

**COMMITTEE OF THE WHOLE JUNE 20, 2005**

**SITE DEVELOPMENT FILE DA.04.015**  
**1570683 ONTARIO LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.04.015 (1570683 Ontario Limited) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
  - i) the final site plan, building elevations, and landscape plan, shall be approved by the Development Planning Department;
  - ii) the final site grading and servicing plans, stormwater management report, noise report, access and on-site circulation shall be approved by the Engineering Department;
  - iii) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
  - iv) the Owner shall satisfy all hydro requirements to the satisfaction of PowerStream Inc.
- b) That the site plan agreement contain the following provisions:
  - i) The Owner shall pay to Vaughan by way of the 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 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands 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; and,
  - ii) The Owner shall provide additional tree and shrub planting within the City's boulevard on Vista Gate in accordance with a landscape plan that is approved by the City. The additional boulevard planting shall be maintained (including watering, feeding and pruning) and replaced, as required, at the cost of the Owner.

**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 permit the development of a one-storey, 2043.8m<sup>2</sup> local commercial plaza served by 111 parking spaces, as shown on Attachment #2.

## **Background - Analysis and Options**

The subject lands as shown on Attachment #1 have an area of approximately 0.71 ha and are located on the northeast corner of Keele Street and Vista Gate, being Blocks 389 and 390 on Plan 65M-3556, in Lot 30, Concession 3, City of Vaughan.

The subject lands are designated "Special Residential" by OPA #332, as amended by OPA #608, and currently zoned C3 Local Commercial Zone and OS2 Open Space Park Zone by By-law 1-88, subject to Exceptions 9(946) and 9(946-B). Should Council approve the site plan application, the property will be rezoned entirely to C3 Zone. The surrounding land uses are:

- North - existing residential (RVM1(B) Residential Urban Village Multiple Zone One and RV4 Residential Urban Village Zone Four)
- South - Vista Gate; stormwater pond (OS1 Open Space Conservation Zone) and seniors' residence (RVM2 Residential Urban Village Multiple Family Zone Two)
- East - Ravineview Drive; park (OS2 Open Space Park Zone) and existing residential RVM1(A) Residential Urban Village Multiple Zone One, RV3 and RV4 Residential Urban Village Zones Three and Four)
- West - Keele Street; vacant (A Agricultural Zone)

On April 26, 2004, Council approved applications to amend the Official Plan (OP.03.017) and Zoning By-law (Z.03.037) to redesignate and rezone the westerly portion of the subject lands to permit commercial uses, adjacent to Keele Street, and the following resolution:

"Require that a minimum 111m<sup>2</sup> meeting/recreational room be provided for the City within the commercial development and that the bonussing agreement between the applicant and the City be amended to require that the applicant provide the necessary amenities for the community room to the satisfaction of the City."

Council on June 4, 2004, enacted OPA #608 to implement its' decision. The implementing zoning by-law will be enacted, should Council approve the site plan application. The applicant has provided a seniors meeting/recreational room in the unit closest to the driveway access.

### Official Plan

The subject lands are designated "Special Residential" by OPA #332, as amended by OPA #608, which permits commercial uses at this location. OPA #608 states the following:

"These commercial facilities are intended to serve a local focus and therefore, shall not have direct vehicular access to/from Keele Street. In addition, commercial development on these lands shall achieve high urban design standards and specifically shall be street-oriented and serve as an attractive entry feature into the community. Commercial building facades shall be oriented toward Keele Street and Vista Gate. Development that "backs" onto Keele Street and Vista Gate shall not be permitted."

Staff has worked with the applicant to achieve a high quality building design that makes a positive contribution to the streetscape. The proposed site organization utilizing an "L-shaped" building placed adjacent to the Keele Street and Vista Gate property lines provides an opportunity to create a strong building design which forms an entry feature into the community while maintaining a community focus from the perspective of the limited access from a local road, together with the permitted commercial uses that cater to the local market. For these reasons, Staff is satisfied that the proposal conforms to the Official Plan.

## Zoning

The subject lands are currently zoned C3 Local Commercial Zone and OS2 Open Space Park Zone by By-law 1-88.

Council on April 26, 2004, approved Zoning Amendment File Z.03.037 (1570683 Ontario Ltd.) to rezone the westerly portion of the subject lands from OS2 Open Space Park Zone to C3 Local Commercial Zone, and to add an eating establishment (take out) as a permitted use on the site, provided that the combined total gross floor area of all eating establishment uses on the site does not exceed 20% of the total gross floor area of the building. The following zoning exceptions are required to implement the proposed development:

	<u>Required</u>	<u>Proposed</u>
Minimum Front Yard (Vista Gate)	11.0 m	0.6 m
Minimum Rear Yard	9.0 m	5.37m
Minimum Exterior Side Yard (Keele)	11.0 m	0.0 m
Minimum Lot Depth	60.0 m	25.0 m
Maximum Gross Floor Area	1000 m <sup>2</sup>	2043.8 m <sup>2</sup>
Minimum Setback to an 'R' (Residential) Zone	9.0 m	5.37m
Minimum Number of Parking Spaces	123	111
Minimum Width of a Landscaping Strip Abutting a Street	6.0 m	0.0 m
Minimum Width of a Landscape Strip Abutting an 'R' (Residential) Zone	2.4 m	1.5 m
Minimum GFA for a Senior's Meeting Room	185 m <sup>2</sup>	*111 m <sup>2</sup>

(\*As per Council's resolution noted above)

The site will also require an exception to permit a separate accessory garbage storage building located 2.5m from the property line, whereas By-law 1-88 requires that all accessory buildings adhere to the same setbacks as the main building.

The site layout is consistent with the proposal submitted with the approved Zoning Amendment application, and therefore, Staff can support the proposed exceptions to the C3 Zone.

## Bonussing Agreement

This site is subject to a bonussing agreement, which was entered into between the Owner and the City on August 23, 2001. The agreement obliges the Owner to provide, at no cost to the City, the following:

- a unit(s) of no less than 111m<sup>2</sup> intended to be used by senior citizens on a no-charge basis for uses such as, but not limited to, meeting rooms, food services, library facilities and recreational facilities, for use for a period of 20 years;
- loose furnishings for the facility; and,
- minor repairs, general insurance, property maintenance, utility charges, and property tax.

The current zoning Exception 9(946) for the property permits a seniors' meeting/recreational use, however, the wording is not consistent with the bonussing agreement. Staff will ensure that the implementing by-law will include the appropriate wording to be consistent with the provisions in the bonussing agreement.

## Site Design

The proposed one-storey L-shaped commercial building is situated at the southwest corner of the site, abutting the Keele Street and Vista Gate street lines as shown on Attachment #2. Access to the site is from a single driveway from Vista Gate leading into the parking area. The main parking

area is provided east of the proposed building. An accessory building used for the storage of refuse is located at the end of the main driveway entrance, abutting the north property line.

A municipal sidewalk will be provided along Vista Gate leading to the building. A 2.0m wide walkway is provided along the east and north faces of the building abutting the parking lot and providing access to each unit. A playground area is proposed immediately abutting Unit 1 (to be occupied by a daycare centre) and will be fully enclosed with a 1.2m high board-on-board fence.

The subject lands slopes downward along Keele Street from north to south thereby resulting in an increased building height and exposed foundation at the corner of Keele Street and Vista Gate as shown on Attachment #5. In order to improve the appearance of the building, the applicant has provided stone faced stepped planters along Keele Street that will contain shrubs and vines. Planting will also be provided adjacent to the wall along Vista Gate, and within the municipal boulevard as discussed further in the "Landscaping" section of this report.

Landscaping is also proposed around the perimeter of the site. A chain-link fence is proposed at the northeast corner of the site abutting Bestview Crescent to separate the site from the adjacent residential uses, given the steep grades at this location, which is not conducive for pedestrian access. The final site plan must be approved to the satisfaction of the Development Planning Department.

#### Access and Parking

The Official Plan does not permit access from Keele Street, and therefore, the site is serviced by a single 7.5m wide full-movement driveway access on Vista Gate.

The required parking for the site is calculated as follows:

Commercial Use (2043.8m <sup>2</sup> ): 6.0 spaces/ 100m <sup>2</sup> GFA	= 123 spaces
Total Parking Required	= 123 spaces
Total Parking Provided	= 111 spaces

The proposed site plan includes 111 parking spaces, including 2 handicapped spaces, resulting in a parking deficiency of 12 spaces (9.7%). Staff can support the number of parking spaces proposed given the limited access to the site, the nature of the development catering to a local market, and the 111m<sup>2</sup> senior's meeting space, which would typically generate a lower parking demand, particularly as there is a seniors building on the south side of Vista Gate.

#### Building Elevations

The proposed building elevations are shown on Attachment #5. As noted above, the building height at the corner of Keele Street and Vista Gate is higher due to the site's grading, where the difference between the finished ground floor and the finished grade elevations is approximately 2.7m. As a result, the units are not accessible from Keele Street or Vista Gate, and the entrances are oriented toward the parking area. However, the facades facing Keele Street and Vista Gate are designed with a significant amount of windows and architectural treatment, and are consistent with the elevations on the interior north and east facades.

The main building materials proposed include a reddish-brown brick, split-faced Arriscraft Stone, windows, and harvest slate coloured roof shingles. A tower structure with a peaked roof and a decorative circular louvre is provided at the corner of Keele Street and Vista Gate.

An accessory refuse building as shown on Attachment #3 is located at the end of the main driveway into the site and building design and utilizes the same materials used for the main

building. Two metal overhead doors are proposed to access the building. The final building elevations must be approved to the satisfaction of the Development Planning Department.

### Landscaping

The proposed landscape plan (Attachment #4) consists of a mix of deciduous and coniferous trees, shrubs and vine planting along the perimeter of the site. A 2.0 m wide pedestrian walkway provides access to the building and extends to the public sidewalk along Vista Gate. A retaining wall is located along the north property line of the subject lands. Landscaping will be provided along this retaining wall utilizing small evergreens and shrubs.

Stone-faced planters are located abutting Keele Street that contain groundcover, vines and shrubs to soften the appearance of the building resulting from the grading conditions on the site. Landscaping is also provided along Vista Gate in the form of shrubs and small trees. However, due to the small building setback, landscaping is proposed adjacent to the building within the municipal boulevard, which is acceptable to Staff. However, a clause will be included in the site plan agreement that will require the Owner to be responsible for the maintenance and care of the landscaping (trees and shrubs). The final landscape plan must be to the satisfaction of the Development Planning Department.

### Signage

The applicant is proposing a 7.3m high pylon sign as shown on Attachment #3 to be located on the east side of the main driveway access. The sign includes space for 12 tenant identifier signs each with a size of approximately 0.38 x 1.879m. Storefront sign bands are also proposed along the upper edge of the commercial building on both the interior and exterior facades, as shown on Attachment #6.

### Servicing

The site has access to municipal services, including hydro sanitary and storm sewers, and water. 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.

All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

All servicing and transportation requirements within the Keele Street right-of-way must be to the satisfaction of the Region of York Transportation and Works Department.

### **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 proposed Site Development Application to permit a multi-unit local commercial plaza in consideration of the Official Plan and Council's approval of the Zoning By-law Amendment Application in April 2004, and is satisfied that the proposal will facilitate an appropriate development of the subject lands. On this basis, Staff can support the approval of the Site Plan application, which will allow the implementing zoning by-law to be enacted.

### **Attachments**

1. Location Map
2. Site Plan

3. Garbage Room & Pylon Sign Details
4. Landscape Plan
5. 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.04.015  
 RELATED FILE: Z.03.037  
 May 25, 2005

City of **Vaughan**

Development Planning Department

**Location Map**

Part Lot 30,  
 Concession 3  
 APPLICANT:  
 1570683 ONTARIO LIMITED  
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BESTVIEW CRESCENT

RAVENEW ROAD

SINGLE FAMILY RESIDENTIAL

70 71 72 73 74 75 76 77 78

KEELE STREET

SOUTHWEST CORNER LOT 30, CONCESSION 3

CENTRELINE OF RIGHT WAY

VISTA GATE

SUBJECT LANDS

Not to Scale

# Site Plan

Part Lot 30,  
Concession 3

APPLICANT:  
1570683 ONTARIO LIMITED

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# City of Vaughan

Development Planning Department

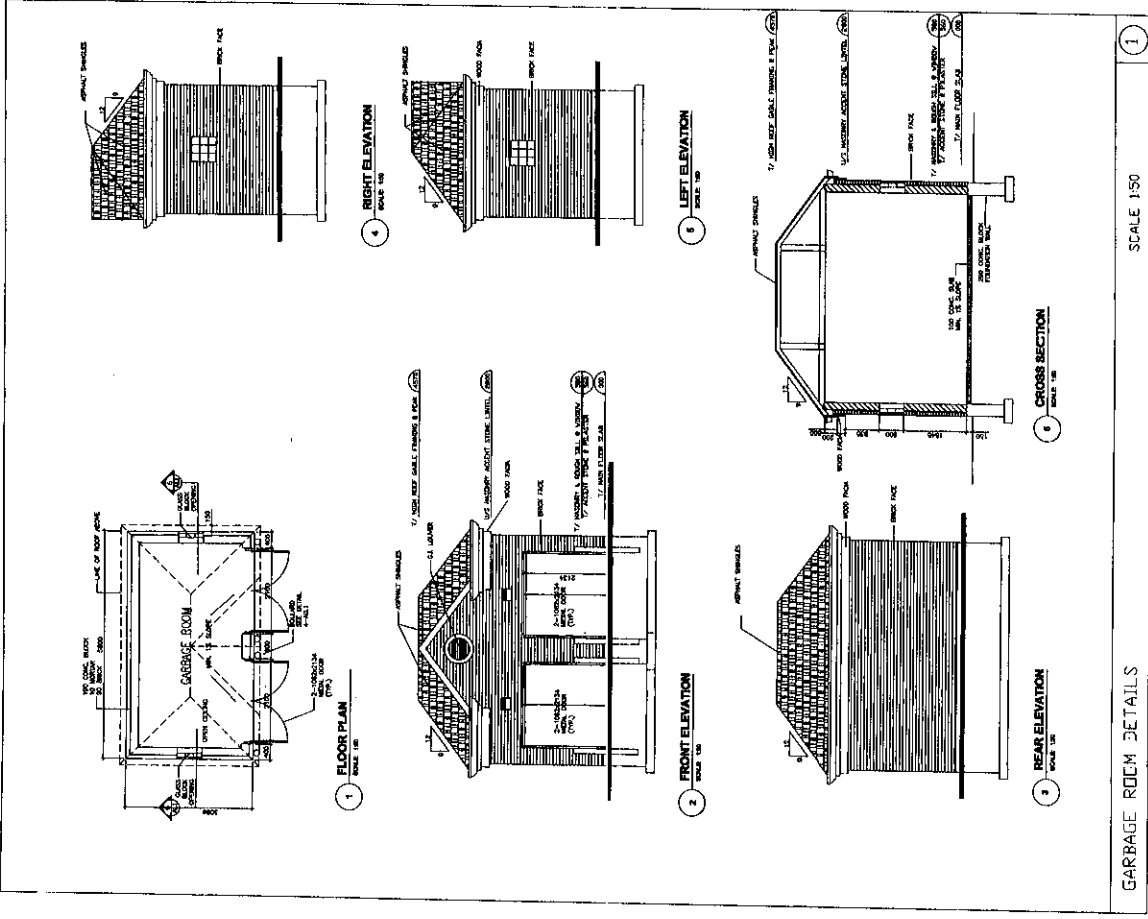
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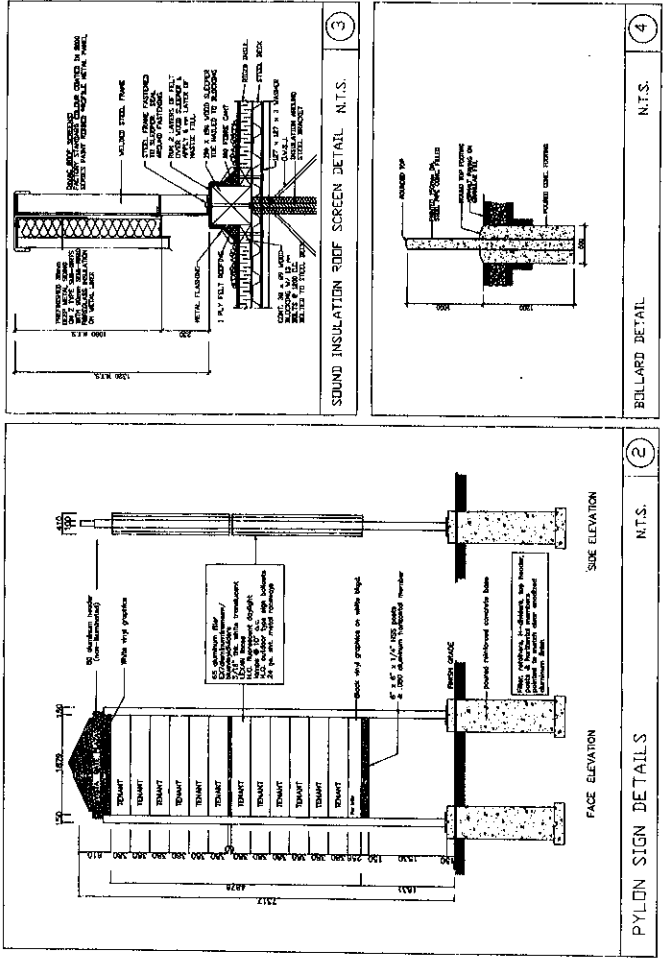
FILE No.:  
DA.04.015  
RELATED FILE:  
Z.03.037

May 17, 2005





GARBAGE ROOM DETAILS  
SCALE 1:50



PYLON SIGN DETAILS  
SCALE N.T.S.

Not to Scale

# Attachment 3

FILE No.: DA.04.015  
RELATED FILE: Z.03.037  
May 17, 2005

## City of Vaughan

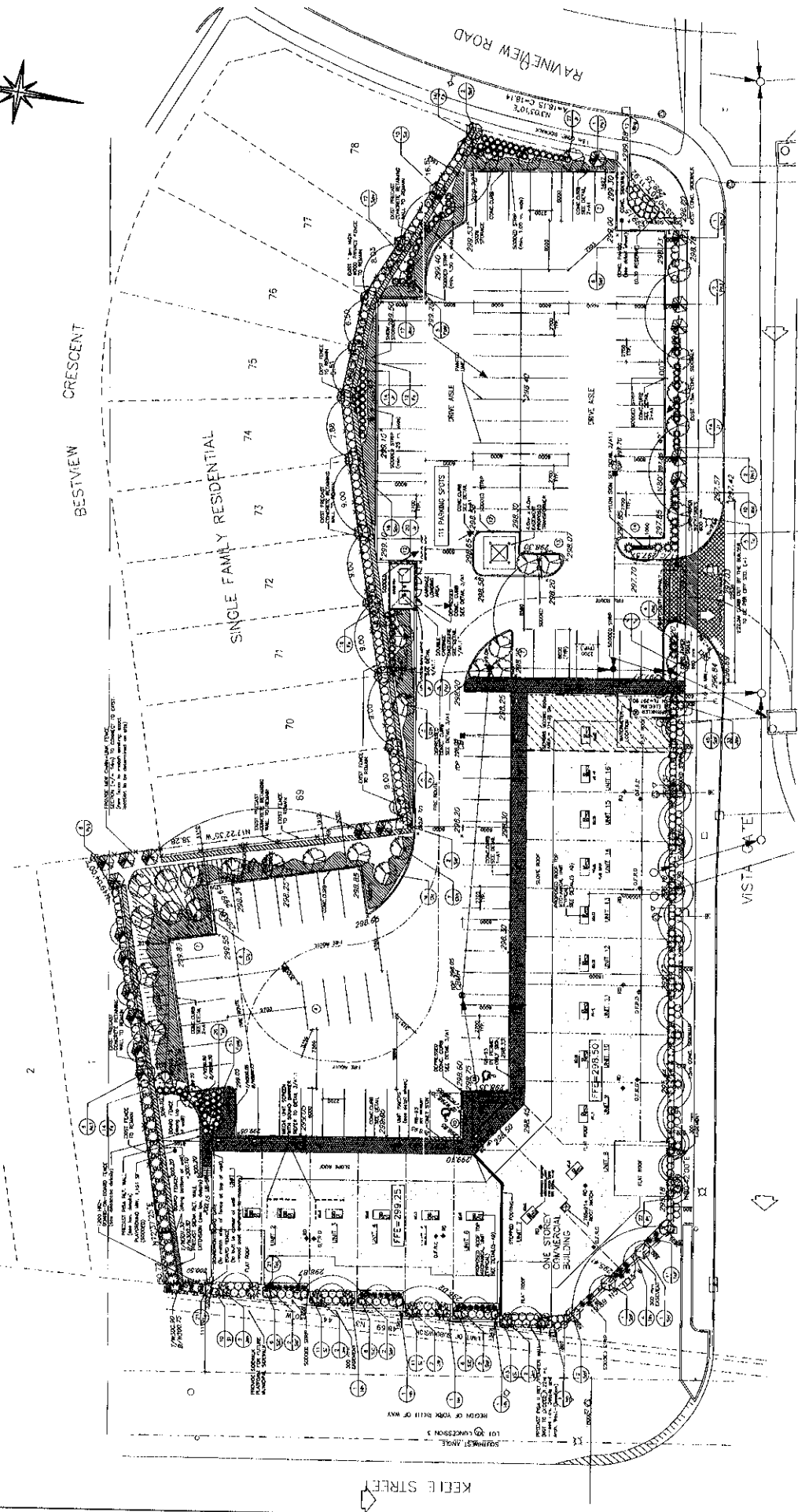
Development Planning Department

## Garbage Room & Pylon Sign Details

Part Lot 30,  
Concession 3

APPLICANT:  
1570683 ONTARIO LIMITED

NA\DF11 ATTACHMENTS\VA\c04.015



Not to Scale

# Landscape Plan

Part Lot 30,  
Concession 3  
APPLICANT:  
1570683 ONTARIO LIMITED

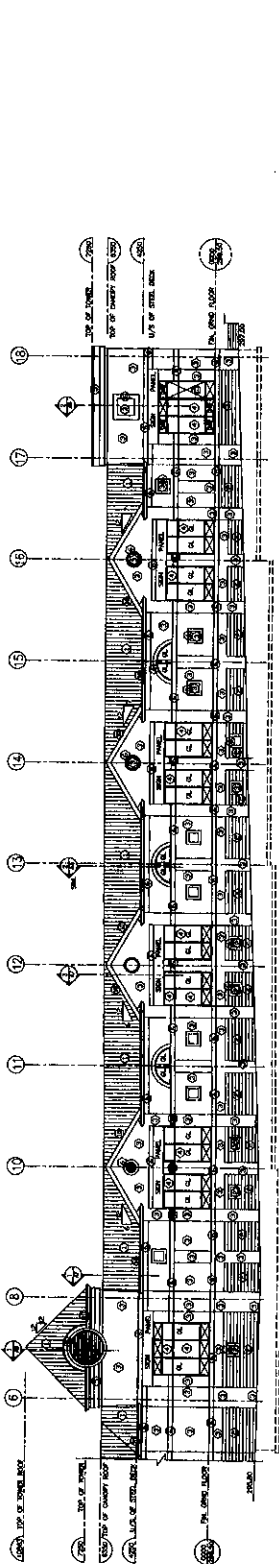
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# City of Vaughan

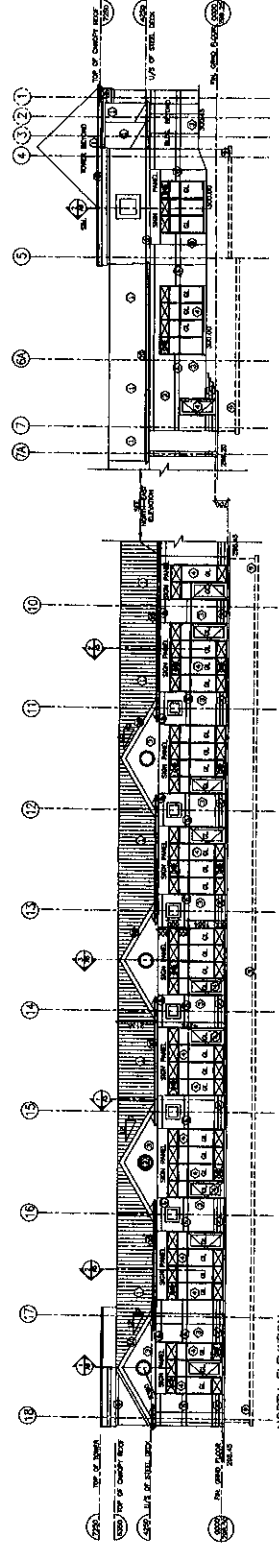
Development Planning Department

# Attachment 4

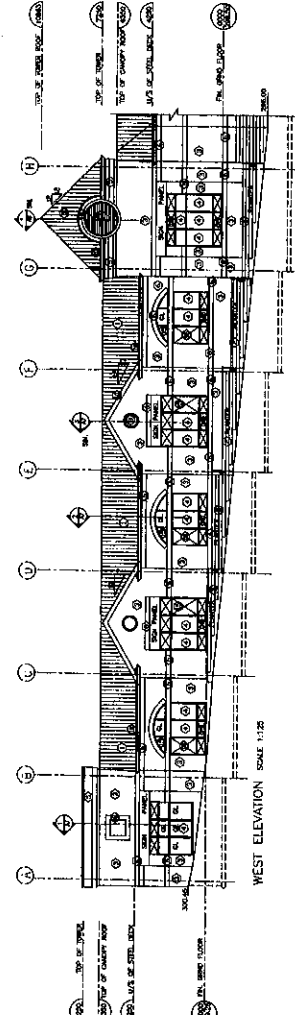
FILE No.:  
DA.04.015  
RELATED FILE:  
Z.03.037  
May 25, 2005



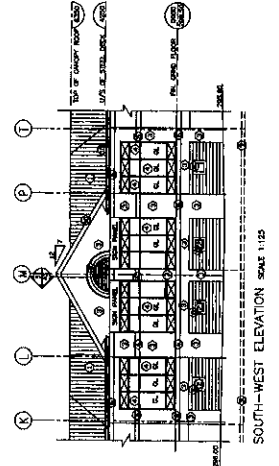
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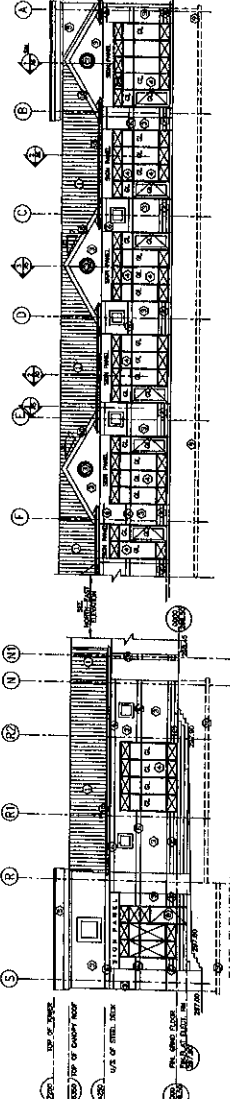
NORTH ELEVATION SCALE 1:125



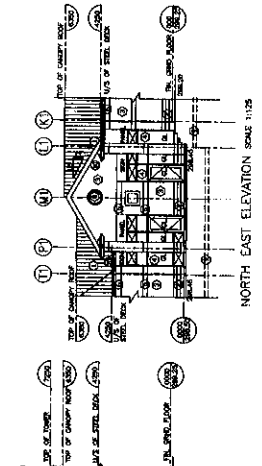
WEST ELEVATION SCALE 1:125



SOUTH-WEST ELEVATION SCALE 1:125



EAST ELEVATION SCALE 1:125



NORTH-EAST ELEVATION SCALE 1:125

Not to Scale

# Elevation Plan

Part Lot 30,  
Concession 3  
APPLICANT:  
1570683 ONTARIO LIMITED

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# City of Vaughan

Development Planning Department

# Attachment 5

FILE No.:  
DA.04.015  
RELATED FILE:  
Z.03.037

May 31, 2005