

COMMITTEE OF THE WHOLE JANUARY 12, 2010

**SITE DEVELOPMENT FILE DA.07.064
SHAICO PROPERTIES INC.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.064 (Shaico Properties Inc.) BE APPROVED, to permit the development of a one-storey (101m²) addition to an existing commercial building as shown on Attachments #3, #4, and #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning, Engineering and Public Works Departments; and,
 - b) the required variances to implement the approved site plan shall be obtained from the Vaughan Committee of Adjustment, and shall be in full force and effect.

Contribution to Sustainability

The proposed development is relatively minor in nature, being a one-storey addition to the rear of an existing commercial building. There are very few changes to the existing site layout and configuration. The Owner has advised that the building addition will incorporate high efficiency lighting and double glazed glass to improve the overall energy efficiency of the proposed addition. The Owner is also providing additional landscaping at the southwest corner of the site to reduce stormwater run-off.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of a 101m², one-storey addition to an existing 203m² commercial building, currently occupied with a kitchen and restaurant equipment sales establishment, as shown on Attachments #3, #4, and #5.

Background - Analysis and Options

Location

The 0.166 ha site shown on Attachments #1 and #2, is located at the southeast corner of Regional Road #7 and Baldwin Avenue, municipally known as 1965 Regional Road #7, in Part of Lot 5, Concession 3, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan) as amended by OPA #589. The site was previously designated "Industrial" by former OPA #4, which permitted commercial uses on the property, including the existing kitchen and restaurant equipment sales establishment use.

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(582), which permits the existing kitchen and restaurant equipment sales business. The one-storey (101m²) building addition is proposed to provide additional space for the existing business. The following zoning exceptions to the C1 Restricted Commercial Zone standards and to the existing site-specific Exception 9(582) are required to facilitate the building addition and to address road widenings that are being taken by the Region of York:

	By-law Standard	By-law 1-88 Requirements for C1 Restricted Commercial Zone and Exception 9(582)	Proposed Exceptions to C1 Restricted Commercial Zone and Exception 9(582)
a.	Minimum Rear Yard (east; previously south)	15m	2.5m (existing)
b.	Minimum Exterior Side Yard (north; previously west)	9m	3.5m (due to proposed road widening)
c.	Maximum Lot Coverage	18%	20.4%
d.	Maximum Gross Floor Area	230m ²	304.3m ²
e.	Minimum Landscape Strip Width Abutting an OS1 Open Space Conservation Zone	2.4m	0m (south property line – existing)
f.	Minimum Landscape Strip Width Abutting Regional Road #7	6m	0m (at a single point) to 3.5m (both due to proposed road widening)
g.	Minimum Landscape Strip Width Abutting Baldwin Avenue	6m	5.4m (existing)
h.	Minimum Number of Parking Spaces	19	18

By-law 1-88 recognizes the shorter of the two road frontages as being the lot frontage, which was previously the north property line. However, with the proposed road widenings being conveyed to the Region of York, the lot frontage will now become the west property line, which results in additional variances being required, however, the site design has not changed with the exception of the proposed building addition.

The variances noted above for minimum rear yard (east), minimum exterior side yard (north), maximum lot coverage and minimum landscape strip width abutting Regional Road #7 are required to recognize the conveyance of land to the Region of York for: a 15m by 15m daylight triangle at the southeast corner of Baldwin Avenue and Regional Road #7; and, road widening along Regional Road #7, as shown on Attachment #3. The minimum 0m landscape strip width only applies to a small area of the required landscaping where the existing driveway touches the new lot line as a result of the proposed Regional daylight triangle, as shown on Attachment #3. The variances for an increase in the maximum gross floor area of 304.3m² and a minimum of 18 parking spaces on the site, are required to facilitate the proposed one-storey addition, and can be supported. The minimum 5.46m wide landscape strip abutting Baldwin Avenue, and 0m landscape strip abutting the OS1 Open Space Conservation Zone (south lot line) recognize existing site conditions that were not previously captured when the original development was approved. The Development Planning Department is satisfied that proposed variances are appropriate to facilitate the addition to the existing commercial building.

The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment for approval of these variances to implement the final site plan, if approved. The Committee's decision must be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The Vaughan Development Planning Department is satisfied that the proposed site plan, landscape plan, and building elevations, as shown on Attachments #3, #4, and #5, respectively, are satisfactory.

The Vaughan Engineering Department is satisfied with the site servicing and grading plans and stormwater management report. The final plans and report must be approved by the Engineering Department.

The proposed development requires 19 parking spaces ($304.3\text{m}^2 \times 6 \text{ spaces}/100\text{m}^2 = 19 \text{ spaces}$), whereas, 18 parking spaces are proposed on the site. A variance from the Zoning By-law is required for the reduction of 1 parking space, as discussed previously.

Toronto and Region Conservation Authority

The site plan application was circulated to the Toronto and Region Conservation Authority (TRCA) for review and comment, as the proposed development is located within the regulated area of the TRCA. Through the review of the application, the Applicant has successfully demonstrated to the satisfaction of the TRCA, that the proposed addition can be adequately flood-proofed to the Authority's engineered Regional Storm Flood Elevation. The TRCA has indicated that they have no objection to the approval of the proposed application. The applicant is required to obtain a revision to their Ontario Regulation 166/06 Permit to reflect the changes to the grading plan.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application was circulated to the Region of York for comment as the proposed development is adjacent to Regional Road #7. The Region of York has indicated that they have no objection to the approval of the proposed development, provided the applicant convey all lands 22.5m from the centreline of Regional Road #7, provide a 15.0m by 15.0m daylight triangle at the southeast corner of the intersection, and a 3m wide easement adjacent to Regional Road #7. These requirements are needed for future works being proposed on Regional Road #7. The Owner must also submit a Phase I Environmental Site Assessment for review and approval by the Region of York.

Conclusion

The Site Development Application has been reviewed in accordance with the applicable Official Plan policies, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed 101m², one-storey addition to an existing commercial building currently occupied with a kitchen and restaurant equipment sales establishment, is 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. Should the Committee concur, variances to the Zoning By-law will be required to be obtained from the Vaughan Committee of Adjustment.

Attachments

- 1 Context Location Map
- 2.. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan

Report prepared by:

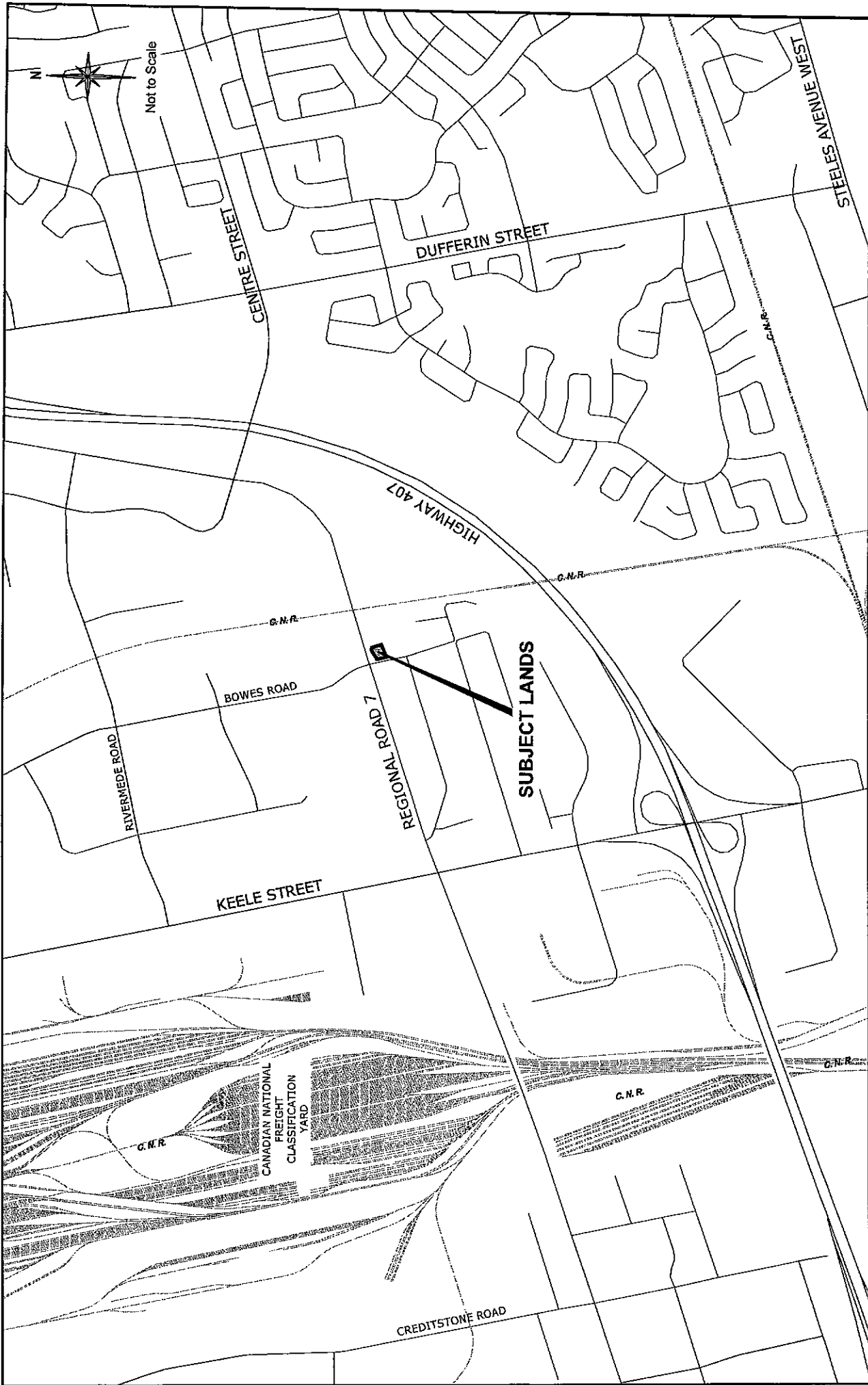
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 5,
Concession 3

Applicant:
Shaico Properties Inc.

M:\OFFICE_ATTACHMENTS\DA\44-07-064.dwg



The City Above Toronto

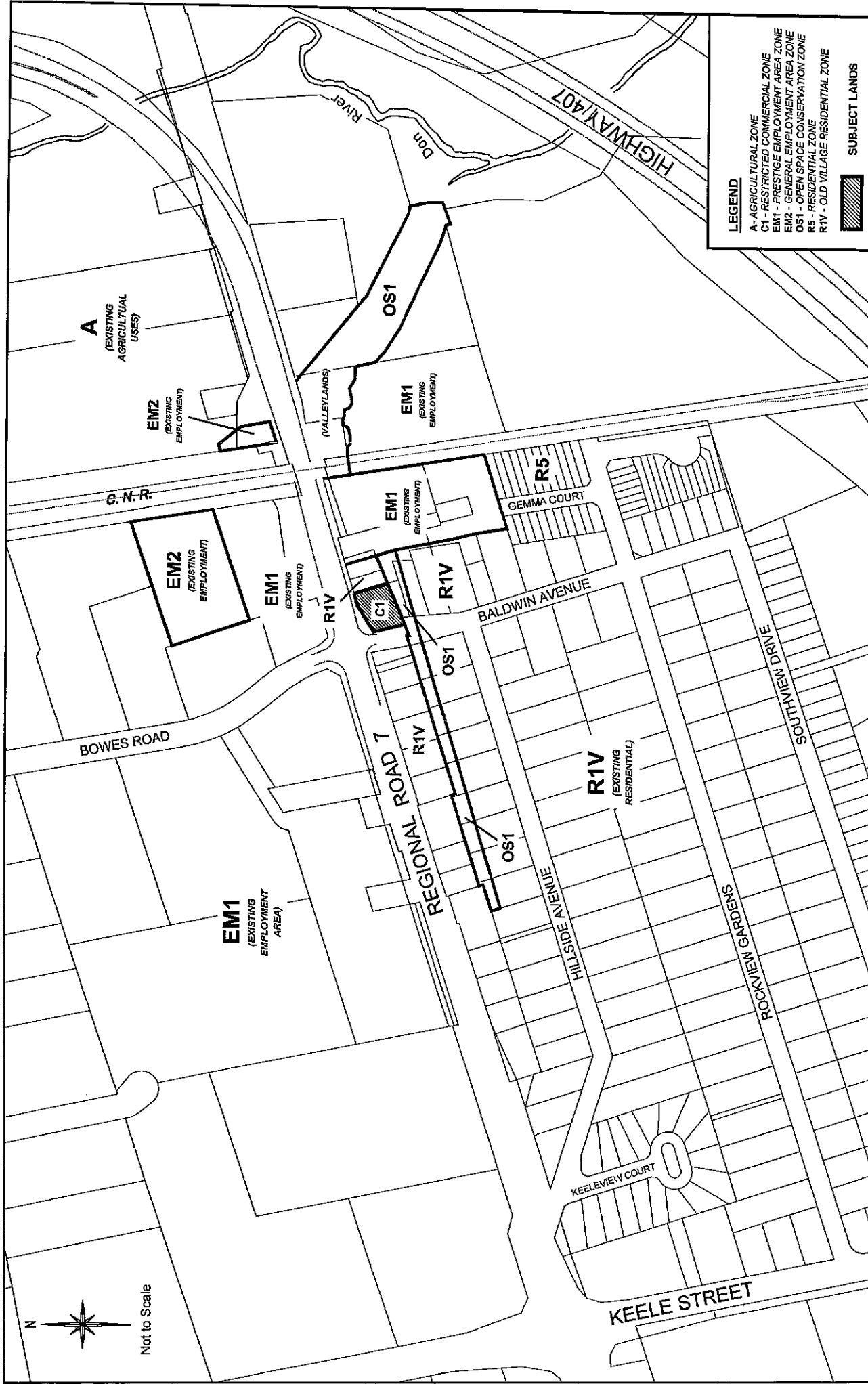
Development Planning Department

Attachment

File:
DA-07-064

Date:
December 2, 2009

1



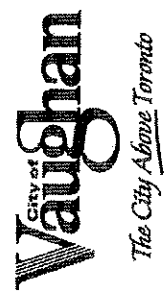
LEGEND

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R5 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE

SUBJECT LANDS

Attachment

File: DA.07.064
 Date: December 2, 2009



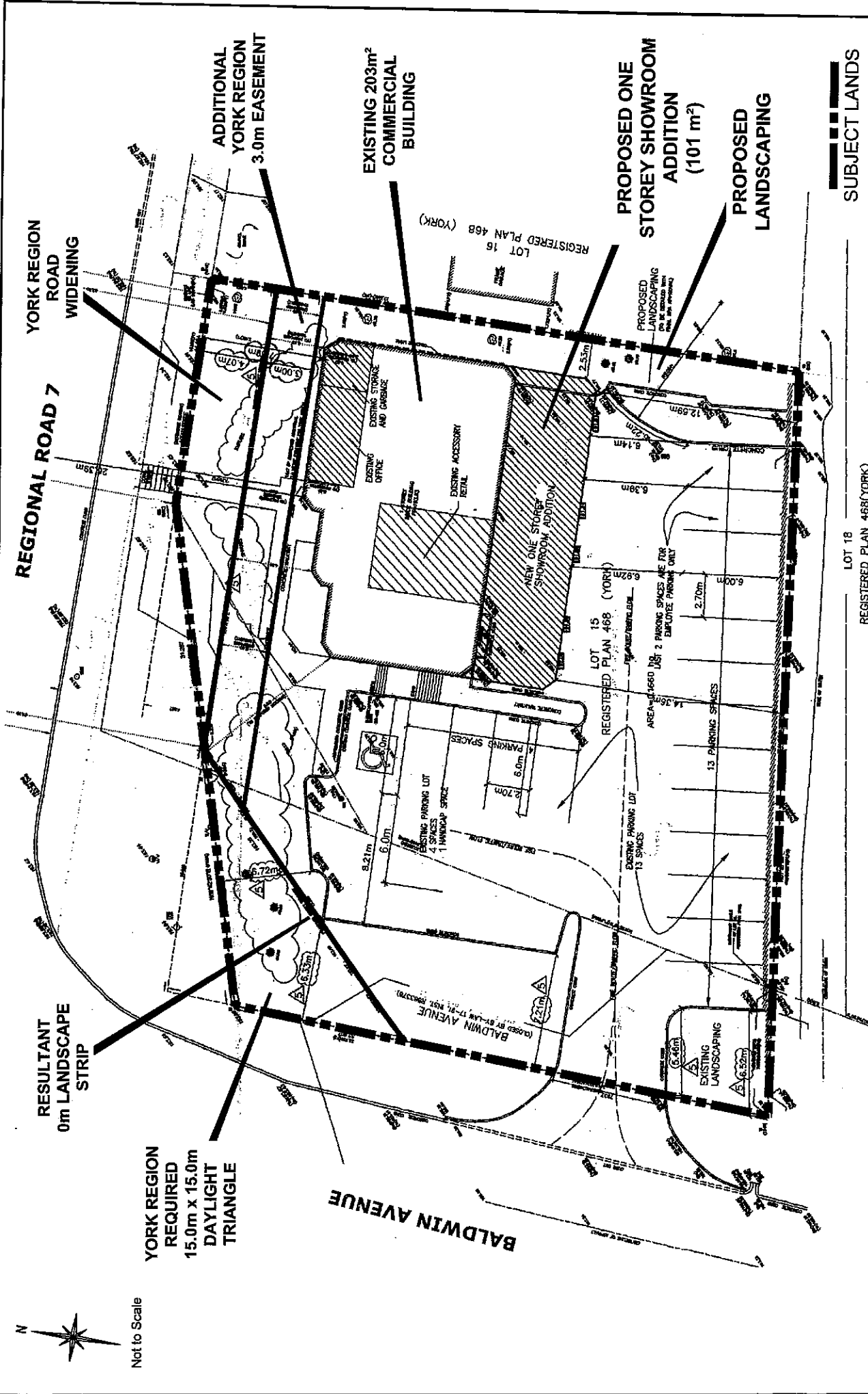
Development Planning Department

Location Map

Location: Part of Lot 5,
 Concession 3

Applicant:
 Shaico Properties Inc.

N:\DPT\1 ATTACHMENTS\DA\da.07.064.c.dwg



Not to Scale

Site Plan

Location: Part of Lot 5,
Concession 3

Applicant:
Shaico Properties Inc.

N:\DFT\1 ATTACHMENTS\DA\06.07.05ac.dwg



The City Above Toronto

Development Planning Department

Attachment

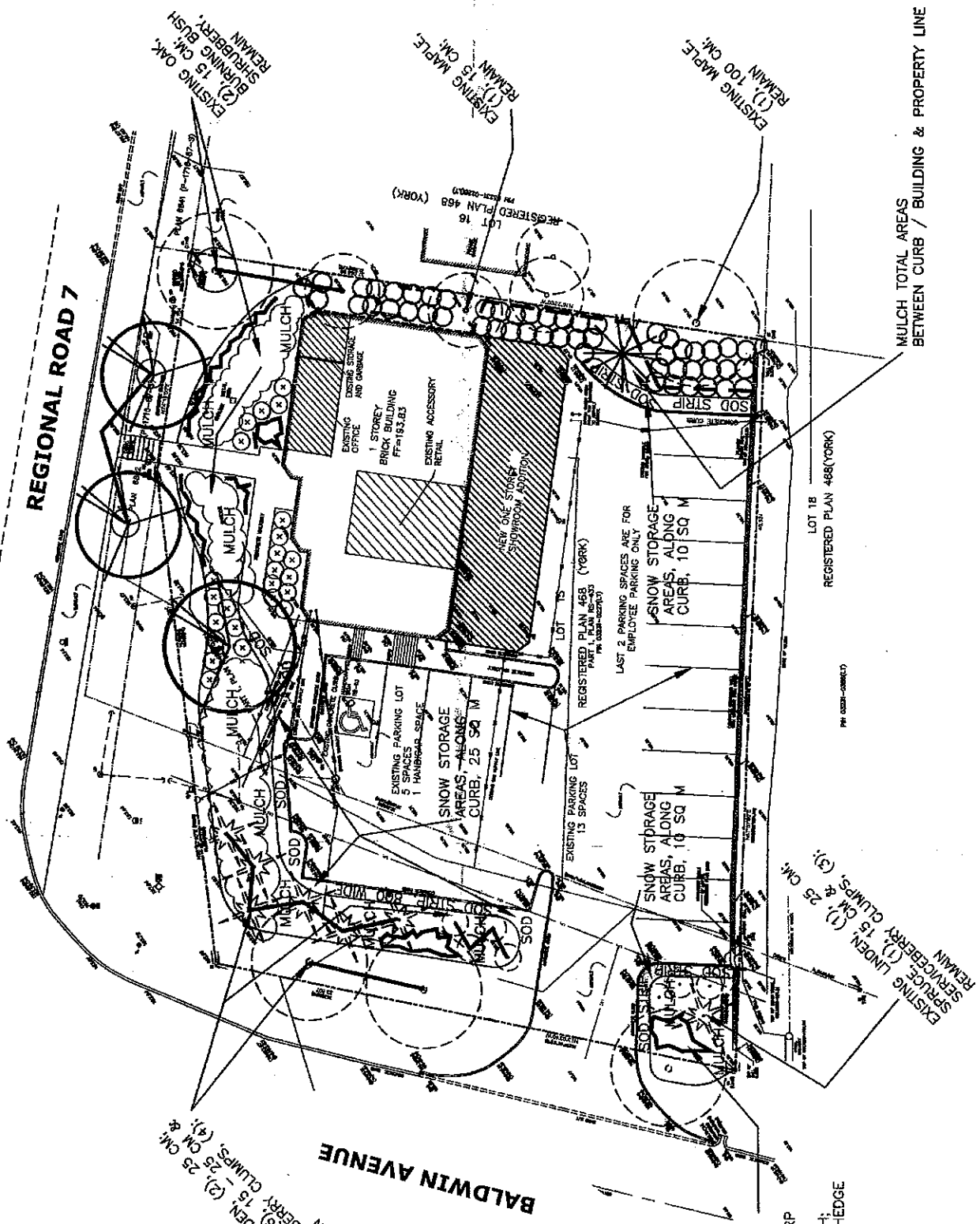
File: DA.07.064
Date: December 2, 2009

3

SUBJECT LANDS



Not to Scale



CLEAR EXISTING SHRUBBERY AREAS OF WEEDS. PROVIDE 10 CM OF TOPSOIL, & SHARP SPADED EDGE; FINISH TOTAL AREA WITH 10 CM OF MULCH; PRUNE / CLIP SHRUBBERY HEDGE

Landscape Plan

Location: Part of Lot 5,
Concession 3

Applicant:
Shalco Properties Inc.

N:\DPT\1 ATTACHMENTS\DA\dc.07.06\c.dwg



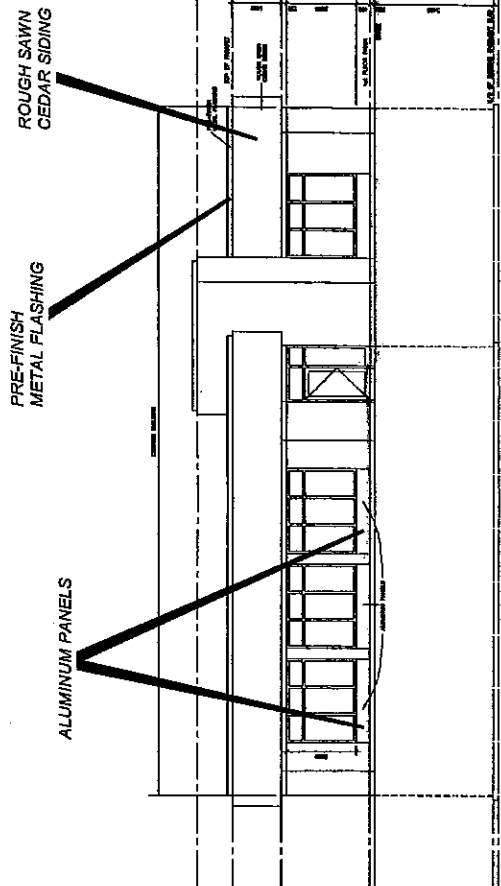
The City Above Toronto

Development Planning Department

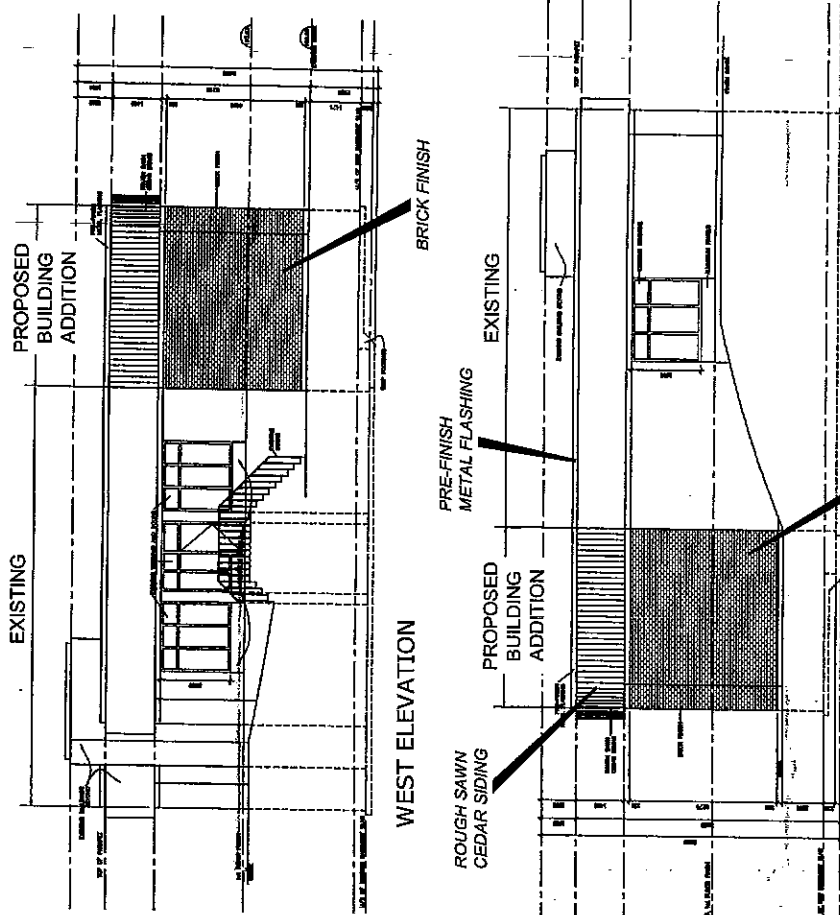
Attachment

File: DA.07.064
Date: December 2, 2009

4

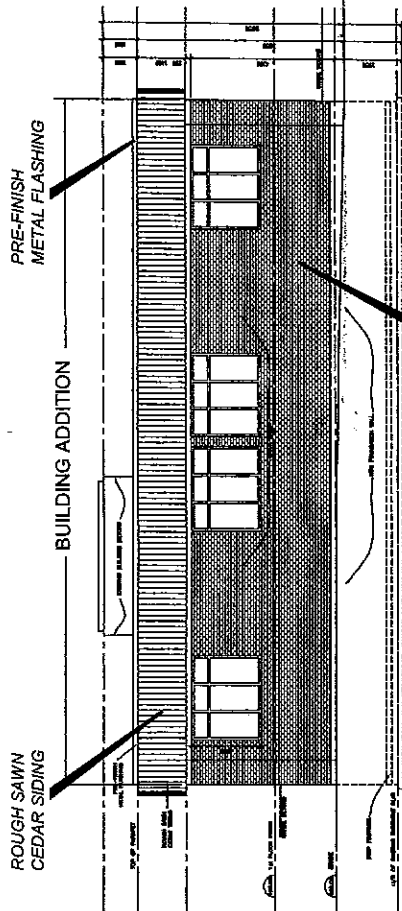


NORTH ELEVATION - FACING REGIONAL ROAD 7 (EXISTING)



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION (PROPOSED)

Not to Scale

Elevation Plan

Location: Part of Lot 5,
Concession 3

Applicant:
Shatco Properties Inc.

N:\DPT\1 ATTACHMENTS\DA\16.07.064a.dwg



Development Planning Department

Attachment

File:
DA.07.064

Date:
December 2, 2009

5