

## **COMMITTEE OF THE WHOLE JANUARY 11, 2011**

### **SITE DEVELOPMENT FILE DA.10.085 FCHT HOLDINGS (ONTARIO) CORPORATION WARD 4**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.085 (FCHT Holdings (Ontario) Corporation) BE APPROVED, to permit a new retail building (Building 11 as shown on Attachments #3 to #5) comprised of two retail units having a total GFA of 441.17m<sup>2</sup>, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing and grading plan shall be approved by the Vaughan Engineering Department.

#### **Contribution to Sustainability**

The applicant is applying for a silver level LEED certification for the proposed retail building. The following green design and sustainable features will be provided within the building design:

- i) water efficient fixtures to reduce water use;
- ii) energy efficient mechanical equipment;
- iii) recycled content;
- iv) regional supplied materials; and,
- v) construction waste management.

#### **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.10.085) on the subject lands shown on Attachments #1 and #2, to facilitate the development of an additional one-storey, 2 unit retail building (Building 11) within the existing retail complex (Rutherford Market Place) as shown on Attachments #3 to #5.

#### **Background - Analysis and Options**

##### **Location**

The subject lands shown on Attachments #1 and #2 are located at the northwest corner of Rutherford Road and Bathurst Street, City of Vaughan, with the proposed Building 11 to be

located in the northwest quadrant of the property. The surrounding land uses are shown on Attachment #2.

#### Official Plan and Zoning

The subject lands are located within the Carrville Urban Village Area of OPA #600 and are designated "Neighbourhood Commercial" as amended by site-specific OPA #689, which permits the proposed retail building. The subject lands are designated "Mid-Rise Mixed Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is awaiting final approval by the Region of York. The proposed retail building would be permitted in this designation.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88 and subject to Exception 9(1217), which permits the proposed retail building.

The proposed one-storey, 2 unit retail building conforms and complies with the Official Plans and Zoning By-law, respectively.

#### Site History

The original Site Development Application (File DA.08.013) was approved to develop the entire site with 10 retail buildings within a campus style setting. A total of 8 buildings have been developed on the site to date, as shown on Attachment #3. The north-west portion of the site remains vacant at this time, as the Owner has not yet built 2 approved buildings. This site plan application proposes to include one additional building on the site, and increase the number of buildings on the property from 10 to 11, and the overall site gross leasable area (GLA) by 392m<sup>2</sup> to 26,283.27m<sup>2</sup> and gross floor area (GFA) by 441.17m<sup>2</sup> to 28,235.74m<sup>2</sup>. This increase is consistent with the permitted maximums in the Official Plan (maximum 26,800m<sup>2</sup> GLA) and Zoning By-law (maximum 28,535.61m<sup>2</sup> GFA) for the site.

#### Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations shown on Attachments #3, #4 and #5, and will continue to work with the applicant to finalize the details. The final site plan, elevation plan and landscape plan must be approved to the satisfaction of Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

#### Vaughan Engineering

The applicant has submitted a site servicing and grading plan for review and final approval to the satisfaction of the Vaughan Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect has been included in the recommendation of this report.

#### 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

N/A

## **Conclusion**

The Site Development Application has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of a single storey, 2 unit retail building within the existing commercial campus 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, subject to the recommendations contained in this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan (Proposed Building 11 & Surrounding Area)
5. Elevations – Building 11

## **Report prepared by:**

Laura Janotta, Planner, ext. 8634

Christina Napoli, Acting Senior Planner, ext 8483

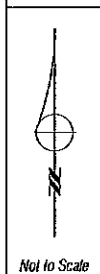
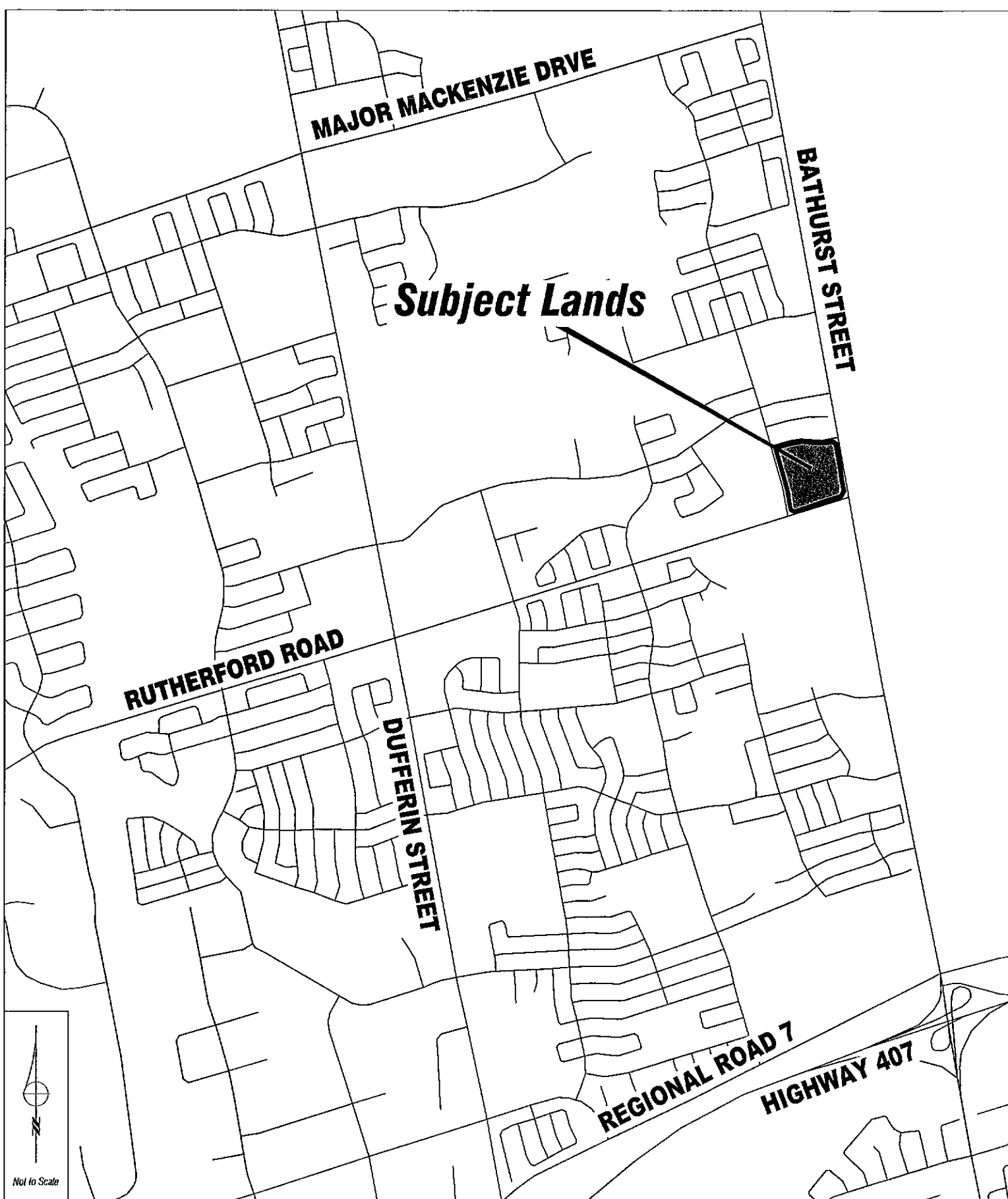
Carmela Marrelli, Acting Manager of Development Planning, ext 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part Lot 16, Concession 2

APPLICANT:  
FCHT Holdings (Ontario) Corp.

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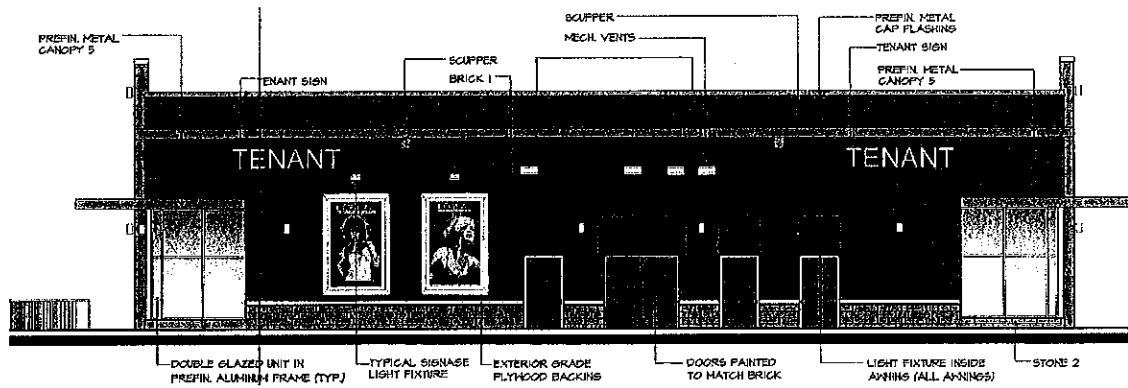


## Attachment

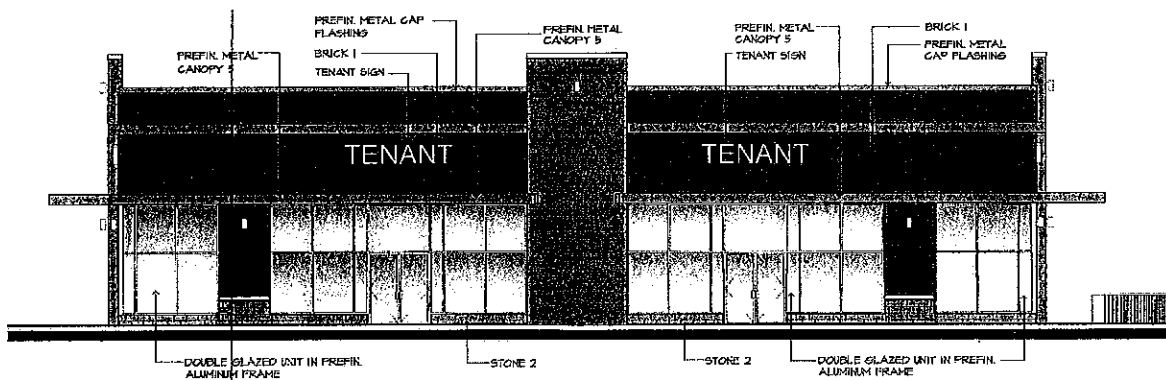
FILE:  
DA.10.085

DATE:  
September 22, 2010

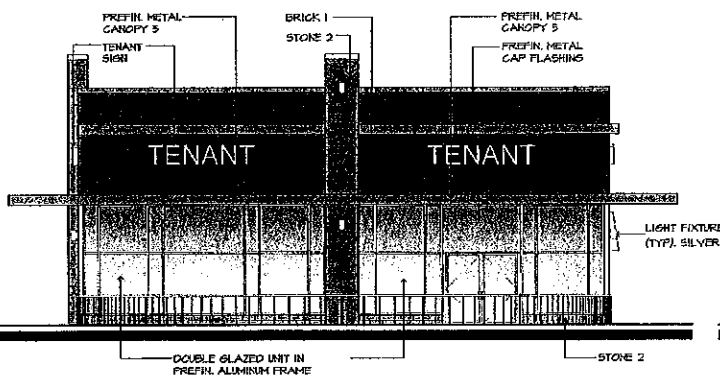
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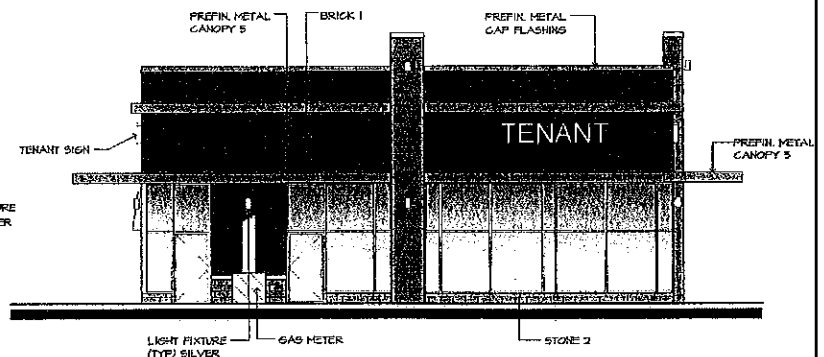
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

SUBJECT LANDS

## Elevations - Building 11

LOCATION:  
Part Lot 16, Concession 2

APPLICANT:  
FCHT Holdings (Ontario) Corp.

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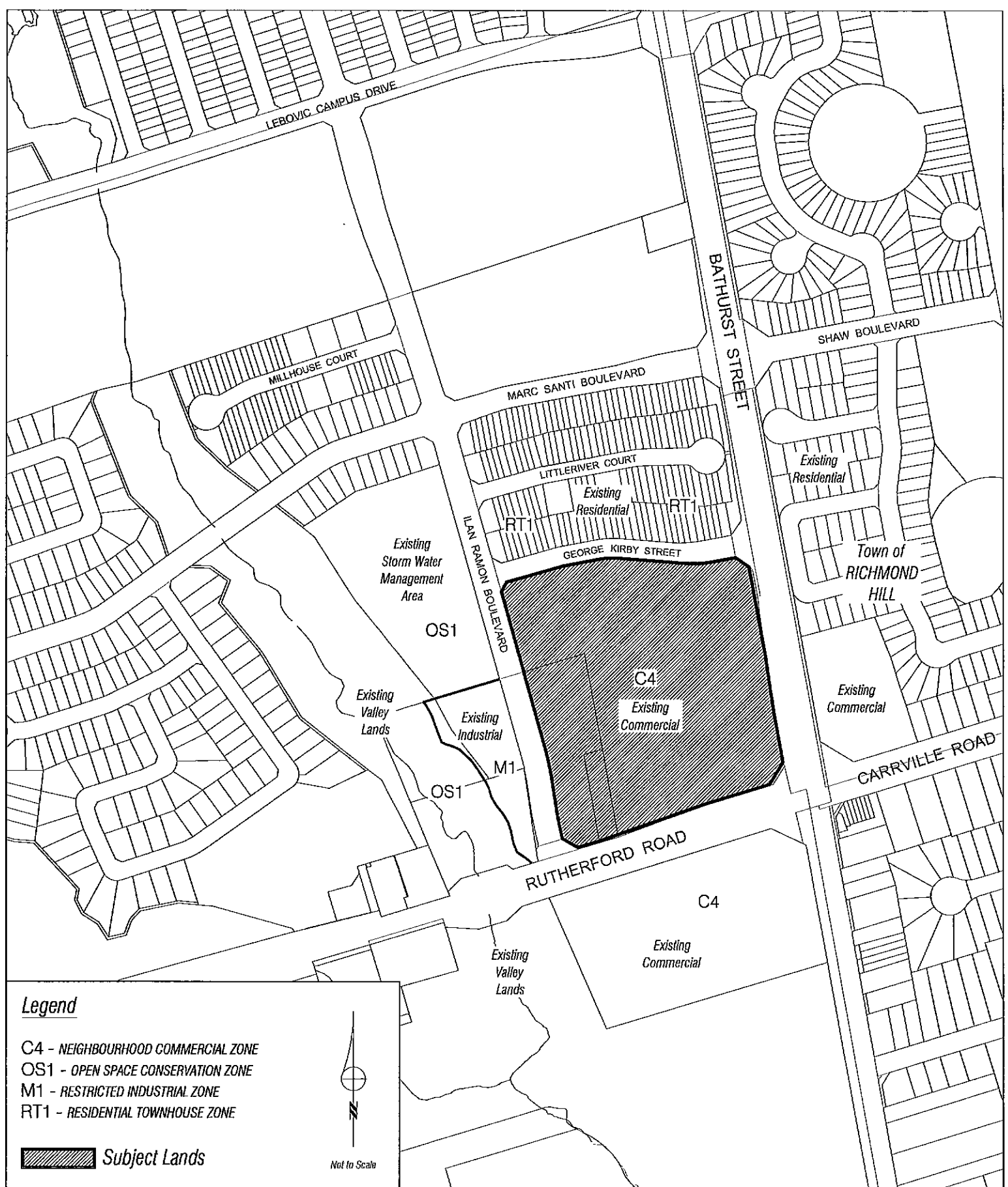


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DATE:  
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## Location Map

LOCATION:  
Part Lot 16, Concession 2

APPLICANT:  
FCHT Holdings (Ontario) Corp.

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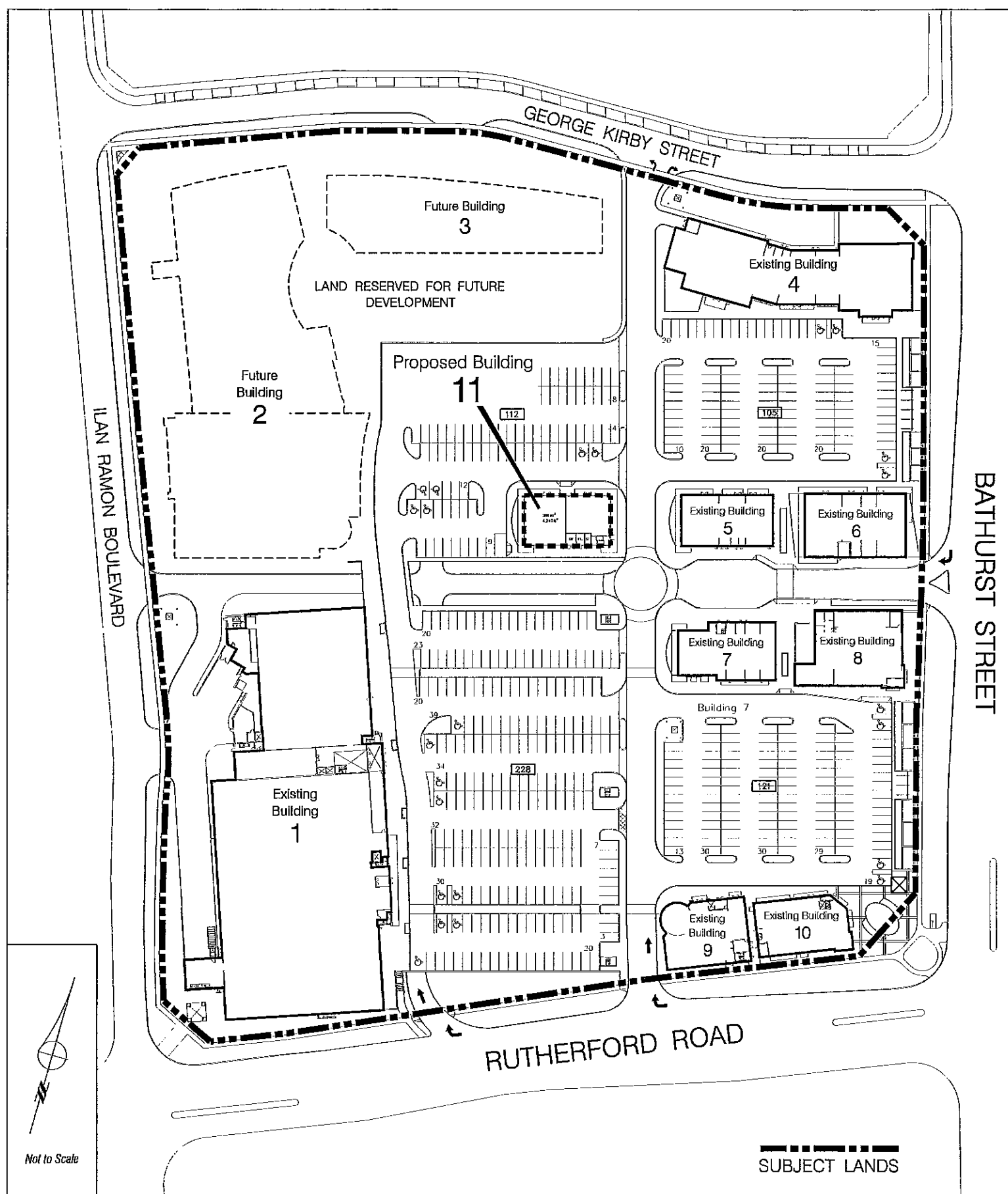


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DA.10.085

DATE:  
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2



## Site Plan

LOCATION:  
Part Lot 16, Concession 2

APPLICANT:  
FCHT Holdings (Ontario) Corp.

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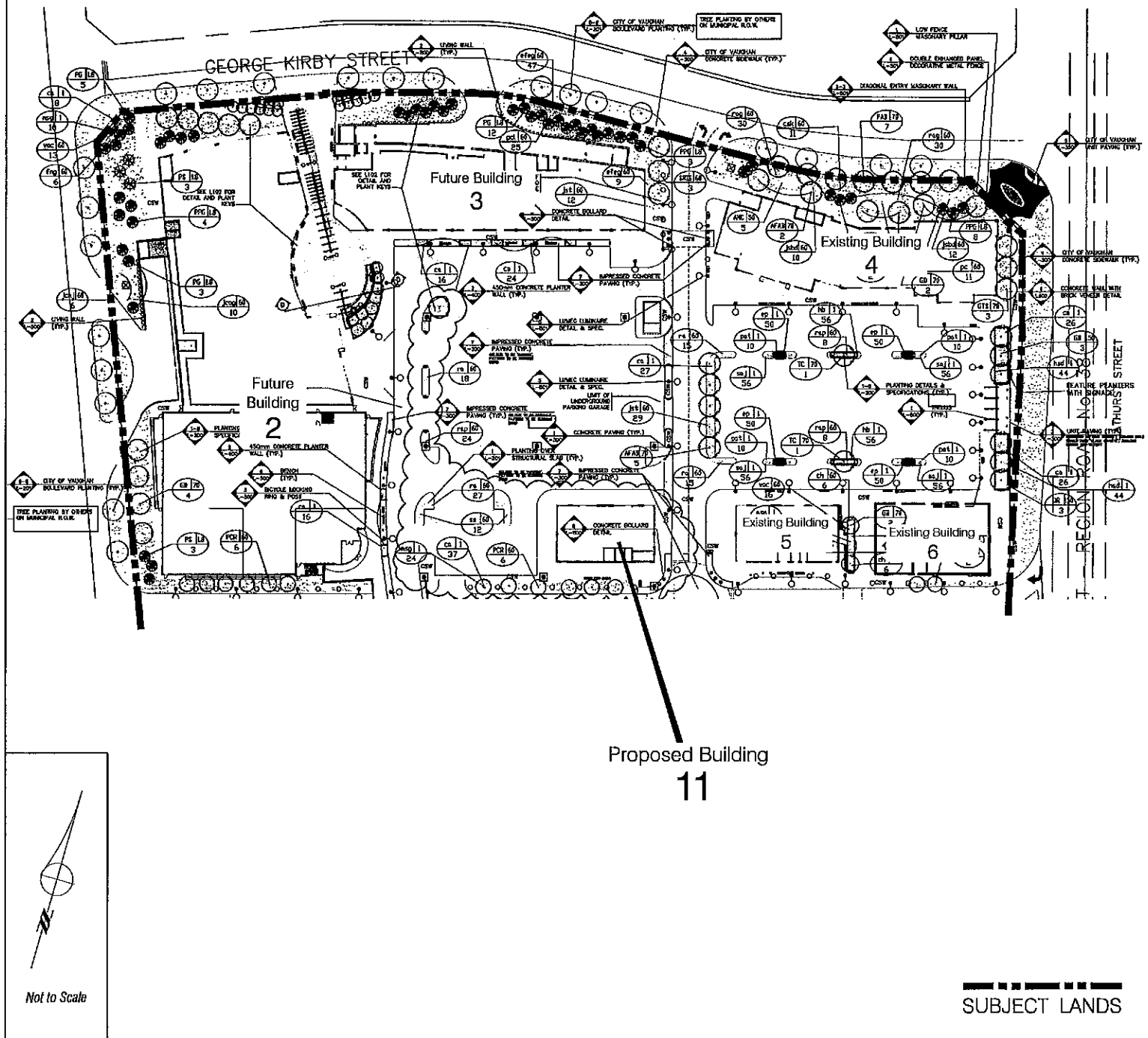


## Attachment

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DA.10.085

DATE:  
September 22, 2010

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## Landscape Plan

LOCATION:  
Part Lot 16, Concession 2

APPLICANT:  
FCHT Holdings (Ontario) Corp.

ATTACHMENT\DA\da 10.085.dwg



Attachment

FILE:  
DA.10.085

DATE:  
September 22, 2010

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