

COMMITTEE OF THE WHOLE JANUARY 16, 2006

ZONING BY-LAW AMENDMENT FILE Z.05.047
SITE DEVELOPMENT FILE DA.05.055
SONTERRA PROPERTY DEVELOPMENT CORP.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.047 (Sonterra Property Development Corp.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, currently zoned C1(H) General Commercial Zone as shown on Attachment #1, to facilitate the development of a commercial development comprised of ten retail/commercial buildings totaling 8,138 m² and a three-storey office building.
2. THAT Site Development File DA.05.055 (Sonterra Property Development Corp.) BE APPROVED, subject to the following conditions:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans and the stormwater management report shall be approved by the Engineering Department;
 - iii) access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied;
 - v) the applicant shall submit a final signage package for review and approval by the Development Planning Department;
 - vi) the applicant shall satisfy all requirements of the Region of York Transportation and Works Department;
 - vii) prior to the execution of the site plan agreement, the Holding Zone applicable to the subject lands shall be lifted;
 - viii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the subject land, prior to the issuance of a building permit, in accordance with the Planning Act; and
 - ix) the final site plan and elevations shall be approved by the Vaughan Mills Design Review Committee.

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 the following:

1. A Zoning Amendment Application (File Z.05.047) to lift the Holding Zone "H" from the Subject Lands shown on Attachment #1 to facilitate the development of a retail/commercial project consisting of ten one-storey buildings and a three-storey office building.

2. A Site Development Application to facilitate the development of the Subject Lands shown on Attachment #2 with a retail/commercial development comprised of the following:

Site Area	4.02 ha
Total Commercial/Retail GFA	8,138 m ²
Office Building	<u>3,681 m²</u>
Total GFA	11,819 m ²
Parking Spaces	637

Background - Analysis and Options

The 4.02ha subject lands shown on Attachment #1 are located on the south west corner of Jane Street and Rutherford Road, in Part Block 1 of Plan 65M-3696 (9100 Jane Street), being part of Lot 15, Concession 5, City of Vaughan. The corner lot has a lot frontage of 185.96m along Jane Street, an average lot depth of 187.85m and is identified as "Outparcel C" of the Vaughan Mills development. The proposed development as shown on Attachment #2 consists of eleven buildings totaling 11,819 m² including a three-storey office building and a total of 637 parking spaces. The surrounding land uses are:

- North - Rutherford Road; proposed future commercial (C8 Office Commercial Zone)
- South - auto dealership under construction, existing gas bar, and the Vaughan Mills Mall (C1 Restricted Commercial and SCD – Vaughan Centre Shopping District Zone)
- East - Jane Street; and approved commercial/industrial (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)
- West - approved commercial buildings under construction (C1 Restricted Commercial Zone)

Official Plan

The subject lands are designated "General Commercial" (Special Policy) by OPA #600. The proposed commercial uses conform to the Official Plan.

Zoning

The subject lands are zoned C1 (H) Restricted Commercial with a Holding Symbol "H" by By-law1-88, subject to Exception 9(1030). The proposed commercial uses conform to the Zoning By-law.

One variance is required to facilitate the development respecting the proposed office building. The applicant has agreed to submit an application to the Committee of Adjustment to request relief from the By-law respecting the minimum requirement for two (2) loading spaces for an office building, whereas none is being provided. It is expected that deliveries will be by way of the main lobby or the service entrance on the west side of the building. The variance to eliminate the required loading spaces for Building 'A' is considered to be minor and can be supported.

The subject land was originally zoned with a Holding "H" symbol to ensure that it did not develop without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Upon site plan approval, these conditions will be satisfied and the Holding Symbol can be lifted from the site. The Applicant has made an application to lift the Holding Symbol and the implementing by-law will be forwarded to Council prior to the execution of a site plan agreement.

Site Plan

The site plan, as shown on Attachment #2, consists of nine separate multi-unit commercial buildings, one single tenant free-standing building all one-storey in height and a proposed three-storey office building (Building "A") with one level of underground parking. The site is designed with the buildings along the perimeter of the lot and the parking in the centre. Buildings 'F' and 'G' are located on the southwest corner of the site and provide patio areas, consistent with the lands to the west, which creates a strong pedestrian connection from the street into the site. The walkways surrounding the buildings continue through the parking lot and connect to the other buildings on site. Other patio areas are located on the east side of Building 'E' and Building 'L'.

Pertinent site statistics are as follows:

Total Site Area	4.02 ha
Proposed Gross Floor Area:	
Building "A" (Office Building)	3,680.95m ²
Building "B"	1,664.87m ²
Building "C"	281.7 m ²
Building "D"	586.9 m ²
Building "E"	756.37m ²
Building "F"	527.93m ²
Building "G"	978.08m ²
Building "H"	1,281.0 m ²
Building "J"	736.61m ²
Building "K"	464.64m ²
Building "L"	<u>858.7 m²</u>
Total Gross Floor Area	11,818.85m ²
Lot Coverage	29.41%
Landscaped Area	9,337.59m ² (23.24%)

The site plan shows drive-through locations for Building 'K', that abuts Rutherford Road and for Building 'C', which is slated for a Tim Hortons eating establishment, and abuts Jane Street. Additional landscaping is proposed to screen the drive-through lanes from both arterial roads.

Four access points are proposed to the site, one from each side of the property, including one from Rutherford Road and Jane Street. The west driveway will align directly opposite the driveway for the commercial lands to the west. All garbage areas will be enclosed and form part of the building.

The Development Planning Department is generally satisfied with the overall site layout, subject to the comments in this report being addressed.

Elevations

The proposed building elevations are shown on Attachments #6 to #15. A consistent architectural style and use of building materials is utilized for each of the buildings, except for the proposed office building which is predominately spandrel glass in thermally broken prefinished aluminum curtain wall frames as shown on Attachment #6. The office building is square shaped with a curved (spandrel glass) elevation facing the landscaped entry feature at the northeast corner of the subject lands.

Building elevation 'C' (Tim Hortons) will be finished with acrylic stucco and precast panel in a smooth finish with windows that are double glazed units in thermally broken clear anodized

aluminum frames as shown on Attachment #8. The roofline is predominately flat. Two non-illuminated signs mounted on the canopy are located on the north and south elevations.

The remainder of the buildings are one-storey in height with towers providing additional massing at the corners of each building. Each tower has a peaked prefinished metal roof, as contrasted with to the building's flat roofline, with decorative architectural star-shaped medallions provided as accent treatment. Buildings 'F' and 'G' are joined by a connective roof structure, which enhances the pedestrian connection from the street to the site. These buildings utilize an architectural style consistent with the Vaughan Mills outparcels fronting onto Rutherford Road, which are currently being constructed.

The exterior elevations are comprised of dark beige architectural precast panels at the ground level with light beige stucco wall at the upper level. Stucco cornice moulding crowns the buildings. The storefronts are prefinished with aluminum frames and clear vision glass with spandrel panels at the bottom. The units are accessed at the rear of the buildings from the parking area by tempered glass doors in clear anodized aluminum frames. All rooftop mechanical equipment shall be screened from street view.

The Development Planning Department are generally satisfied with the proposed building elevations.

Vaughan Mills Urban Design Guidelines

The site is subject to the Vaughan Mills Urban Design Guidelines (VMUDG), approved by Council on April 26, 1999, as amended. The Guidelines outline peripheral parcel development standards, including but not limited to building setbacks and orientation, architecture and site plan design.

The Development Planning Department is satisfied that subject to the recommendations and comments in this report, the proposal meets the general intent of the Guidelines. Accordingly, the Development Planning Department is supportive of the proposal.

A condition of site plan approval has been included in the recommendation section of this report that requires that the final site plan and elevations shall be approved by the Vaughan Mills Design Review Committee.

Signage

The applicant has proposed continuous sign bands along the internal and external elevations for the multi unit buildings 'B', 'D', 'E', 'F', 'G', 'H', 'K', and 'L'. The height of the sign band is approximately 0.8m. Building 'C' will have non-illuminated signage mounted on a canopy on the north and south elevations. Building 'J' will have future signage on acrylic stucco finish on the north and south elevations subject to final approval by the Development Planning Department.

Access and Parking

The site plan shows a total of 637 parking spaces, with access from four access points at each side of the property, including one from Rutherford Road and one from Jane Street. The west driveway will align directly opposite to the adjacent commercial property to the west. Surface parking will consist of 584 spaces, including 13 handicap spaces. Underground parking will be provided for Building 'A' on one level and include a total of 53 spaces, with the underground access ramp to be located on the west side of the building. The final access and parking design must be approved by the Engineering Department.

Based on a parking ratio of 3.5/100m² gross floor area for office use and 6.0/100m² gross floor area for commercial use, the following are the parking requirements:

Use	Required Parking
Office (3,659.50m ²)	129
Commercial (8,136.10m ²)	489
Total Required Parking	618
Total Parking Proposed	637

The proposed site plan exceeds the required parking with a surplus of 19 spaces.

Landscaping

The proposed landscape plans are shown on Attachments #3 and #4 identify landscape treatments along Rutherford Road and Jane Street, which includes trees, shrubs and decorative metal fencing and pillars, with dense vegetation in front of the Building 'C' and between Buildings 'J' and 'K' to screen the view of the drive-through lanes from the street.

Raised planters with a height of 0.45m containing mixtures of Shubert Chokecherry trees, Spreading Japanese Yews, Blue Colorado Spruces, and Daylilies line the periphery of Building 'A'. The landscaping features of southwest corner of Rutherford Road and Jane Street will frame the street and create a pedestrian connection into the subject site. In addition, the southwest corner of the property is densely landscaped, which creates a pedestrian entry feature into this development from the adjacent properties and from Vaughan Mills Circle. Proposed patio areas line this entry feature onto the subject lands.

The landscaping along Vaughan Mills Circle and the internal streets located to the west of the site must be consistent with the Master Landscape Plan for the Vaughan Mills development. Prior to final site plan approval, the Development Planning Department must approve the final landscape plan and cost estimate.

Services

The applicant will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. All hydro requirements must be addressed to the satisfaction of PowerStream Inc. Waste disposal services and snow removal will be carried out by private contractors.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the land, prior to the issuance of a building permit, in accordance with the Planning Act.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the Official Plan, Zoning By-law, and in the context of the applicable design guidelines for the Vaughan Mills development. The Development Planning Department can support the proposed site plan application, which is considered to be an appropriate development of the site and compatible with the planned outparcel development surrounding the Vaughan Mills Shopping Centre. Accordingly, the Development Planning Department can also recommend

approval of the Zoning By-law Amendment Application to lift the Holding 'H' provision on the subject lands.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan – North Part of Site
4. Landscape Plan – South Part of Site
5. Underground Parking Plan – Building 'A'
6. Elevations – Building 'A'
7. Elevations – Building 'B'
8. Elevations – Building 'C'
9. Elevations – Building 'D'
10. Elevations – Building 'E'
11. Elevations – Building 'F' and 'G'
12. Elevations – Building 'H'
13. Elevations – Building 'J'
14. Elevations – Building 'K'
15. Elevations – Building 'L'

Report prepared by:

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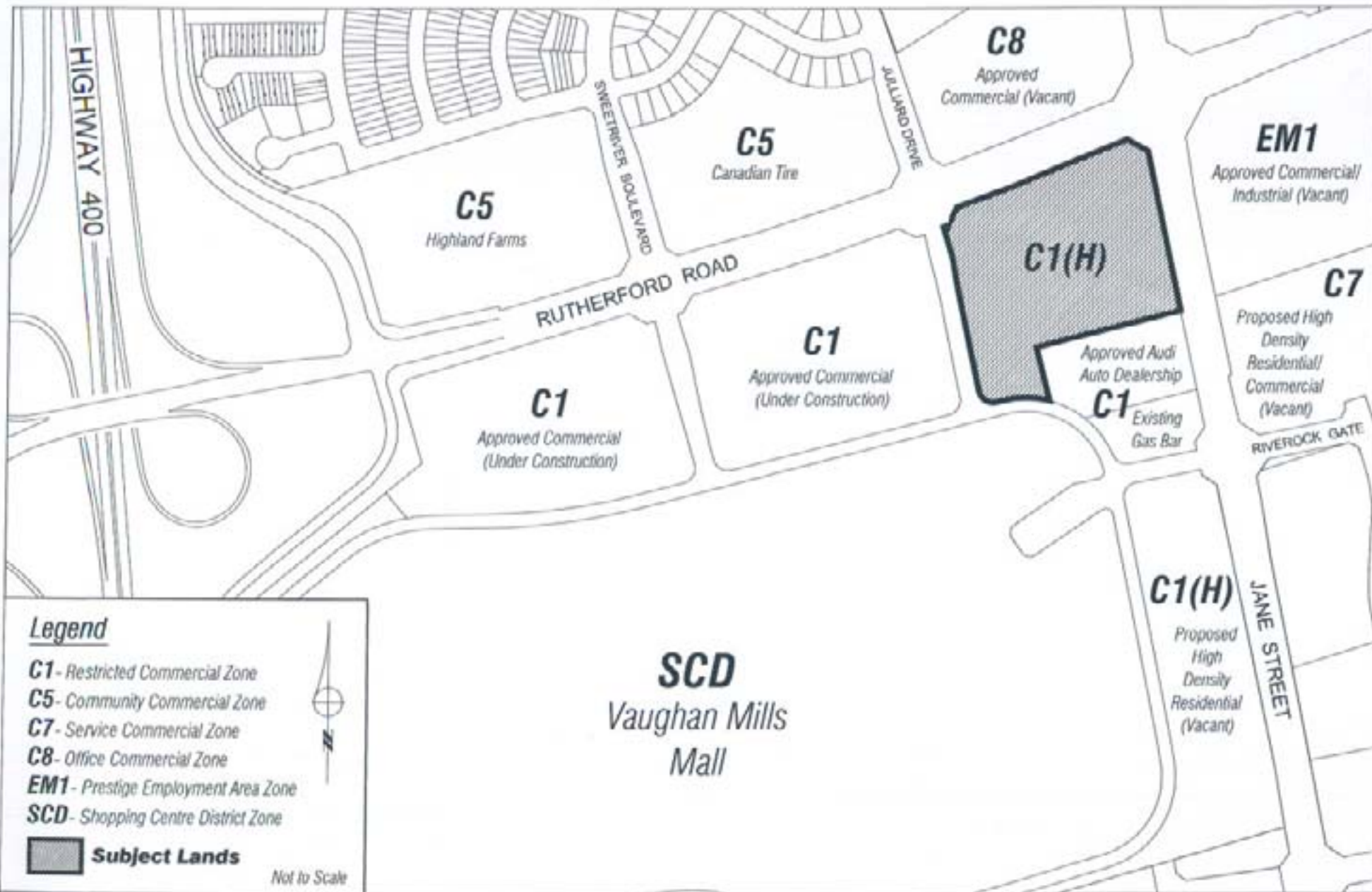
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

Vaughan

The City Above Toronto

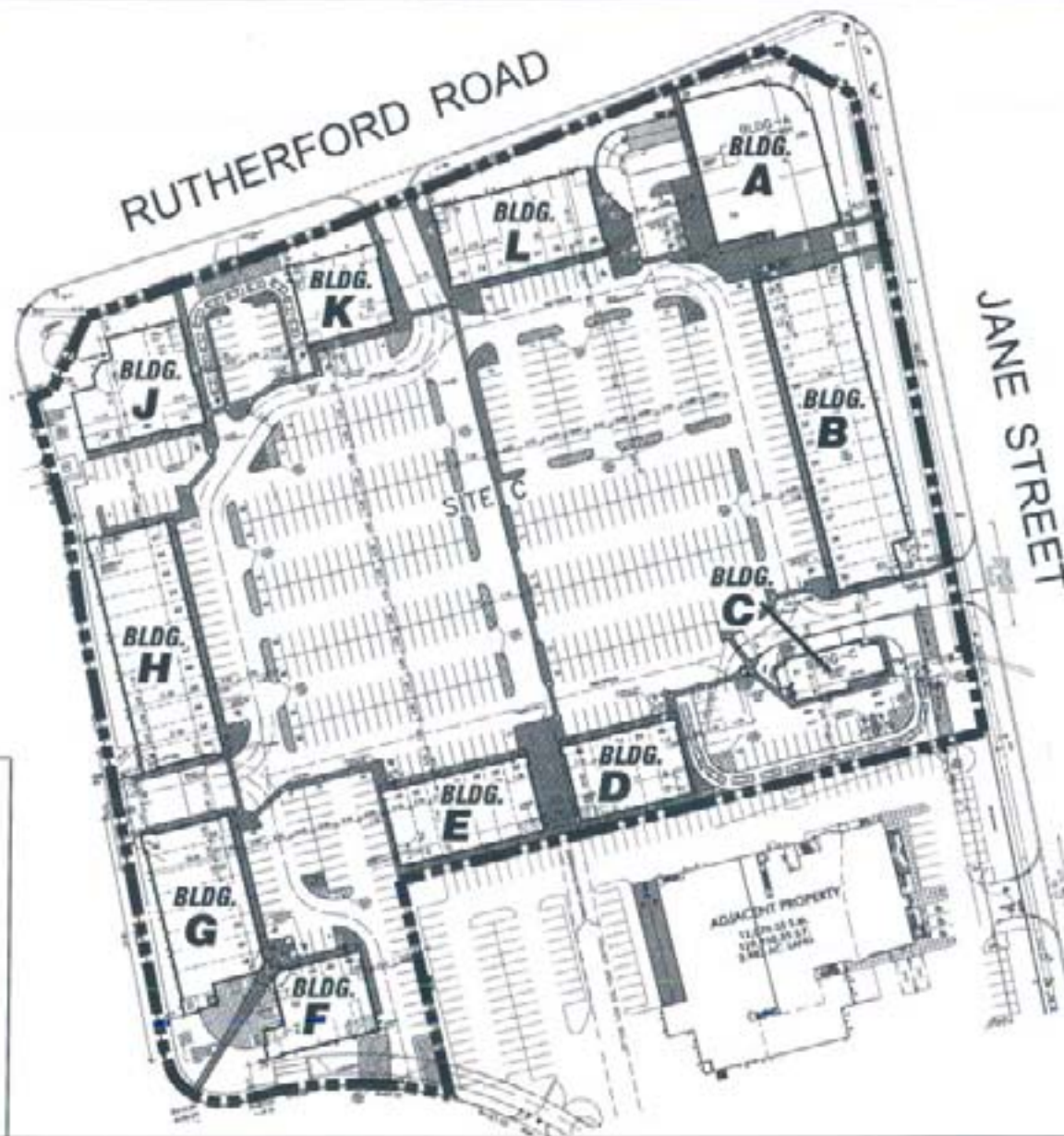
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Attachment

FILE No.'s:
DA.05.055 &
Z.05.047

December 19, 2005

1



Legend

----- Subject Lands

Not to Scale



Site Plan

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

Vaughan

The City Above Toronto

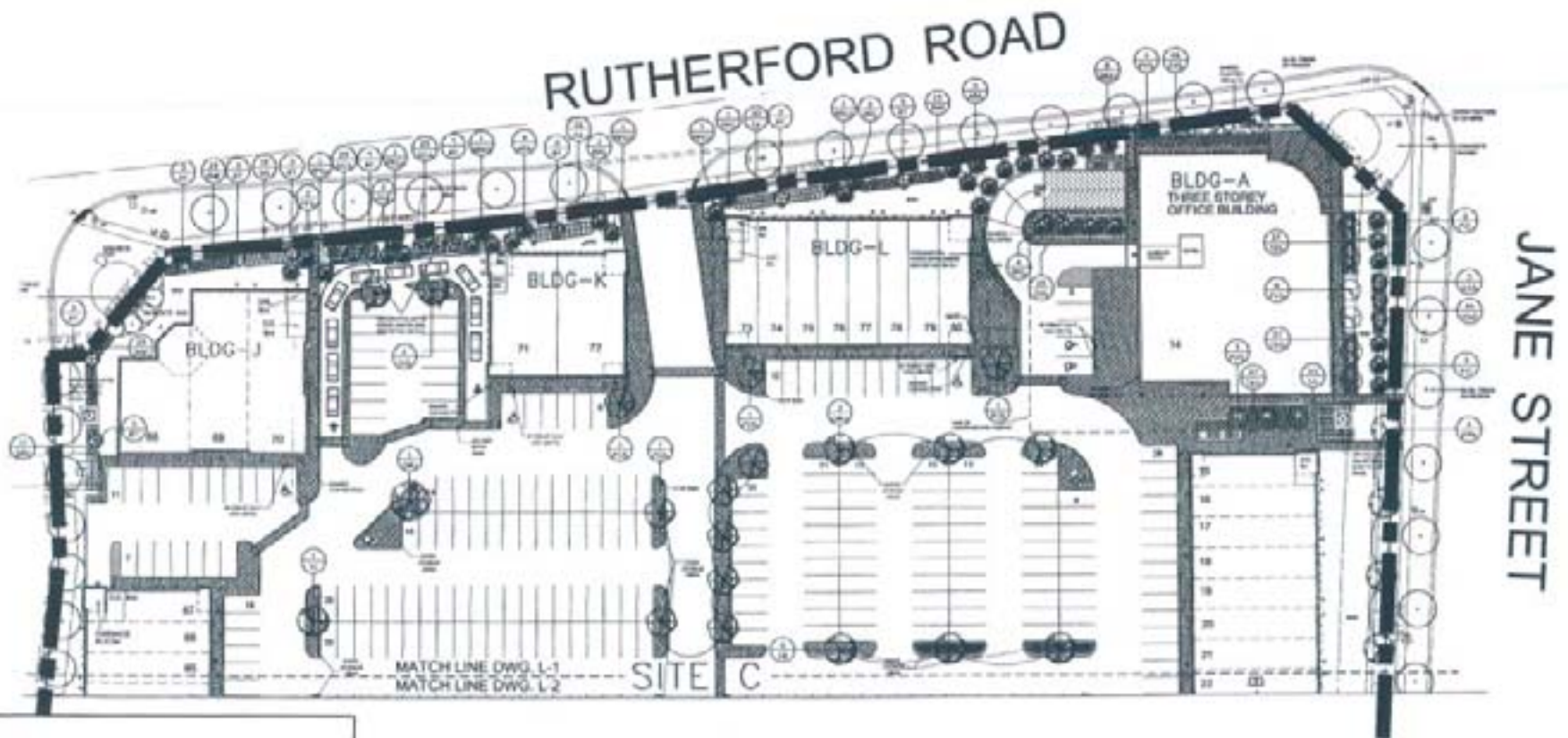
Development Planning Department

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DA.05.055 &
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December 12, 2005



Legend

■ ■ ■ ■ ■ **Subject Lands**

Not to Scale

**Landscape Plan -
North Part of Site**

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5



The City Above Toronto

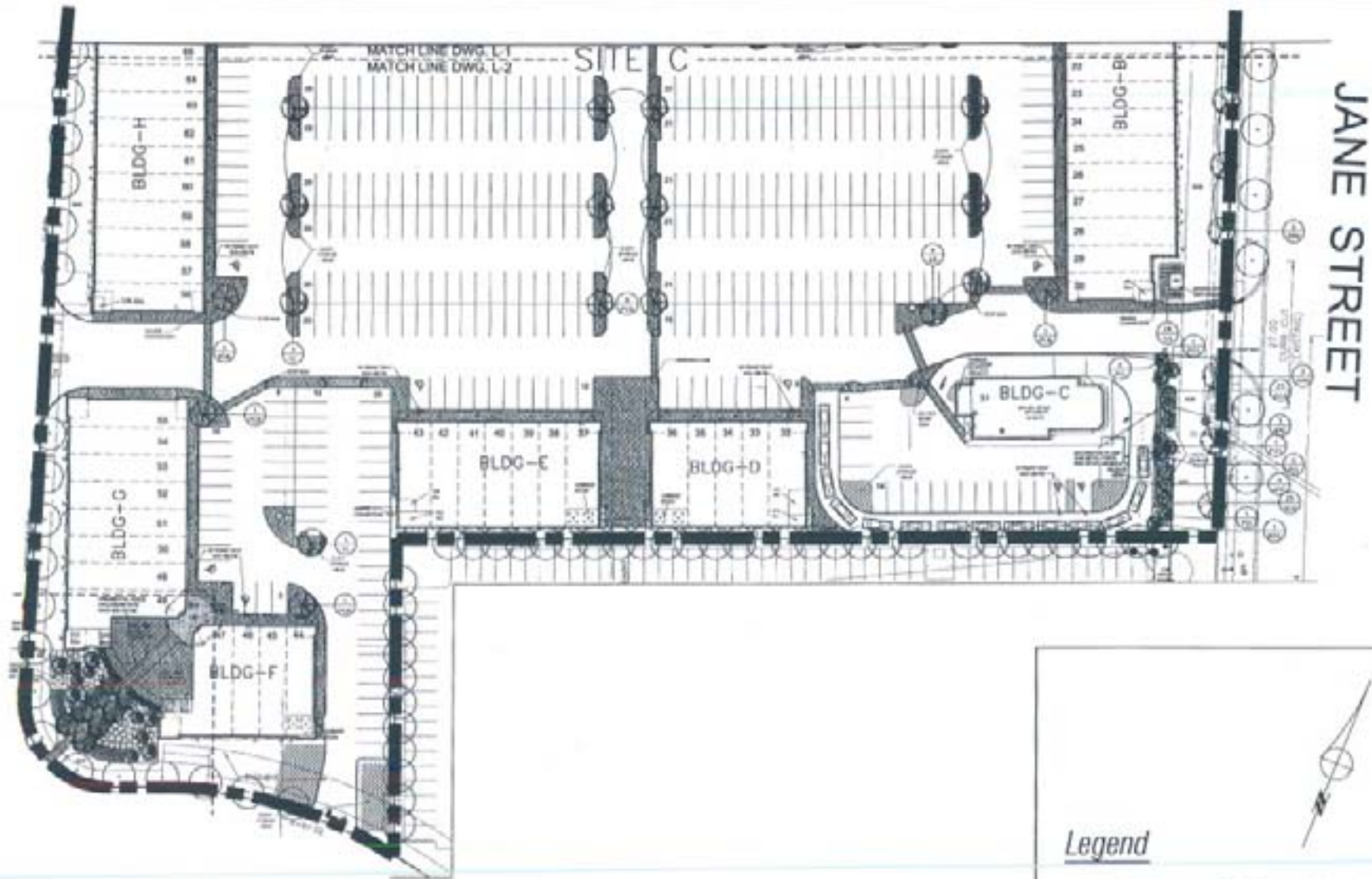
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Landscape Plan - South Part of Site

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5



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Development Planning Department

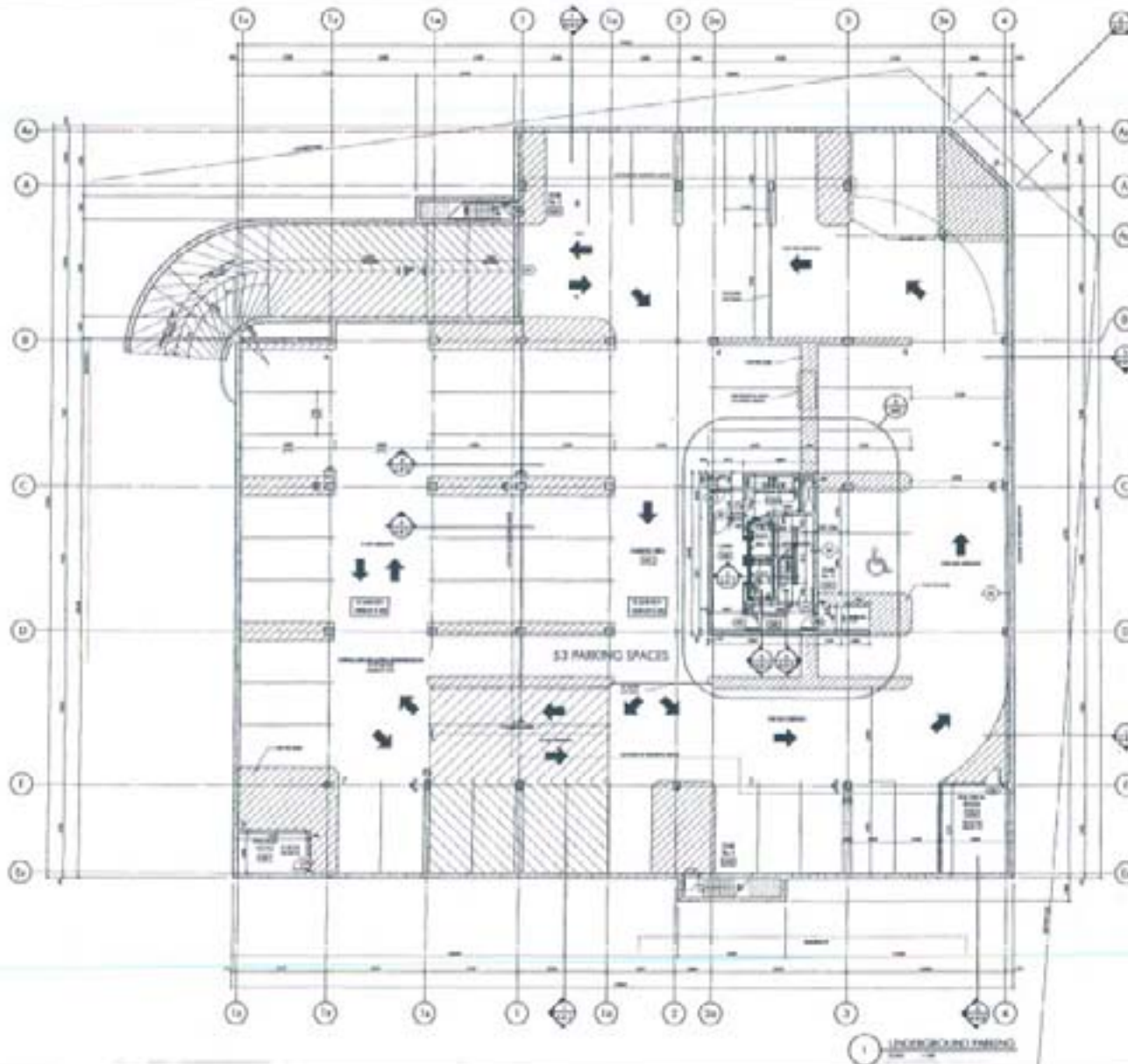
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REF TO ATTACHMENT 5 FOR SITE PLAN



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Underground Parking - Building 'A'

APPLICANT: SONTERRA PROPERTY DEVELOPMENT CORP.

Part of Lot 15, Concession 5



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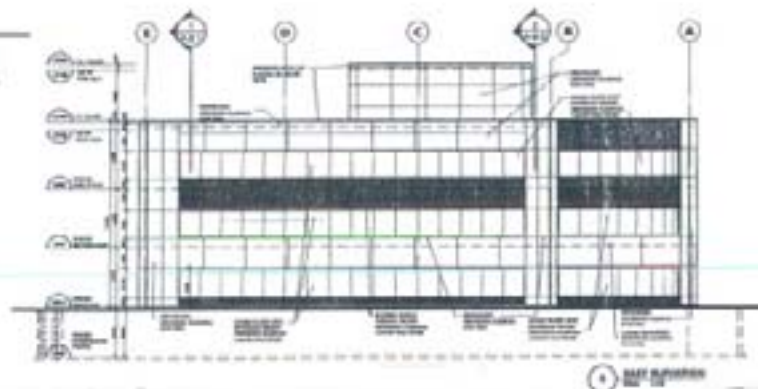
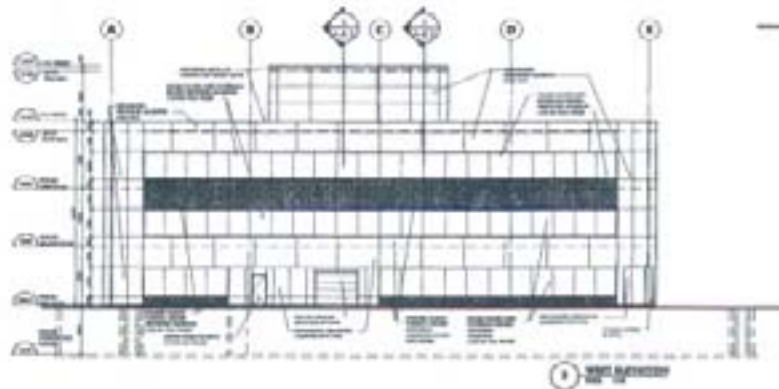
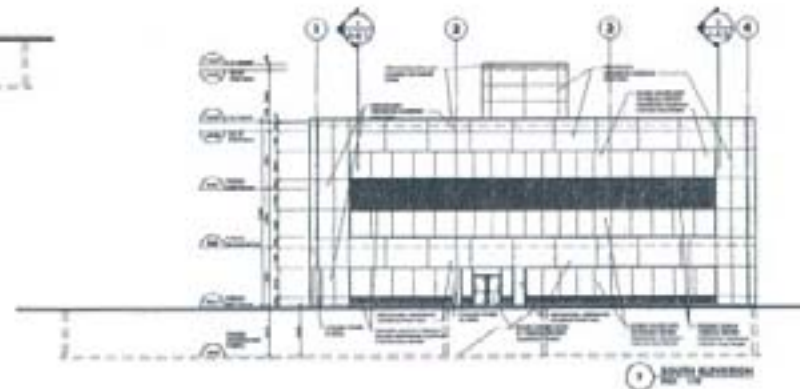
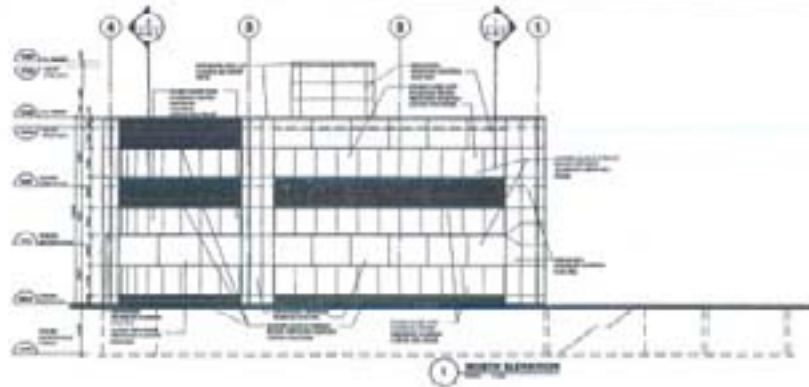
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DA.05.055 &
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December 12, 2005

SEE ALL ATTACHMENTS FOR THIS PROJECT AT WWW.VAUGHAN.CA



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Elevations - Building 'A'

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

Vaughan

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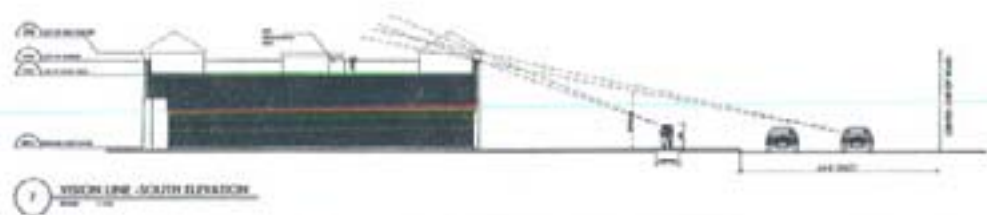
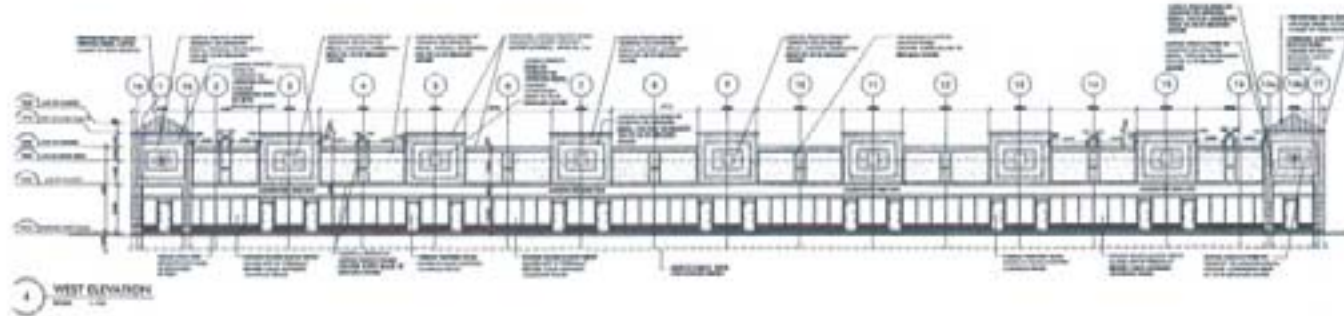
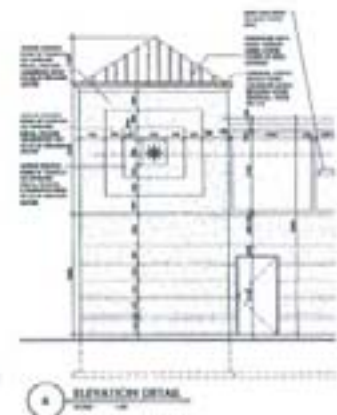
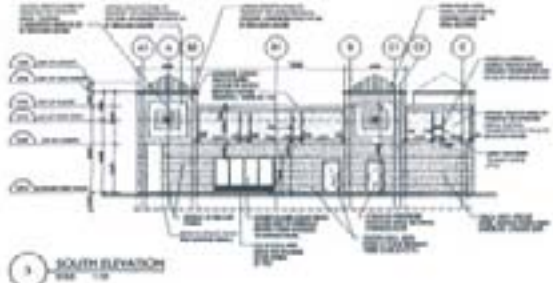
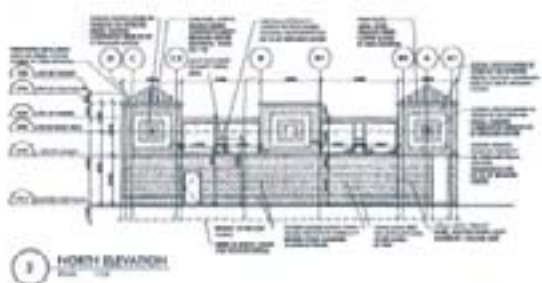
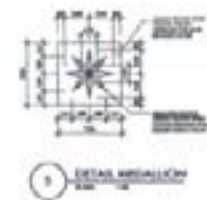
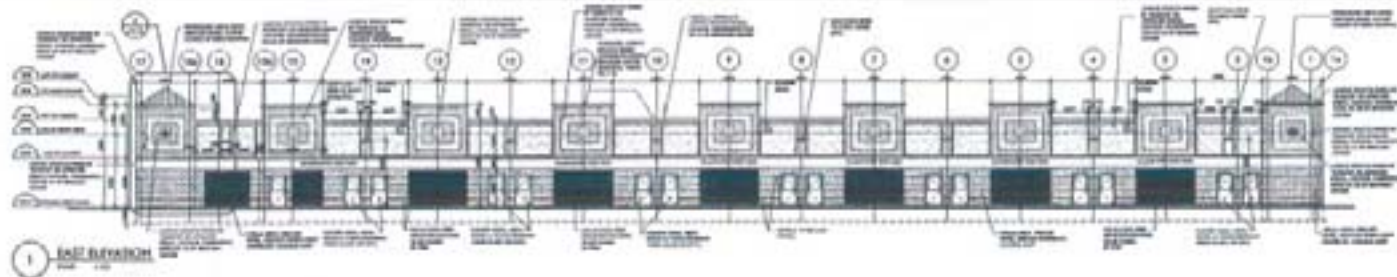
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Elevations - Building 'B'

APPLICANT: SONTERRA PROPERTY DEVELOPMENT CORP.

Part of Lot 15, Concession 5



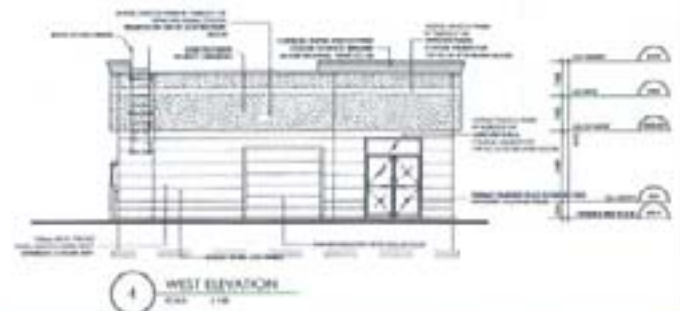
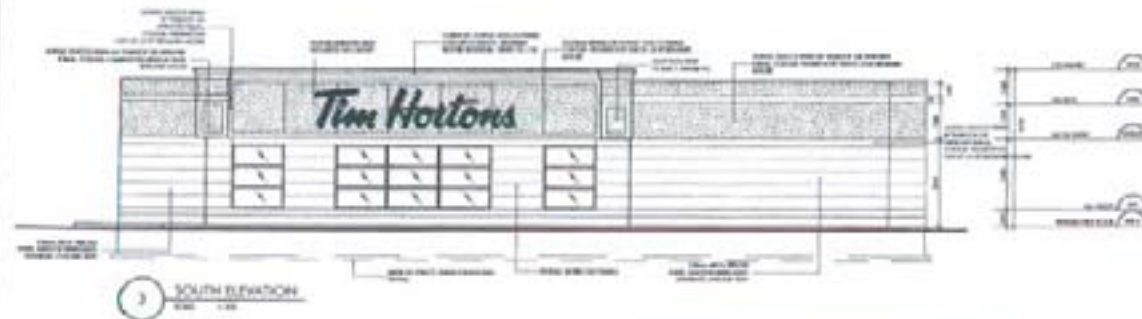
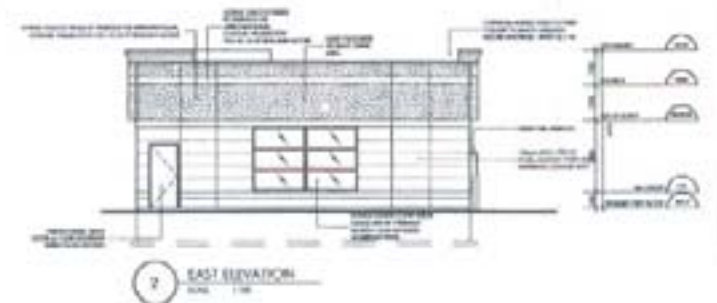
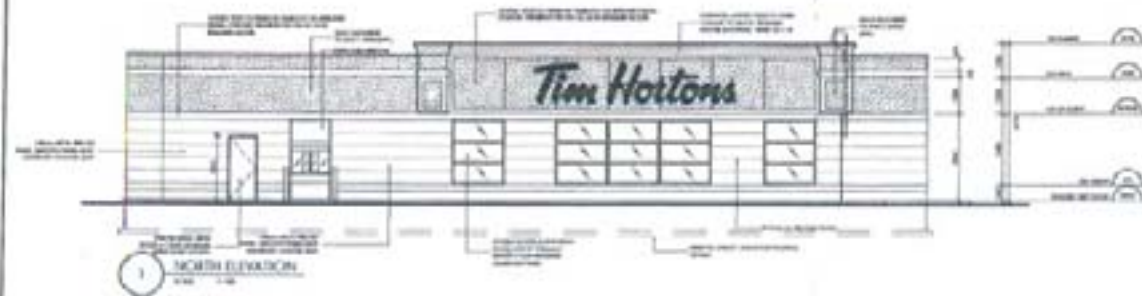
Development Planning Department

Attachment 7

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December 12, 2005

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Elevations - Building 'C'

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

Vaughan

The City Along Toronto

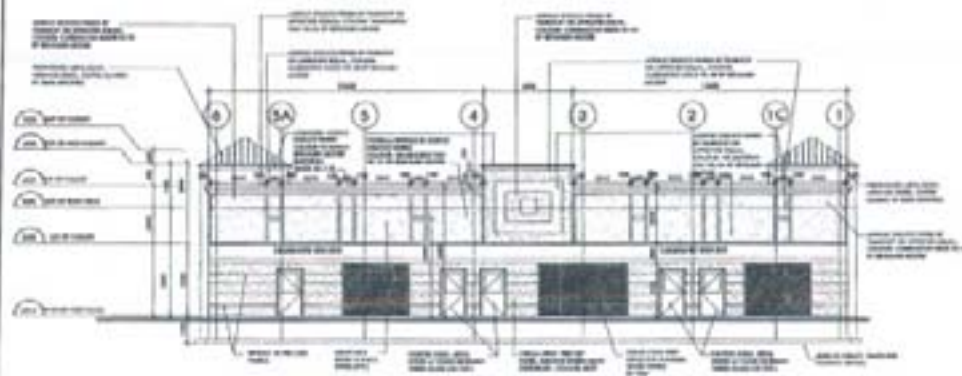
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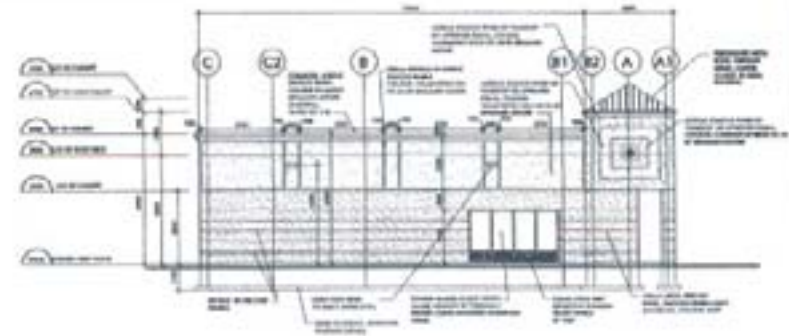
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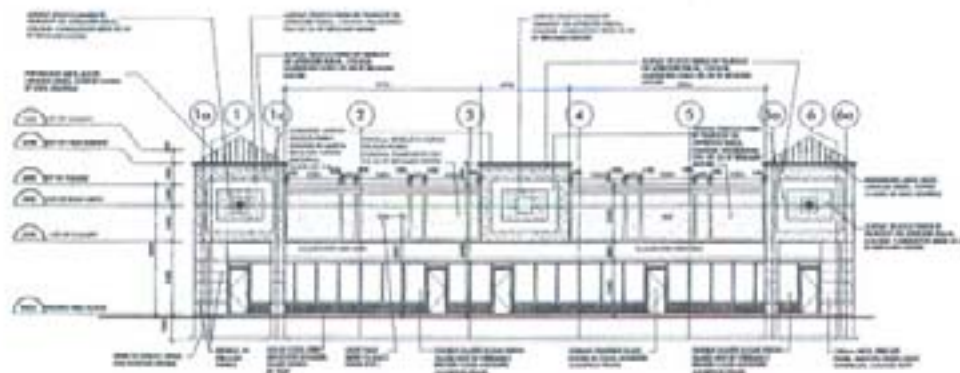
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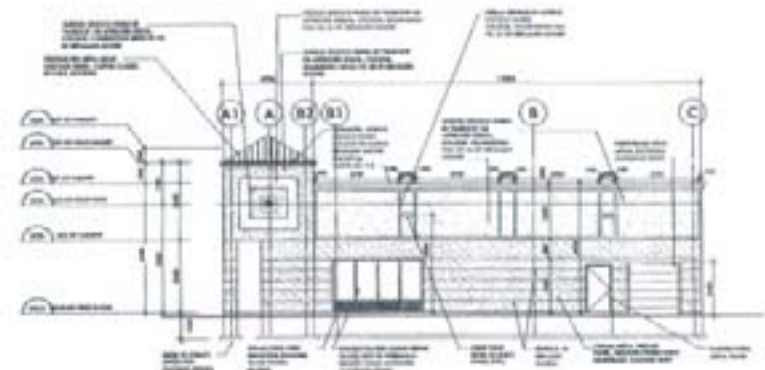
1 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 WEST ELEVATION

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Elevations - Building 'D'

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

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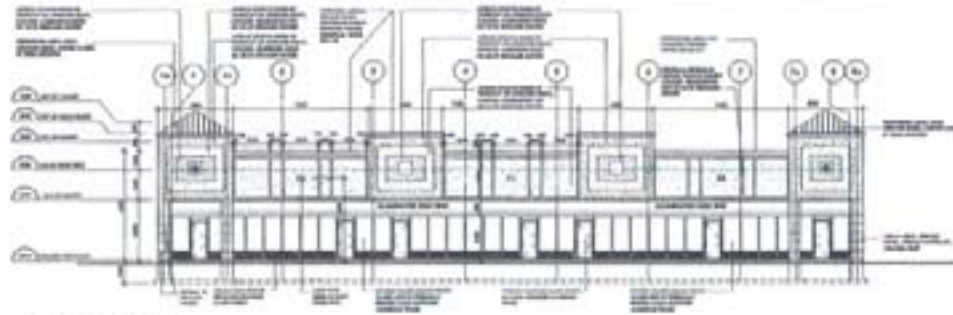
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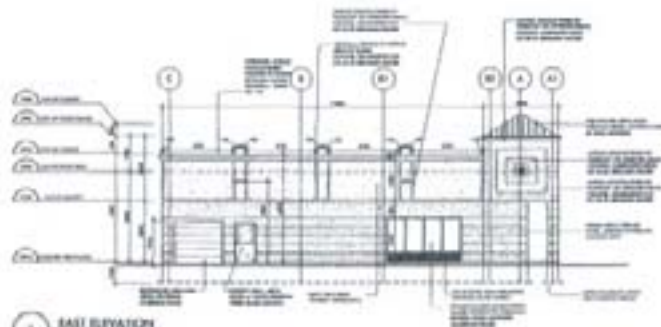
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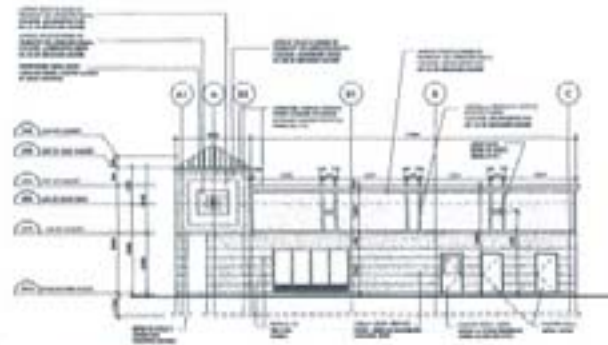
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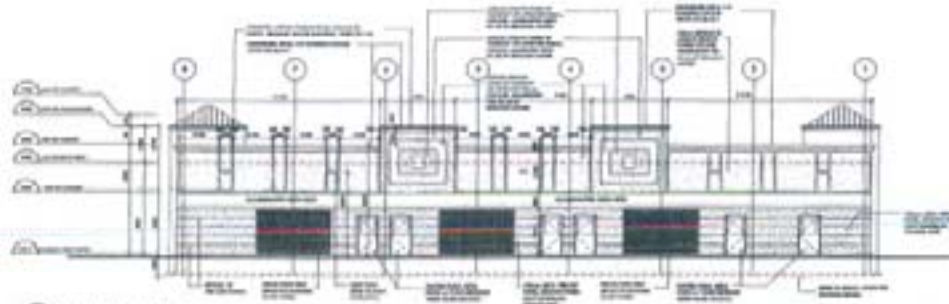
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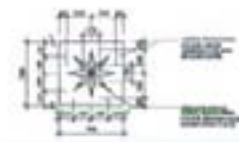
2 EAST ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATION



5 DETAIL MEDALLION

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Elevations - Building 'E'

APPLICANT: SONTERRA PROPERTY DEVELOPMENT CORP.

Part of Lot 15, Concession 5



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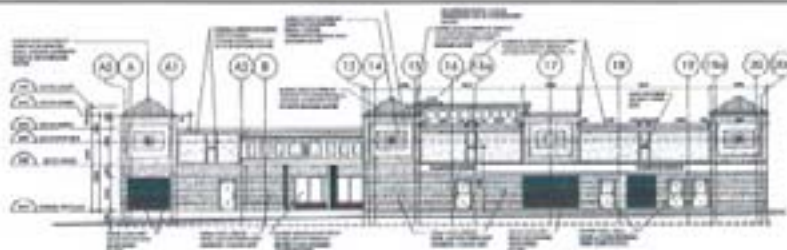
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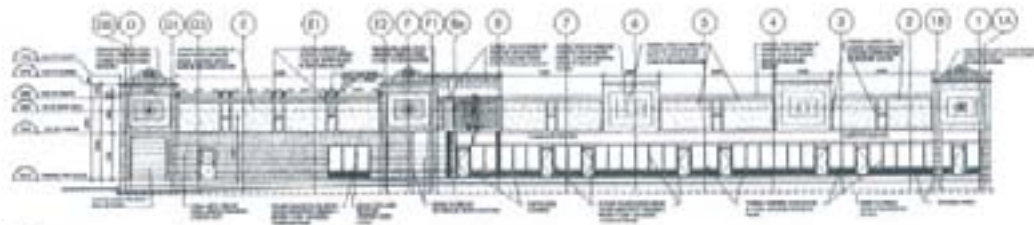
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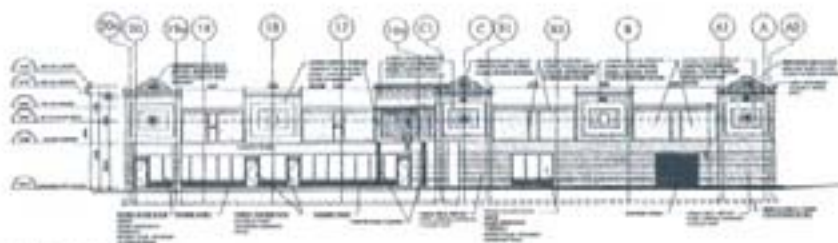
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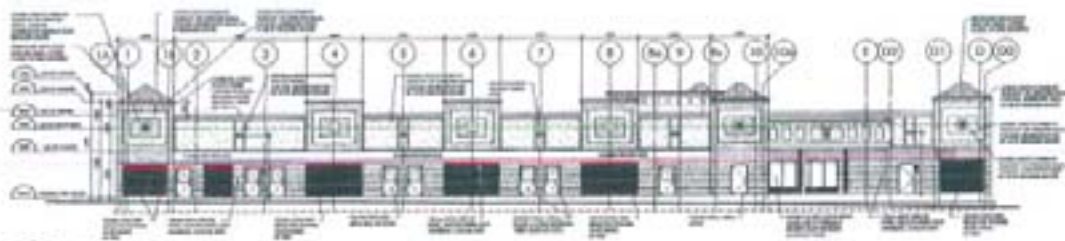
1 SOUTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

Not to Scale

Elevations - Buildings 'F & G'

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5



The City Above Tomorrow

Development Planning Department

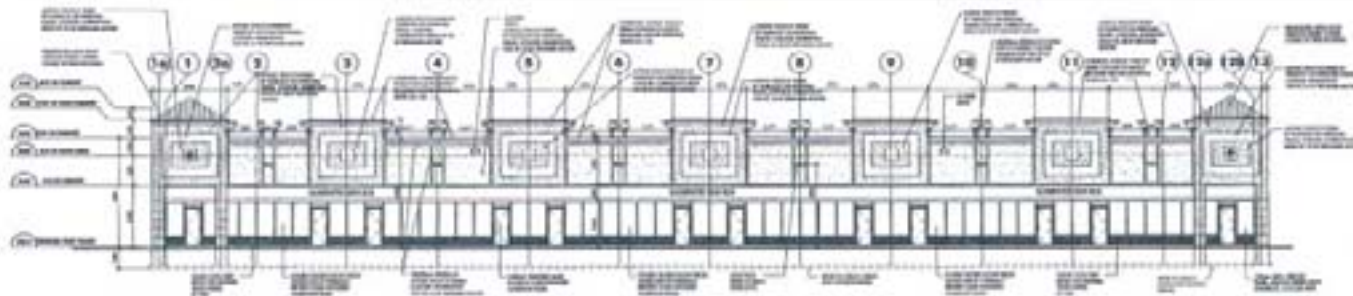
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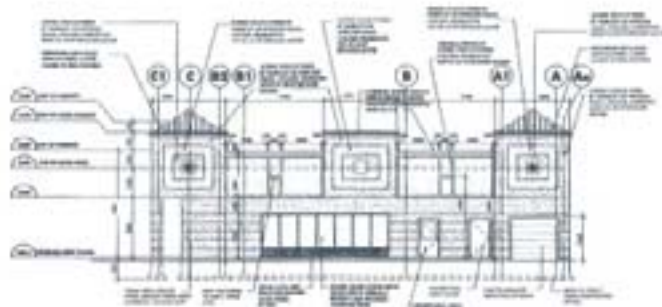
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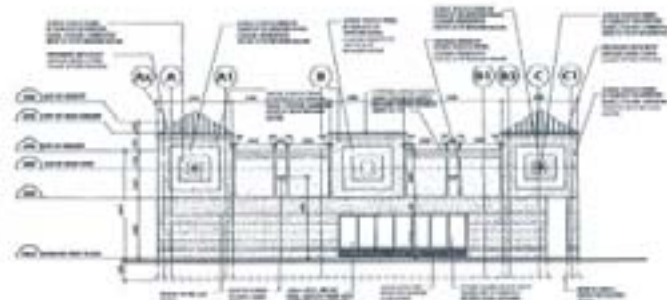
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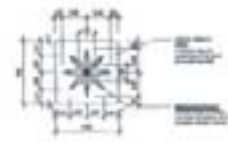
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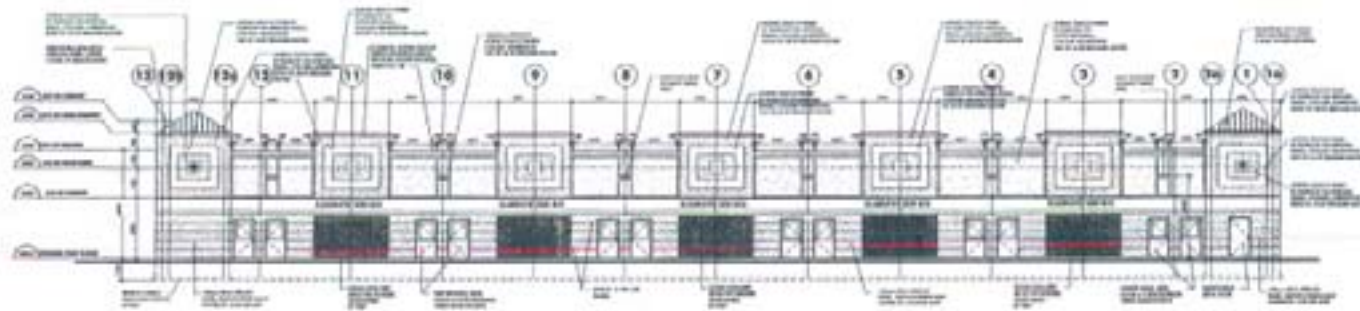
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Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 DETAIL METALION
Scale: 1/4" = 1'-0"



5 WEST ELEVATION
Scale: 1/8" = 1'-0"

Not to Scale

Elevations - Building 'H'

APPLICANT: SONTERRA PROPERTY DEVELOPMENT CORP.

Part of Lot 15, Concession 5



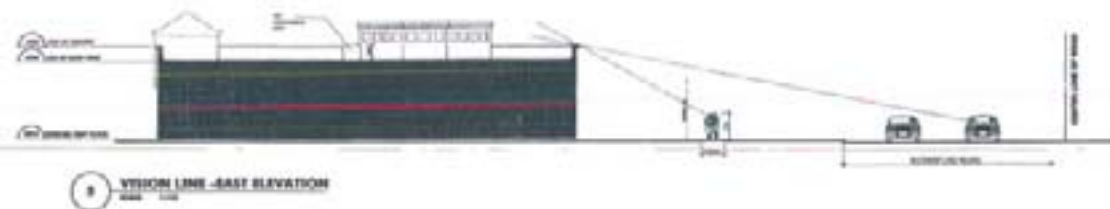
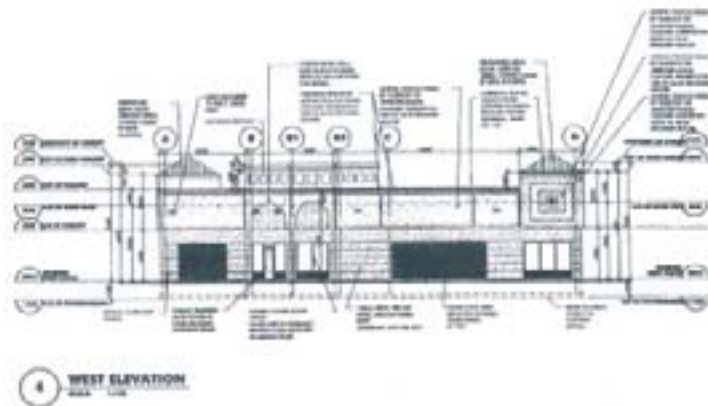
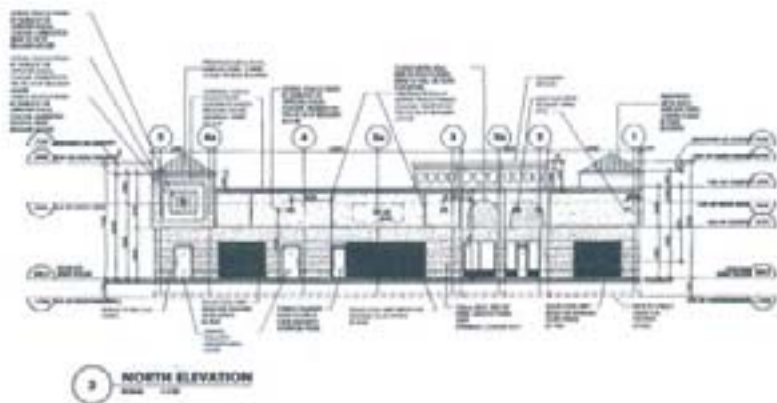
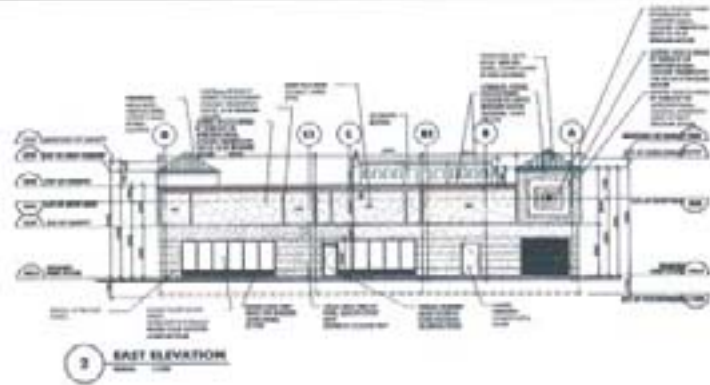
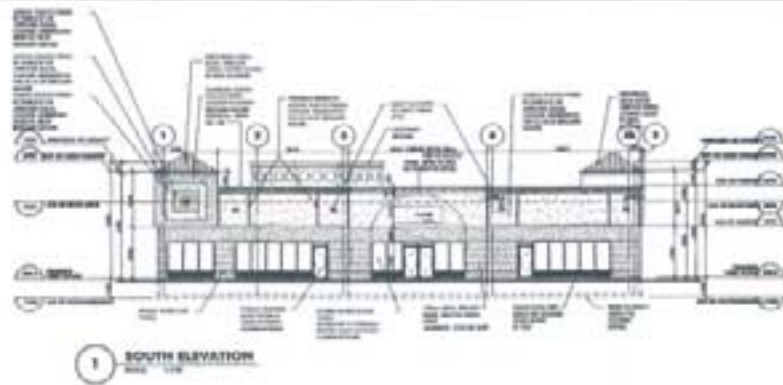
The City Above Toronto
Development Planning Department

Attachment 12

FILE No.'s:
DA.05.055 &
Z.05.047

December 12, 2005

NOPT11 AT1AD-MENT0204a-05.055-05.047.dwg



Not to Scale

Elevations - Building 'J'

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

Vaughan

The City Above Toronto

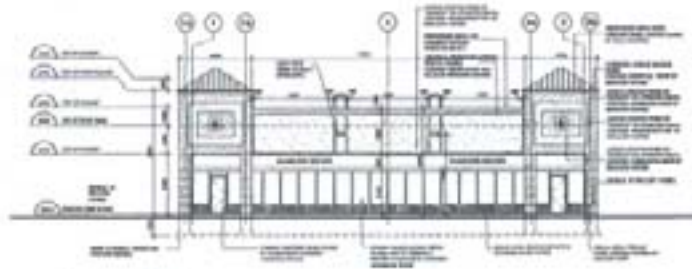
Development Planning Department

Attachment

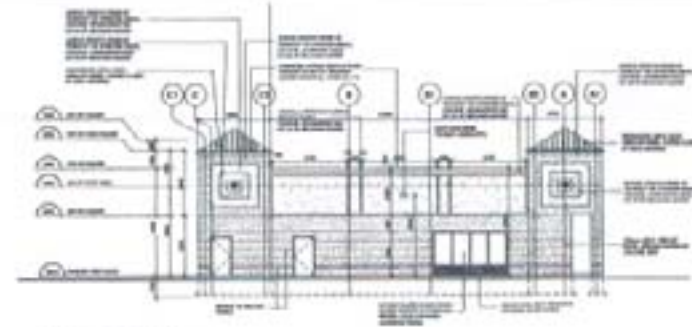
FILE No.'s:
DA.05.055 &
Z.05.047

13

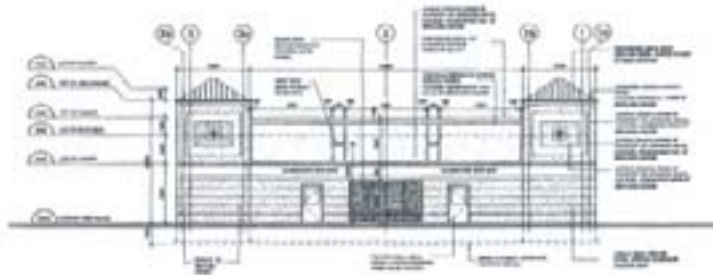
December 12, 2005



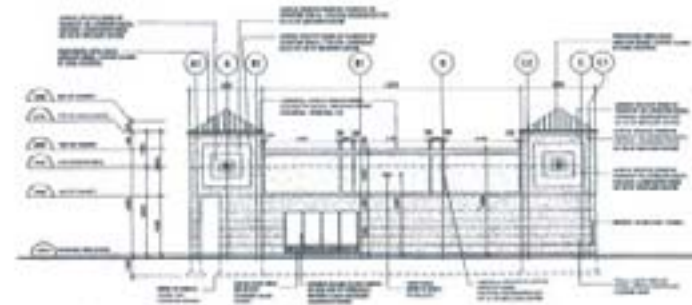
1 SOUTH ELEVATION
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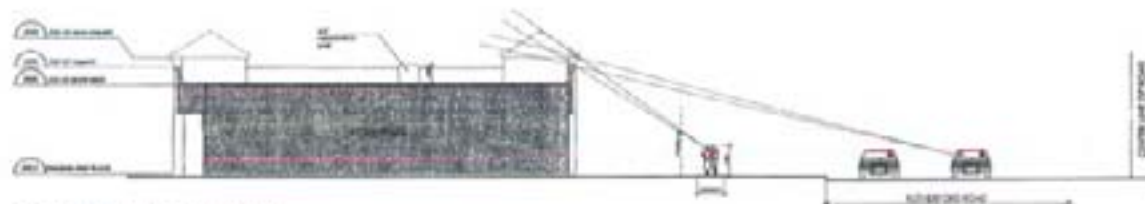
2 WEST ELEVATION
Scale: 1/8\"/>



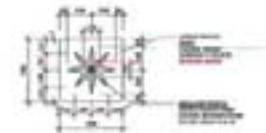
3 NORTH ELEVATION
Scale: 1/8\"/>



4 EAST ELEVATION
Scale: 1/8\"/>



5 VISION LINE - EAST ELEVATION
Scale: 1/8\"/>



6 DETAIL WINDOW
Scale: 1/4\"/>

Not to Scale

Elevations - Building 'K'

APPLICANT: SONTERRA
PROPERTY DEVELOPMENT CORP.

Part of Lot 15,
Concession 5

Vaughan

The City Above Toronto

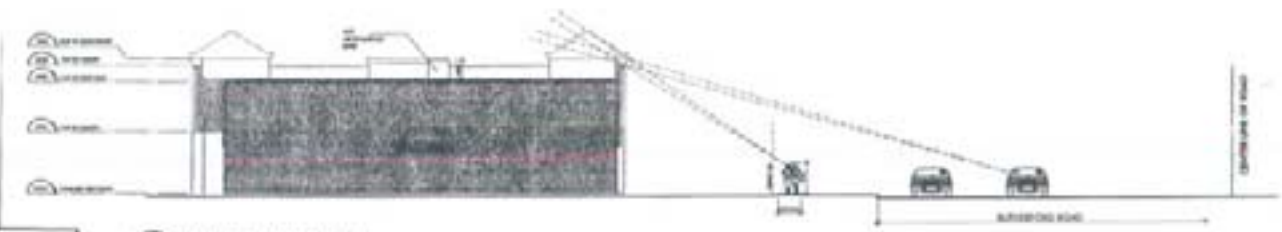
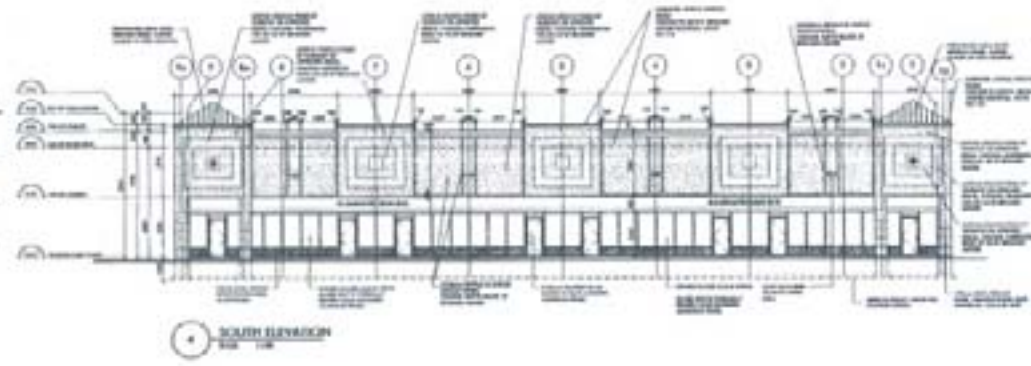
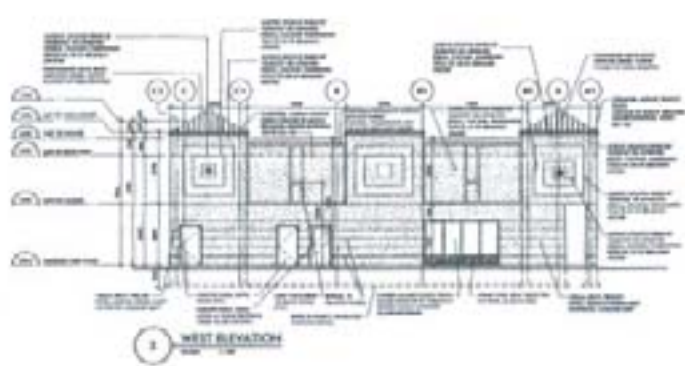
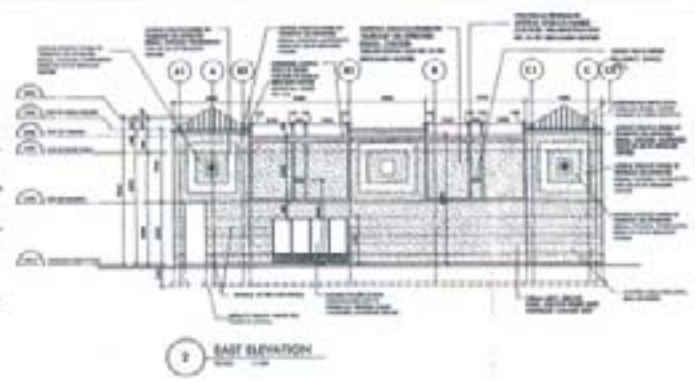
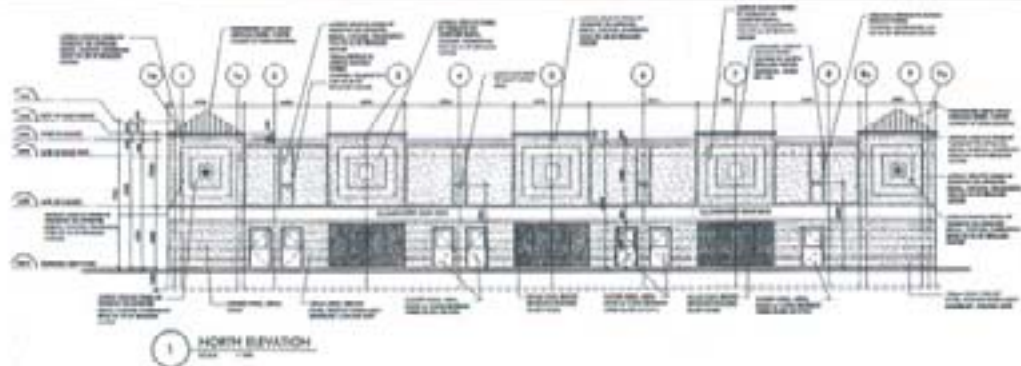
Development Planning Department

Attachment

FILE No.'s:
DA.05.055 &
Z.05.047

14

December 12, 2005



Not to Scale

Elevations - Building 'L'

APPLICANT: SONTERRA PROPERTY DEVELOPMENT CORP.

Part of Lot 15, Concession 5



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Z.05.047

15

December 12, 2005

WEST 11100 BAYVIEW RD. & BURNHAMTHORPE RD.