parking	Provided Parking
Existing Total – Overall Site	262	309
Proposed Building "H"	10	----
Proposed Total – Overall Site	272	296

As indicated in the above chart, the proposed building will require 10 parking spaces. Ten (10) existing parking spaces will be removed to facilitate the location of Building 'H' and three (3) spaces will be removed to facilitate a landscaped island opposite the end of the driveway from Major Mackenzie Drive. The proposed development meets the minimum parking space requirements of By-law 1-88, as amended, with a surplus of 24 parking spaces.

As a condition of site plan approval, parking and on-site vehicular circulation must be approved to the satisfaction of the Engineering Department.

Landscaping

The proposed landscape plan (Attachment #3) shows a mix of coniferous and deciduous material in the landscape buffer strip abutting Major Mackenzie Drive, which will enhance this frontage. The landscape buffer strip will also encompass a celtic retaining wall, ornamentals, shrub hedges and perennials, which will reinforce, enrich and complement the simple architectural treatment of the building. A new landscape island, which will replace three (3) parking spaces, is proposed at the end of the driveway from Major Mackenzie Drive. A narrow strip of land east of Building 'H' and next to the driveway access from Major Mackenzie Drive will be interlocked with brick and treated as a connection into the site from the municipal sidewalk. Development Planning Staff will work with the Owner to finalize the design details of the pedestrian walkway.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved to the satisfaction of the Development Planning Department.

Region of York

The Owner will be required to satisfy all requirements of the Region of York Transportation and Works Department.

Services and Utilities

Municipal services are available to service the proposed development. The Owner is required to submit grading and servicing plans and a stormwater management report, which must be reviewed to the satisfaction of the Engineering Department.

All hydro requirements must be reviewed and approved to the satisfaction of PowerStream Inc.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the Site Development application in the context of the applicable policies of the Official Plan and requirements of the Zoning By-law and Maple Streetscape Guidelines. Staff are satisfied that the proposed infill commercial building is consistent with the prescribed policies and guidelines and that the proposed building can be developed in a manner that is compatible with the existing commercial development within the multi-building plaza. Staff will continue to work with the Owner to finalize the details of the plan, and considers the proposed building to be an appropriate development on the lands. For these reasons, Staff can support the approval of the site plan application subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan

Report prepared by:

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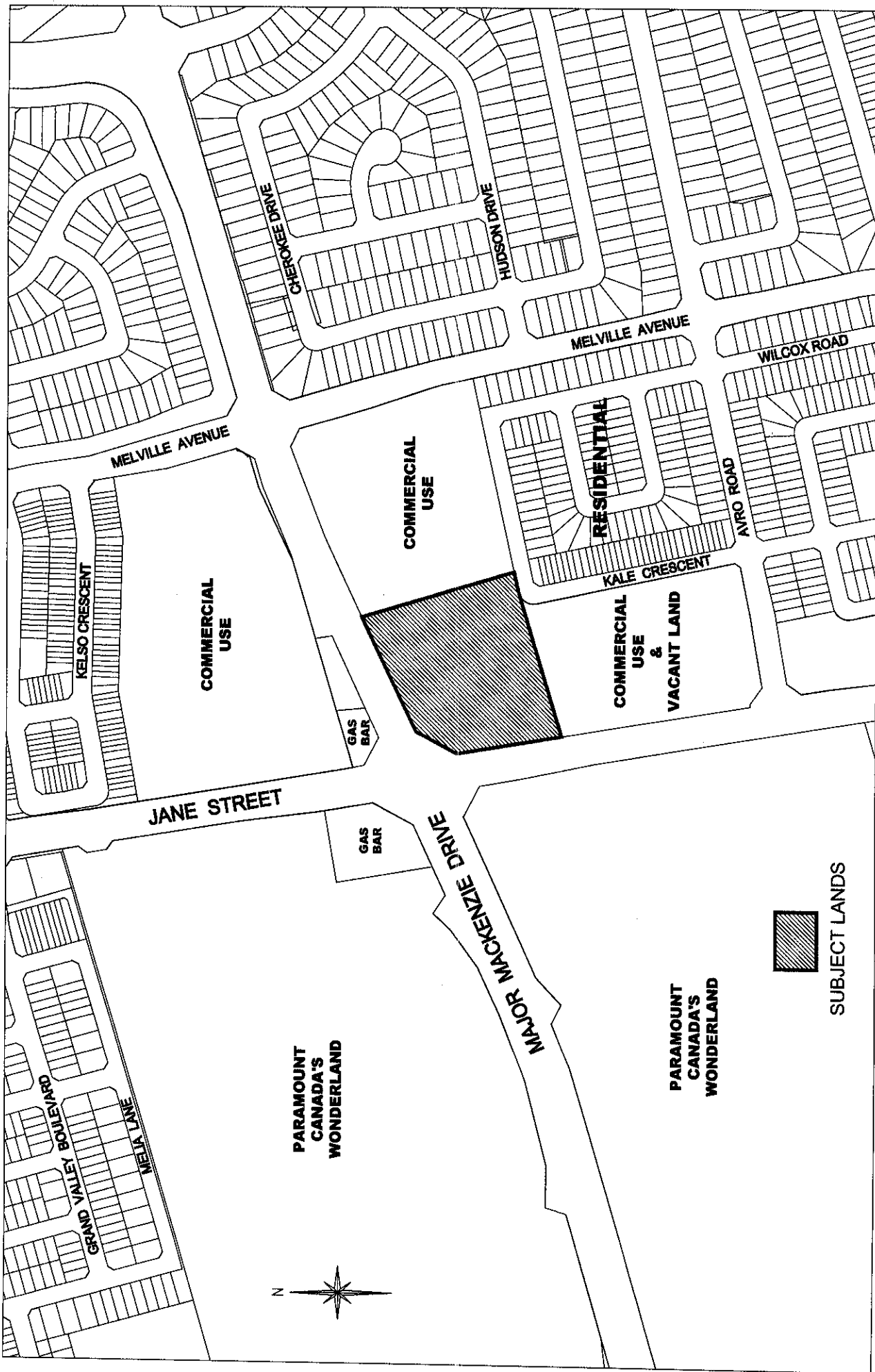
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment **1**

FILE No.:
DA.00.133

Not to Scale
June 3, 2005

City of
Vaughan

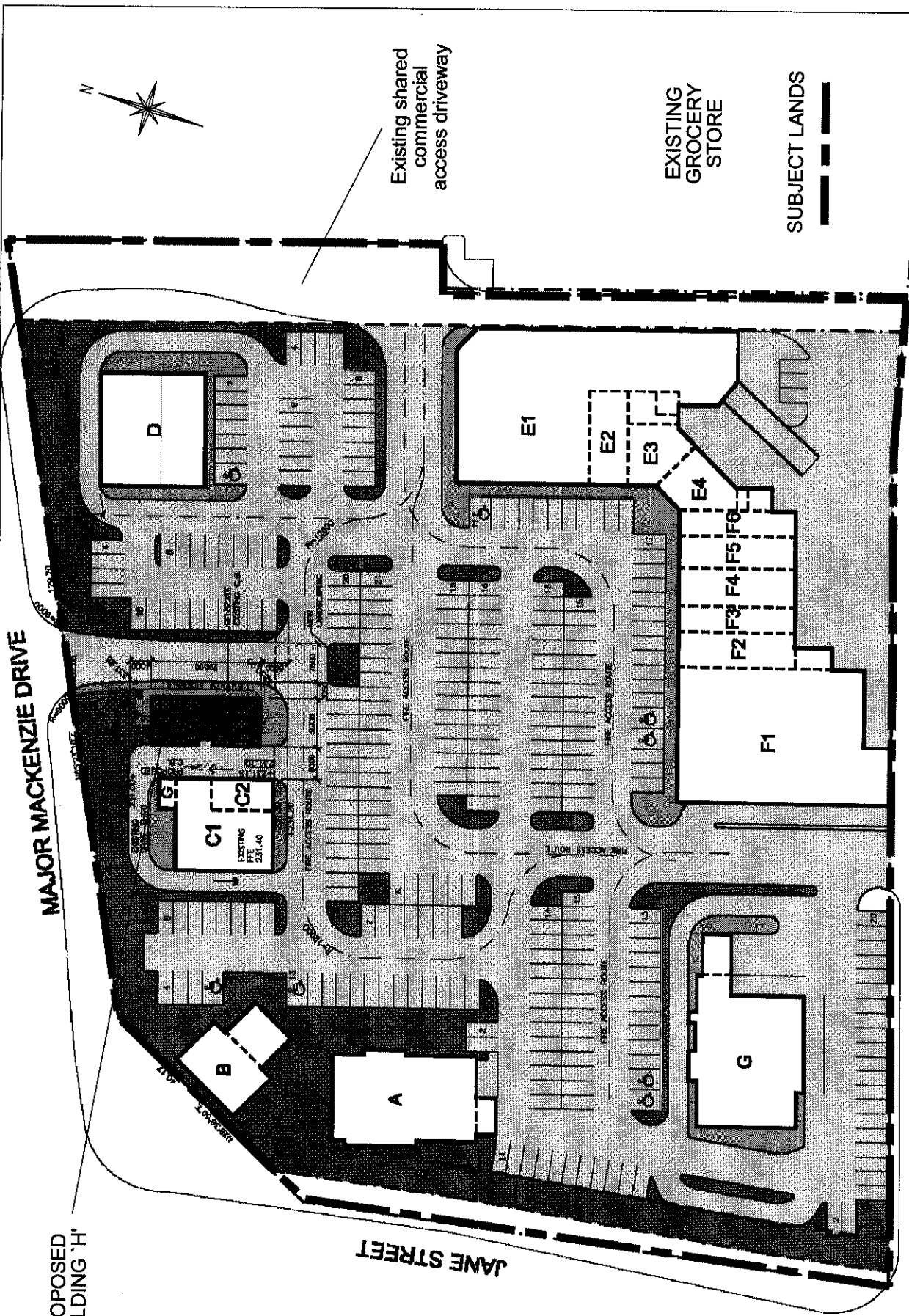
Development Planning Department

Location Map

Part of Lot 20,
Concession 4

APPLICANT:
MAJOR MACKENZIE PROPERTY LIMITED

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Existing shared commercial access driveway

EXISTING GROCERY STORE

SUBJECT LANDS

Attachment 2

FILE No.: DA.00.133
 Not to Scale
 June 3, 2005

City of Vaughan

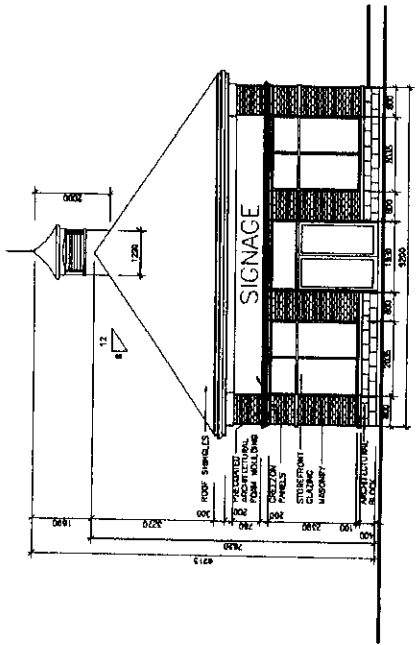
Development Planning Department

Site Plan

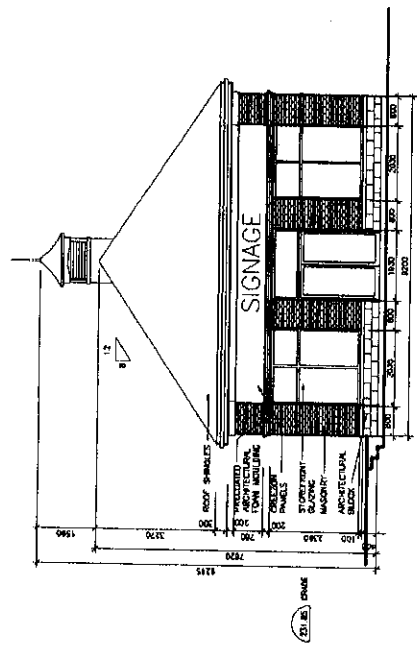
Part of Lot 20,
 Concession 4

APPLICANT:
 MAJOR MACKENZIE PROPERTY LIMITED

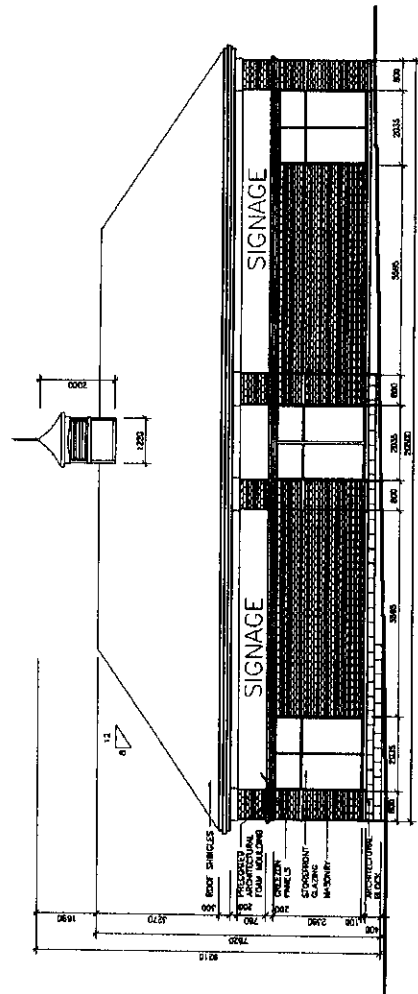
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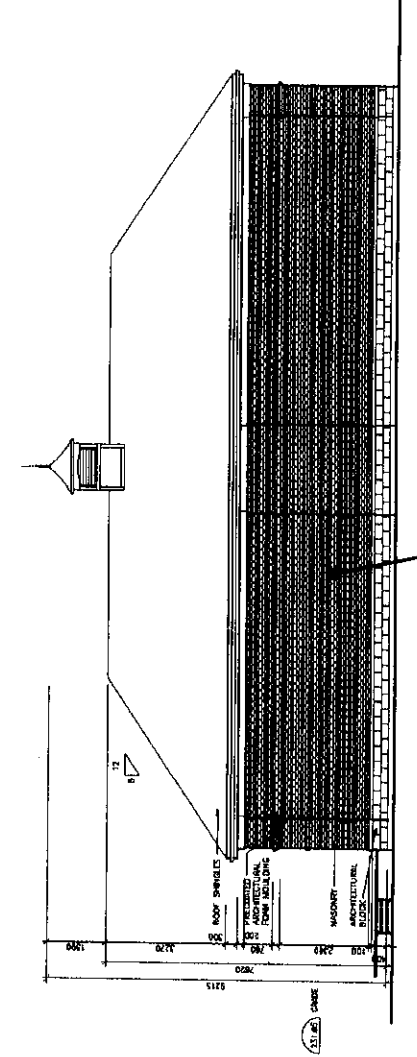
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Elevation Plan

Part of Lot 20,
Concession 4

APPLICANT:
MAJOR MACKENZIE PROPERTY LIMITED

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City of
Vaughan

Development Planning Department

Attachment 4

FILE No.:
DA.00.133

Not to Scale
June 6, 2005