

**COMMITTEE OF THE WHOLE    MAY 1, 2006**

**SITE DEVELOPMENT FILE DA.02.076**  
**FIRST VAUGHAN INVESTMENTS LTD.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT revised Site Development File DA.02.076 (First Vaughan Investments Ltd.) BE APPROVED, as shown on Attachment #3, which will eliminate Building "D" and permit a larger 780.36 m<sup>2</sup> multi-unit commercial Building "B" as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the amending site plan agreement:
    - i) the final revised site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
    - ii) the final revised site grading and servicing plans, stormwater management report, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
    - iii) all requirements of York Region shall be satisfied; and,
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

The Owner has submitted a Site Development Application to amend an existing site plan agreement to permit a 780.36 m<sup>2</sup> multi-unit commercial building shown as Building 'B' on Attachment #3, and the elimination of Building "D" as shown on Attachment #2.

**Background - Analysis and Options**

The 5.2 ha site shown on Attachment #1 is located on the southwest corner of Portage Parkway and Edgeley Boulevard (100 Edgeley Boulevard), in Part of Lots 6 and 7, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan) and zoned C10 Corporate District Zone by By-Law 1-88, subject to Exception 9(959). The surrounding land uses are:

- North - Applewood Crescent; employment use (EM1 Prestige Employment Area Zone)
- East - Edgeley Boulevard; Walmart/commercial use (C10 Corporate District Zone)
- South - office/commercial use (C8 Office Commercial Zone)
- West - vacant/open space (OS2 Open Space Park Zone)

In April 2003, the Owner received site plan approval for four commercial buildings on the subject lands. Only one of the buildings (Sam's Club shown as Building "A" on Attachment #3) has been constructed to date. The Owner is now requesting a revision to the existing site plan agreement to eliminate the approved building at the southwest corner of the site (Building "D" on Attachment

#2) and to develop the approved building in the northeast corner from a single user commercial building (Building "B" on Attachment #2) to a multi-unit commercial building (Building 'B' shown on Attachment #3). The remaining single-unit commercial building (Building 'C' shown on Attachment #3) will remain as originally approved. Additional parking will be added to the vicinity of the originally approved Building 'D'.

#### Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which provides opportunities for land uses that require visual exposure, good vehicular accessibility, and large development sites. The proposed use and development of the subject lands conforms to the Official Plan.

#### Zoning

The subject lands are zoned C10 Corporate District Zone by By-Law 1-88, subject to Exception 9(959), which permits the proposed multi-unit commercial building. The development of the site would comply with the zoning requirements of By-law 1-88 and site-specific Exception 9(959).

#### Site Design

The revised site plan (Attachment #3) shows the existing 12,258 m<sup>2</sup> Sam's Club building (Building "A"), the approved (unbuilt) 418.05 m<sup>2</sup> retail building at the southeast corner of the site (Building "C"), and the proposed 780.36m<sup>2</sup> multi-unit commercial building (Building "B"). The site is served by the three existing access locations on Edgeley Boulevard, Applewood Crescent, and via a temporary private driveway within the future Applemill Road, respectively.

#### Parking

The revised minimum required parking for the site (Buildings "A", "B" and "C" on Attachment #3) is calculated as follows:

Retail: 13,456.41m <sup>2</sup> at 6 spaces/100m <sup>2</sup>	= 808 spaces
Total Parking Required:	= 808 spaces
Total Parking Provided:	= 819 spaces

The site meets the minimum parking requirements with a surplus of 11 spaces.

#### Services

A revised grading and servicing plan and stormwater management report have been submitted to address the revised site plan, and the final plan and report must be approved to the satisfaction of the Engineering Department. All hydro requirements must be to the satisfaction of PowerStream Inc.

#### Landscaping

The landscape plan (Attachment #4) shows a variety of existing and proposed deciduous and coniferous trees and shrubs. The majority of the landscaping exists, with additional planting being placed within the revised parking area adjacent to Building "B". An outdoor patio is proposed at the southeast corner of this multi-unit building, and will be accessory to the proposed restaurant use. Decorative landscaping will provide an entry feature at the northeast corner and a walkway will be provided around the building for pedestrian friendly access.

## Building Design

The proposed building elevations are shown on Attachment #5. The building will be constructed to a height of 8.23 m. The building material will consist of a nutmeg colour stucco along the upper portion of the end units, and a red colour brick within the middle portion. Signage will appear in the upper portion of the building for each of the 6 units. Attachment #5 identifies the company signage for three eating establishments, and the three other commercial units (middle) have yet to be determined. A canopy/awning structure will span the middle portion of the building. The lower building material will be clear glazed windows on the south and west elevation and spandrel windows on the north (for security and aesthetic reasons given these areas will include the storage area and cooking areas for the restaurants). Each unit will have a main entrance on the south elevation and man-doors on the north elevation. Paprika coloured architectural block will break up each unit and white stucco decorative cornice details will be used along the roof. The north and south elevations wrap around the east and west elevations to provide a consistent façade. The east elevation will have an entry door located in the middle to provide for a second entrance into the restaurant and the west elevations will include an overhead door for access to the garbage room. All roof-top mechanical equipment will be screened from street view.

The final building elevations must be approved to the satisfaction of the Development Planning 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

The Development Planning Department has reviewed the revised Site Development Application in accordance with the policies of OPA #500, the requirements of By-law 1-88, and the area context. The Development Planning Department is satisfied that the proposed elimination of an approved single use Building "D" on Attachment #2, and increase in size of Building "B" from a single use to a multi-unit building as shown on Attachment #3, is appropriate for the site and the Corporate Centre. The existing Sam's Club (Building "A") will be maintained, and there is no change to the approved/unbuilt Building "C". Accordingly, the Development Planning Department can support the approval of the site plan application, subject to the conditions contained in this report, which will facilitate a revision to the registered site plan agreement in the manner shown on Attachment #3.

## Attachments

1. Location Map
2. Original Site Plan
3. Revised Site Plan
4. Landscape Plan
5. Elevation Plan

**Report prepared by:**

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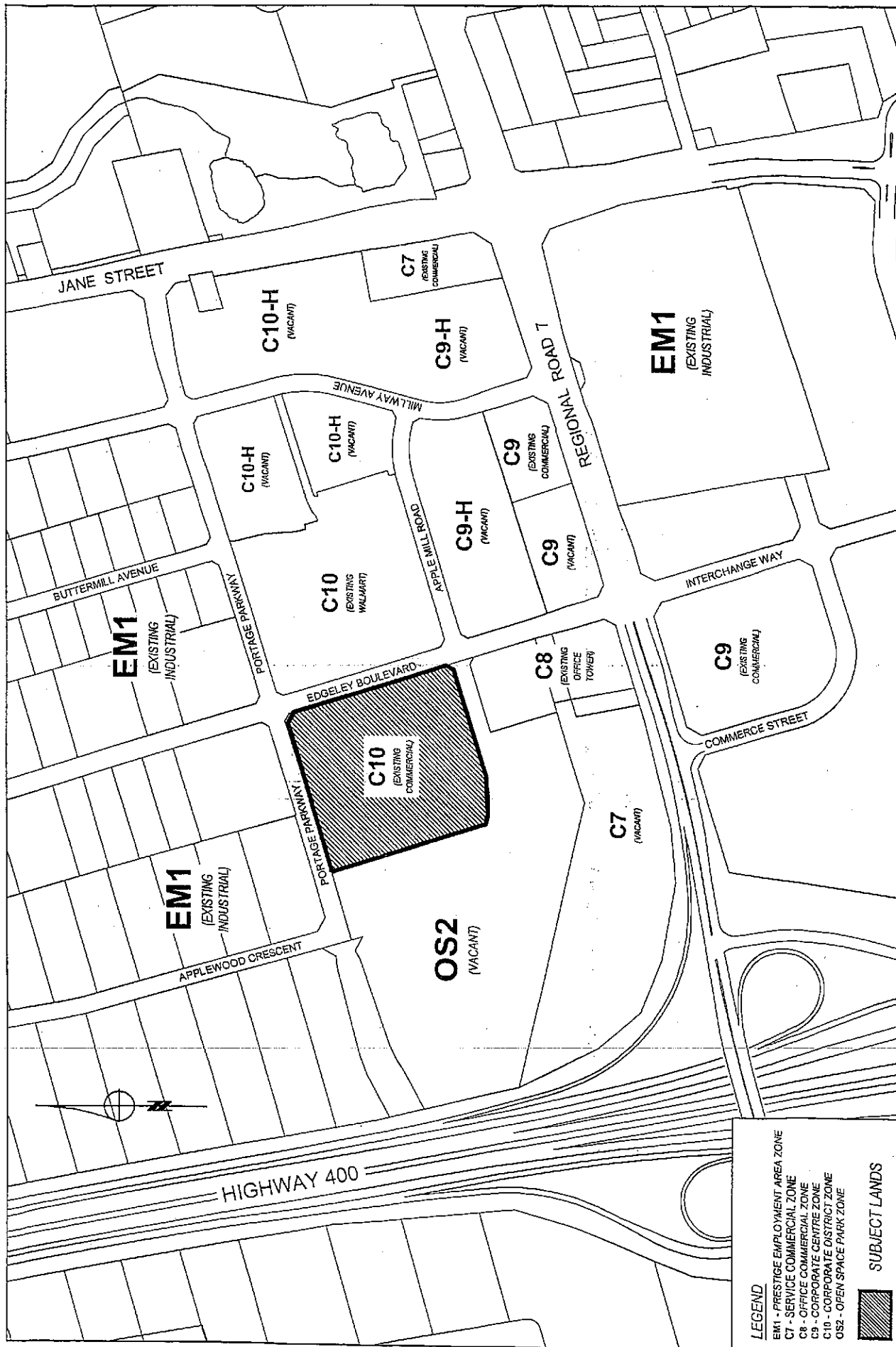
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**LEGEND**

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE DISTRICT ZONE
- OS2 - OPEN SPACE PARK ZONE

**SUBJECT LANDS**



**Attachment 1**

FILE No.: DA-02.076  
 Not to Scale  
 April 19, 2006



Development Planning Department

**Location Map**

Part of Lots 6 & 7,  
 Concession 5

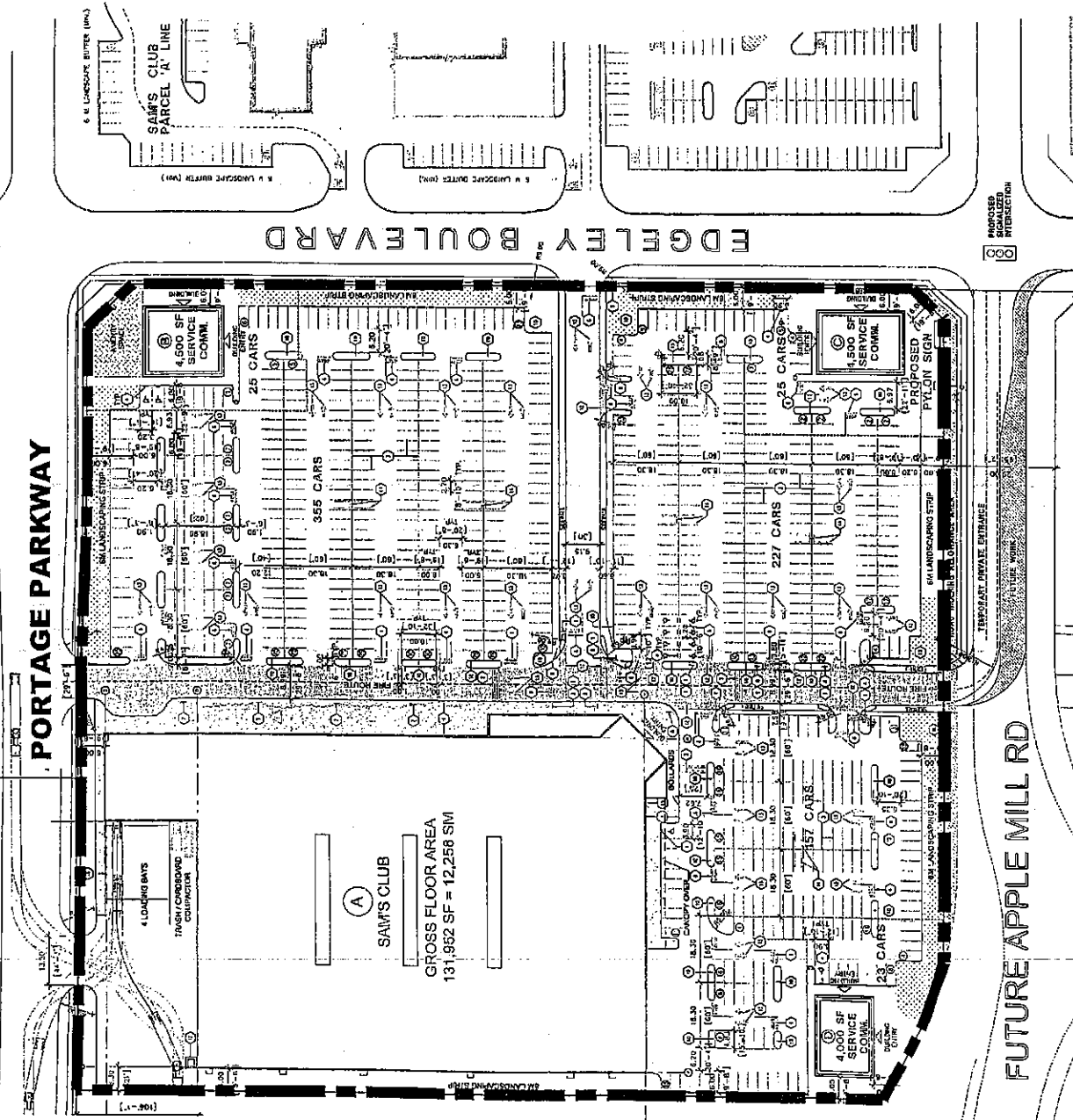
APPLICANT:  
 FIRST VAUGHAN INVESTMENTS LIMITED  
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PORTAGE PARKWAY

EDGELEY BOULEVARD

FUTURE APPLE MILL RD

SUBJECT LANDS



(A)  
SAM'S CLUB  
GROSS FLOOR AREA  
131,952 SF = 12,258 SM

**Attachment 2**  
FILE No.: DA.02.076  
Not to Scale  
April 19, 2006

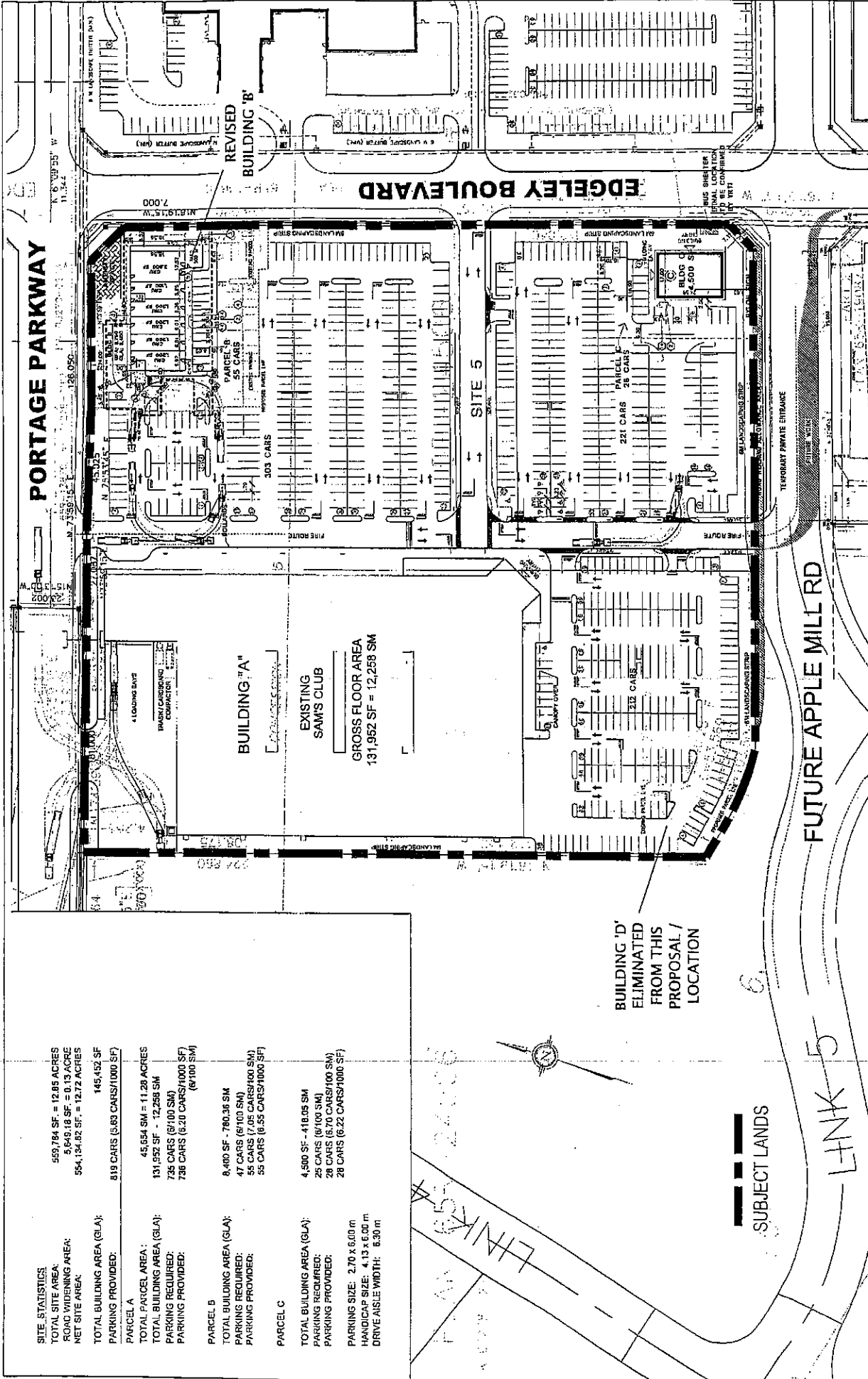


Development Planning Department

**Original Site Plan -  
Approved April 2003**

Part of Lots 6 & 7,  
Concession 5

APPLICANT:  
FIRST VAUGHAN  
INVESTMENTS LIMITED  
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**SITE STATISTICS**

TOTAL SITE AREA: 569,784 SF = 12.85 ACRES  
 ROAD WIDENING AREA: 5,649.18 SF = 0.13 ACRES  
 NET SITE AREA: 564,134.82 SF = 12.72 ACRES

TOTAL BUILDING AREA (GLA): 145,452 SF  
 PARKING PROVIDED: 819 CARS (5.83 CARS/1000 SF)

**PARCEL A**

TOTAL PARCEL AREA: 45,654 SM = 11.28 ACRES  
 TOTAL BUILDING AREA (GLA): 131,952 SF = 12,258 SM  
 PARKING REQUIRED: 735 CARS (6/100 SM)  
 PARKING PROVIDED: 738 CARS (6.20 CARS/1000 SF) (6/100 SM)

**PARCEL B**

TOTAL BUILDING AREA (GLA): 8,400 SF = 780.36 SM  
 PARKING REQUIRED: 47 CARS (6/100 SM)  
 PARKING PROVIDED: 55 CARS (6.55 CARS/1000 SF)

**PARCEL C**

TOTAL BUILDING AREA (GLA): 4,500 SF = 418.05 SM  
 PARKING REQUIRED: 28 CARS (6/100 SM)  
 PARKING PROVIDED: 28 CARS (6.22 CARS/1000 SF)

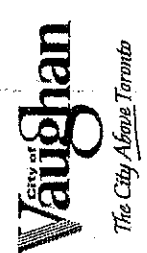
PARKING SIZE: 2.70 x 6.00 m  
 HANDICAP SIZE: 4.13 x 6.00 m  
 DRIVE AISLE WIDTH: 6.30 m

BUILDING 'D'  
 ELIMINATED  
 FROM THIS  
 PROPOSAL /  
 LOCATION

--- SUBJECT LANDS

# Attachment 3

FILE No.: DA.02.076  
 Not to Scale  
 April 19, 2006

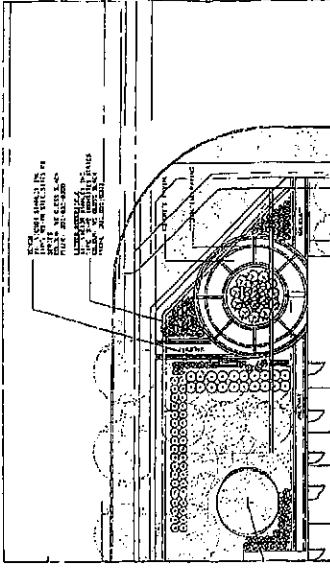


Development Planning Department

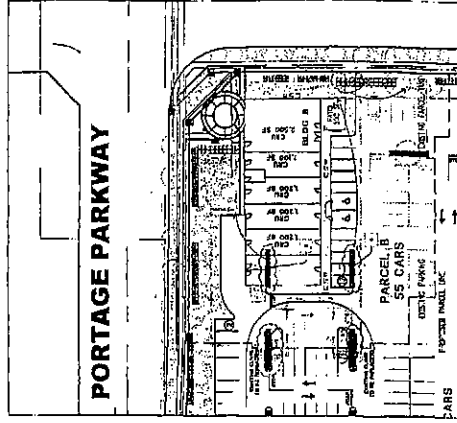
## Revised Site Plan

Part of Lots 6 & 7,  
 Concession 5

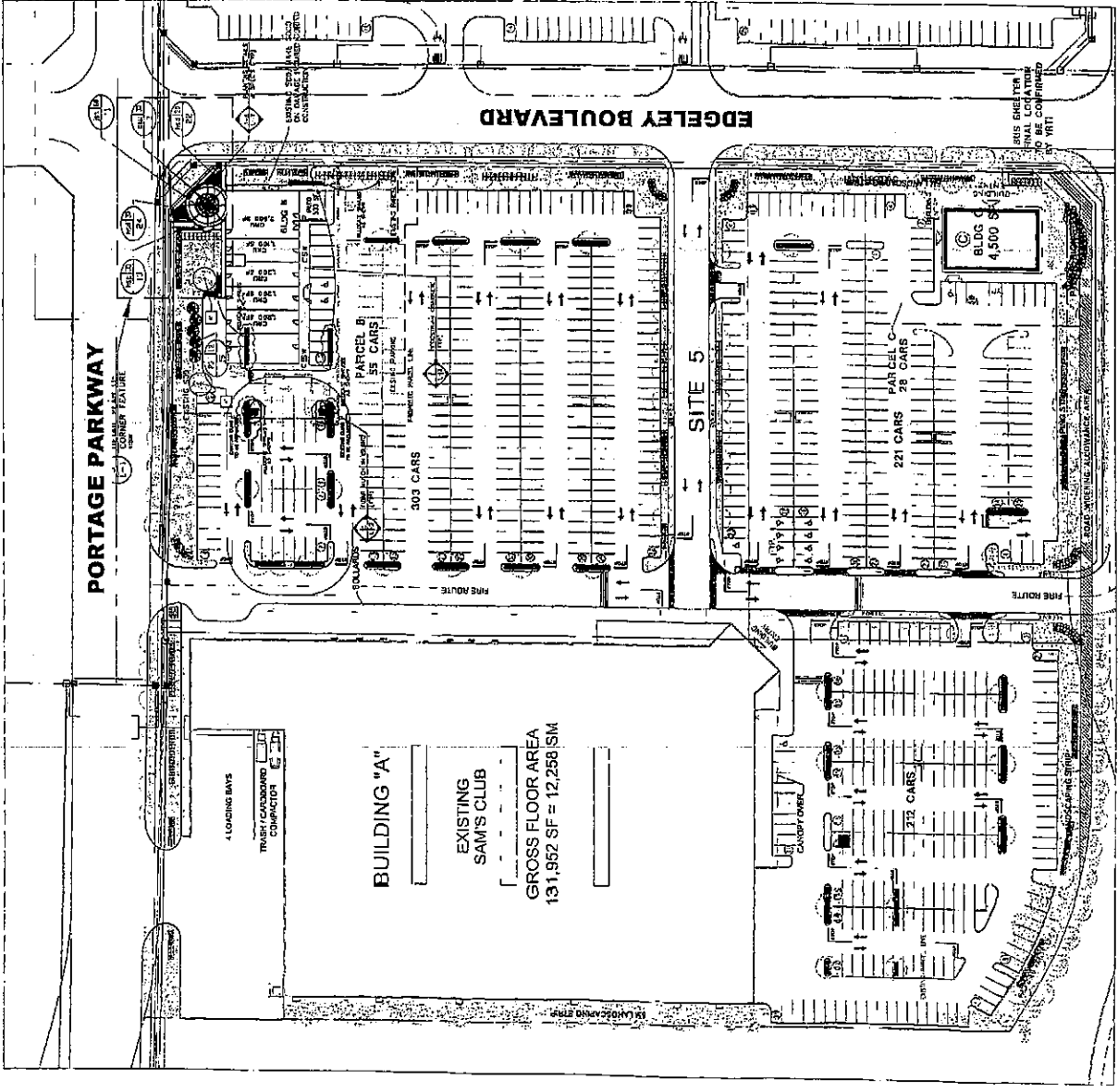
APPLICANT:  
 FIRST VAUGHAN INVESTMENTS LIMITED  
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3  
L-1  
1200  
DETAIL PLAN OF CORNER FEATURE



1  
L-1  
1:500  
EXISTING VEGETATION RELOCATION PLAN



# Landscape Plan

Part of Lots 6 & 7,  
Concession 5

APPLICANT:  
FIRST VAUGHAN INVESTMENTS LIMITED

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The City Above Toronto

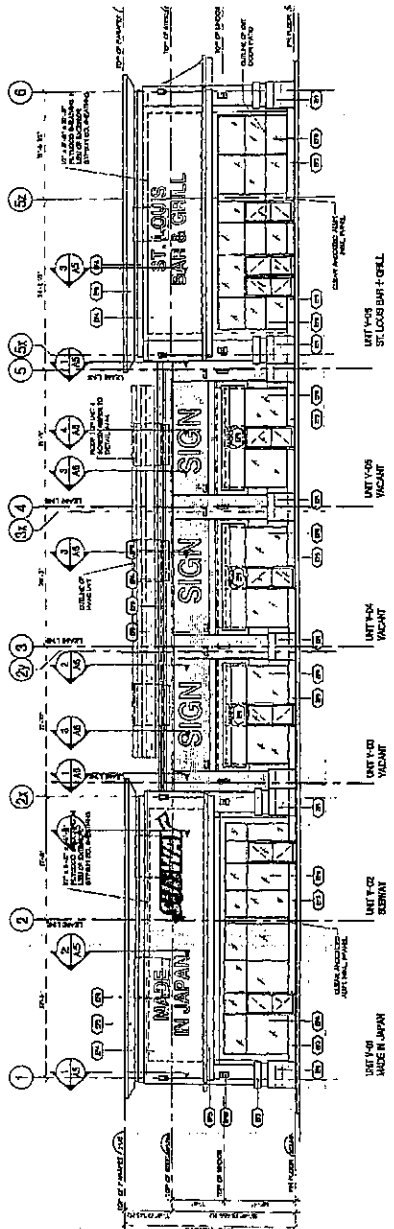
Development Planning Department

# Attachment 4

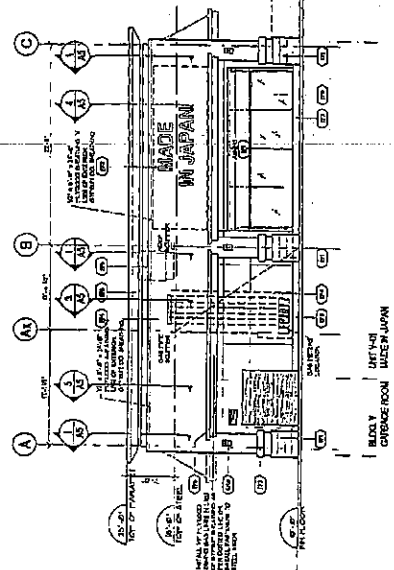
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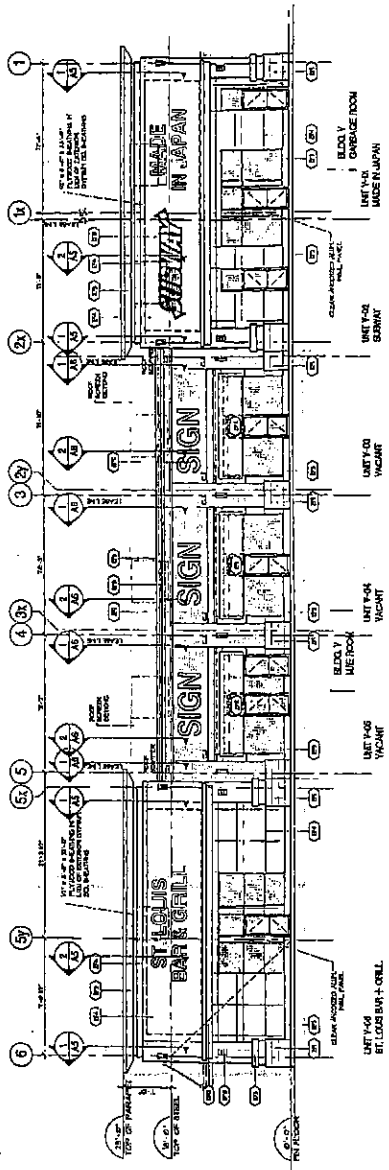




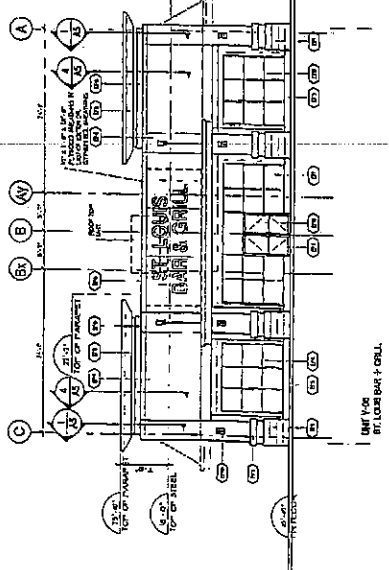
**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION (Portage Parkway)**



**EAST ELEVATION (Edgeley Boulevard)**