

COMMITTEE OF THE WHOLE OCTOBER 1, 2001

**SITE DEVELOPMENT APPLICATION
METRONTARIO INVESTMENTS LIMITED
FILE: DA.99.063**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.99.063 (Metrontario Investments 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 and Urban Design Departments;
 - b) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering and Urban Design Departments;
 - c) the final landscape plan shall be approved by the Urban Design Department;
 - d) access and on-site vehicular circulation shall be approved by the Engineering Department and Region of York Transportation and Works Department; and
 - e) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc and the Planning Department.
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,
 - b) the Owner 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.
3. That the enacting by-law include exceptions to the A Agricultural Zone to enable severance of the subject lands from the residential block, and that this be deemed to be minor in nature and no further public hearing be required.

Purpose

On July 30, 1999, the Owner submitted a Site Plan Application for a retail commercial campus consisting of 18 buildings having a total gross floor area of 19,597m², and a public road allowance.

Background - Analysis and Options

The site is located at the northwest corner of Centre Street and Bathurst Street, being part of Part 1 on Plan 65R-18402, in Lot 6, Concession 9, City of Vaughan. The 7.9ha vacant site has 174m frontage on Bathurst Street and 438m flankage on Centre Street. The surrounding land uses are:

- North - future park, high density residential and commercial (A Agricultural Zone)
- South - Centre Street; Promenade Mall, bus terminal (C2 General Commercial Zone); highrise condominium (RA3 Apartment Residential Zone)
- East - Bathurst Street; residential (R5 Residential Zone & RM2 Multiple Residential Zone)
- West - other lands owned by Metrontario/future high density residential (A Agricultural Zone)

Consent Application B76/01 to sever the subject 7.9 ha from the 2.4ha future high density residential site to the west is to be considered by the Committee of Adjustment on October 4, 2001. The severance would cause the retained high density block to be deficient in the current Agricultural Zone standards for minimum lot frontage and area. As Metrontario does not have immediate plans for development of these lands, the implementing by-law will include exceptions to recognize the remaining parcel.

Official Plan

The subject lands are designated "Town Centre Commercial" by OPA #210 (Thornhill-Vaughan Community Plan). This designation permits "General Commercial" uses, comprising retail stores, restaurants, banks, business and professional offices, government offices and hotels. The proposed development conforms to the Official Plan and the Town Centre North Neighbourhood Plan as approved by Council on February 4, 1991.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. On, April 27, 1998, Council approved Zoning Amendment Application Z.96.023 (Metrontario Investments Limited), subject to the following conditions:

- "1. That the implementing by-law provide for the following:
 - a) rezone the subject lands from A Agricultural Zone to C2 General Commercial Zone;
 - b) permit C2 Zone Uses, but not an Automobile Retail Store, Lumber or Building Materials Supply dealing with new materials only, Place of Amusement, Place of Entertainment, and Service or Repair Shop; and,
 - c) permit any necessary exceptions to the zoning standards to implement the approved site plan.
2. That prior to the by-law being enacted, the required site plan application shall be approved by Council".

A number of exceptions to the C2 Zone are necessary to facilitate the proposed development including: front yard, exterior side yard, rear yard, width of landscape strips, height of retaining wall, location and required number of loading spaces per building, maximum building height of 11m, height and use of decorative tower features, and parking.

Site Design

The 7.9 ha site is to be bisected by a new north/south road (Street "C"), creating two development blocks. The blocks are to be developed as a multi-unit office/retail commercial centre, having a total gross floor area of 19,597m² within 18 buildings and parking for 969 cars. The site statistics are as follows:

West Site:	2.72ha	East Site:	5.19ha
Building B	390m ²	Building A1	1,421m ²
Building C	1,914m ²	Building A2	3,326m ²
Building D	1,598m ²	Building H	2,322m ²
Building E	1,533m ²	Building J	502m ²
Building F	455m ²	Building K	845m ²
Building G	483m ²	Building L	845m ²
Building T	446m ²	Building M	502m ²
Total	6,819 m ²	Building N	595m ²
		Building P	543m ²
		Building R	1,403m ²
		Building S	474m ²
		Total	12,778m ²

Parking Provided: 969 spaces (West: 309 and East: 660)

The buildings are to be situated along the perimeter adjacent to Bathurst Street, Centre Street and Street "C", to provide a pedestrian and transit friendly development. A "main-street" is proposed with a cluster of 4 buildings in the centre of the East Site and two buildings provide focus at the northwest corner of Centre and Bathurst Street. The parking area is directed to the interior of the site, thereby allowing the buildings to be the main feature of the development

Elevations

The application includes elevations for the East Site (Attachments 4A & 4B), which show similar architectural style and materials for all buildings. Except for Building "S", all buildings are two-storey. The exteriors are comprised of a combination of glass, coloured textured stucco and metal accents. The design includes the use of decorative towers, architectural elements along the rooflines and covered walkways. Decorative architectural "bridges" connect several of the buildings.

The Applicant has indicated that the buildings for the West Site will share the same elevations as those in the East Site. All (4-sided) elevations are required for the registered Site Plan Agreement, prior to a building permit being issued.

Staff are generally satisfied with the proposed building elevations. The final elevations for each building shall be to the satisfaction of the Community Planning & Urban Design Departments.

Access and Traffic

The development is to be bisected into two development parcels by a new north/south Street "C". This road will be conveyed to the City, and will be subject to a Servicing Agreement. The intersection of Street "C" and Centre Street is a signalized intersection presently serving the Promenade Mall to the south.

The West site is to be serviced by one full movement access on Street "C", and one right-in-right-out access on Centre Street. The Region of York has advised that the Centre Street access may need to be removed to address operational concerns along this road. Further review and confirmation from the Region will be required. The East site is to be serviced by one full movement access and one right in/right out access on each of Street "C" and Bathurst Street.

The site plan is to be revised to widen the laneway behind Building "A2" in the east Site from 5.36m to 6m, to provide sufficient 2 way movement.

The Region of York Transportation and Works Department and the Engineering Department must approve the proposed access points, road improvements and on-site traffic circulation, as a condition of site plan approval. The Region has advised that they will be a party to the City's site plan agreement.

Parking

By-law 1-88 classifies the development as a shopping centre and requires parking to be provided at a ratio of 6 spaces per 100m² of GFA. The breakdown for the required parking is as follows:

West Site:	6,819m ² @ 6 spaces/100m ² GFA = 410	
East Site:	12,778m ² @ 6 spaces/100m ² GFA = <u>767</u>	
		Total 1177 spaces
West site	= 309	
East site	= <u>660</u>	
Parking Provided:	969 spaces	

The total development has a deficiency of 208 spaces (17.6%), which is considered to be acceptable, given the expanse of the site and the increased possibility of shared-use parking. The provided parking for each block will be included as an exception in the site-specific by-law.

Servicing/Utilities

The site has access to municipal services, including sanitary and storm sewers and water. The Applicant will be required to enter into a Servicing Agreement for the provision of services within Street "C", to be conveyed to the City. As a condition of site plan approval, the Engineering Department must be satisfied with the site servicing, grading, stormwater management and any necessary noise attenuation requirements.

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

Landscaping

The landscape plan consists of a mix of coniferous, deciduous and flowering trees and shrub plantings along the perimeter of both development sites. Extensive use of patterned concrete throughout the site is also used to identify pedestrian corridors and vehicular access points into the site. The site plan will need to be amended to provide additional patterned concrete at the Bathurst Street access, which is to be shared with the synagogue use proposed for the adjacent property.

Buffering of the parking areas and provision of clustered parking areas is achieved through the use of landscaped medians. No parking is provided in front of a building along a street frontage, and where parking abuts a street line, additional landscaping has been provided. Street furniture and pedestrian lighting is also provided.

The northwest corner of Bathurst Street and Centre Street is identified as a major entryway into the development, and features enhanced treatment. This includes an impressed concrete pedestrian entry, along with flowering shrub planting beds and coniferous accent planting, with metal gates. Similar treatment is also provided at the northwest corner of the East Site.

In the northwest corner of the West Site a pedestrian walkway to link the development to the proposed park to the north. A walkway is also to be constructed along the rear of Buildings C and B, further extending the pedestrian access to Street "C". Both walkways will feature a patterned concrete walking surface and coniferous tree and shrub planting.

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

Conclusion

Staff have reviewed the proposed site plan application in accordance with the Official Plan and Zoning By-law, and recommend approval of the application, subject to the conditions. The proposed office/retail commercial development use conforms to the policies of OPA #210, and is considered to be an appropriate and compatible development for the Thornhill Neighbourhood. The implementing by-law to rezone the site to C2 Zone with exceptions to facilitate the proposed development, will be forwarded to Council for enactment upon approval of a revised site plan which addresses comments identified in this report. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
- 4A. Elevations
- 4B. Elevations

Report prepared by:

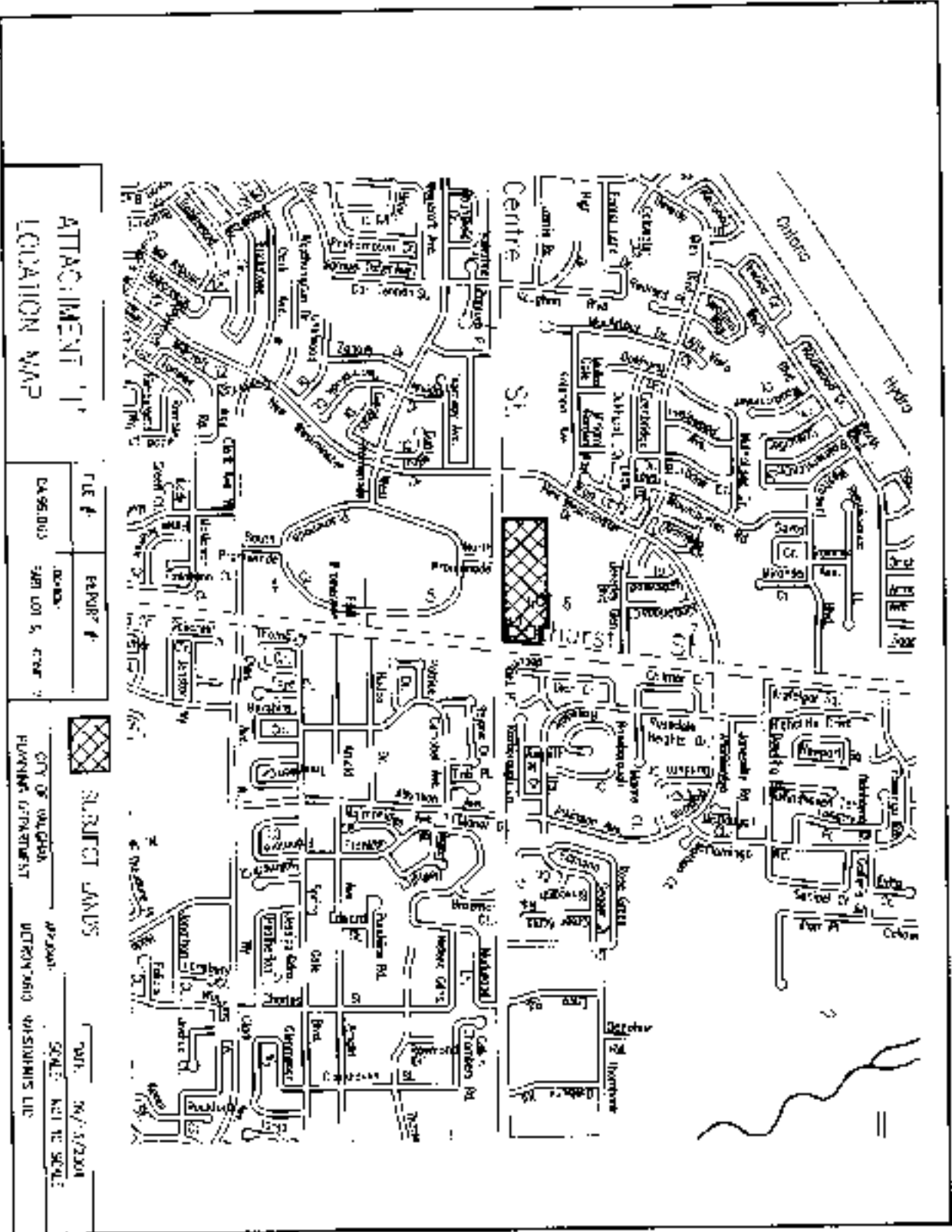
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Grant A. Uyeyama, Senior Planner, ext. 8635
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning


JOANNE R. ARBOUR
Director of Community Planning

/LG



ATTACHMENT 11
LOCATION MAP

FILE #	EXHIBIT #
D495-003	AR-004
SAP 101 S, 2787	

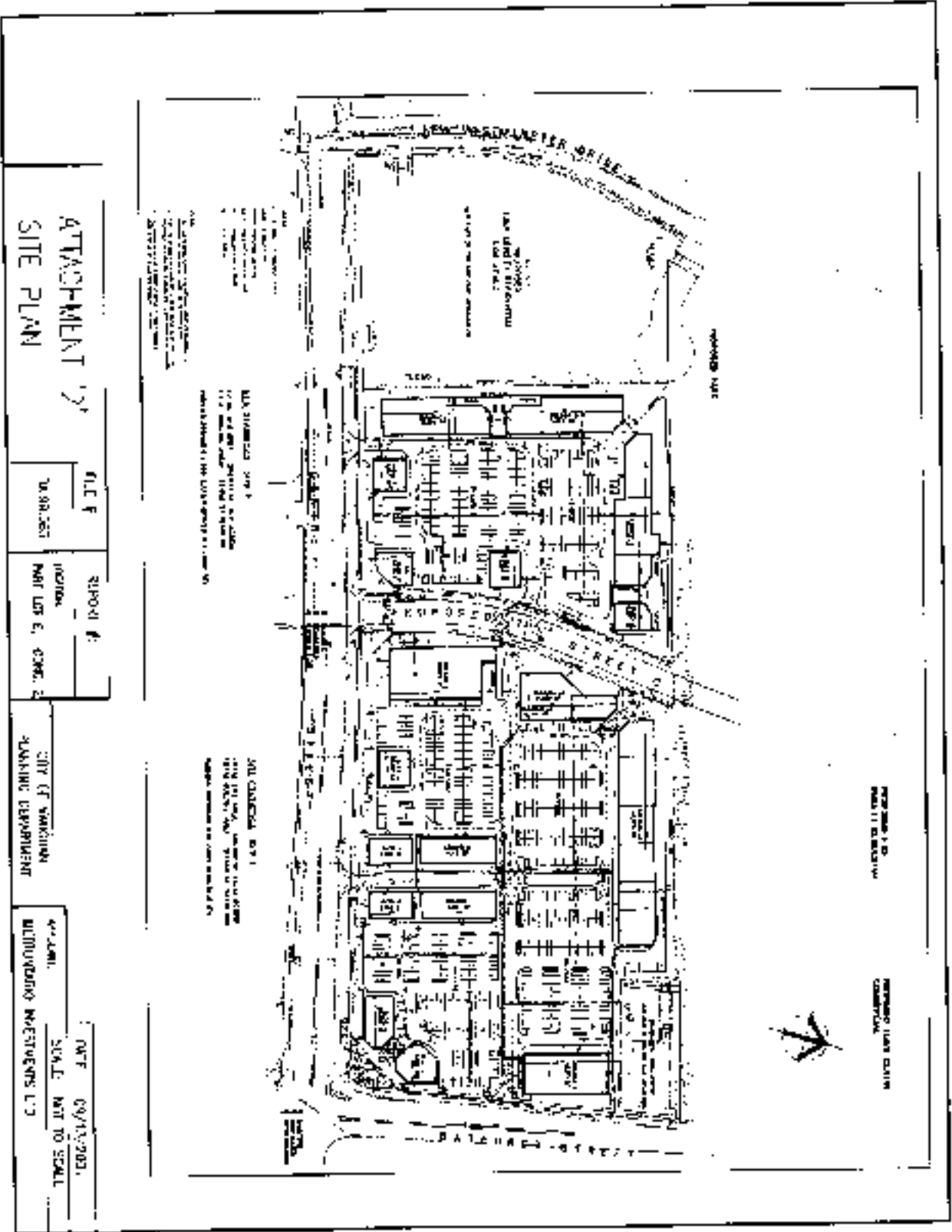
 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPROVAL: _____
DATE: 04/11/2004

SCALE: NOT TO SCALE

UTRON/2610 PH/SIMONS LTD



PROJECT NO. 100-1111-1000

PREPARED BY: [Faint text]

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ATTACHMENT 'A'
 SITE PLAN

FILE # [Blank]
 PROJECT # [Blank]
 DATE: [Blank]

CITY OF WASHINGTON
 PLANNING DEPARTMENT

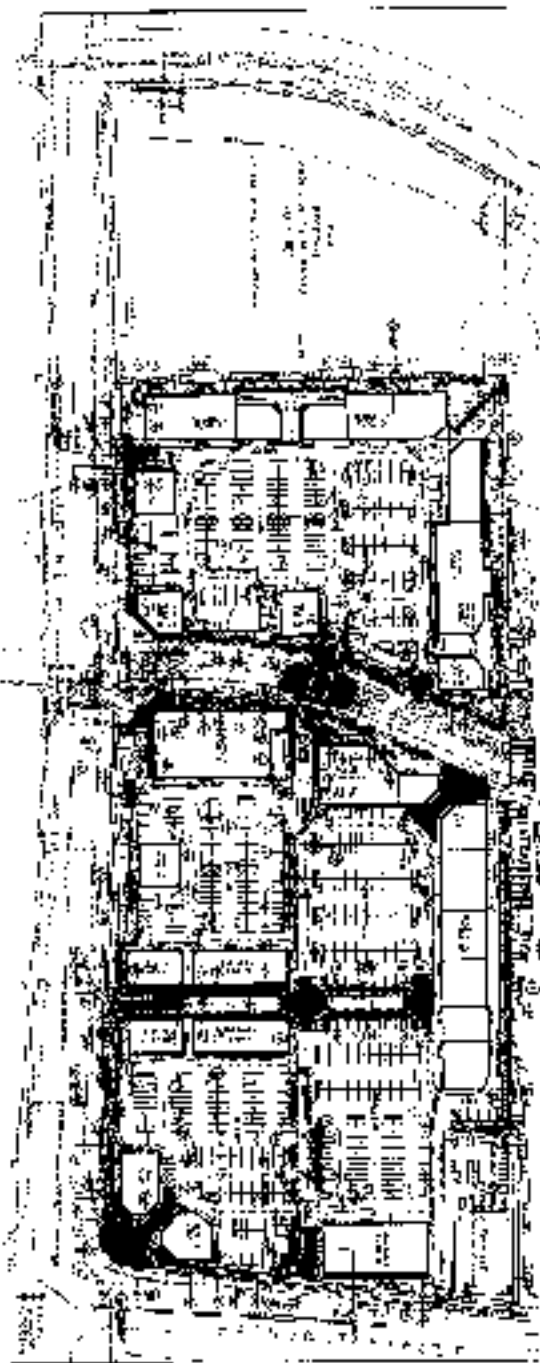
DATE: 09/11/2003
 SCALE: NOT TO SCALE
 WASHINGTON INVESTMENTS L.P.

DATE: 09/15/2001

SCALE: NOT TO SCALE



1. PLANTING	2. TREES	3. SHRUBS	4. PERENNIALS	5. ANNUALS
6. MULCH	7. GRASS	8. SAND	9. GRAVEL	10. ASPHALT
11. CONCRETE	12. BRICK	13. STONE	14. METAL	15. WOOD
16. FENCE	17. GATE	18. SIGN	19. LIGHT	20. BENCH
21. TABLE	22. CHAIR	23. STOOL	24. UMBRELLA	25. FURNITURE
26. WATER	27. FOUNTAIN	28. SPACER	29. TRAILER	30. TRUCK
31. BICYCLE	32. CAR	33. BOAT	34. TRAILER	35. TRUCK
36. BICYCLE	37. CAR	38. BOAT	39. TRAILER	40. TRUCK



1. PLANTING

2. TREES

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30. TRUCK

31. BICYCLE

32. CAR

33. BOAT

34. TRAILER

35. TRUCK

36. BICYCLE

37. CAR

38. BOAT

39. TRAILER

40. TRUCK

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32. CAR

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35. TRUCK

36. BICYCLE

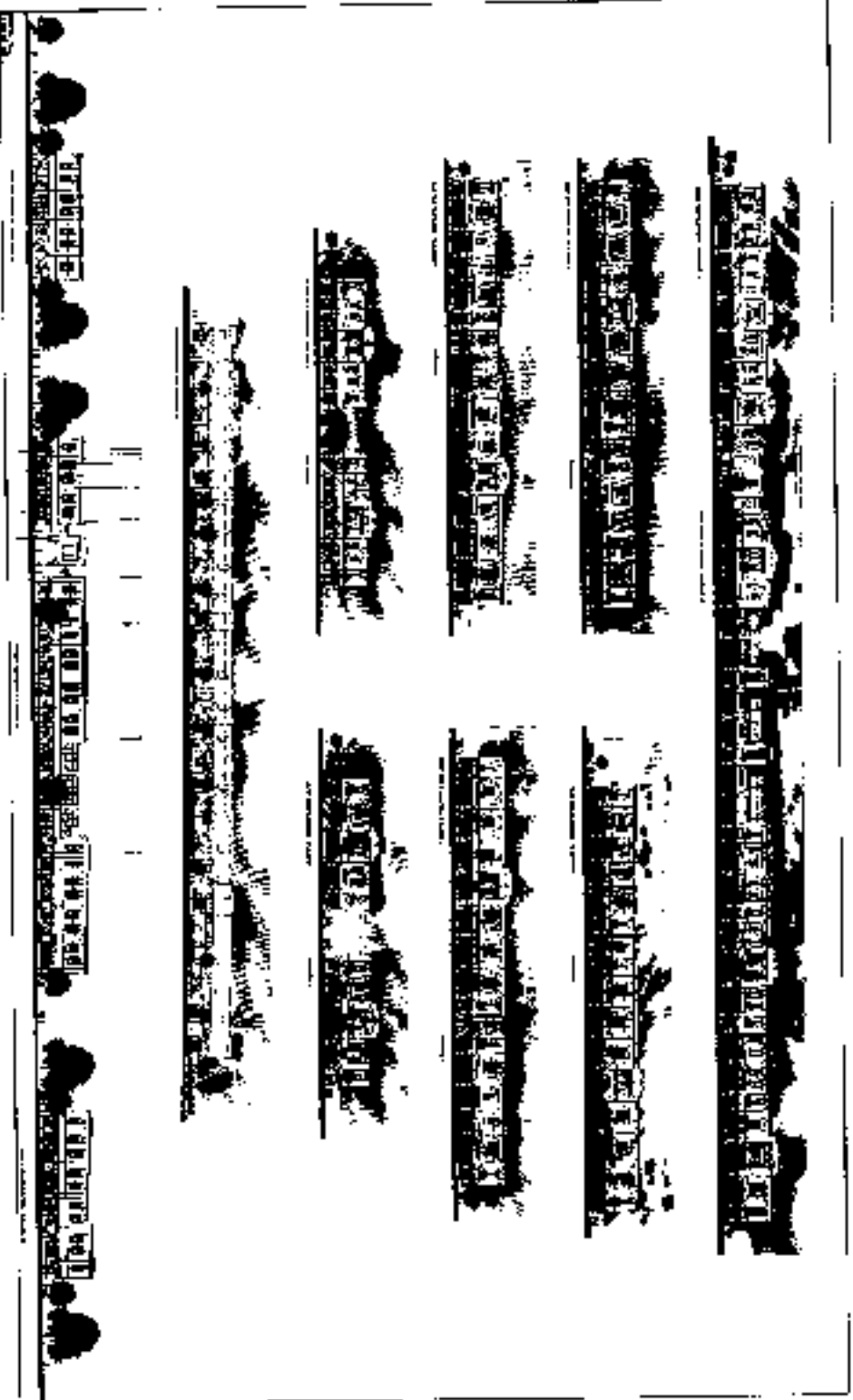
37. CAR

38. BOAT

39. TRAILER

40. TRUCK

ATTACHMENT 3		FILE #	SECTION	DATE	09/15/2001
LANDSCAPE PLAN		2099 003	PART LOT 6 CONC. 2	CITY OF BALTIMORE	SCALE: NOT TO SCALE
				PLANNING DEPARTMENT	LEITCHMANO WATSON'S LTD.

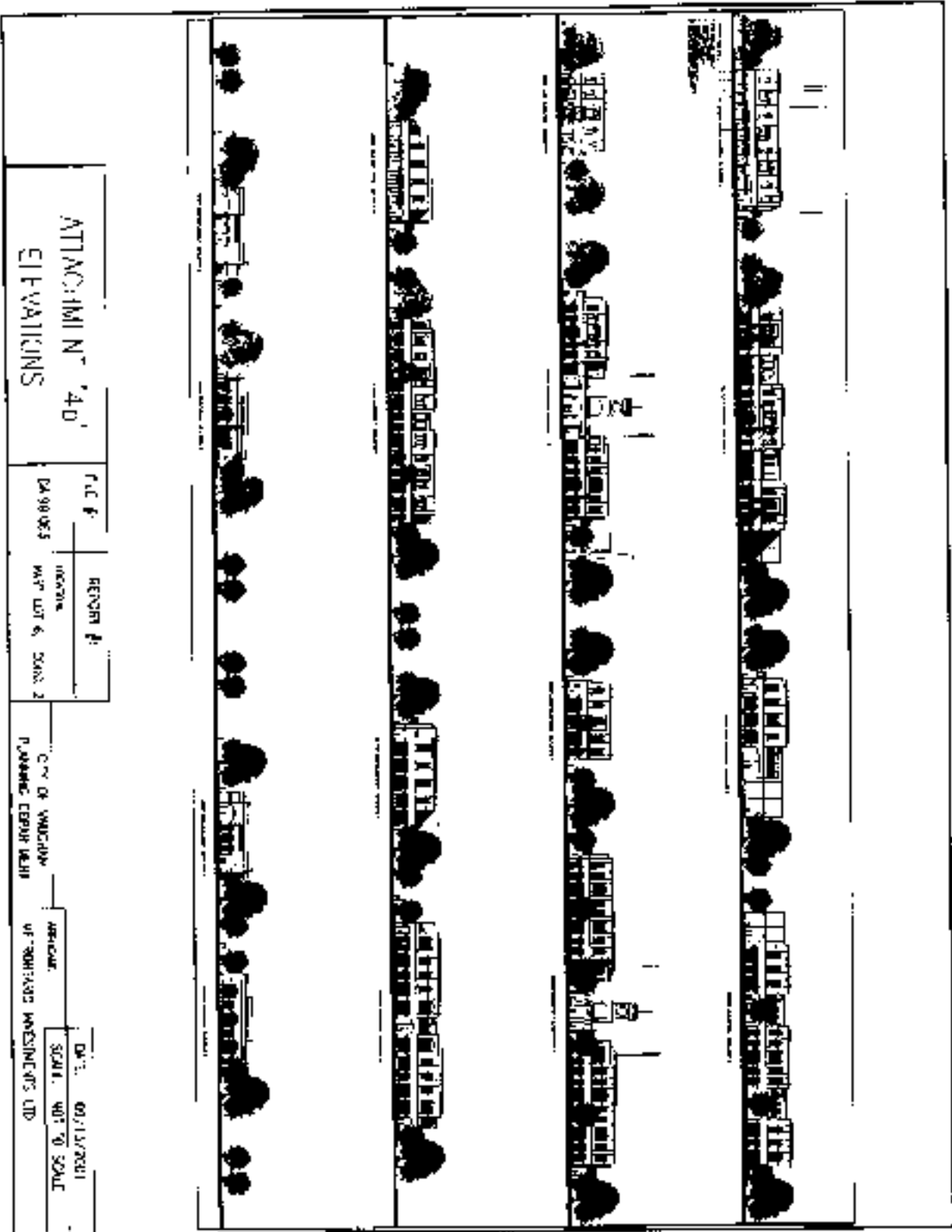


ATTACHMENT '4D'
ELEVATIONS

Doc #	HL-0-01 E
DA 98-063	LOCATION S&T LOT 6, Zone 2

CITY OF SAULT-STE
PLANNING DEPARTMENT

DATE: 06/13/2004
PROJECT: METROTRAC INVESTMENT'S LTD.



ATTACHMENT N° 40
ELEVATIONS

PLAN # DA 99 063
SECTION MAP LOT 6, BLOCK 2

CITY OF WASHINGTON
PLANNING DEPARTMENT

DATE: 03/15/2011
SCALE: NOT TO SCALE
APPROVED BY: THOMAS INVESTMENTS LTD