

COMMITTEE OF THE WHOLE OCTOBER 22, 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.

At the October 1, 2001 Committee of the Whole, the Committee recommended that this item be deferred to the October 22, 2001 Committee of the Whole Agenda.

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 1,177 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
5. Memo dated September 28, 2001 from Commissioner of Planning
6. Memo dated October 1, 2001 from Commissioner of Planning
7. Memo dated October 1, 2001 from Rabbi Israel Landa

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

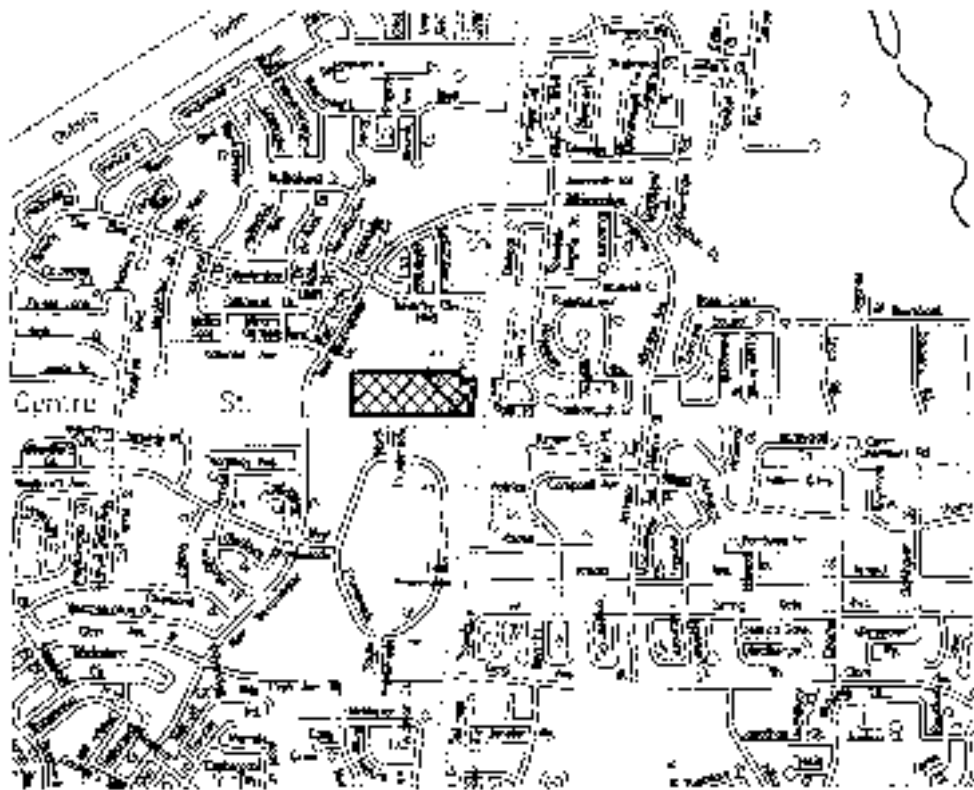
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

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ATTACHMENT
LOCATION MAP

FILE #
DATE

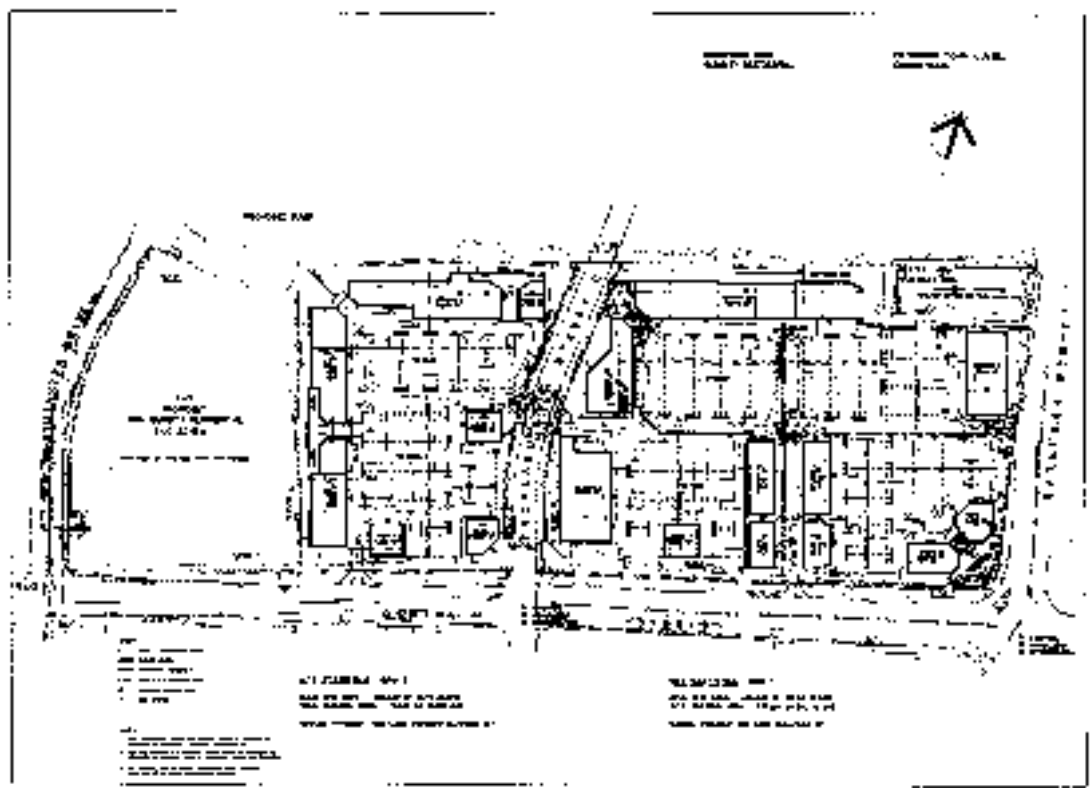
4-15-17
NAME
APPLICANT



SUBJECT LANDS

TOP OF MAP

DATE: 03/17/2017
SCALE: NOT TO SCALE



ATTACHMENT 2
SITE PLAN

DATE: 08/15/2001
SCALE: 1/8" = 1'-0"

CITY OF VICTORIA
PLANNING DEPARTMENT

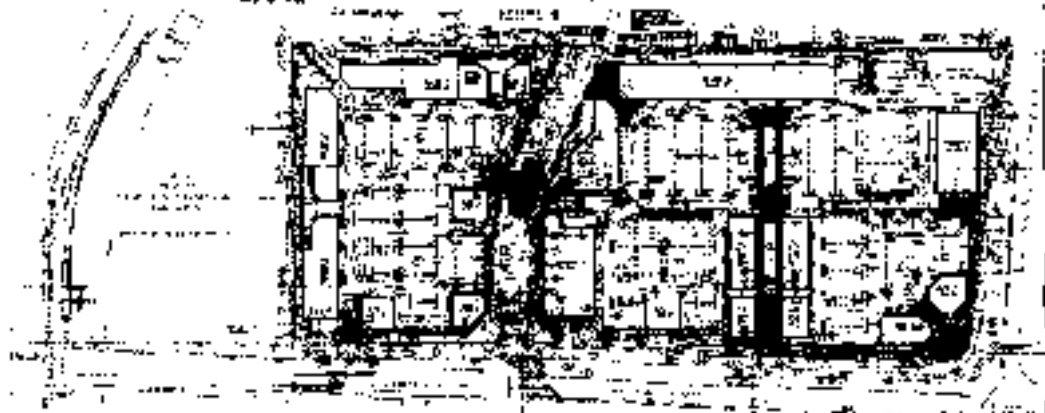
PROJECT: 187000000
MUNICIPALITY: VICTORIA

DATE: 08/15/2001
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMITS	06/12/2001
002	ISSUED FOR PERMITS	06/12/2001
003	ISSUED FOR PERMITS	06/12/2001
004	ISSUED FOR PERMITS	06/12/2001
005	ISSUED FOR PERMITS	06/12/2001
006	ISSUED FOR PERMITS	06/12/2001
007	ISSUED FOR PERMITS	06/12/2001
008	ISSUED FOR PERMITS	06/12/2001
009	ISSUED FOR PERMITS	06/12/2001
010	ISSUED FOR PERMITS	06/12/2001

DATE: 06/12/2001



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BIKEWAY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BIKEWAY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

DATE: 06/12/2001

SCALE: NOT TO SCALE

ATTACHMENT '3'

LANDSCAPE PLAN

DATE: 06/12/2001

SCALE: NOT TO SCALE

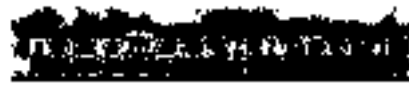
DATE: 06/12/2001

SCALE: NOT TO SCALE

PROJECT INFORMATION

DATE: 06/12/2001

SCALE: NOT TO SCALE

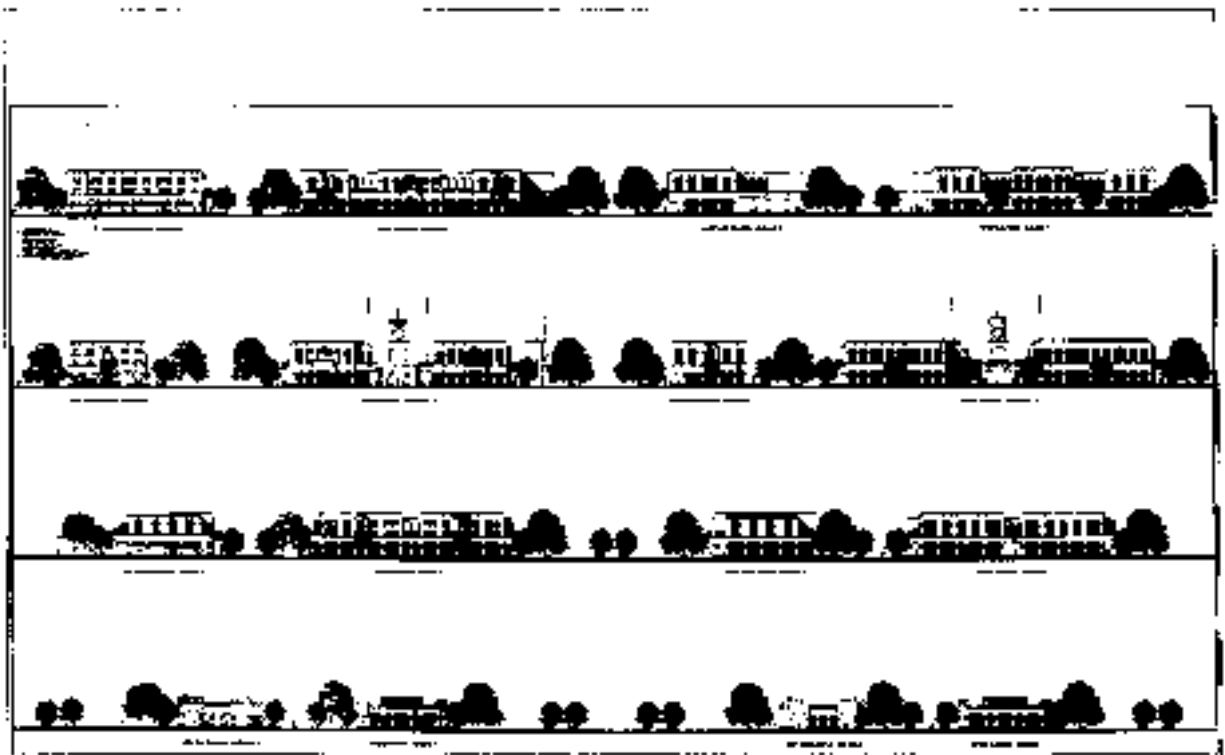


ATTACHMENT '1d'
ELEVATIONS

TEL # 646-2263
REPORT # 100-11-100-0

CITY OF SAJON
PLANNING DEPARTMENT

DATE: 08/11/2009
DRAWN BY: [illegible]
CHECKED BY: [illegible]
STANDARD MATERIALS, INC.



ATTACHMENT '45'
ELEVATIONS

P. F. B. ARCHITECTS
DRAWING NO. 2016-0001

CITY OF AUGUSTA
PLANNING DEPARTMENT

PROJECT NO. 2016-0001

DATE: 06/13/2016
SCALE: NOT TO SCALE

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: MICHAEL DEANGELIS
COMMISSIONER OF PLANNING

DATE: SEPTEMBER 28, 2011

SUBJECT: ADDITIONAL INFORMATION – ITEM #28
COMMITTEE OF THE WHOLE MEETING – OCTOBER 1, 2011
METRONTARIO INVESTMENTS LIMITED FILE DA.99.063
RABBI LANCA, TRUSTEE FILE DA.00.005
BATHURST STREET AND CENTRE STREET
PART OF LOT 11, CONCESSION 2, BLOCK 10, CITY OF VAUGHAN

The lanes immediately to the north (File DA.00.005 Rabbi Lanca, Trustee) of the subject Metrontario lands have received site plan approval for a plan of workshop use based on a shared Bathurst Street driveway access between the two properties.

The Applicant of File DA.00.005 has recently advised Planning Staff that the two owners have been unable to reach an agreement regarding the joint access.

Consequently, Rabbi Lanca, Trustee has advised of their intent to reconfigure their site plan to limit their development to what may be contained on their property, including their own driveway. They will be submitting revised applications to the Committee of Adjustment and revised drawings to the Planning Department shortly.

The approval of the subject Metrontario site plan may proceed subject to the conditions recommended, particularly that the Bathurst Street access must be approved by the Region of York. However all plans for both applications will need to be revised to eliminate the shared driveway.

Respectfully Submitted,


MICHAEL DEANGELIS
Commissioner of Planning

Copy to: Scott Gomersall, City Manager
Tom Caron, Deputy City Manager and City Senator
John Peach, City Clerk
Judith H. Armour, Director of Community Planning

memorandum



Date: October 1, 2001

To: Her Worship Mayor Lorna D. Jackson
And Members of Council

Re: Site Development Application
Metrontario Investments Limited
File: DA.99.063
Committee of the Whole Meeting, October 1, 2001

In recent discussions with the owner of the lands subject to this site plan application and with the purchaser of the lands to the north, staff was requested to consider not extending proposed Street "C" on the site plan. It had been proposed that Street "C" would extend from Centre Street through the Metrontario lands and through the lands to the north connecting to Beverley Glen, which was recently extended from New Westminster Drive to Bathurst Street. In a letter dated September 28, 2001, the applicant requested that Street "C" be eliminated and replaced by an internal driveway intersecting with Centre Street.

The new owner of the lands north of the Metrontario property is planning to proceed with development of those lands as medium density residential and not high density as previously envisaged. In this event, the access road pattern could perform as required if the cul-de-sac planned on the east side of New Westminster Drive (refer to Attachment 2, page 28.7 of the Report No. 28, October 1, 2001), was extended east and north to connect with the proposed north-south street in the lands north of Metrontario.

In this case, the connection of proposed street "C" (page 28.7) would not be required as a through street.

In order to accomplish the foregoing, a piece of land would be required at the northwest corner of the Metrontario site plan. As well, the buildings located in that quadrant of the site plan would have to be shifted east and south.

Cost Sharing for External Services

Staff have been requested to obtain cost sharing for works constructed by Bathurst and Seven Limited under a Subdivision Agreement signed in 1985. The external works comprise traffic signals and pavement widening on Highway 7 (Centre Street), at the access road to the north. The Metrontario landowner should be requested to pay a proportionate share of this work since the development of the subject site plan will benefit.

memorandum

Recommendation:


The following recommendations are proposed to implement the foregoing and should be added as conditions of approval for Site Development Application DA.99.063:

1. That Street "C" not be shown as public highway and in its place, a block be conveyed to the City, free of charge and encumbrance to provide for the extension of a public highway from New Westminster Drive and connecting to the roads on the proposed development abutting the north side of the Metronario Investments site plan. The shape and size of the block shall be determined by staff in consultation with the affected property owners.
2. That the Owner be required to pay a proportionate share of the works on Centre Street (Formerly Highway No. 7), which benefit the subject lands as detailed in the Subdivision Agreement dated April 26, 1985 between Bathurst and Seven Limited and the Town of Vaughan.

Yours very truly,



Michael DeAngelis
Commissioner of Planning



Bill Robinson, P. Eng.
Executive Director of City
Engineering and Public Works

rnrb

copy: Scott Somerville, City Manager
Frank Nobile, Commissioner of Development Services and Public Works
Joan Leach, City Clerk

ATTACHMENT NO. 7

October 1, 2001

Johal Leach
Clerks Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T4

Dear Mr. Leach:

Re: Site Development Application: Metrostar Investments Ltd. (DA-99-063)
Proposed Commercial Plaza and Synagogue, Bathurst Street
City of Vaughan

Through the City's notice provisions, it has recently come to my attention that Metrostar Investments Ltd. is proceeding with Site Plan and Minor Variance applications for a retail plaza at the intersection of Bathurst Street and Centre Street. Metrostar's site plan also depicts lands that are to be the site of our synagogue at 7770 Bathurst Street. We understand that the Committee of the Whole is scheduled to consider the application today at 1:00 pm and that the Committee of Adjustment is to consider the required variances on October 4, 2001.

We received the City's notice of Metrostar's proposal during the current holiday season and have not had a chance to fully review them. Of concern is that Metrostar show an older synagogue plan and joint driveway access between our property and the Metrostar lands which are no longer being contemplated. In light of our current plans for the synagogue, we would ask that these applications be deferred in order for us to further review the Metrostar proposal after the holidays.

Should you have any questions, please feel free to contact me.

Yours truly,

Rabbi Israel Landa

RECEIVED
OCT - 1 2001
CLERK'S DEPT

מרכז
חב"ד
לחברי
עברית
הרב ישראל לנדא

Chabad Israeli
Community
Center

Administrative Office:
1150 Centre Street #211
Thornhill, Ont L4J 3K8
(905) 709-7770
Fax: (905) 709-7017

- ◊ תחום קהילתי
- ◊ פסח בימינו
- ◊ עולות ונשואים
- ◊ ארוך נשים
- ◊ ביקור חולים
- ◊ ישיב איש
- ◊ בחי נבחה
- ◊ בדיקה המילוק והסודות
- ◊ סמינת שבתות
- ◊ קיימא
- ◊ אשתי חיה
- ◊ הוצאה לאור
- ◊ אמצעי דודן וירבנות

