

COMMITTEE OF THE WHOLE APRIL 30, 2007

**SITE DEVELOPMENT FILE DA.07.006
NORWOOD PLAZA INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.006 (Norwood Plaza Inc.) BE APPROVED, to permit the construction of a one-storey bank building as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - 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, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - v) the Owner shall file an Application for Minor Variance to the Committee of Adjustment to facilitate the variances required to implement the final approved site plan, and the said application shall be approved and be final and binding.
 - b) that the site plan agreement contain the following provisions:
 - i) 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 the Planning Act. 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;
 - ii) a clause requiring the Owner to grant an easement in favour of the landowner to the immediate south for the purposes of a potential future driveway connection in accordance with the Maple West Urban Design Guidelines.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1 for a proposed one-storey, 815.81m², free-standing bank (CIBC) building and 56 parking spaces, as shown on Attachment #2.

Background - Analysis and Options

The 0.37 ha vacant subject lands shown on Attachment #1 are located on the southeast corner of Jane Street and Norwood Avenue in Part of Lot 19, Concession 4, City of Vaughan. The surrounding land uses are:

- North - Norwood Avenue; existing commercial plaza (C2 General Commercial Zone)
- South - vacant land (C2(H) General Commercial Zone with the Holding Symbol "(H)")
- East - Via Lanciano; existing residential (RV4 Residential Urban Village Zone Four)
- West - Jane Street; 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 bank use. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(1095). The proposed bank use is permitted on the subject lands, however, the following zoning exceptions are required to facilitate the proposed site plan as shown on Attachment #2:

	<u>By-law 1-88 Requirement</u>	<u>Proposed</u>
Minimum Exterior Side Yard (abutting Norwood Ave.)	9m	2.08 m
Minimum Front Yard (abutting Jane Street)	15m	1.38 m
Maximum Driveway Width (Jane Street)	7.5m	9.1 m
Minimum Landscaped Strip Width (Abutting Jane Street & Norwood Ave.)	6.0m	1.38 m (sight triangle) 2.08 m (Norwood Ave.)

The Owner is proposing to seek relief from these minimum By-law 1-88 requirements through the submission of a Minor Variance Application to the Committee of Adjustment. The variances to the minimum front and exterior side yards and the landscape strips are a result of the proposed building location in close proximity to the Jane Street and Norwood Avenue intersection. The main front façade, including the entry into the building, faces the Jane Street frontage. From an urban perspective, the building location, orientation and form will create a pedestrian-friendly streetscape that is consistent with the existing commercial buildings to the north along Jane Street. The Development Planning Department has no objections to the proposed variances, which can be supported.

Site Design

The proposed site plan is shown on Attachment #2. The proposed bank is free-standing and located in the northwest portion of the site. The building is oriented with the main front façade facing Jane Street. Parking is located to the east and south of the main building, with landscaping provided along each street frontage. Pedestrian access to the site will be from public sidewalks located on Jane Street and Norwood Avenue, which ultimately connect into a walkway located around the west, east and south sides of the proposed bank.

Access to the site will be provided from 2 driveways, one each from Jane Street and Norwood Avenue. The Region of York requires that a centre median be constructed within the Jane Street right-of-way, as shown on Attachment #2, to restrict the movements from the Jane Street access to "right-in/right-out" turns only. The proposed driveway aisles within the site have been designed with a minimum 6m width and provide access to the parking area.

The Development Planning and Engineering Departments are satisfied with the proposed site design.

Parking

By-law 1-88 requires that the minimum required parking for the proposed bank be calculated as follows:

- 815.81 m² @ 6 spaces/ 100 m² GFA = 49 spaces
- Parking Proposed = 56 spaces (including 2 spaces for physically disabled)

The proposed development meets the minimum parking requirement of By-law 1-88, with a surplus of 7 spaces.

It is noted that the site is located within the area subject to the Maple West Urban Design Guidelines. The Guidelines identify a potential driveway connection through the subject lands, from the lands lying to the immediate south to Norwood Avenue. This connection would occur directly opposite the main driveway access on Norwood Avenue, as shown on Attachment #2, and result in the loss of two or three parking spaces along the south property line of the subject lands. However, given the surplus parking of 7 spaces, the site would still comply to the minimum parking requirement of By-law 1-88. If approved, the site-plan agreement will include a clause requiring the Owner to provide for an easement in favour of the Owner of the lands to the immediate south. A condition of approval is included in this respect. A reciprocal easement will be secured from the landowner to the south when the adjoining lands are developed.

The Control Architect for the Maple West Area, John G. Williams Ltd. Architect, has reviewed the site plan application and has verbally advised that it meets their requirements written confirmation to the City will be forthcoming.

Landscape Plan

The proposed landscape plan is shown on Attachment #3 and provides for a mix of coniferous and deciduous trees and shrubs within the landscape buffer strips abutting each street line. Larger street trees are to be provided by the applicant to define and animate the streetscape along Jane Street.

The proposed development is required to conform to the Maple West Urban Design Guidelines and Landscape Master Plan. The Development Planning Department has reviewed the landscape plan and provided some detailed comments regarding plant material composition,

spacing and location. The applicant is aware of these comments and has agreed to work with the Development Planning Department in order to finalize the landscape plan.

The landscape plan also includes a hard surfaced area at the corner of Norwood Avenue and Jane which will be comprised of concrete unit pavers. Two low walls are to be placed in front of the north-east corner of the building to match the building finish, within which deciduous shrubs along with perennials, ground covers and grasses would be planted. This treatment is consistent with that provided on the northeast corner of Jane Street and Norwood Avenue, which together will form an attractive entry feature into the residential community to the east.

The landscape plan shown on Attachment #3 indicates that a light pole will be located along the Jane Street frontage. The light pole shall be consistent with the light standards provided in other developments in the Maple Area (Maple streetscape style lamp standard): The Owner shall provide a detail of the light standard to the satisfaction of the City.

The final landscape plan, including detailed drawings and a landscape cost estimate must be approved according to the "Maple West Urban Design Guidelines & Landscape Master Plan" by the Development Planning Department.

Building Elevations

The proposed building are shown on Attachment #4 is one-storey and 6.4m in height to the top of the parapet, which will screen the roof-top mechanical equipment from the view of adjacent streets. The main entrance faces Jane Street, and is comprised primarily vertical and horizontal glazing along with clear double glazing in anodized aluminum curtain wall frames. The glass entry feature extends 1.37m higher than the main building height as shown on Attachment #4. The remaining elevations similar architectural features including clear glazing along the north and south facades, with all exterior walls to be primarily constructed of two textures of sage coloured arriscraft renaissance block. CIBC corporate signage will be located on all four facades. The Development Planning Department is satisfied with the proposed building elevations.

Engineering

The City Engineering Department has reviewed the Site Development application and has provided comments to the applicant with regard to the site grading and servicing plans. The applicant is working with the City and Region's respective Engineering Departments to satisfy the site grading and servicing requirements for the Site Plan Agreement.

The City Engineering Department has reviewed the Traffic Impact/Access Study dated January 29, 2007, conducted by iTrans Consulting Inc. in support of developing the subject lands for the CIBC bank facility, and concurs with the overall study and methodology and accepts its conclusions and recommendations.

The Region of York Transportation and Works Department is protecting a 36 m right-of-way for the section of Jane Street leading up to the subject lands. York Region has stated that the Owner shall as a condition of site plan approval, convey the following lands along the entire frontage of the site adjacent to Jane Street to York Region, free of all costs and encumbrances:

- a road widening along the entire frontage of the site adjacent to Jane Street of sufficient width to provide 18 m from the centreline of construction of Jane Street;
- sufficient property to provide for a 2 m widening, 40m in length, south of the Norwood property line, and a 60.0 m taper; and
- a 0.3 m reserve along the entire frontage of the site, adjacent to the above road widening.

The Owner has incorporated the Region's requirements into the latest site plan submission. The owner will be required to satisfy all requirements of the Region of York. A condition of approval is included in this respect.

Services

The Owner has submitted site-servicing, grading and stormwater management plans, which must be approved to the satisfaction of the Engineering Department. Garbage pick-up and snow plowing will be administered privately.

All hydro requirements must be addressed to the satisfaction of PowerStream Inc before the registration of the Site Plan Agreement.

Regional Implications

The Region of York Transportation and Works Department has reviewed the application and supporting Traffic Study and have recommended specific road widening requirements as outlined in this report, and has restricted the Jane Street access to "right-in/right-out" vehicular movements only. The Owner is required to comply with all Regional requirements.

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 application to develop the subject lands with a bank as shown on Attachment #1, and can support the proposal, development subject to the comments and recommendations in this report. The proposed bank's main façade will front onto Jane Street, and together with the streetscape work, will create a pedestrian-friendly public space along Jane Street.

Attachments

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

Report prepared by:

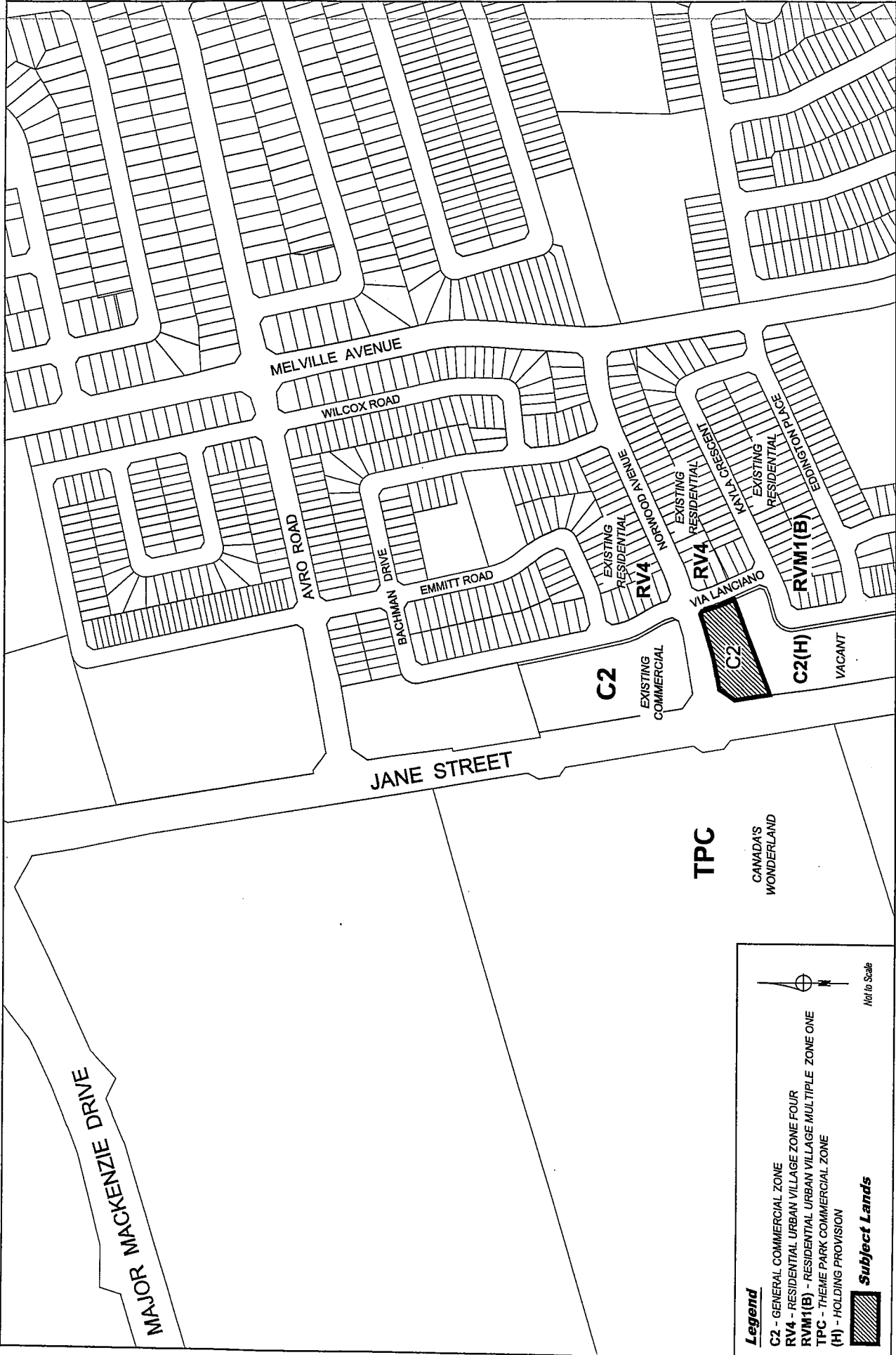
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Legend

- C2 - GENERAL COMMERCIAL ZONE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- TPC - THEME PARK COMMERCIAL ZONE
- (H) - HOLDING PROVISION

Subject Lands

Not to Scale

Location Map

Part of Lot 19,
Concession 4
APPLICANT:
NORWOOD PLAZA INC.
NA\DTA\1 ATTACHMENTS\DA\da.07.006.dwg

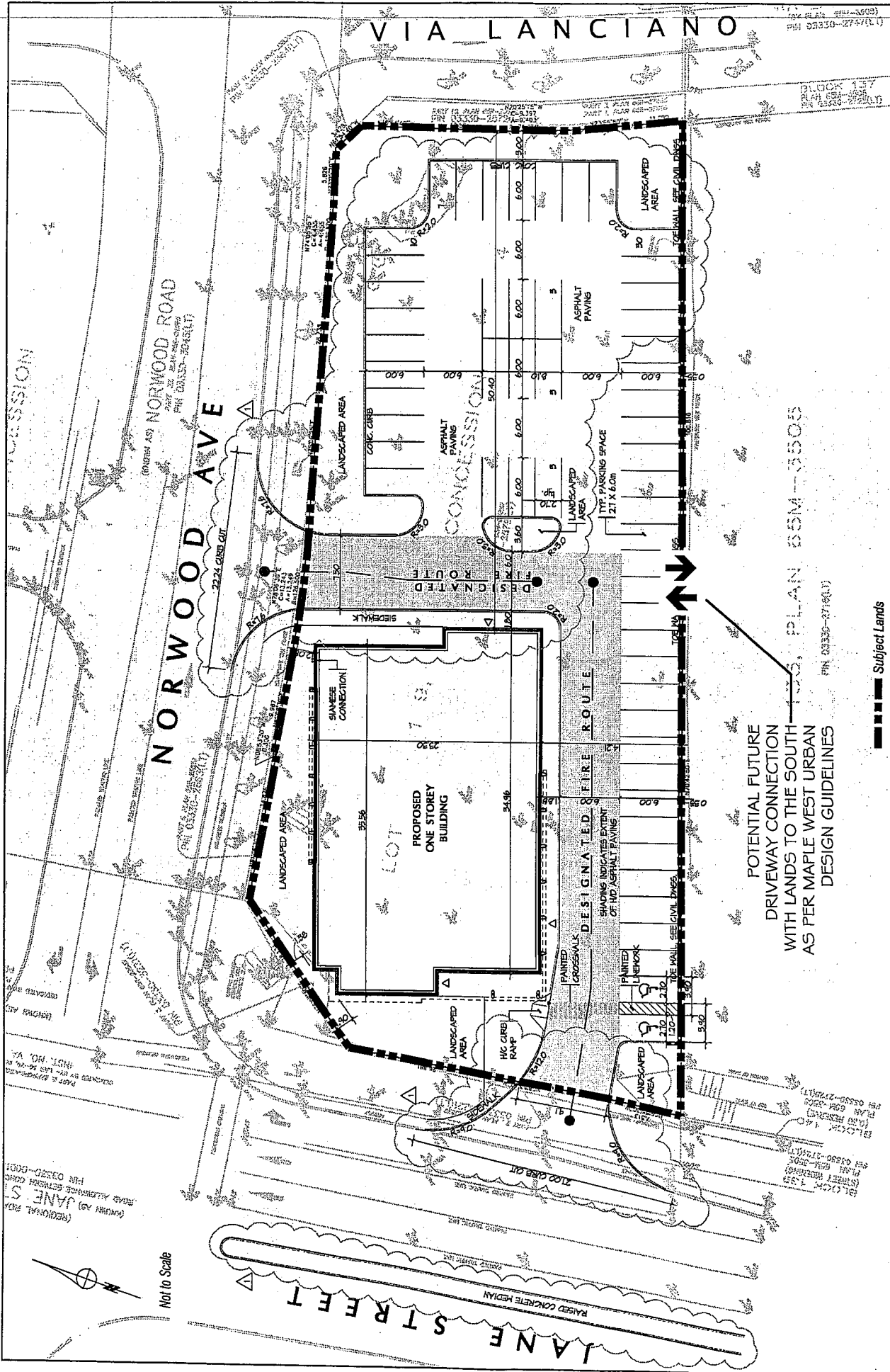


Development Planning Department

Attachment

FILE No.:
DA.07.006
 April 11, 2007





Not to Scale

Site Plan

Part of Lot 19,
Concession 4
APPLICANT:
NORWOOD PLAZA INC.
NA0071 ATTACHMENTS DA 06.07.005.dwg



The City Above Toronto

Development Planning Department

Attachment

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April 11, 2007

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