

COMMITTEE OF THE WHOLE NOVEMBER 3, 2008

SITE DEVELOPMENT FILE DA.08.055 **YORK MAJOR HOLDINGS INC., C/O METRUS PROPERTIES**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.055 (York Major Holdings Inc., c/o Metrus Properties) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final site plan, building elevations, landscaping plan and signage plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading, servicing, and storm water management plans shall be approved by the Vaughan Engineering Department; and,
 - iii) Minor Variance Application A312/08 shall be approved by the Committee of Adjustment and shall be final and binding.
2. THAT the Letter of Undertaking include the following conditions:
 - a) that the applicant successfully obtain a TRCA permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for site grading and development on the subject property; and,
 - b) that the applicant submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologies.ca).

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 (File DA.08.055) for the development of the subject lands shown on Attachment #1, with a 515.73 m² financial institution (Building 'A') and a 1582.46 m² multi-unit commercial building (Building 'B'), as shown on Attachment #2.

Background - Analysis and Options

Location

The 2.12 ha subject lands are located on the north side of Major Mackenzie Drive, west of Dufferin Street, in Lot 21, Concession 3, City of Vaughan. The subject lands form part of a larger development complex that includes the existing Esso gas station and car wash buildings to the east. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "General Commercial" and "Waste Disposal Assessment Area" by OPA #332, as amended by OPA #535 (Maple Valley Plan), and "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed site development conforms to the Official Plan.

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1097). The following variances are required to facilitate the completion of the proposed site plan:

STANDARD	BY-LAW 1-88 REQUIREMENT	PROPOSED
Minimum Exterior Side Yard Setback (Major Mackenzie Drive)	9.0 m	6.0 m
Drive-Through Use (Building 'A' – Bank)	Not Permitted	To be Permitted
Minimum Stacking for Drive-Through Lane (Building 'A' - Bank)	No Standard	4 Cars

The Development Planning Department can support the above-noted variances that are required to implement the proposed site plan as shown on Attachment #2. The reduction to the minimum exterior side yard setback (Major Mackenzie Drive) will allow the bank (Building 'A') to be located close to the street, thereby enhancing the streetscape. The 4 vehicle stacking spaces for the proposed drive-through for Building 'A' (bank) is considered appropriate as the volume of customers using the drive-through facility is not expected to exceed 4 vehicles, and has been approved by the Vaughan Engineering Department. The proposed drive-through is located on the north side of Building "A" and is internal to the site and screened from Major Mackenzie Drive. The Development Planning Department has no objection to the addition of the drive-through with the permitted bank use.

The Owner has submitted a Minor Variance Application (File A312/08) to the City for consideration of the proposed variances by the Committee of Adjustment at a future meeting date. A condition of approval is included requiring that the variance application be approved by the Committee of Adjustment, and that the Committee's decision shall be final and binding prior to the execution of the Letter of Undertaking.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations as shown on Attachments #2, #3, #4 and #5, and will continue to work until the applicant to finalize the details.

The Vaughan Engineering Department is satisfied with the servicing, grading and storm water management plans.

The proposed development requires 146 parking spaces, whereas, the site plan shows 158 parking spaces, resulting in an excess of 12 parking spaces.

Sustainability

The applicant has advised that the following sustainable features will be provided within the site and building design:

- i) permeable pavers will be utilized in all walkways throughout the site;
- ii) roofing materials which have a high Solar Reflectance Index (typically referred to as white roofs) will be utilized;
- iii) indoor water reduction plumbing fixtures will be implemented;
- iv) landscape materials which minimize the use of water will be utilized.
- v) recycled concrete material will be used for the stone base in the parking lot pavement construction;
- vi) bicycle racks will be provided on site, which promotes alternative transportation modes;
- vii) the outdoor lighting will be designed to reduce light pollution for safety and comfort;
- viii) low emitting adhesives, sealants, paints and coatings will be used; and,
- ix) an easily accessible area for collection and storage of recyclables will be provided.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objection to the approval of Site Development Application DA.08.055, subject to the following conditions:

- i) that the applicant successfully obtain a permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for site grading and development on the subject property; and,
- ii) that the applicant submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologies.ca).

The Development Planning Department will include the conditions in the City's Letter of Undertaking.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject lands abut Major Mackenzie Drive, which is a Regional Road, and therefore all requirements of the Region of York Transportation Services Department must be satisfied prior to the issuance of a building permit.

Conclusion

Site Development File DA.08.055 has been reviewed by the Development Planning Department in accordance with the applicable policies of OPA's #332, #535 and #604, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is generally satisfied that the proposed development for a commercial multi-unit building and a bank with drive-through are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application. The required

variances to facilitate the development must be approved by the Committee of Adjustment, and shall be final and binding.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations Building 'A' (Bank)
5. Elevations Building 'B' (Multi-Unit Commercial)

Report prepared by:

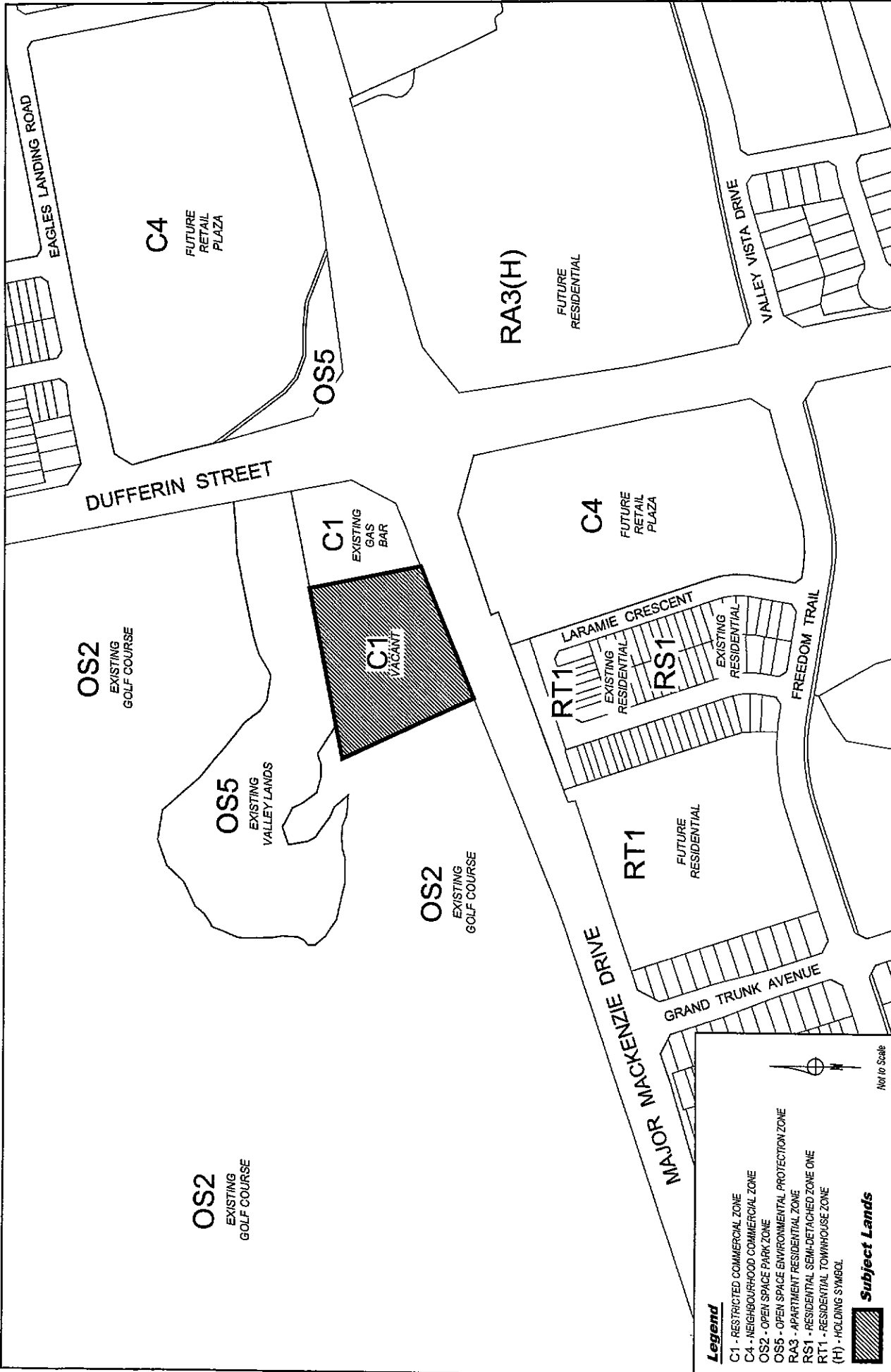
Morgan Jones, Planner 1, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING SYMBOL

Subject Lands

Not to Scale

Location Map

Part of Lot 21,
Concession 3

APPLICANT: YORK MAJOR HOLDINGS
INC. C/O METRUS PROPERTIES

City of Vaughan
The City Above Toronto

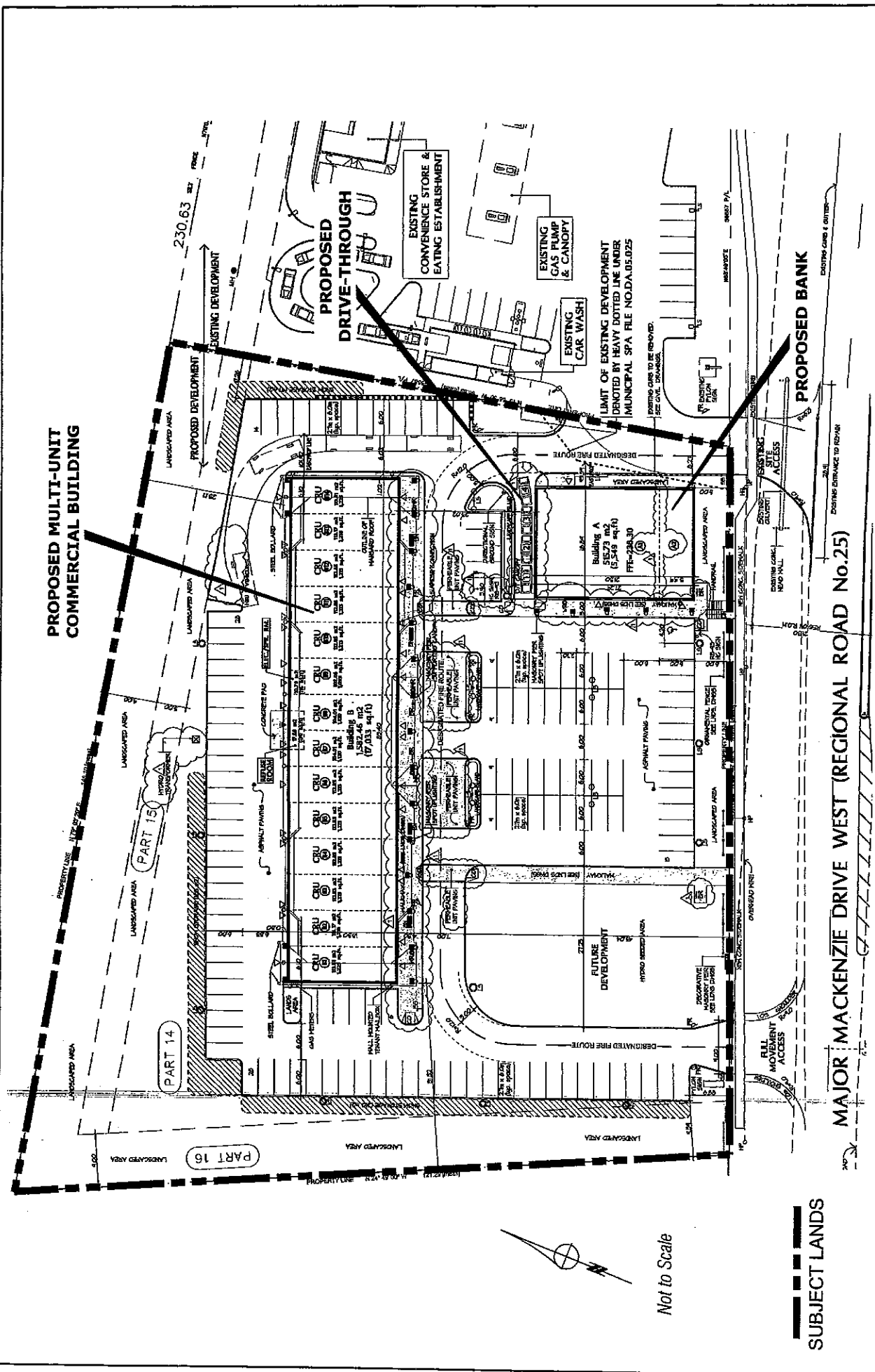
Development Planning Department

Attachment 1

FILE No.: DA.08.055
RELATED FILE:
DA.05.025

October 28, 2008

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MAJOR MACKENZIE DRIVE WEST (REGIONAL ROAD No.25)

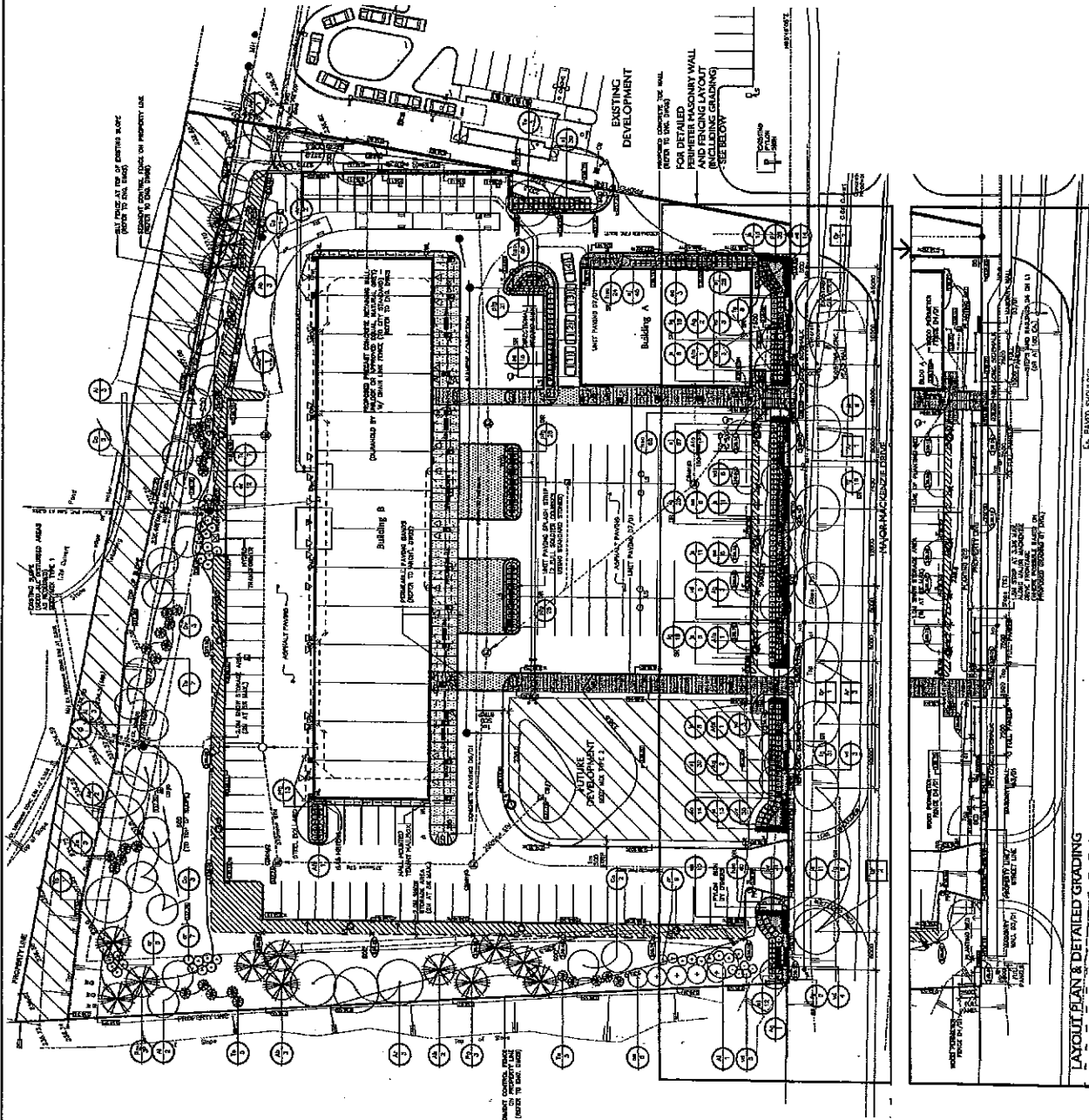
SUBJECT LANDS

Not to Scale

Attachment 2
 FILE No.: DA-08.055
 RELATED FILE:
 DA-05.025
 October 28, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Site Plan
 Part of Lot 21,
 Concession 3
 APPLICANT: YORK MAJOR HOLDINGS
 INC. C/O METRUS PROPERTIES
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Not to Scale

Landscape Plan

Part of Lot 21,
Concession 3

APPLICANT: YORK MAJOR HOLDINGS
INC. C/O METRUS PROPERTIES

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The City Above Toronto

Development Planning Department

Attachment 3

FILE No.: DA-08.055
RELATED FILE:
DA-05.025

October 28, 2008

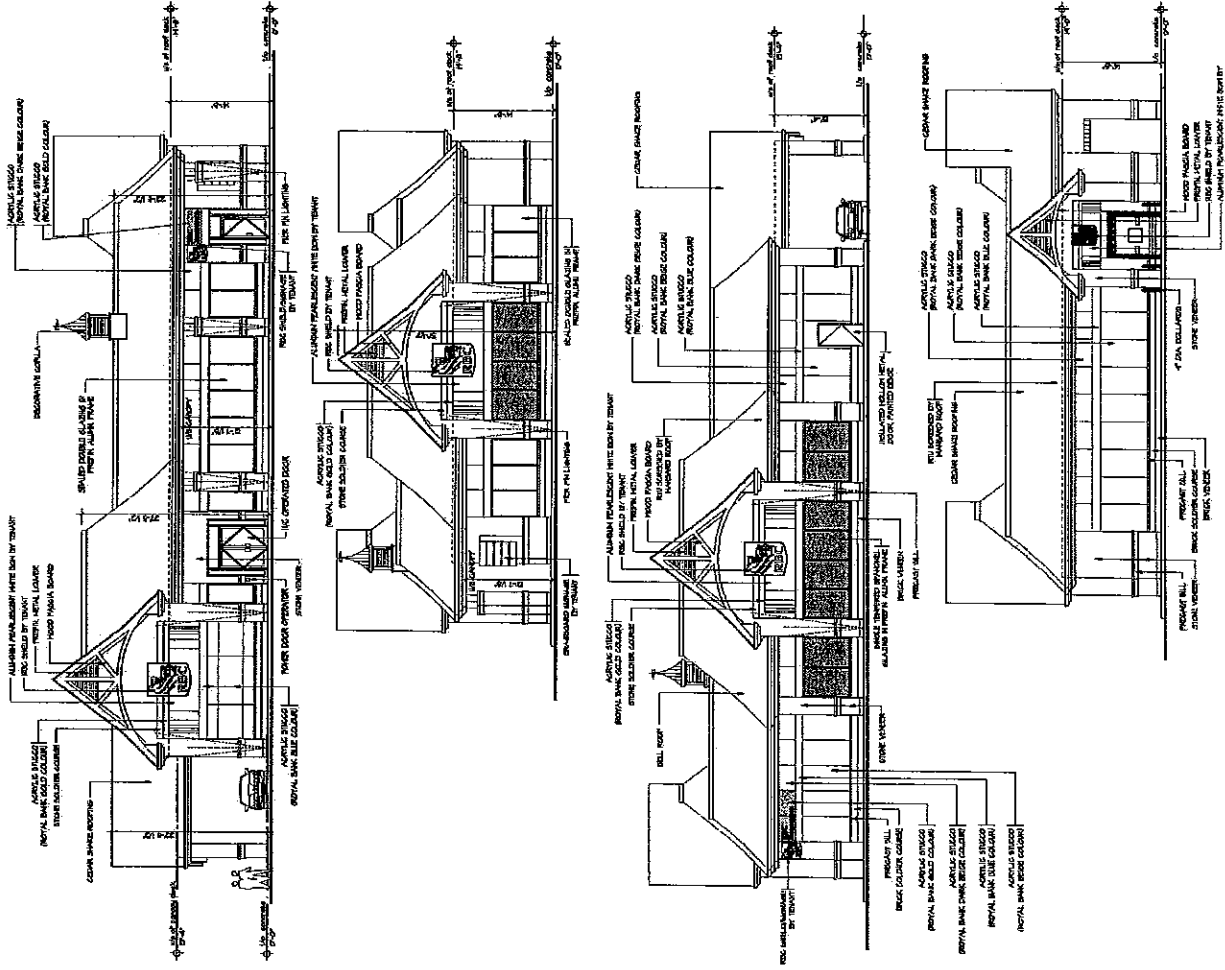
LAYOUT PLAN & DETAILED GRADING

WEST ELEVATION

SOUTH ELEVATION
(MAJOR MACKENZIE DRIVE)

EAST ELEVATION

NORTH ELEVATION

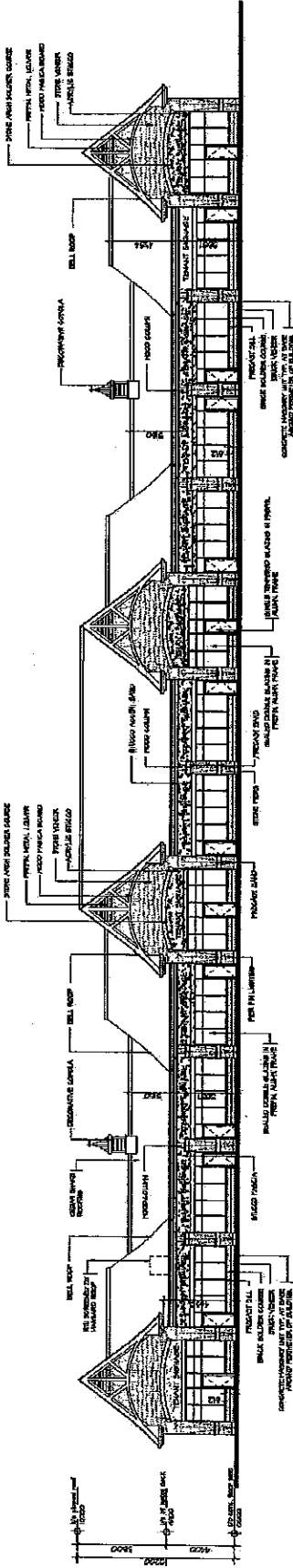


Attachment 4

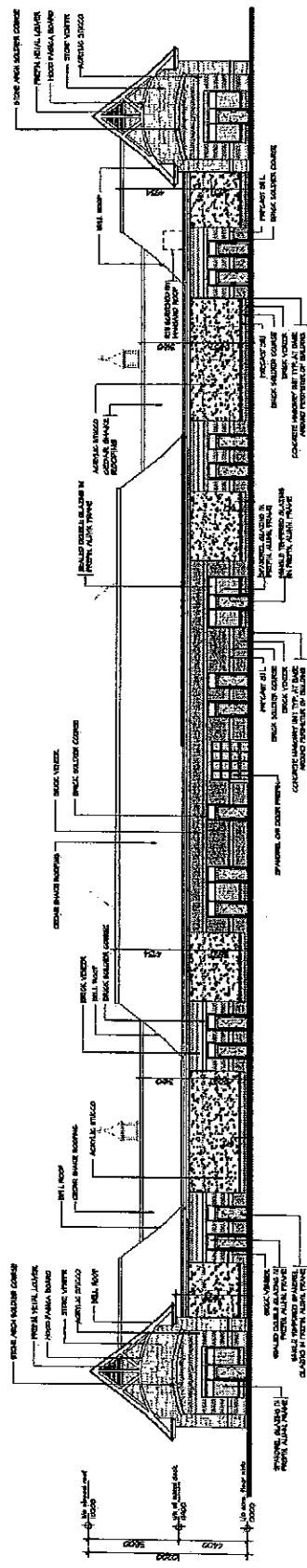
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The City Above Toronto
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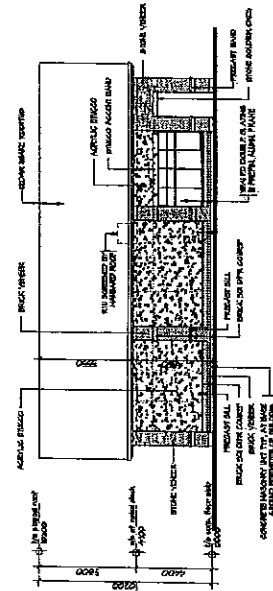
Elevations - Building 'A' (Bank)
APPLICANT: YORK MAJOR HOLDINGS INC. C/O METRUS PROPERTIES
Part of Lot 21, Concession 3
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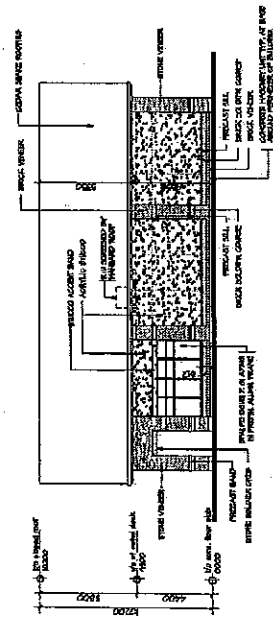
SOUTH ELEVATION
(Major Mackenzie Drive)



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Elevations - Building 'B'
(Multi-Unit Commercial)

APPLICANT: YORK MAJOR HOLDINGS
INC. C/O METRUS PROPERTIES

Part of Lot 21,
Concession 3



The City Above Toronto

Development Planning Department

Attachment
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FILE No.: DA-08.055
RELATED FILE:
DA-05.025

October 28, 2008