

**ZONING BY-LAW AMENDMENT FILE Z.06.041  
SITE DEVELOPMENT FILE DA.06.017  
AGAU DEVELOPMENTS LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.041 (Agau Developments Limited) BE APPROVED, to remove the (H) Holding Symbol on the subject lands shown on Attachment #1, to permit commercial development as shown on Attachment #3.
2. THAT Site Development File DA.06.017 (Agau Developments Limited) BE APPROVED, to permit the construction of a multi-building commercial development as shown on Attachment #2, and Attachment #3, subject to the following conditions:
  - b) That prior to the execution of the site plan agreement:
    - i) the final site plan, landscape plan, building elevations, and tree inventory and assessment study shall be approved to the satisfaction of the Development Planning Department;
    - ii) the final site grading and servicing plan, stormwater management plans and environmental site assessment and archaeological reports shall be approved to the satisfaction of the Engineering Department;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) the Owner shall satisfy the requirements of Bell Canada including the provisions of the telecommunication facilities;
    - v) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department;
    - vi) that prior to approval of the site plan, the Owner shall enter into a Development Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise, of the City of Vaughan, with regard to such matters as the City may consider necessary, including provisions of roads, municipal services and landscaping. The said agreement shall be registered against the lands to which it applies;
    - vi) the Owner shall agree to provide cross easements with the adjacent property owner to the north for the purpose of vehicle access through the subject lands upon development of the adjacent property, if necessary;
    - vii) the City of Vaughan Engineering Department shall have reviewed and approved a noise study, prepared by a qualified engineer;
    - viii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - ix) the Owner shall satisfy all requirements of Canada Post regarding the supply, installation and maintenance of all mail equipment on the site; and
    - x) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding.

- c) That the site plan agreement contain the following provisions:
- i) The Owner shall pay to the City by way of certified cheques, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, with the Planning Act, 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; and
  - ii) the Owner shall pay to the City all applicable Development Charges in accordance with Development Charge by-laws in effect at the time of building permit issuance.

### **Economic Impact**

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

### **Purpose**

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.06.041) to remove the Holding "H" provision on the subject lands shown on Attachment #1, currently zoned CMU1(H) (Mixed Use 1- Town Centre) and CMU2 (H) (Mixed Use 2-Town Centre).
2. A Site Development Application (File DA.06.017) to facilitate a Town Centre multi-unit commercial development of 29,566 m<sup>2</sup> of retail gross floor area on the subject lands shown on Attachments #2 and #3. The development includes a new retail lined main street with four campus style shopping retail and service commercial buildings and one large format retail building all on the 8.45 ha site, located at the northwest corner of Bathurst Street and Centre Street. The pertinent site statistics are as follows:

		<u>Proposed</u>
Total Site Area	=	8.45 ha
Total Building GFA on Site	=	29,566m <sup>2</sup>
Building A	=	12,633 m <sup>2</sup>
<u>Main Street Buildings</u>		
Building B	=	3,185m <sup>2</sup>
Building C	=	2,062m <sup>2</sup>
Building J	=	1,452m <sup>2</sup>
Building G	=	4,673m <sup>2</sup>
<u>Out Parcel Buildings</u>		
Building F	=	1,873m <sup>2</sup>
Building E	=	1,394m <sup>2</sup>
Building H	=	1,068m <sup>2</sup>
Building D	=	1,226m <sup>2</sup>

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

The subject lands shown on Attachment #1 are located on the north side of Centre Street, west of at Bathurst Street, in Part of Lot 6, Concession 2, City of Vaughan.

The 8.45 ha property was subject of Official Plan Amendment OPA #671, a secondary plan that designated the subject lands "Mixed Use 1" Town Centre and Mixed Use 2" Town Centre. The

site was zoned CMU1(H) (Mixed Use 1- Town Centre) with the addition of the Holding Symbol "H" and CMU2(H) (Mixed Use 2 – Town Centre) Holding Symbol "H". Exception 9(1225) placed the subject lands in a holding zone pending site plan approval.

- North - existing high rise residential apartments, (RA3 – Residential Apartment Zone), future synagogue (A Agriculture)
- South - Centre Street; Promenade Shopping Mall, (C2 General Commercial Zone), and Transit Terminal (TT Transit Terminal)
- East - Bathurst Street; existing residential (R5 Residential Zone and RM2 Residential Multiple Family Zone Two)
- West - existing seniors residence, (RA2 Residential Apartment and future high rise apartment (RA5(H) Residential Apartment Holding Symbol)

#### Official Plan

The site is designated "Mixed Use 1" and "Mixed Use 2" in OPA #671 as shown on Attachment # 2. OPA # 671 is one of two Official Plan Amendments approved by Council to update the policy framework for Centre Street. OPA #671 replaces OPA#210 for the amendment area, including the subject lands. The policies of OPA #671 introduce two new land use designations, being "Mixed Use 1" and "Mixed Use 2" and provide a detailed policy framework to direct land uses and the form and structure of future development within the amendment area. The "Mixed Use 1" and "Mixed Use 2" land use designations permit residential, office, and retail uses as well as mixed use buildings.

The amendment area covers the subject lands and a vacant parcel of land zoned RA5(H) Residential Apartment Zone, to the west of the subject lands. OPA #671 requires the subject lands to be developed in development blocks and includes phasing policies that require construction of the "Main Street" and the main street buildings in the first phase of development. OPA # 671 further indicates local roads will be built through the site, at such time as future new development applications reach the density thresholds set out in the policies. The density threshold is 45,133m<sup>2</sup> of commercial use and 29,566m<sup>2</sup> of commercial use is proposed by this application.

Schedule 'B' of OPA #671(as shown on Attachment #2) shows the land use designations and the proposed road pattern through the amendment area. The main street runs through the subject property, connects with the existing intersection at Center Street and North Promenade and will connect to the existing Disera Drive, to the north. The local streets provided for by OPA #671 will eventually form a network of interconnected streets through the site. The proposed site plan conforms to approved road network and right-of-way widths in OPA #671.

A "Mixed Use 1" land use designation (shown on Attachment #2) applies to the lands abutting each side of "Main Street". The "Mixed Use 1", designation permits residential uses (in the form of apartment units, stacked townhouses and live work units), and retail uses, offices, and community and institutional uses. OPA # 671 establishes maximum building heights, densities, and floor space indexes for the buildings along main street.

A "Mixed Use 2" designation (shown on Attachment #2) applies to the remainder of the subject lands which, are not adjacent to main street. The permitted uses include residential (medium and high density apartment units, townhouses in stand alone or mixed use buildings), a full range of commercial uses including, office and retail uses, parks, urban squares, parking facilities, stormwater management facilities, places of worship, community and institutional uses. A large format retail use with a maximum gross floor area of 12,635m<sup>2</sup> is also permitted within the "Mixed Use 2" designation on the east edge of the amendment area. Maximum building heights and densities for the "Mixed Use 2" designation are also defined in OPA #671. The proposed development conforms with the "Mixed Use 1" and "Mixed Use 2" policies of OPA #671.

OPA #671, contemplates phased development of the 8.45ha site, with the first phase of development being the development of the main street buildings with at grade related retail commercial uses in the "Mixed Use 1" designation and a large format retail use and other

additional commercial use buildings in the "Mixed Use 2" designation. The proposed development conforms to the policies of OPA # 671, for the first phase of development.

The "Main Street" policies of OPA #671 apply to the proposed development. The objective of these policies is to create a pedestrian scaled shopping district with an urban main street environment and public realm in the Town Centre. The main street buildings break up the shopping center elements on the subject lands. The four proposed main street buildings are pedestrian scaled with entrances at grade. They are situated on the site to provide public sidewalks, pedestrian passageways and public gathering places at the intersection of Disera Drive and the east-west road.

### Zoning

The subject lands are zoned CMU1(H) Mixed Use 1-Town Centre with the addition of the Holding Symbol "(H)" and CMU2(H) Mixed Use 2-Town Centre with the addition of the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1225). The removal of the holding symbol is conditional upon a Council's approval of the site plan application. Agau Developments Limited has applied to lift the Holding provision (File DA.06.041) and the Development Planning Department can recommend approval of the Zoning By-law Amendment application (File Z.06.041) to remove the Holding "H" provision on the subject lands (shown on Attachment #1).

### Variances

The proposed site plan layout does not meet all of the CMU1 and CMU2 provisions of By-law 1-88, as amended, and variances may be required to implement the proposed site plan. During processing of the site plan, the building locations relative to Bathurst Street and Centre Street were reviewed by City Departments and external agencies. The Region of York requested a right-of-way to accommodate a Transitway along Bathurst Street and Centre Street. The Region's requirements have resulted in a site layout that does not meet the setback provisions of By-law 1-88 for Bathurst Street and for Centre Street as provided in Exception 9(1225). The required setbacks for the main street buildings at the intersection of the local roads have also not been met as a result of the revisions to the site plan to address the City's design requirements for daylight triangles. Minimum and maximum setbacks have been established for main street buildings and proposed main street buildings do not meet some of the setback requirements of By-law 1-88, as amended.

By-law 1-88, as amended by Exception 9(1225) also establishes a maximum and minimum building heights. The elevations for the main street buildings indicate there are some portions of the buildings where the by-law height provisions have been exceeded. In addition, By-law 1-88 requires loading spaces for four buildings on the site and such loading spaces have not been shown on the site plan. A minimum of 2 loading spaces are required for Building "A" and these need to be identified and dimensioned on the site plan prior to final approval.

By-law 1-88 establishes minimum widths and depths for parking spaces and for handicapped parking spaces. A number of the proposed parking spaces do not meet the minimum size requirements of By-law 1-88. By-law 1-88 also requires minimum drive aisle widths. It appears that there are two locations on the site plan where the required drive aisle widths have not been met.

Variances will be required where the proposed site plan does not meet the by-law requirements. As a result of further review of the current site plan application and related drawings, there may be additional variances (not listed above) required to address such matters as, but not limited to, the driveway aisle widths, building setbacks, building heights, the size of a number of parking spaces, and landscape strips.

It should also be noted that at such time as the east-west driveway becomes a road right of way, additional variances will be required to address the parking which is being removed from site plan to accommodate the road right of way and any other variances which may result from future amendments to the site plan.

The Development Planning Department would not object to the above listed variances which will facilitate a commercial development that is consistent with the overall objective of OPA #671 while achieving the Region of York's objectives of protecting a variable right-of-way for a future Transitway along Bathurst Street and also along Centre Street and the requirements of the City's Engineering Department regarding the road design standards. Should Council approve the site plan application, the Owner will be required to obtain Committee of Adjustment approval of any necessary variances for the first phase of development, which shall be final and binding, prior to the registration of the implementing site plan agreement.

#### Site Design

The entire 8.45 ha site forms part of the overall Town Centre development as envisioned by the policies of OPA #671. Development of the subject lands is intended to be phased. The commercial development proposed by this site plan application (File DA.06.017) represents the first phase of development, as shown on Attachments #3 and #4. Additional future commercial or mixed use development can occur on the site, as provided for by OPA# 671, subject to future site development applications.

The site is bisected by a north-south 26m road to be immediately deeded to the City as a public road for the main street (shown on Attachments #3 and #4 as Disera Drive). A 20m east-west road right of way though the site is intended to be deeded to the City in the future, when future development proposals warrant it. In the interim, it will function as a driveway through parking areas on site.

Four two-storey, multi unit pedestrian oriented buildings flank each side of the new main street. These four buildings have main entrances at grade along main street and these buildings are located close to the street. Due to the grade changes on the site, the second storey of Building "J" will also have an entrance at the rear of the building to the parking lot behind the building. Pedestrian access though the main street buildings is provided via pedestrian passageways to allow pedestrians to walk from the rear parking areas to the main street shops. Two pedestrian passageways have been provided through Building "G" to allow pedestrian movement through the main street buildings. An elevator has been provided in Building "G" to provide access between the ground floor and second floor of levels of the building.

There are three free standing buildings (Buildings "E", "F", and "H") on the out parcels of the site located west of Main Street. These are accessed by a private driveway/road which will become a local street when a future phase of development necessitates the City taking over the road as a municipal local street.

There is one free-standing building (Building "D") on the east side of the site between Main Street and Building "A" (the large format retail store). Access to Buildings "A" and "D" is also from a driveway that will become a future municipal road when additional development occurs on the site in the future.

A large format single retail use is proposed on the easterly portion of the site as shown on Attachment # 3, as Building "A". The main entrance to the building is on the west elevation and faces the store's adjacent parking area. This building is accessed by a private driveway/road from Centre Street, which will become a local road when additional development on the site warrants it.

OPA #671 envisioned this site to be a vibrant hub of commercial, retail, office, service and shopping activities connected by a system of roadways, pedestrian walkways, parking areas and landscaped spaces. Urban Design Guidelines were prepared to guide the development of this site in becoming a vital Town Centre component of the community. The proposed site plan has been reviewed in accordance with the Urban Design Guidelines and the urban design objectives of OPA #671. The City is working with the Owner to ensure the site plan, elevations and landscape plans are consistent with those policies prior to final approval of these plans.

## Internal Roads

In addition to the development of a 26m collector road (Main Street), the Road Network policies of OPA #671 provide for 20m local roads and laneways within the amendment area. The proposed internal roads are presently private but can and will be dedicated to the municipality at such time as additional development is proposed within the Town Centre. The policies of OPA #671 indicate that these proposed 20m local roads must be dedicated to the City when development on the site is proposed to reach 0.5 times the area of the subject lands (0.5 FSI) excluding the gross floor area of the second floors of the main street buildings, to a maximum of 5,600m<sup>2</sup>. Based on these calculations, the future local roads must be dedicated to the City when any future applications propose development which will exceed 45,133m<sup>2</sup> of the GFA on the site.

The City will have easements over the local road rights-of-way until they become municipal roads. Municipal servicing (water, sanitary sewers and storm sewers) will be located in the 20m rights of way. In the interim, the private roads will function as drive aisles in the first phase of development, providing access to the commercial buildings, the adjacent parking areas and to Centre Street and Disera Drive. These arrangements will be addressed in the Development Agreement for the subject lands as will site servicing, and the construction and landscaping requirements for Main Street. The Development Agreement, must be executed prior to the final approval of the site plan and registered on the lands to which it applies.

The Owner shall satisfy the requirements of the City Engineering regarding the internal roads and services and shall satisfy the requirements of Toronto and Region Conservation Authority concerning the stormwater management requirements. Approval of the final site servicing, site grading and stormwater management plans must be obtained prior to final approval of the site plan.

Although, the policies of OPA #671 require traffic impact studies for development and redevelopment within the amendment area, the Road Network policies exempt the first phase of development from this requirement. The Region of York, is however, requesting a traffic impact analysis for Bathurst Street and Centre Street which addresses the impact of all the adjacent developments and the works required to address the future increased traffic volumes prior to final approval of the site plan.

## Parking

Parking for the first phase of development on the site was calculated at 3.9 spaces/100m<sup>2</sup> of GFA with an exemption for the second floor Gross Floor Area in the four buildings on main street, up to a maximum exemption of 5574m<sup>2</sup>, in accordance with the by-law exception 9(1225) for the site. There is 29,566m<sup>2</sup> of Gross Floor Area proposed on the total site when the zoning by-law exception for second floor Gross Floor Area of 5574m<sup>2</sup> is subtracted, a total of 23,992 m<sup>2</sup> of Gross Floor Area has been used to calculate the parking requirement based on 3.9 spaces/100m<sup>2</sup>. This, results in a total parking requirement of 936 spaces.

A total of 981 parking spaces have been provided on site. Since some of the spaces will be required for snow storage, a total of 948 spaces will be available for parking after snow storage has been provided.

Lay-by parking for 35 cars has been provided along main street but is not included in the parking calculation, since these spaces form part of the public road. Handicapped parking has been provided near the main entrances to the retail stores and adjacent to the pedestrian passageways in the main street buildings. Curb depressions should be provided in close proximity to the handicapped parking spaces. As indicated in the Variances section of this report, a number of the proposed parking spaces do not meet the minimum size requirements of By-law 1-88 and variances will be required for such spaces.

## Landscape Plan

Landscaping for the site is shown on Attachment #5. Landscape materials such as pavers, fences/screening and retaining walls have been used throughout the site to define the traffic routes, to provide for pedestrian walkways and to delineate vehicle areas from pedestrian areas.

The approved zoning for the site requires a 3.5m landscape strip along the north edge of the property. Some of the existing mature trees within this strip are being retained and only a limited amount of new planting is proposed within this strip. The Owner will be required to indicate the dimensions of this strip on the site plan and landscape plan and to also illustrate arborist approved preservation methods on the plan.

A double row of trees is proposed along the Bathurst Street and along Centre Street parameters of the site. The corner of these streets is intended to be an urban space and the landscape treatment at this corner has been enhanced to articulate this urban space.

The main street is intended to be very urban. The main street streetscape includes elements of paving, lighting, street trees, plantings and furnishings that create a comfortable and dynamic pedestrian environment. Animated architectural elevations further enhance the pedestrian friendly qualities of main street. On street lay-by parking is proposed which supports commercial activity and buffers pedestrians along this street, while allowing traffic and transit to flow along the roadway. The proposed 26m main street right-of-way conforms to the approved road pattern and rights of way in OPA #671.

Special paving in the sidewalks has been used to demarcate the entrances to the pedestrian passageways in Main Street buildings (Buildings "B", "C", "G" and "J") and at the rear parking areas of these buildings. Enhanced street paving has been used at the intersection of Disera Drive (proposed Street "C" on the site plan and main street in this report) with the east-west road. This intersection is to function as a main entrance to the main street shopping district. It is also intended to function as a prominent intersection and a public gathering place.

Landscaped islands and mid lot pedestrian walkways have been used throughout the parking areas to delineate parking lot areas, to break up the massing of these parking areas and provide pedestrian access to the buildings. The parameter of the parking areas adjacent to the free-standing buildings (Buildings "D", "E", "F" and "H") are proposed to be planted with deciduous canopy trees to screen these parking areas from street view.

Appropriate tree selection and streetscape design elements (site furnishings such as benches, bike rings, decorative lighting, trash receptacles, feature walls along Centre Street and screen, ornamental and foundation plantings) shall be provided as required by the Bathurst Centre Urban Design Guidelines, the City of Vaughan and the Region of York. The Development Planning Department must approve the landscape plan and landscape cost estimate prior to the final approval of the site plan.

## Building Elevations

The Urban Design Guidelines for this site address the architectural design requirements for the buildings. The guidelines require the building design to incorporate vertical and horizontal accents to provide variety and interest and focal elements.

The proposed elevations for Buildings "A", "B", "C", "D", "E", "F", "G", "H", and "J" (as shown on Attachments #s 7 to 15) are consistent with the Urban Design Guidelines. Given the size of Building 'A', the Urban Design Guidelines contain specific design policies to address articulation of the façade of this retail building to reduce the overall scale of the building. The elevations for Building "A" show projections and architectural details used to divide the facades into smaller components. Modifications to the elevations for Building 'A' were made to address the City's concern that the east and south elevations have some prominence given the significance of the Bathurst and Centre Street intersection. The Development Planning Department will continue to work with the Owners to agree on the window details on the final elevation for Building "A" to address all of the urban design requirements for this elevation.

Building "A" is finished in a precast panels in 2 colours, alternating between a light brown (portabello) colour and a beige (camelback) colour over a split face portabello colour concrete block base at the bottom of the building. Decorative silver panels and blue metal awnings over vision glazed windows have been used on all elevations to add interest and to divide the façade into smaller parcels. As indicated above, the Development Planning Department is still discussing revisions regarding the positioning, the location of the glazing and related façade treatments for certain windows on the Centre Street elevation and also on the corner elevation, to obtain appropriate final elevations in keeping with approved guidelines.

The loading areas for Building "A" are internal and are located on the north side of the building adjacent to the Bathurst Street access to the property. The loading areas shall be dimensioned and shown on the final site plan.

The elevations for the Main Street buildings (Buildings "B", "C", "G" and "J") are complimentary. Each of these buildings has frontage along the main street and are 2-storey multi unit buildings with at grade entrances to the individual units on main street. The main street buildings are finished in a combination of clay brick in 4 coordinating colours, and in an acrylic stucco material, also in coordinating colours. A stone finish concrete block material in the light brown colour is used on the base of the buildings. Awnings have been used over some of the windows and entrances to the buildings to animate the facades.

The finishing materials for these buildings are varied to create some projecting elements and building bays have been used to stagger the building fronts and to reduce the scale of the building facades along main street. The heights also vary, as does the grade along main street. These variations add vertical accents to the streetscape.

Pedestrian passageways are incorporated into the main street Buildings B, C, G, and J to provide passage through the buildings from Main Street to the rear parking areas behind the buildings. Given the grade changes on the site, stairs bring pedestrians to the upper level of main street Building B. The passageways stand out on the elevations since the arch treatment over the public passageways differs from the retail spaces and all the passageways are finished in the same color brick material.

Buildings "D", "E", "F", and "H" (Attachment #10, 11, 12, and 13) are freestanding; one-storey buildings in the CMU2 zoned lands. The elevations for each of these buildings are also complementary and finished using the same materials as the main street buildings. Building "H" (on the west side of the site) has a loading area located adjacent to the driveway on the west side of the building. The loading area will be screened from the existing seniors residence on the adjacent property by a screen wall.

All garbage is to be stored internal to each of the buildings on this site and is to be removed by the owner. The location of the garbage rooms within the buildings shall be shown on the final plans.

Minor changes to the elevations for the main street buildings have been made by the applicant to accommodate changes to the site plan required by the City's Engineering Department to provide adequate setbacks from the sight triangles at the intersection of main street and the future east-west local road. These minor changes will need to be illustrated on the final elevation drawings and prior to the execution of the site plan agreement all final building elevations plans including elevations for the pylon signs must be approved by the Development Planning Department.

### Servicing

The Owners must enter into a Development Agreement with the City, which will provide for the extension of the municipal services through the site, for the construction of the 26m road identified as Disera Drive on the site plan and for the future 20m local roads and right-of-way easements. This agreement must be executed and registered on the lands to which it applies prior to final approval of the Site Plan.



Final grading, site servicing and storm water management reports for the site must be approved to the satisfaction of the City's Engineering Department, the Region of York and TRCA. The Owners will also be required to fulfill all hydro requirements to the satisfaction of PowerStream Inc., all telecommunication requirements of Bell Canada, and all requirements of Canada Post.

#### Ministry of Culture

A portion of the site was identified as having archaeological resources. The Ministry of Culture requested an archaeological assessment of the site, requiring an archaeologist excavate, remove and analyze the artifacts found on site and prepare a report to the Ministry of Culture. The final Archaeological Assessment report was reviewed and approved by the Ministry of Culture. As a result, the Ministry of Culture and the City's Cultural Services Department have no further concerns or requirements for the subject property.

#### Region of York

The Region of York reviewed the proposed site plan and has no objection to the development concept in principle. However, the Region is protecting for a variable right of way for a Transit way, which impacts the subject lands. The Region has requested that the applicant work with the Region's Transportation and Works Department to address the Region's requirements concerning site grading, site servicing, water supply source and wastewater outfall, traffic impact analysis addressing double-left lanes (at Bathurst Street and Centre Street), the dual northbound left turn lanes to be constructed at Bathurst Street and Centre Street, landscaping, a noise assessment, an environmental audit, road conveyances and rights-of-way, encroachment agreements, cost estimates, letters of credit and other site plan details as outlined in their comment letter of June 6, 2006. All requirements of the Region of York must be addressed prior to final approval of the site plan. The Region of York will be a party to the site plan agreement.

#### City of Vaughan Engineering Department

The Owners has submitted a site grading and servicing plan and a storm water management report that must be approved to the satisfaction of the Vaughan Engineering Department and the Region of York Transportation and Works Department and the Toronto and Region Conservation Authority.

The Owners will be required to construct a 1.5m sidewalk along Bathurst Street and Centre Street and the Owner will be reimbursed for the sidewalk through the Development Charges By-law.

As indicated above, the Owners will also be required to enter into a Development Agreement with the City regarding the right-of-way for the future east-west municipal road and the proposed municipal easement for underground services. This Development Agreement must be executed prior to final site plan approval.

#### Toronto and Region Conservation Authority

TRCA reviewed the stormwater management report and the site servicing sedimentation control and site grading plans for the subject lands. TRCA provided comments on this application requesting the Owner confirm 2 year pre-development flow calculations and provide details on how stormwater quality, erosion and water balance control will be addressed. Although TRCA has recommended a stormwater management pond, TRCA has recognized that if a stormwater management pond is not feasible, that cash-in-lieu for water quality and erosion control would be acceptable. The Owner will be required to satisfy the requirements of the TRCA and the City of Vaughan concerning storm water management, water quality, erosion controls and stormwater source control for the site prior to final approval of the site plan.

#### 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 Site Development Application DA.06.017 (Agau Developments Limited) for the development of 29,566m<sup>2</sup> of commercial uses along a retail lined "Main Street" (Disera Drive) comprised of a series and mix of retail and service commercial buildings on the 8.45 ha site at the northwest corner of Bathurst Street and Centre Street. The proposed site plan was reviewed in the context of the policies of OPA #671 (the Secondary Plan for this site), By-law 1-88, as amended, and the Urban Design Guidelines for the site prepared by Turner Fleisher and Terraplan. The Development Planning Department is satisfied that the proposed commercial plaza development will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variances from the Committee of Adjustment and the execution of a Development Agreement for the site. On this basis, the Development Planning Department can recommend approval of the Site Development Application.

## **Attachments**

1. Location Map
2. Schedule 'B' of OPA #671
3. Site Plan Ground Floor
4. Site Plan Ground/Second Floor
5. Landscape Plan
6. Elevations Building "B" (Main Street Building)
7. Elevations Building "C" (Main Street Building)
8. Elevations Building "G" (Main Street Building)
9. Elevations Building "J" (Main Street Building)
10. Elevations Building "D"
11. Elevations Building "E"
12. Elevations Building "F"
13. Elevations Building "H"
14. Elevations Building "A" (North, South and Corner Elevations)
15. Elevations Building "A" (East and West Elevations)

## **Report prepared by:**

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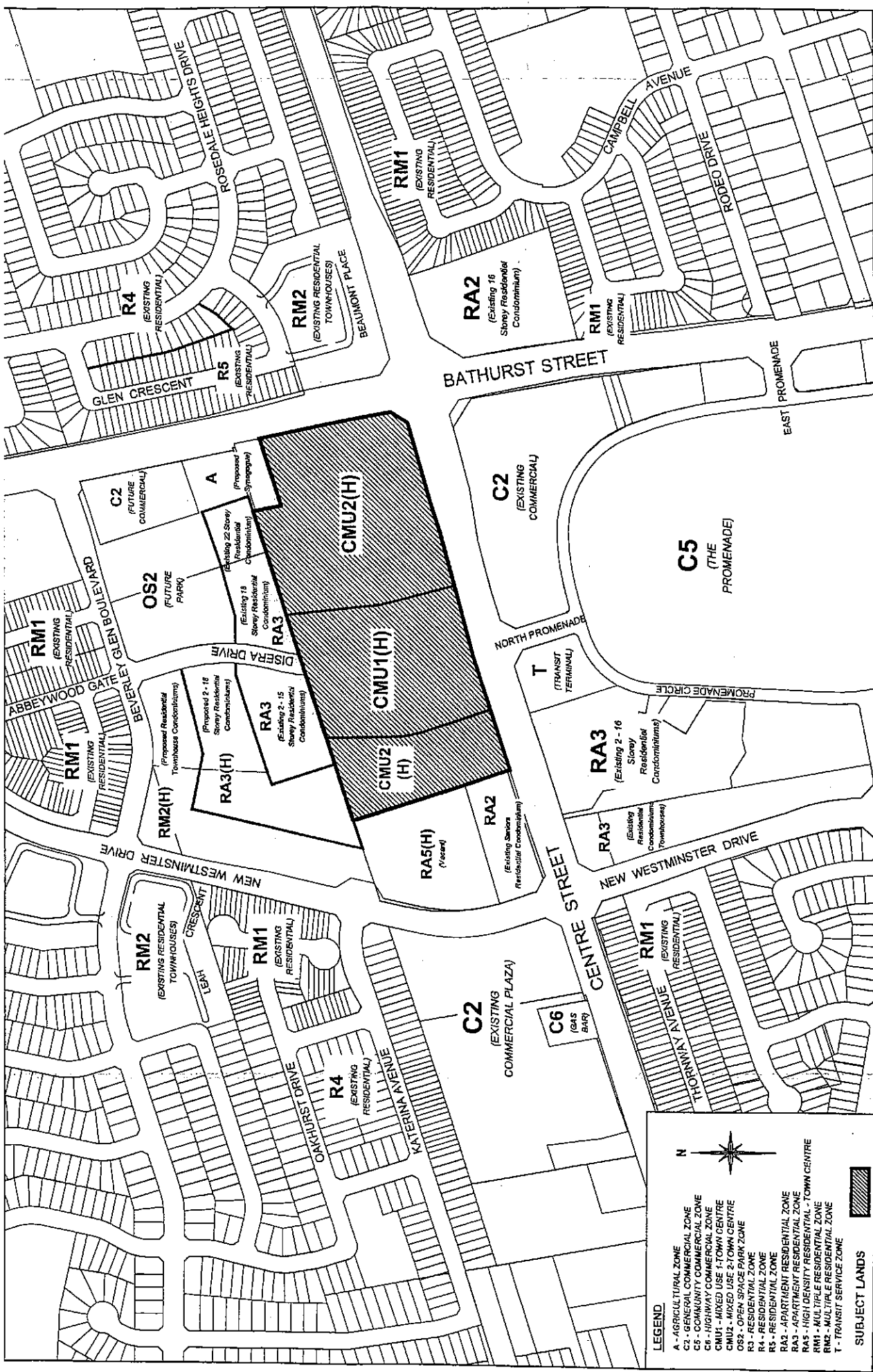
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Location Map

Part of Lot 6,  
Concession 2

APPLICANT:  
AGAU DEVELOPMENTS LIMITED

REPUTATION: 10/10/2006 10:00 AM

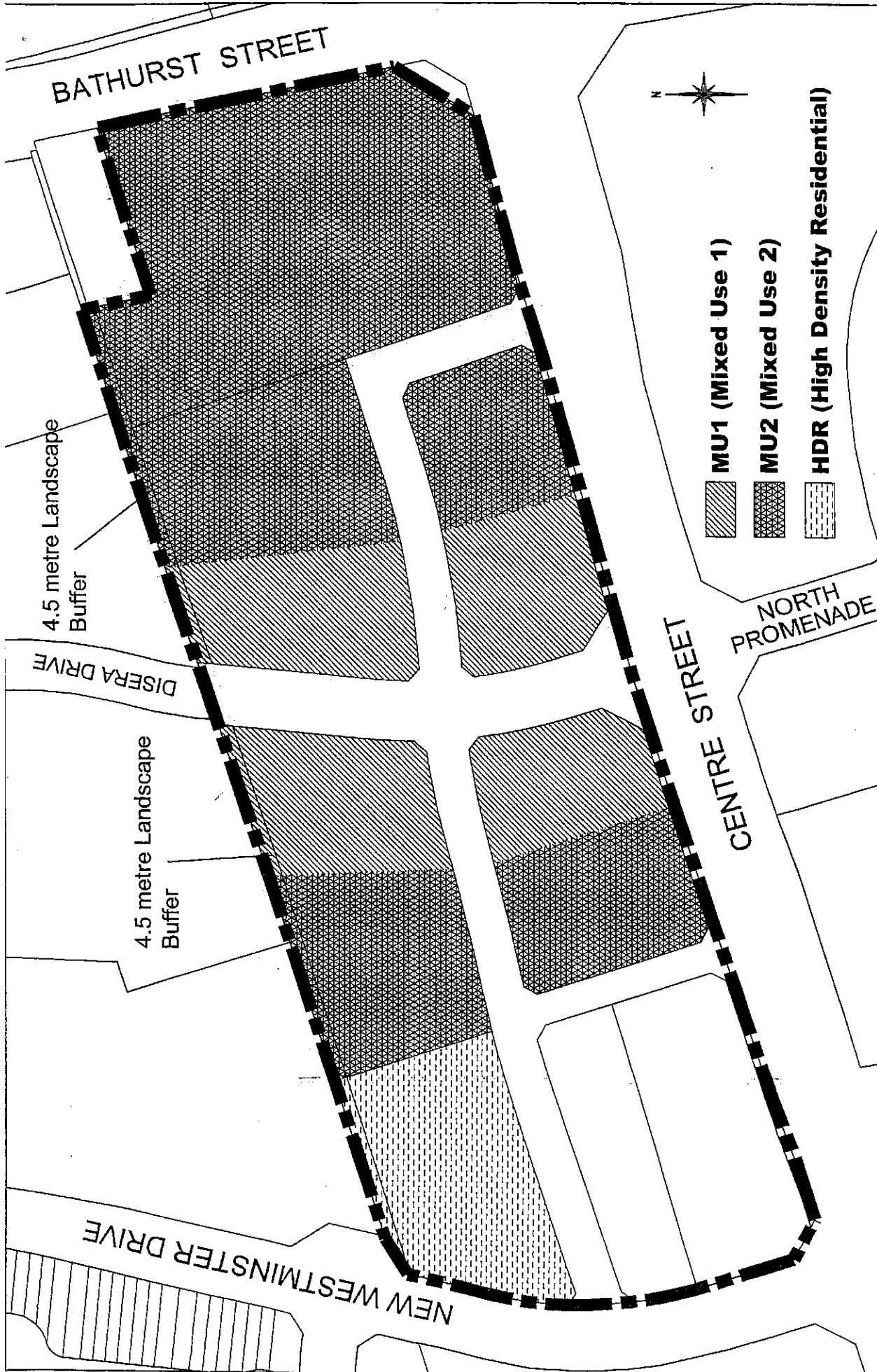


Development Planning Department

# Attachment 1

FILE No.:  
DA.06.017

Not to Scale  
June 14, 2006



# Schedule 'B' to OPA 671

APPLICANT:  
AGAU DEVELOPMENTS LIMITED

Part of Lot 6,  
Concession 2

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Development Planning Department

**Subject  
Lands**

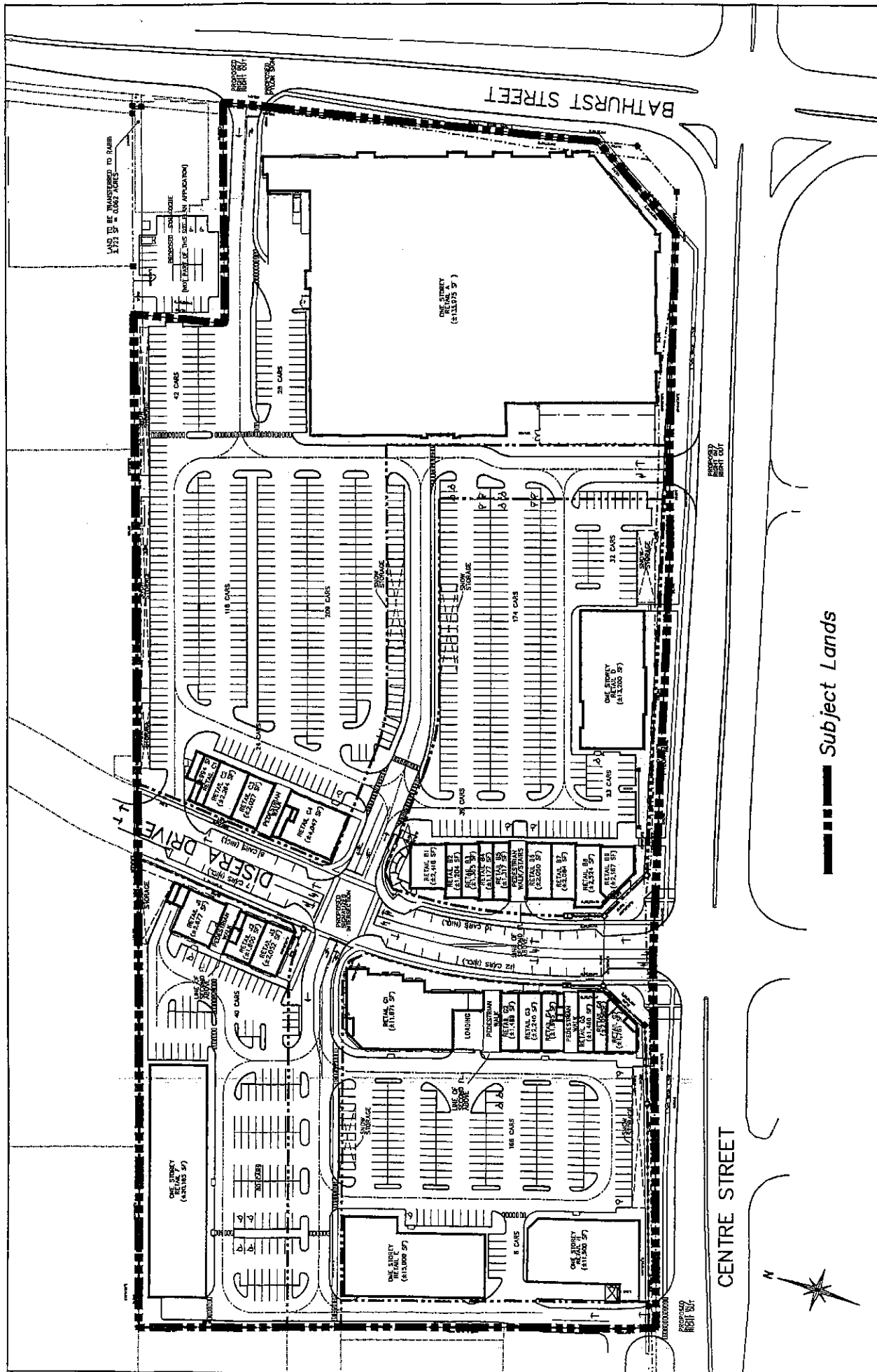
## Attachment

# 2

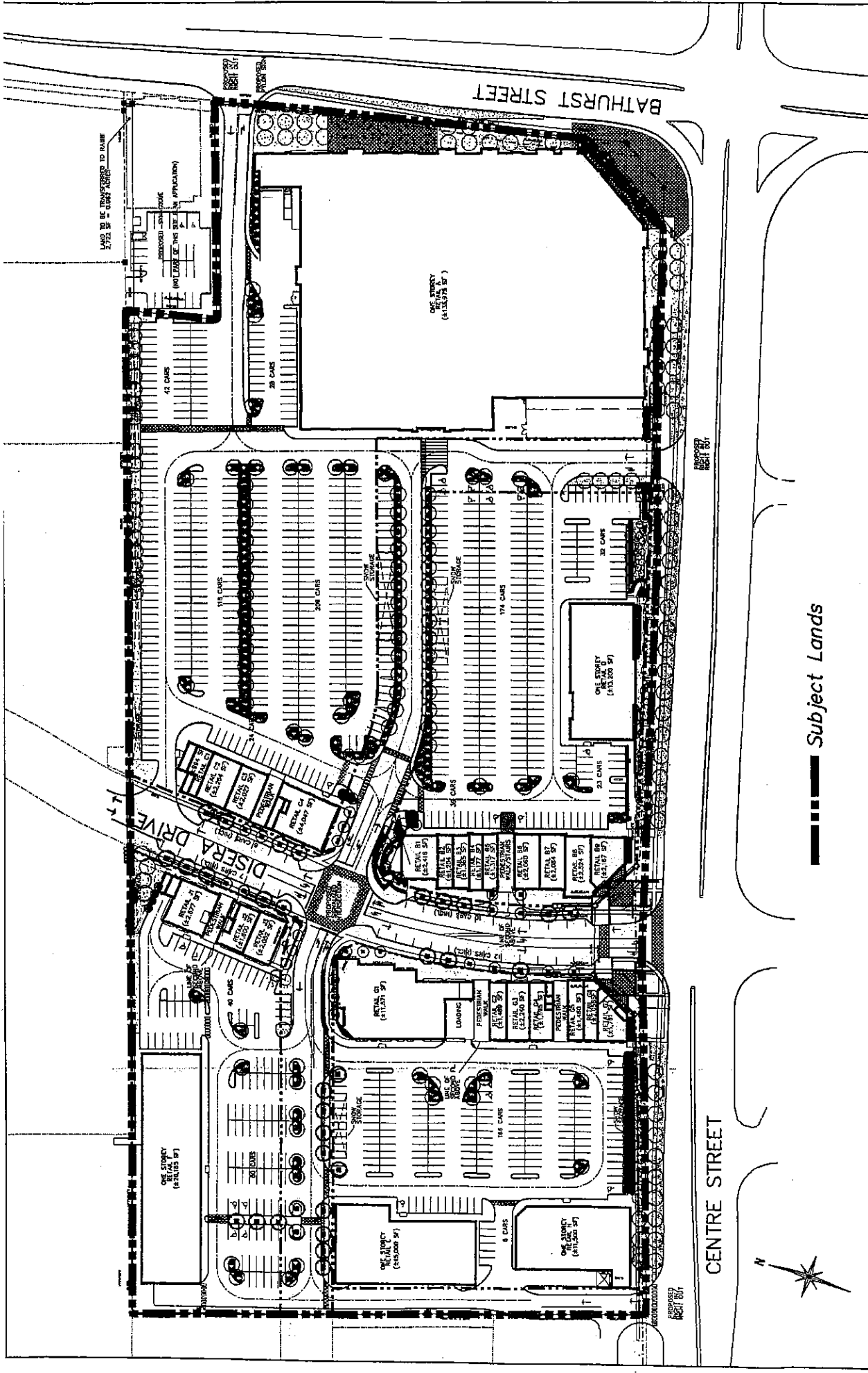
FILE No.:  
DA.06.017

Not to Scale

June 14, 2006

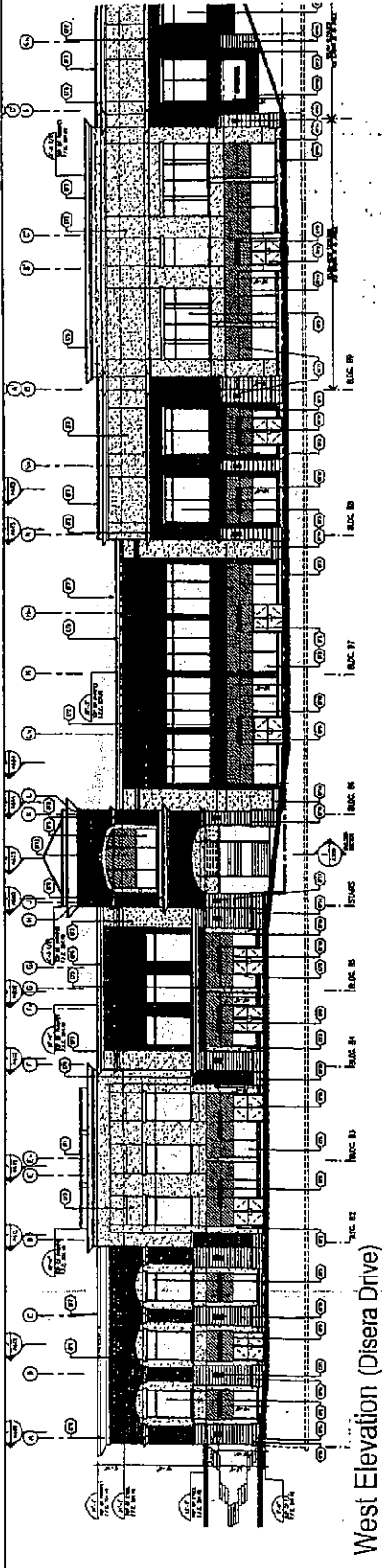




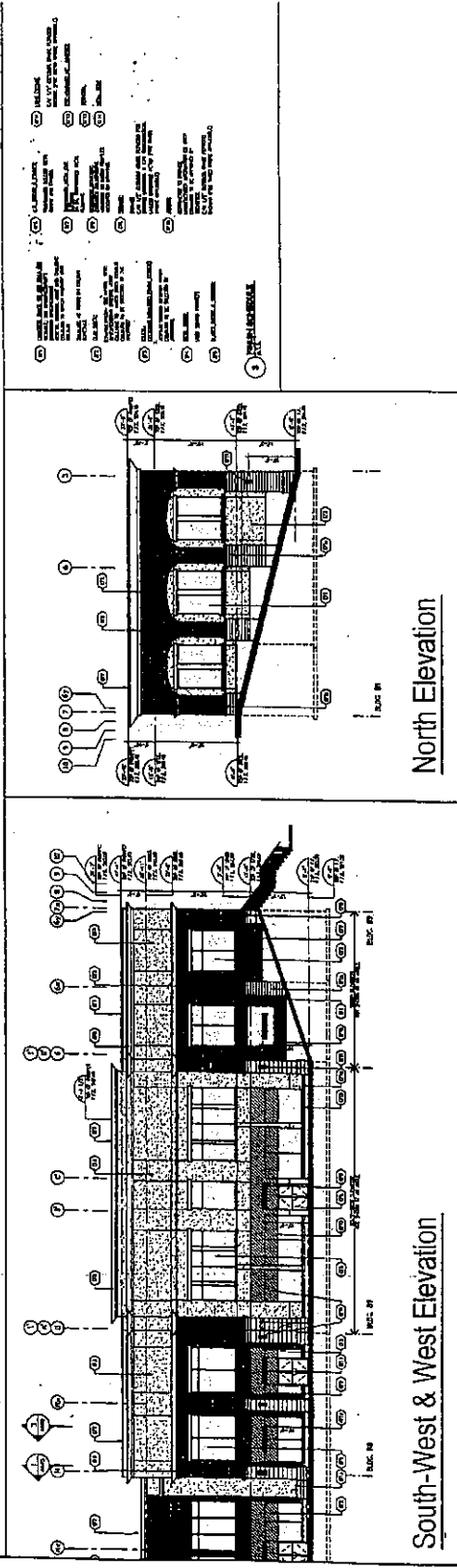


Subject Lands

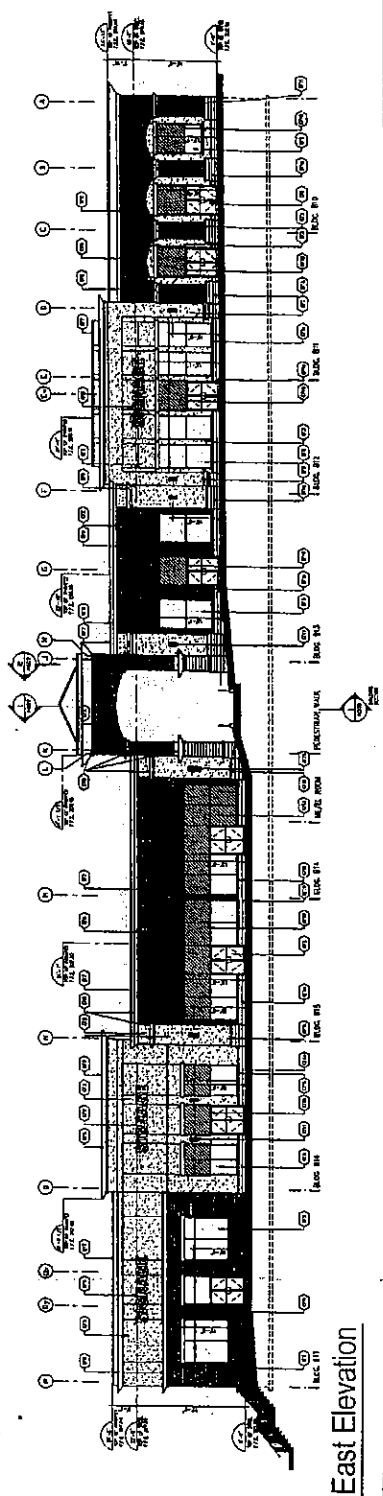




West Elevation (Disera Drive)



South-West & West Elevation



East Elevation

- (1) 1/2\"/>

# Elevations - Building 'B' (Mainstreet Building)

APPLICANT:  
AGAU DEVELOPMENTS LIMITED

Part of Lot 6,  
Concession 2



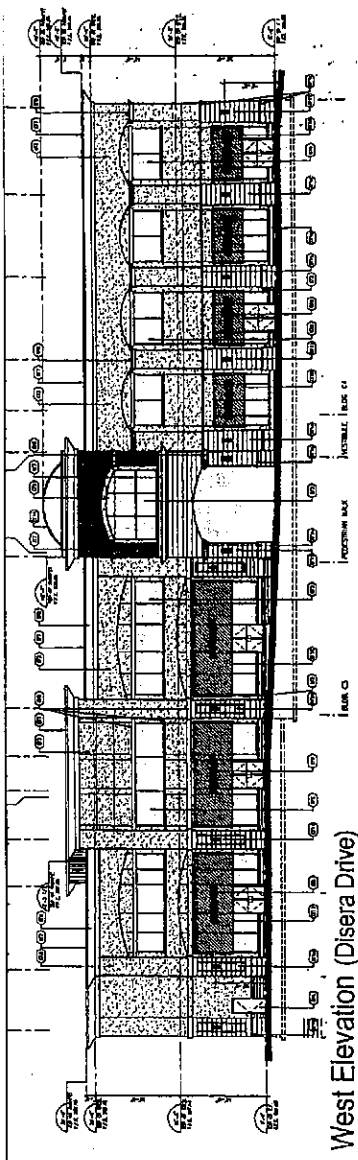
Development Planning Department

FILE No.:  
DA.06.017

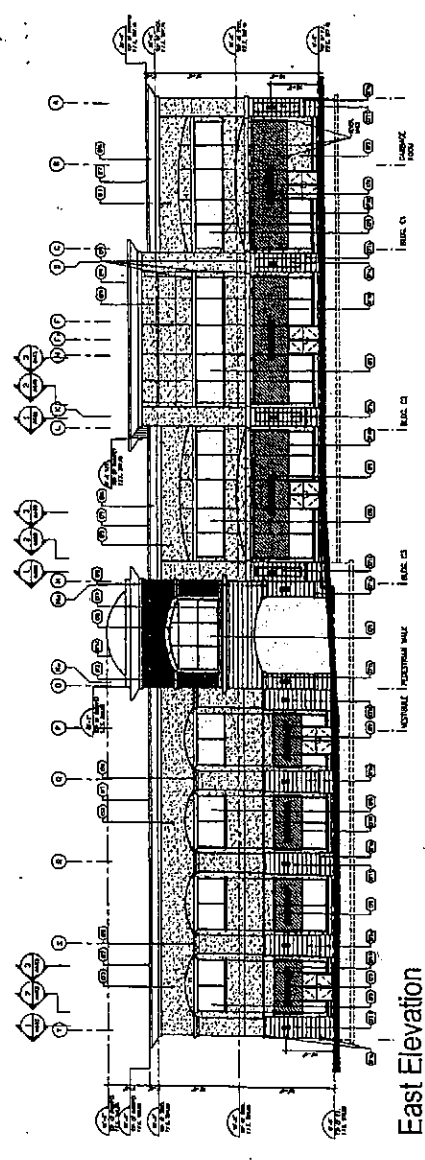
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June 14, 2006



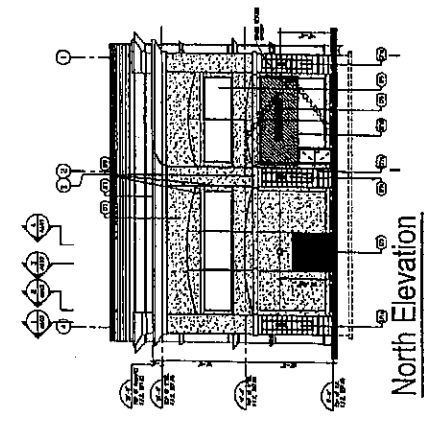


West Elevation (Disera Drive)

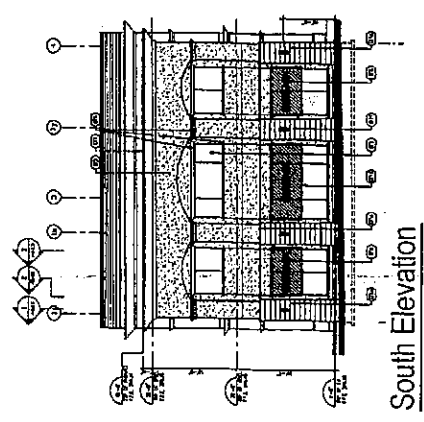


East Elevation

- (1) BRICK, RED, 1/2" COURSE
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North Elevation



South Elevation

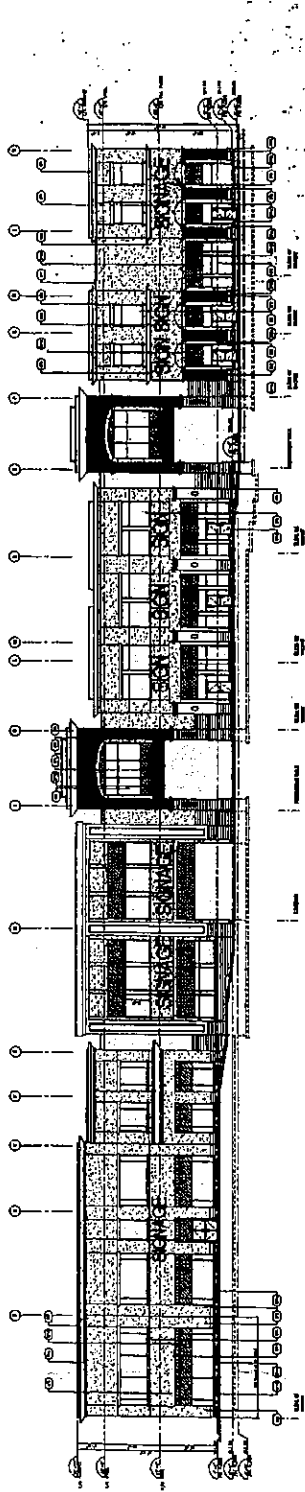
# Elevations - Building 'C' (Mainstreet Building)

APPLICANT:  
AGAU DEVELOPMENTS LIMITED  
Part of Lot 6,  
Concession 2

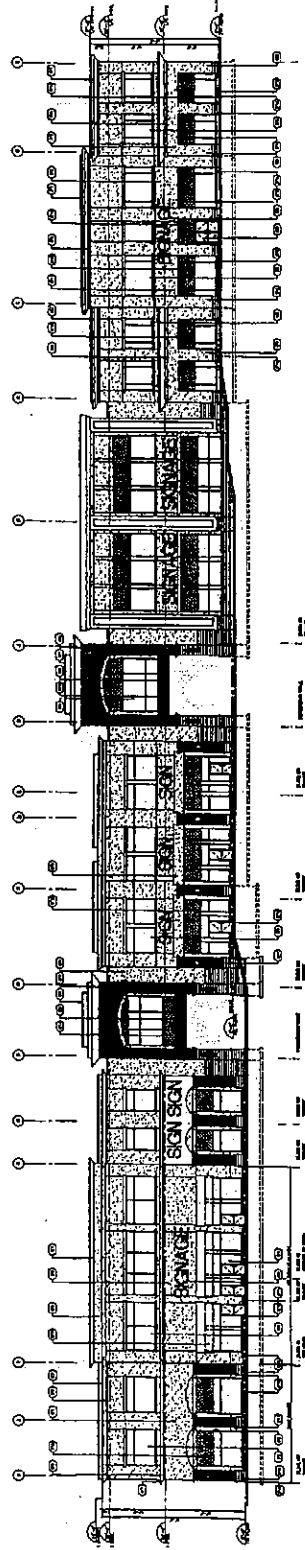


Development Planning Department

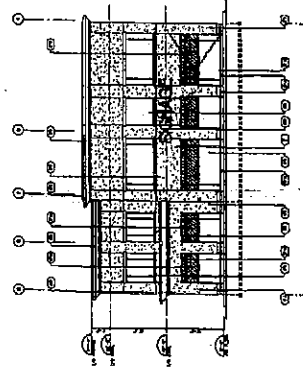
ATTACHMENT 7 (DA.06.017) 20060614.dwg



West Elevation



East Elevation (Disera Drive)



North Elevation

- (1) SEE PLAN FOR LOCATION OF SIGNAGE
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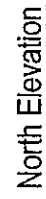
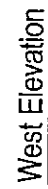
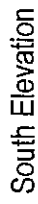
# Elevations - Building 'G' (Mainstreet Building)

APPLICANT:  
AGAU DEVELOPMENTS LIMITED  
Part of Lot 6,  
Concession 2



Development Planning Department

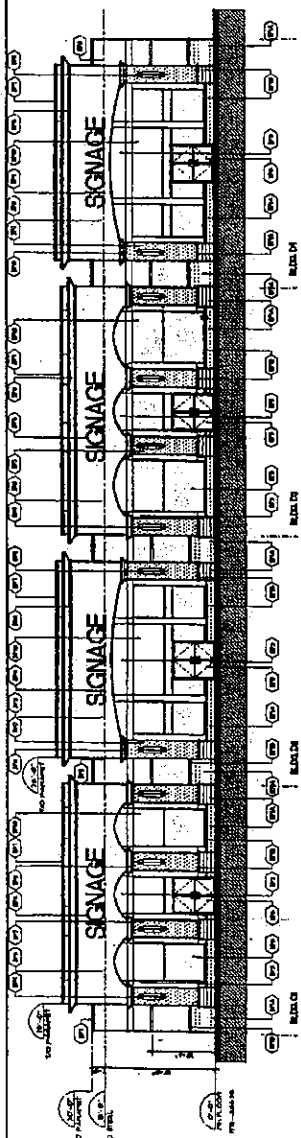
**Attachment 8**  
FILE No.: DA.06.017  
Not to Scale  
June 14, 2006



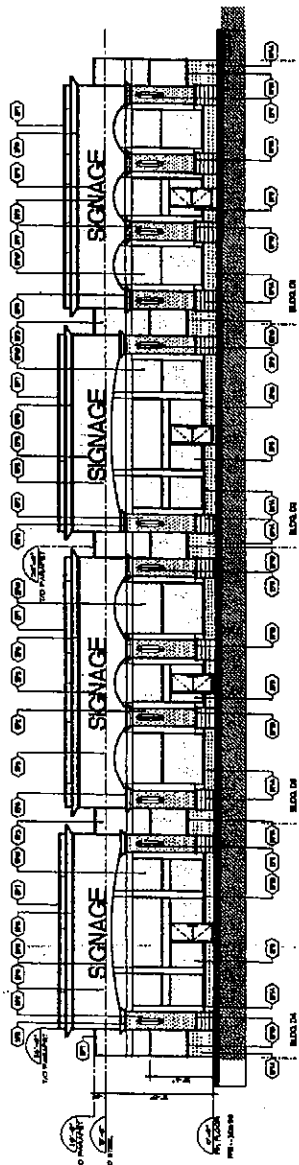
**APPLICANT:**  
AGAU DEVELOPMENTS LIMITED

Development Planning Department

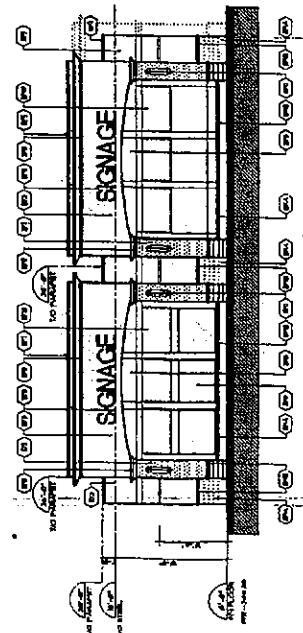
Not to Scale  
June 14, 2006



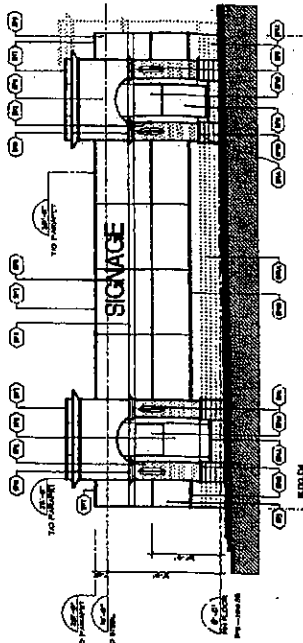
North Elevation



South Elevation (Centre Street)



West Elevation



East Elevation

# Elevations - Building 'D'

APPLICANT:  
AGAU DEVELOPMENTS LIMITED

Part of Lot 6,  
Concession 2

City of  
**Vaughan**

*The City Above Toronto*

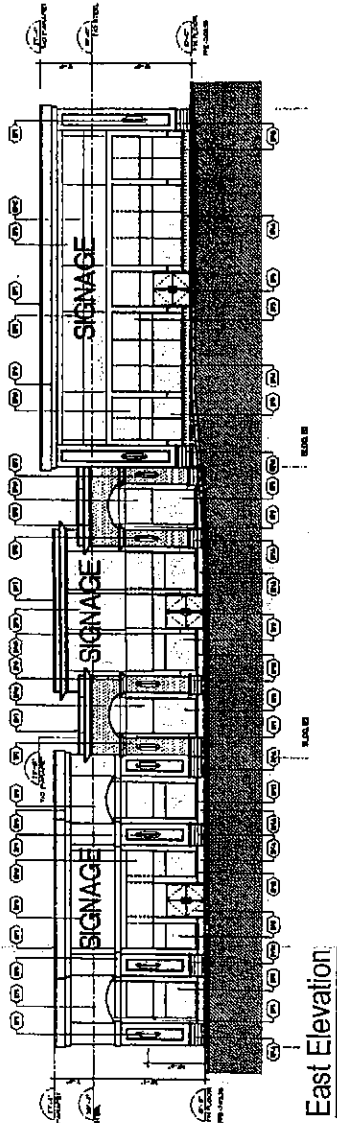
Development Planning Department

**Attachment**

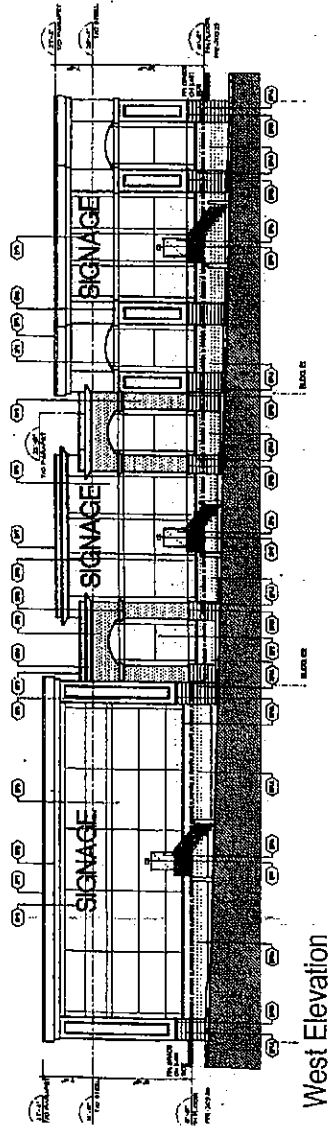
**10**

FILE No.:  
DA.06.017

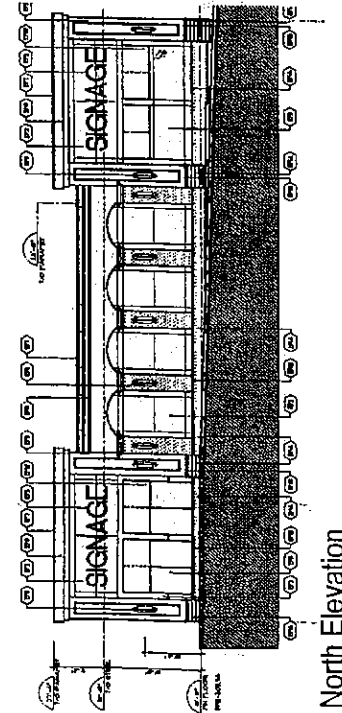
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June 14, 2006



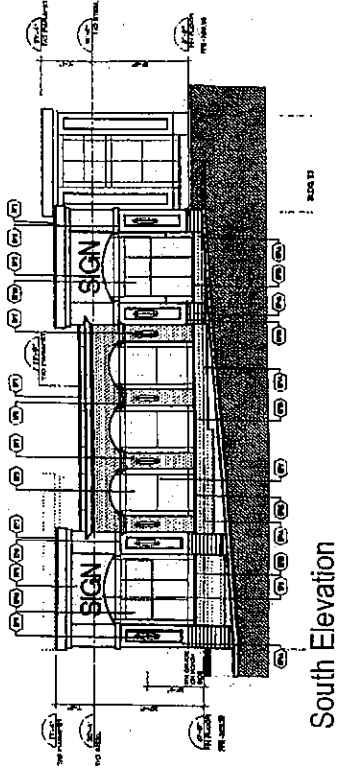
East Elevation



West Elevation



North Elevation



South Elevation

# Elevations - Building 'E'

APPLICANT:  
AGAU DEVELOPMENTS LIMITED

Part of Lot 6,  
Concession 2

PROPERTY ATTACHMENT 15040403.017 2006.04.14.dwg

**City of Vaughan**  
*The City Above Toronto*

Development Planning Department

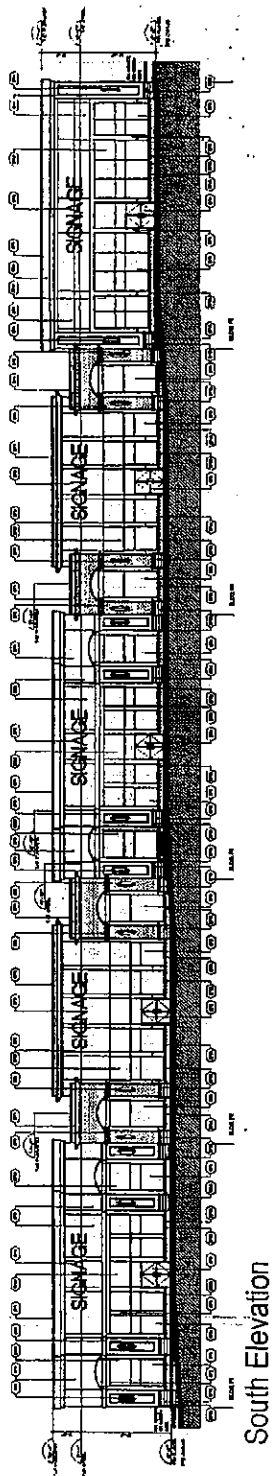
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**11**

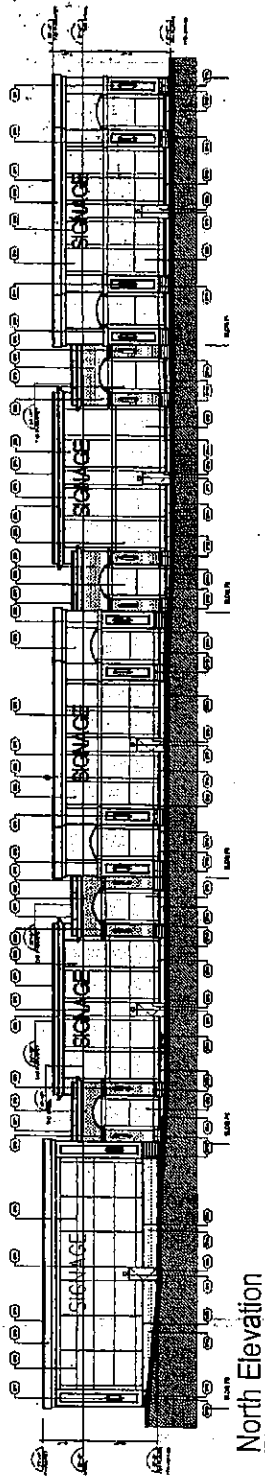
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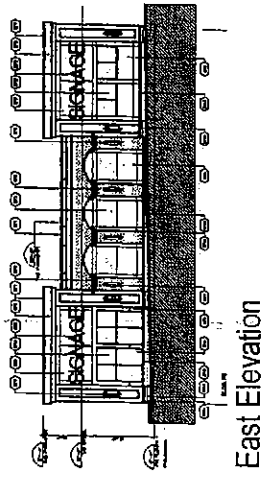
June 14, 2006



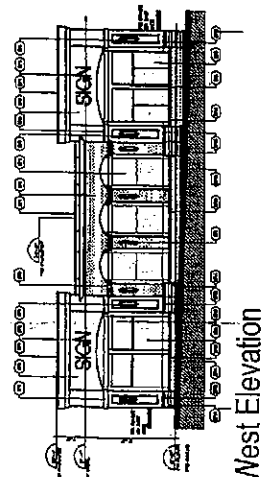
South Elevation



North Elevation



East Elevation



West Elevation

# Elevations - Building 'F'

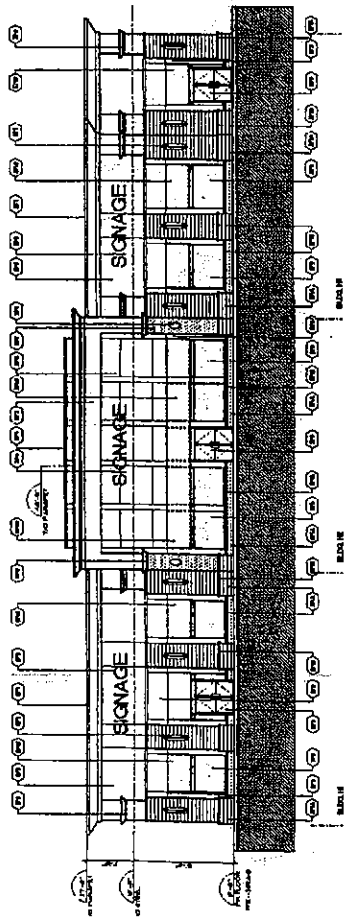
APPLICANT:  
AGAU DEVELOPMENTS LIMITED

Part of Lot 6,  
Concession 2

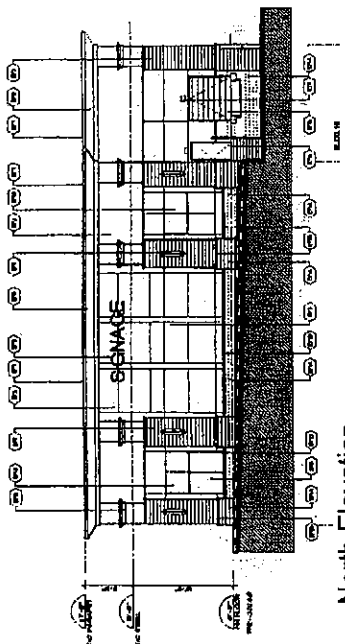


Development Planning Department

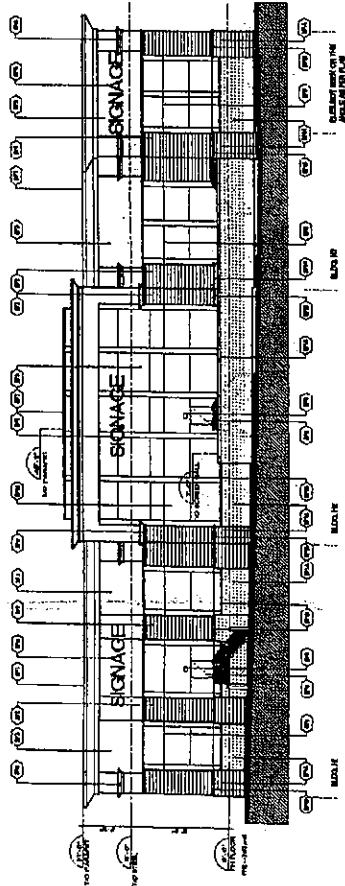
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**12**  
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Not to Scale  
June 14, 2006



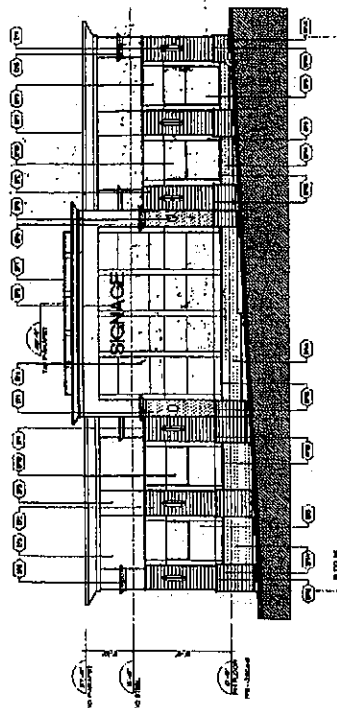
East Elevation



North Elevation



West Elevation



South Elevation (Centre Street)

# Elevations - Building 'H'

APPLICANT:  
AGAU DEVELOPMENT'S LIMITED

Part of Lot 6,  
Concession 2

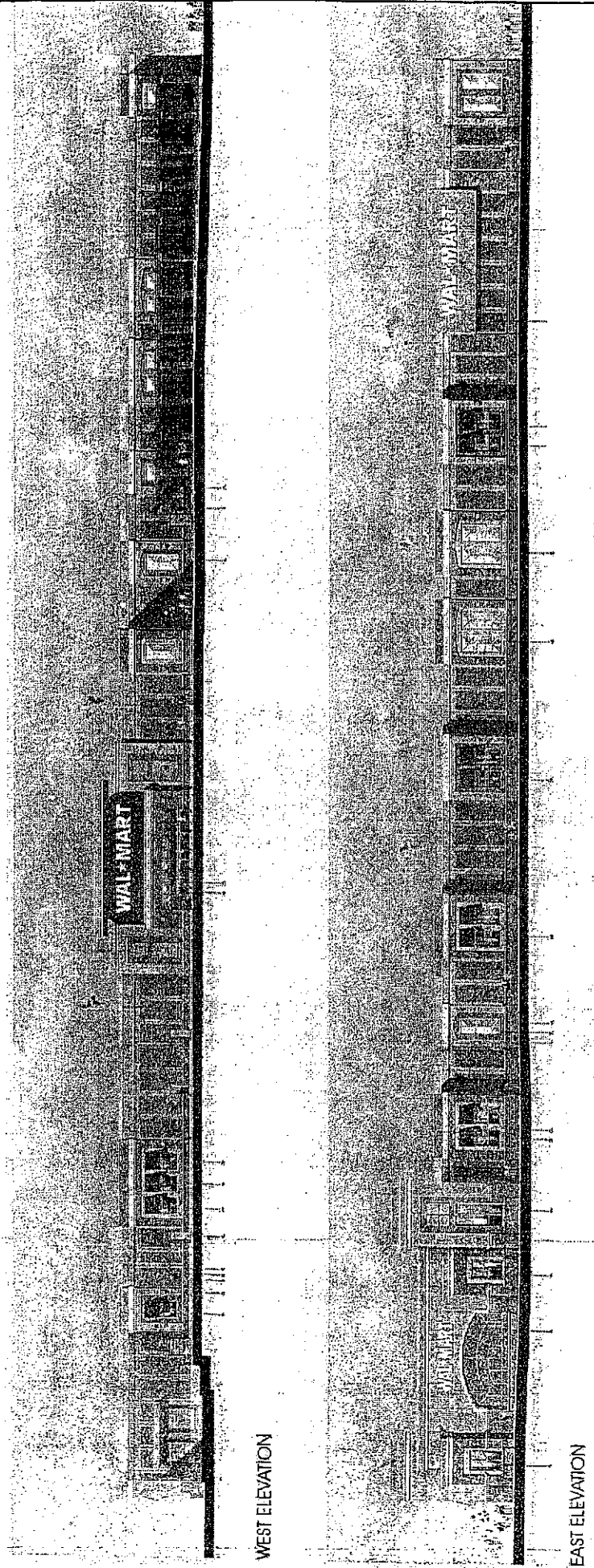


Development Planning Department

**Attachment**  
**13**  
FILE No.:  
DA.06.017  
Not to Scale  
June 14, 2006







WEST ELEVATION

EAST ELEVATION

# Elevations - Building 'A'

APPLICANT:  
AGAU DEVELOPMENTS LIMITED

Part of Lot 6,  
Concession 2



Development Planning Department

**Attachment**  
**15**  
FILE No.:  
DA.06.017  
Not to Scale  
June 14, 2006