

COMMITTEE OF THE WHOLE JUNE 18, 2001

**SITE DEVELOPMENT APPLICATION
SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED
FILE: DA.00.142**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.00.142 (Shiplake Investment (Rutherford) Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Community Planning Department;
 - b) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering and Building Standards Departments, and that the Tri-Party Agreement between the Town of Richmond Hill, City of Vaughan and the Owner, respecting services to the site be in place;
 - c) the final landscaping plan and landscape cost estimate shall be approved by the Urban Design Department;
 - d) road access and on-site vehicular circulation shall be approved by the Engineering Department and Region of York Transportation and Works Department;
 - e) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - f) all requirements of the Toronto and Region Conservation Authority shall be satisfied.

2. That the site plan agreement contain the following provisions:
 - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. 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; and,

 - a) the Applicant shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required; and,

Purpose

On December 27, 2000, the Applicant submitted a Site Plan Application for the development of a 9,100m², multi-unit neighbourhood shopping centre on a 3.7ha site.

Background - Analysis and Options

Location

- Southwest corner of Rutherford Road and Bathurst Street
- Part of Lot 1 and 2 on Reference Plan 65R-22769
- Part of Lot 15, Concession 2, City of Vaughan (Block 10)

Land Use Status

- Designation - "Medium Density Residential/Commercial" and "Neighbourhood Commercial Centre" by OPA #600
- Zoning - C4-H Neighbourhood Commercial Zone with the Holding Symbol "H" by By-law 1-88, to be lifted upon approval of a site plan application.

Site Description

- a rectangular-shaped, 3.74ha vacant site
- 123m frontage on Bathurst Street and 238m flankage on Rutherford Road
- the surrounding land uses are:

North - Rutherford Road; agricultural (A Agricultural Zone)

South - future Block 10 development (A Agricultural Zone)

East - Bathurst Street; residential/commercial (Town of Richmond Hill)

West - valley lands (OS1 Open Space Conservation Zone)

Official Plan

The site is designated "Medium Density Residential/Commercial" and further identified as a "Neighbourhood Commercial Centre" by OPA #600, which permits a food store, drug store, other retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services, restaurants, service stations and gas pars. The proposal conforms to the Official Plan.

Zoning

The site is zoned C4-H Neighbourhood Commercial Zone with the Holding Symbol "H" by By-law 1-88. The proposed development will conform to the Zoning By-law.

Oak Ridge Moraine Protection Act, 2001

The Oak Ridges Moraine Protection Act, which received Royal Assent on May 28, 2001, effectively prohibits, among other procedures, enactment of a zoning by-law under Section 36 of the Planning Act to lift an "H" Holding Symbol, affecting lands defined as being within the Oak Ridges Moraine, until November 17, 2001 when the Act is automatically repealed. The Act does not apply to Section 41 regarding site plans.

The subject lands are located within Lot 15, Concession 2, a portion of which has been shown in the Act as being within the Oak Ridges Moraine. Section 6 of the Act provides that the Lieutenant Governor-in-Council may make regulations clarifying the boundaries to which the Act applies may exempt lands, upon request from the landowner to the Ministry of Municipal Affairs and Housing, although the criteria to address a request has not yet been established. As such, prior to the

lifting of the Holding Symbol "H" on the site, either the Act must be repealed or clarification will be required from the Province on the applicability of the Act to the subject lands.

Site Design

The site is to be developed for a multi-unit neighbourhood commercial shopping centre, plan consisting of six buildings having a total gross floor area of 9,100m² and parking for 586 cars.

The main building (Building A, F1 and F2), which includes a food store and attached retail/office uses, is located across the southerly portion of the site, facing Rutherford Road. Building B is free-standing and located adjacent to the Rutherford Road entrance. Building C at the northeast corner of the site, will incorporate a "Village Entrance" feature for the Block 10 community. Building "D" and "E" are free standing and located along the Bathurst Street frontage.

The buildings are located along the perimeter of the site and close to the street line, to provide a pedestrian-oriented and transit-friendly environment. Most of the parking is located in the interior of the site and will be screened by the buildings and landscaping.

The site statistics are as follows:

Lot Area:	3.74ha
Building A:	4,489.49m ²
Building B:	386.74m ²
Building C:	1,546.6m ²
Building D:	805.44m ²
Building E:	281.49m ²
Building F1:	1,075.93m ² (ground floor)
Building F2:	<u>514.2m²</u> (second floor)
TOTAL:	9,100m ²

Lot Coverage:

Building:	23%
Landscaped Area:	19.3%
Paved Area	57.7%
Parking Provided:	386 spaces

Elevations

The elevations for each of the buildings are of a similar architectural style and materials. Except for Buildings "A", "F1" and "F2", the remainder of the buildings are one story. The exteriors are comprised of a combination of glass, coloured textured stucco, brick and metal accents. Buildings "F1", "F2" and "C" also incorporate decorative "tower" features into their design. Staff are satisfied with the proposed building elevations.

Access and Traffic

The site is to be serviced by two full-movement accesses, one on Rutherford Road and one on Bathurst Street. Given that these roads are under regional jurisdiction, the Region of York Transportation and Works Department has final approval on these matters. Traffic, parking

access and on-site vehicular circulation must be approved by the Vaughan Engineering Department.

Parking

A neighbourhood commercial shopping centre, requires parking at a ratio of 6 parking spaces per 100m² of GFA, which in this case, would require a total of 346 spaces.

The site plan includes 386 parking spaces, which provides a surplus of 40 spaces, and also includes 11 designated handicapped parking spaces.

Servicing/Utilities

The site has access to municipal services from the Town of Richmond Hill. As a condition of site plan approval, the Vaughan Engineering Department must be satisfied with the site servicing, grading, stormwater management and any necessary noise attenuation requirements. The Owner will also be required to enter into Tri-party agreement with the Town of Richmond Hill and the City of Vaughan, with respect to the servicing of this site.

Because Rutherford Road and Bathurst Street are regional roads, the site plan will be subject to regional conditions, which will be included in the site plan agreement. The Owner must also satisfy all the requirements of Hydro Vaughan Distribution Inc.

Landscaping

The landscape plan consists of a mix of coniferous trees, deciduous trees, flowering trees and shrub plantings along the north and east property lines adjacent to Rutherford Road and Bathurst Street and throughout the site. The Rutherford Road and Bathurst Street frontages will also feature a decorative rail fence with decorative masonry columns, in keeping with the requirements of the Block 10 Landscape Master plan. The south property line abutting Buildings "A", "F1 & F2" will feature a decorative 1.8m high wood fence and the remainder of the south property line will feature a chain link fence. An impressed concrete walkway in a herringbone pattern is provided throughout the site as pedestrian connections.

As a "gateway" into the Block 10 Community, the site plan features a Village Gateway Edge treatment at the northwest corner of the site. This treatment will include an impressed concrete pedestrian entry, along with flowering shrub planting beds and coniferous accent planting. The entry treatment will also include two community identity features.

The western property line abuts open space valley lands, which are under the jurisdiction of the Toronto Region Conservation Authority (TRCA). The site plan shows a Pisa Stone retaining wall along the western property line, between the commercial site and valley lands. Any proposed interface between the two properties must be approved by the TRCA.

The final landscape plan, garbage storage details and the landscape cost estimate must be approved by the Urban Design Department.

The Owner will be required to pay 2% cash-in-lieu of parkland dedication in accordance with the requirements of the Planning Act.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and recommends approval of the application, subject to the conditions. The proposed neighbourhood commercial shopping centre use conforms to the policies of OPA 600, and is a permitted use, once the "Holding Zone" is lifted. Clarification will be required from the Province on the applicability of the Oak Ridges Moraine

Protection Act to the subject lands, prior to the by-law being enacted to lift the Holding Symbol "H". Should the Committee concur, the recommendation in this report can be adopted.

Attachments

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

Report prepared by:

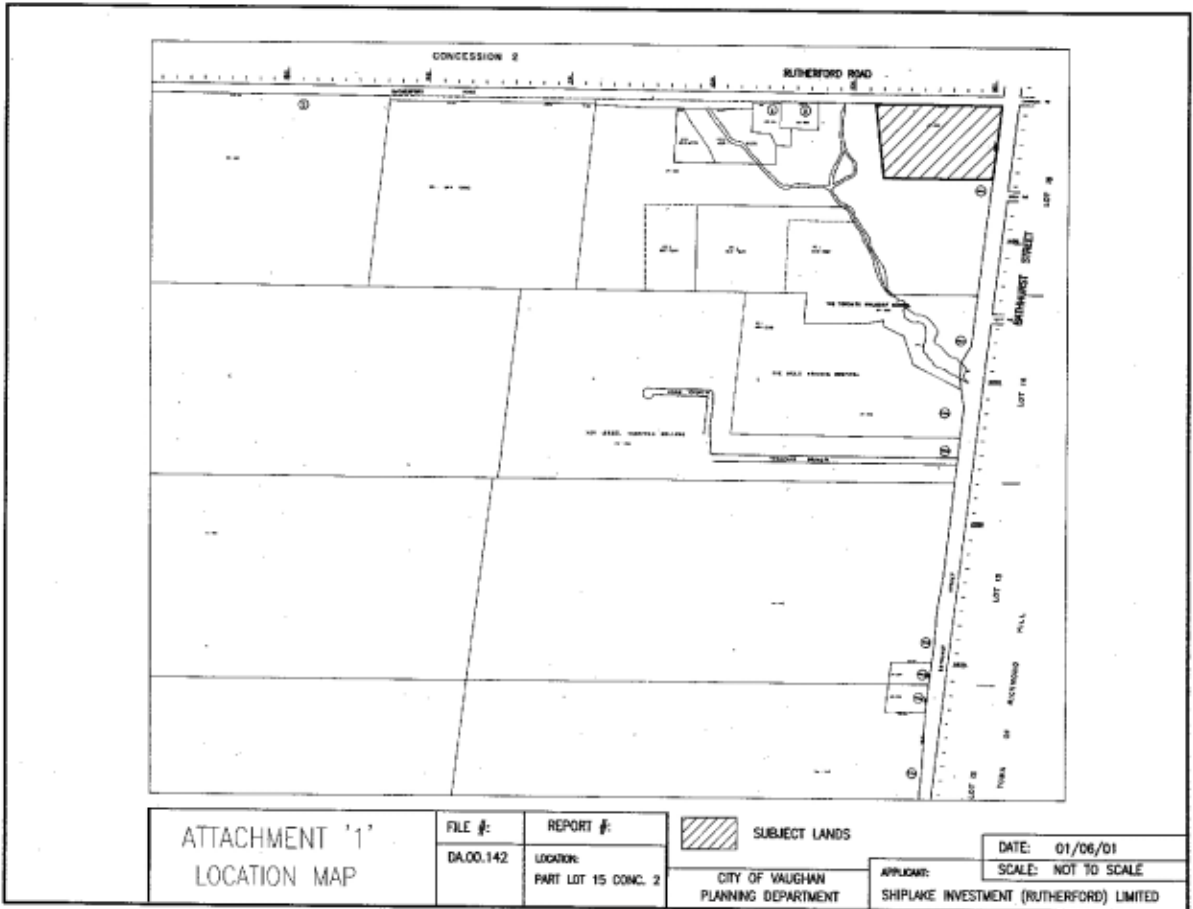
Mark H. Kluge, Planner, ext. 8216
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning


JOANNE R. ARBOUR
Director of Community Planning

/CM

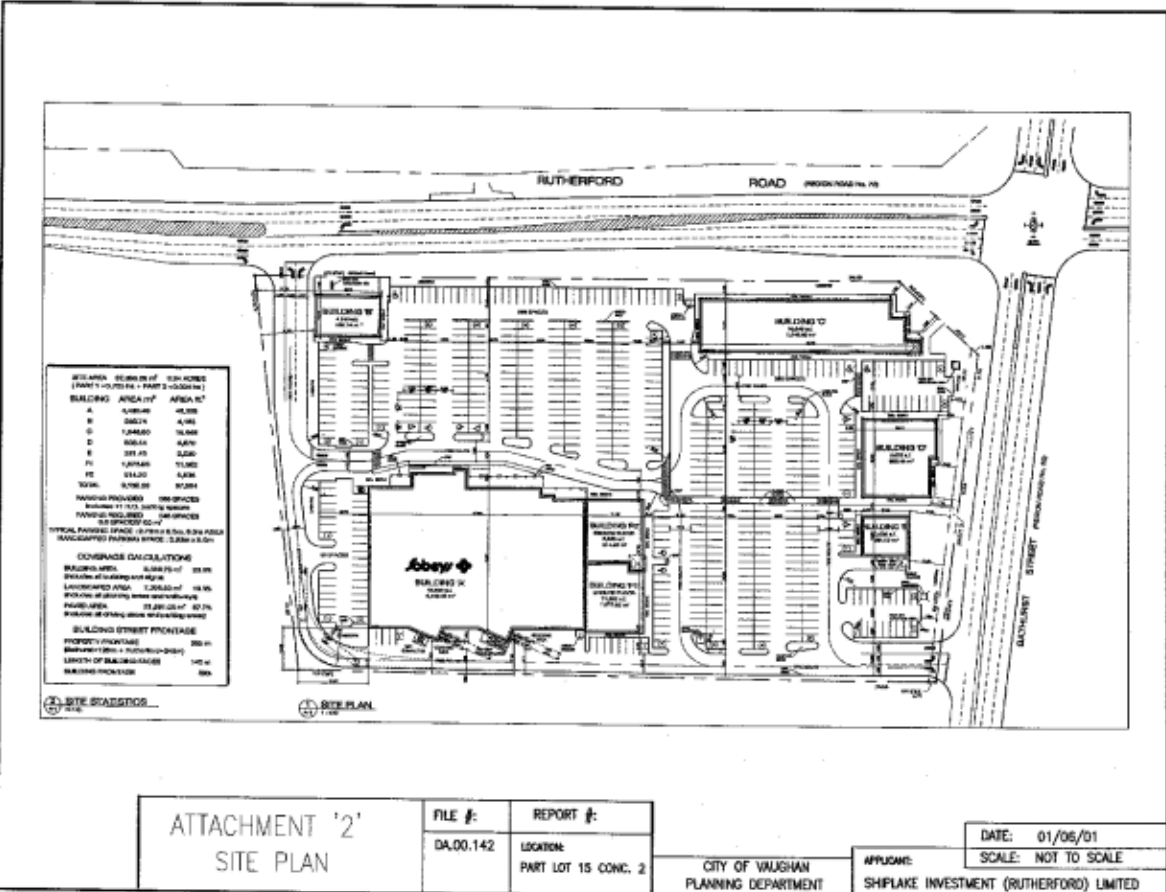


ATTACHMENT '1'
LOCATION MAP

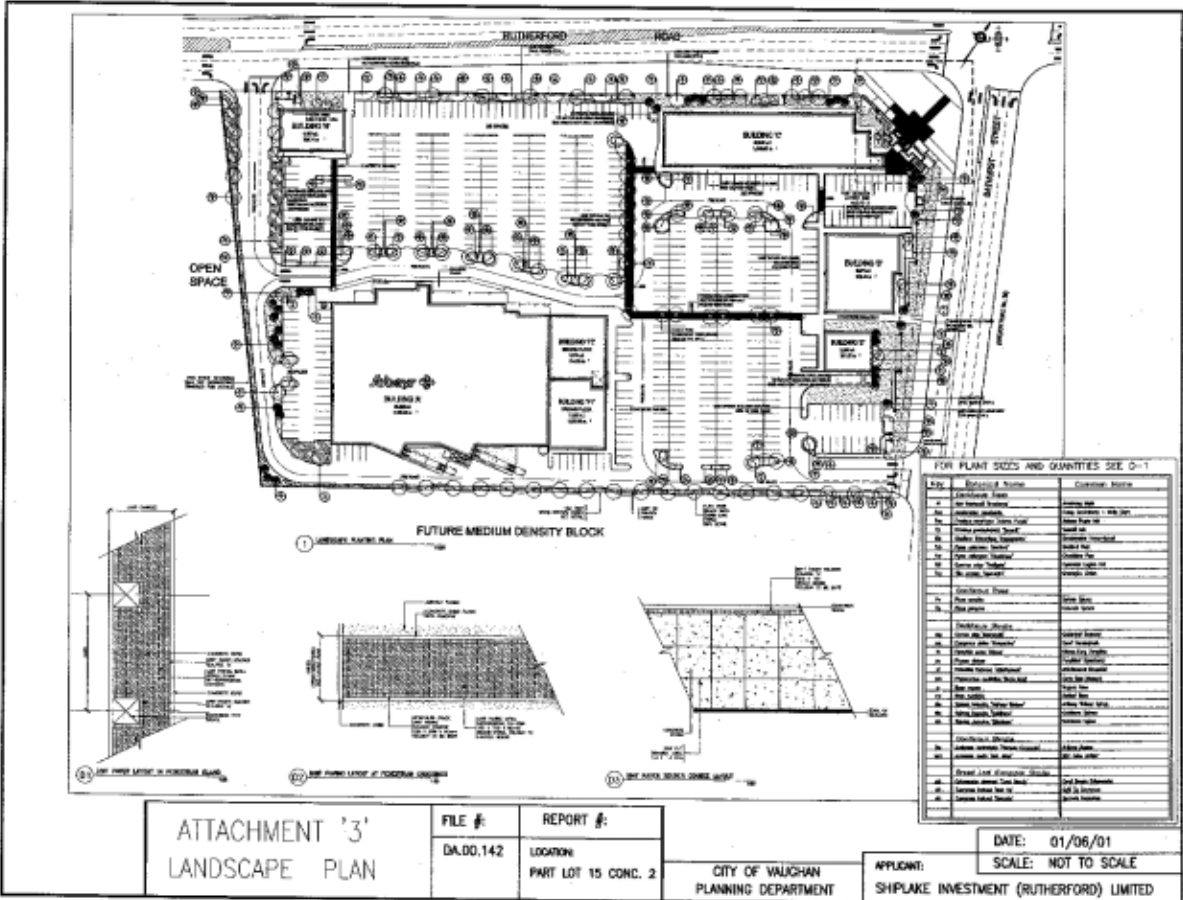
FILE #:	REPORT #:
DA.00.142	LOCATION:
	PART LOT 15 CONC. 2

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/06/01
SCALE:	NOT TO SCALE
APPLICANT:	SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED



ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 01/06/01
	DA.00.142	LOCATION:	SCALE: NOT TO SCALE
		PART LOT 15 CONC. 2	
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPROVE: SHFLAKE INVESTMENT (RUTHERFORD) LIMITED	



ATTACHMENT '3'
LANDSCAPE PLAN

FILE #: DA.DD.142	REPORT #: LOCATION PART LOT 15 CONC. 2
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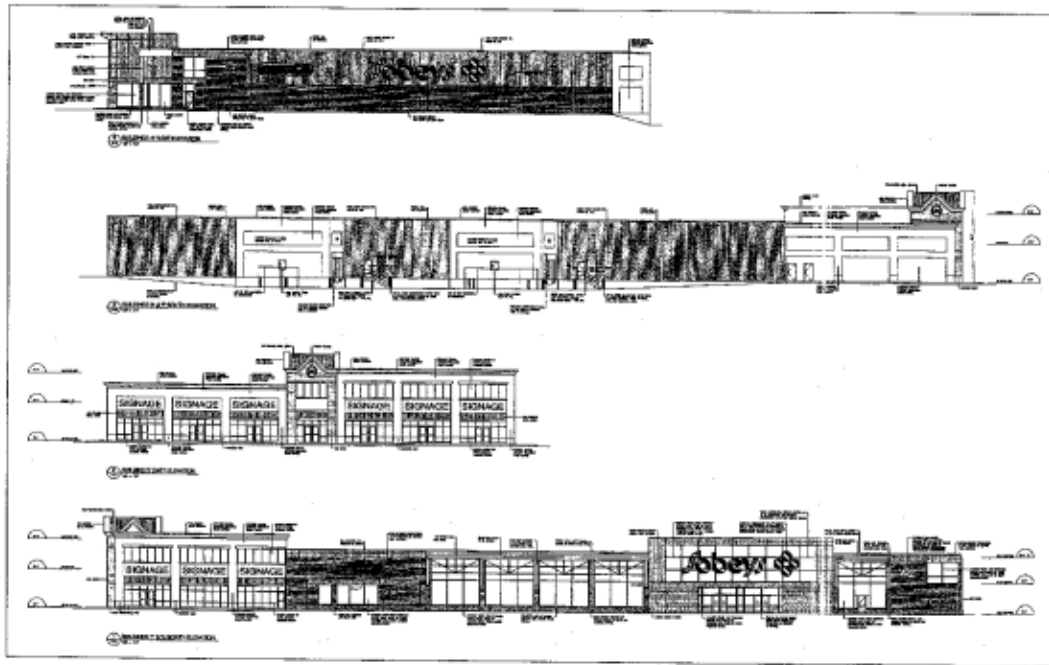
**CITY OF VAUGHAN
PLANNING DEPARTMENT**

APPLICANT:
SHPLAKE INVESTMENT (RUTHERFORD) LIMITED

DATE: 01/06/01
SCALE: NOT TO SCALE

FOR PLANT SPECIES AND QUANTITIES SEE D-1

Plant	Quantity	Plant	Quantity
1. Acer saccharum	10	11. Prunella americana	10
2. Acer rubrum	10	12. Prunella virginiana	10
3. Acer glabrum	10	13. Prunella serotina	10
4. Acer spicatum	10	14. Prunella vulgaris	10
5. Acer pennsylvanicum	10	15. Prunella domestica	10
6. Acer balsamifolium	10	16. Prunella latifolia	10
7. Acer dasycarpum	10	17. Prunella angustifolia	10
8. Acer macrocarpon	10	18. Prunella spinosa	10
9. Acer negundo	10	19. Prunella vulgaris ssp. vulgaris	10
10. Acer platanoides	10	20. Prunella vulgaris ssp. vulgaris	10
21. Acer platanoides	10	22. Prunella vulgaris ssp. vulgaris	10
23. Acer platanoides	10	24. Prunella vulgaris ssp. vulgaris	10
25. Acer platanoides	10	26. Prunella vulgaris ssp. vulgaris	10
27. Acer platanoides	10	28. Prunella vulgaris ssp. vulgaris	10
29. Acer platanoides	10	30. Prunella vulgaris ssp. vulgaris	10
31. Acer platanoides	10	32. Prunella vulgaris ssp. vulgaris	10
33. Acer platanoides	10	34. Prunella vulgaris ssp. vulgaris	10
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37. Acer platanoides	10	38. Prunella vulgaris ssp. vulgaris	10
39. Acer platanoides	10	40. Prunella vulgaris ssp. vulgaris	10
41. Acer platanoides	10	42. Prunella vulgaris ssp. vulgaris	10
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95. Acer platanoides	10	96. Prunella vulgaris ssp. vulgaris	10
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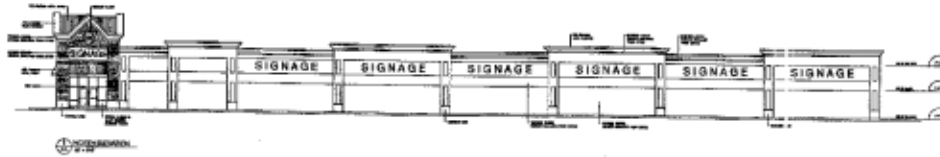
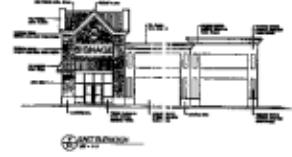
ATTACHMENT '4'
ELEVATIONS

FILE #:	REPORT #:
DA.00.142	LOCATION:
	PART LOT 15 CONC. 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED

DATE: 01/06/01
SCALE: NOT TO SCALE



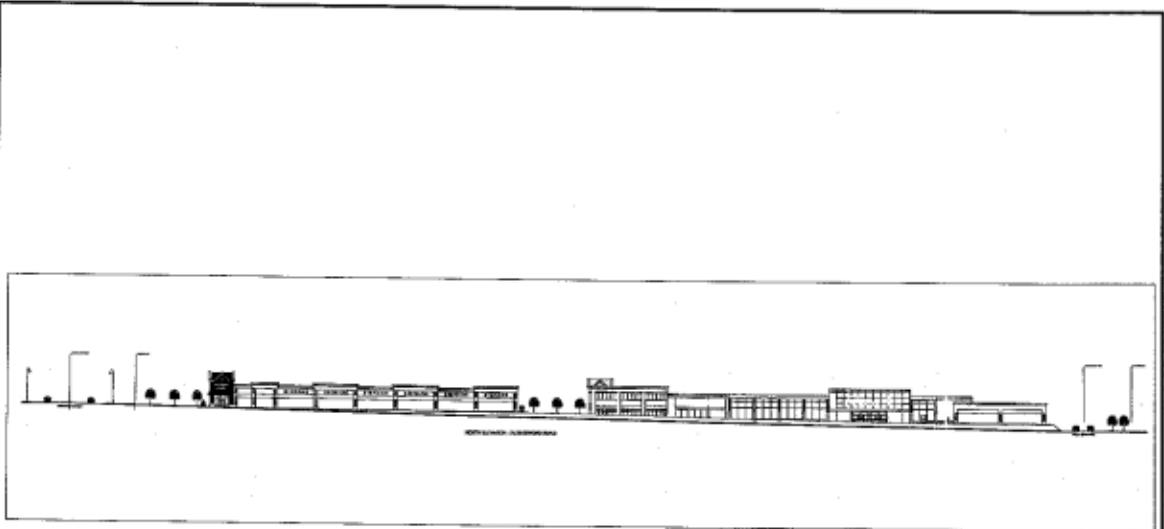
ATTACHMENT '5'
ELEVATIONS

FILE #:	REPORT #:
DA.00.142	LOCATION: PART LOT 15 CONC. 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
SHIPLEAKE INVESTMENT (RUTHERFORD) LIMITED

DATE: 01/06/01
SCALE: NOT TO SCALE



ATTACHMENT '6' ELEVATIONS	FILE #:	REPORT #:	DATE: 01/06/01
	DA.00.142	LOCATION: PART LOT 15 CONC. 2	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPROVE: SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED