

COMMITTEE OF THE WHOLE MAY 21, 2002

**SITE DEVELOPMENT FILE DA.01.094
791296 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.094 (791296 Ontario Limited) BE APPROVED, with revisions, subject to the following:

- a) That the site plan be revised to address the matters set out in the April 30, 2002 memorandum of the Director of Urban Design, including:
 - i) the elevations being revised to provide:
 - a ground floor/grade relationship
 - the projections of the porticoes/canopies shown on the site plan
 - an increase in the roof pitches for the porticoes/canopies and gables
 - the use of gable walls and roofs that slightly project from the principle building face
 - single/double hung sash windows
 - complete elevations for the refuse enclosure;
 - ii) the landscape plan being revised to provide the street furniture lighting, street paving and other landscape details as per the Maple Streetscape Guidelines and the Maple Streetscape Master Plan Study, and a sidewalk connecting to Masters Avenue;
 - iii) the parking space closest to Masters Avenue being deleted and the curbs reconfigured at the driveway entrance to provide functional parking spaces; and
 - iv) that the curbs along Keele Street be reconfigured to incorporate lay-by parking as per the Maple Streetscape Plan, to the satisfaction of the Region of York.
- b) That prior to the execution of the site plan agreement:
 - i) the final site plan and elevations, with revisions noted in this report, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing plan shall be approved by the Engineering Department;
 - iii) the final landscape plan, revised as set out in this report and including a detailed landscape cost estimate and fencing details, shall be approved by the Urban Design Department;
 - iv) the requirements of Hydro Vaughan shall be addressed;
 - v) the variances (Minor Variance Application A3/02) for the proposal shall be final and binding;
 - vi) a zoning application be submitted to lift the "H" Holding Symbol, and the by-law be enacted and in full force and effect; and

- vii) the traffic analysis report shall be revised, and any resulting revisions made to the site plan, to the satisfaction of the Engineering Department.
- c) That the site plan agreement provide for the following:
 - i) that 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, prior to the issuance of a building permit, in accordance with the Planning Act and City Policy. The Owner shall submit an appraisal of the subject lands 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) that provision be made for the extension of the driveway and for obtaining mutual easements to accommodate development of the lands to the north with access to Masters Avenue.

Purpose

On December 21, 2001, the Owner submitted Site Development Application DA.01.094 for a 1,108m², 2-storey building, to be used entirely for a day nursery, with 30 parking spaces. Through the review process, the revised building is now 934.69m², with 25 parking spaces, which is the subject of this report.

Background - Analysis and Options

The 9.15ha site is located at the northeast corner of Keele Street and Masters Avenue, being Block 122, Plan 65M-3113, in Part of Lot 21, Concession 3, City of Vaughan. The subject lands were included as an office/commercial block within Plan of Subdivision 19T-94014 (Graybank Limited Partnership and Maytree (Vaughan) Limited). The surrounding land uses are as follows:

- North - residential (R1 Residential Zone)
- South - Masters Avenue; vacant (OS1 Open Space Conservation Zone)
- West - Keele Street; vacant (C1 Restricted Commercial Zone), community centre
- East - residential (R4 Residential Zone)

Official Plan

The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan), as amended by OPA #533. OPA #533 sets out design objectives and criteria reflective of the Maple Streetscape and Urban Design Guidelines, to be used in evaluating individual development proposals, such as the subject application.

The "Office Commercial" designation allows low-rise office/commercial buildings, with limited ground floor retail, in a scale and form which is complementary and compatible with adjacent low-rise residential development. The proposed day nursery use in a 2-storey office/commercial building is considered to conform to the Official Plan.

Zoning

The subject lands are zoned C8-H Office Commercial Zone, with the "H" Holding Symbol, by By-law 1-88, subject to Exception 9(913), which permits an office/commercial building for uses such as banks, eating establishments, retail stores and day nurseries. The day nursery use is permitted by the By-law, however, the proposed site development requires exceptions to the zoning standards, including the following:

- front setback (Masters Avenue) of 3.32m, rather than 15m;
- interior setback of 13.83m, rather than 15m;
- exterior setback (Keele Street) of 3m, rather than 15m;
- maximum lot coverage of 23.7%, rather than 20%; and,
- landscaping abutting the street of 3m, rather than 6m.

Staff has reviewed the site plan, and can support the exceptions, particularly as the reduced street setbacks and landscaping strips allow the proposal to address the intent of the Maple Community Plan and Streetscape Guidelines. The exceptions enable the building to be sited closer to the street, with parking at the rear, enhancing the streetscape.

As this proposal deals with a day nursery use, other exceptions are required to accommodate a commercial use adjacent to residential uses. This would include a rear setback for a commercial use of 20.4m, rather than 22m, and setback to a Residential Zone of 13.8m, rather than 20m.

The Owner has submitted Minor Variance Application A3/02 to the Committee of Adjustment for the exceptions. The Application should include exceptions to both the zoning standards for the building and for the commercial use. Further exceptions may be identified through finalization of the site plan which could be added to the application prior to the hearing.

“H” Holding Symbol

The “H” Holding Symbol is placed on the site specific zoning until it can be demonstrated that the subject lands can be functionally integrated with the abutting lands to the north. The site plan provides for development of the lands to the north by providing for an interconnected driveway and parking area. The driveway from Masters Avenue could be extended into the adjacent lands to the north, with parking flanking the east and west sides of the parking aisle. The site plan agreement will include a condition to provide for the interconnected driveway and parking area, when required.

The intent of the Official Plan and Maple Streetscape Guidelines to screen the parking from the street, promote access from internal streets and enhance the streetscape has been addressed through the proposal. The conditions for the “H” Holding Symbol to be lifted have been met, and must be lifted prior to execution of the site plan agreement.

Site Plan

The site plan proposes a 2-storey office/commercial building with an entrance along the Keele Street and Masters Avenue intersection façade that features a portico/pilaster treatment around a double door. An 180m² enclosed playground area is located at the north end of the site. There will be one egress/ingress driveway from Masters Avenue to the parking area to the east of the building. An exterior refuse enclosure is located at the northeast corner of the site and hydro transformers are located at the northwest and northeast corners of the site. The site statistics are as follows:

Lot Area	0.195ha
Gross Floor Area:	
- Ground Floor	464.87m ²
- Second Floor	<u>469.82m²</u>
- Total Floor	934.69m ²

Parking:

(15 employees @1.5 parking spaces)

- Required 23 spaces, includes 1 barrier free space
- Provided 25 spaces, includes 1 barrier free space

Access and Parking

The lands immediately to the south of the subject proposal at the southeast corner of Keele Street and Masters Avenue are also owned by the Applicant. On December 18, 2001, Council approved Zoning By-law Amendment Application Z.98.021 and Site Development Application DA.98.020 for an office/commercial building with commercial/retail and day nursery uses for that site. While it would be preferable to align the driveway accesses across Masters Avenue, the Owner has advised that this alignment is not possible due to the site configuration and parking lot layout.

The 2 parking spaces adjacent to the driveway do not meet the by-law requirement for 6m depth and may conflict with vehicular movement. Reconfiguring the driveway curbs, in accordance with City standards, may achieve for a depth of 6m for the westerly space, and the easterly space should be removed.

Building Form

The building is a 2-storey building, with raised basements at the streetline. The ground floor of the building needs to be lowered so that the ground floor of the building relates directly to grade in accordance with the Maple Streetscape Guidelines. The building material is to consist primarily of red brick, with a light red brick soldier course separating the ground and second floors, and brick quoining at the corners. The roof will be covered with black architectural shingles.

The west and south facades, facing Keele Street and Masters Avenue respectively, need to incorporate further architectural interest to enhance the building's street presence. It is recommended that the gable walls and roofs slightly project from the principle building face to improve massing, articulation and rhythm. In addition, the gable roof should have a pitch from 1:2 to 1:2.5 to achieve an appropriate proportion.

A solid wood double-door entrance featuring a portico/pilaster and sidelights is on the south elevation and a solid wood single door entrance with a portico/pilaster treatment and sidelights. The amount to which these elements project beyond the building face should be confirmed on the site plan. Also, the roof pitch associated with these elements should be increased to 1:2 to 1:2.5.

The proposal provides for casement windows with muntin bars, which features a light-red brick lintel and sill. It is recommended that the windows be single/double hung sash, rather than casement, to harmonize with the historic/architectural character of the Maple Core Area. Further, the height of the ground floor windows should be increased, reflecting a more institutional/commercial character and providing more prominence to the ground floor of the building.

The proposal is providing an exterior refuse enclosure at the north end of the parking area. The details provided for the refuse enclosure indicate that it will have a red brick facade and black asphalt shingles to match the proposed building. As the refuse enclosure rear and sides are exposed to the residential area, playground area and parking area, the elevations for the entire structure are required.

Landscaping

The landscaping plan provides for hard and soft landscaping (i.e., pavement treatment, trees, planters and street furniture) from the building's edge to the street line, providing a large private/public landscape area. A hydro easement along the street line prevents the building from being closer to the street line.

The fencing facing Keele Street and Masters Avenue features a variegated stone masonry wall topped off with decorative railing, with flanking masonry piers. The plans need to be modified to show the masonry in a brick similar to that used at the southeast corner of Keele Street and Major Mackenzie Drive.

The Maple Streetscape Master Plan Study is currently in process. The Study is to refine and develop the policies/details for hard and soft landscaping contained in the Maple Streetscape Guidelines. The final landscaping details for the proposal are to be determined through the Study.

Maple Streetscape Guidelines

The Maple Community Plan and Maple Streetscape and Urban Design Guidelines include policies to guide development to be designed complementary to the adjacent land uses and architectural/historic buildings. Heritage buildings are located near to the site, with a heritage dwelling to the north, and heritage dwellings and place of worship to the south of Masters Avenue.

The site is within the Maple Streetscape Area, which encourages 2-storey buildings with a third storey in the roof. The proposed building is 2-storeys in height.

The service and parking areas are behind the building, away from Keele Street. At the north end of the site, the driveway could continue into the abutting north property to allow for an interconnected rear driveway and parking area to occur in the future. The elevations incorporate some design features that complement the heritage buildings in the Maple Streetscape Area, but need to be refined and developed.

On February 27, 2002, the proposal went before the Maple Streetscape Committee. The Committee had concerns with the proposal, which included:

- enhancement of the elevations,
- incorporation of an entry feature in the Keele Street elevation,
- architectural details that emphasize a more historical design,
- additional landscaping facing Keele Street, and
- lighting for Keele Street and the parking area.

When revised, the plans are to be reconsidered by the Community Advisory Development Sub-Committee, at which time any remaining revisions can be incorporated into the final plan.

Circulation Comments

The Urban Design Department has commented that the elevations, landscaping and lighting should be addressed in accordance with the Streetscape Guidelines and City standards, as discussed and set out in detail in their response to the circulation letter dated April 30, 2002.

The proposal was reviewed by the Heritage Vaughan Committee at its March 15, 2002 meeting. Their concern related to providing an entry feature at the southeast corner of the building facing the intersection, and redesigning the brick detail/pattern and window style. The Committee is to review the elevations revised to address the above, at its May 15, 2002 meeting.

The Engineering Department advised that there are no objections, provided that the final site plan, which incorporates the storm water management, grading and servicing details, is to their satisfaction. The Engineering Department advised that an environmental site assessment is not required and the traffic analysis report needs to be revised to reflect the parking demands of the proposal.

The Region Transportation and Works Department were circulated the proposal and were requested to consider the reconfiguration of the curbs to incorporate lay-by parking along Keele Street in accordance with the Maple Streetscape Plan. If approved, these improvements must be shown on the site plan and included in the agreement.

Conclusion

The proposed 2-storey day nurse proposal has been reviewed in accordance with the policies of the Official Plan, and has been found to conform. The proposal has also been reviewed in the context of the Maple Streetscape and Urban Design Guidelines, and generally meets the requirements of the Guidelines, subject to the revisions being made as outlined in this report. The Maple Streetscape Community Advisory Committee and Heritage Vaughan have requested revisions to the plans, and the revised plans are to return to the Community Advisory Development Sub-Committee and Heritage Vaughan for further review and revisions if necessary.

Staff supports the exceptions to the zoning standards, which allow compliance with the Maple Guidelines for a low-rise building closer to the street, similar to the existing residential uses and heritage buildings. The site plan cannot be executed until all of the variances to permit the proposal are approved and final and binding.

It has been demonstrated that it is possible for the subject lands to be functionally integrated with the property to the north by providing an interconnected driveway and parking area. Therefore, the conditions for the "H" Holding Symbol to be lifted have been met, the by-law to lift the "H" must be in full force and effect prior to the execution of the site plan agreement.

In light of the above, Staff, can support the site plan proposal, subject to the revisions outlined in this report required to achieve the objectives of the Maple Streetscape Plan. Should Committee concur, Site Development Application DA.01.094 (791296 Ontario Limited) can be approved, with the adoption of the "Recommendation" of this report.

Attachments

1. Location Map
2. Site Plan/Landscape Plan
3. Elevations

Report prepared by:

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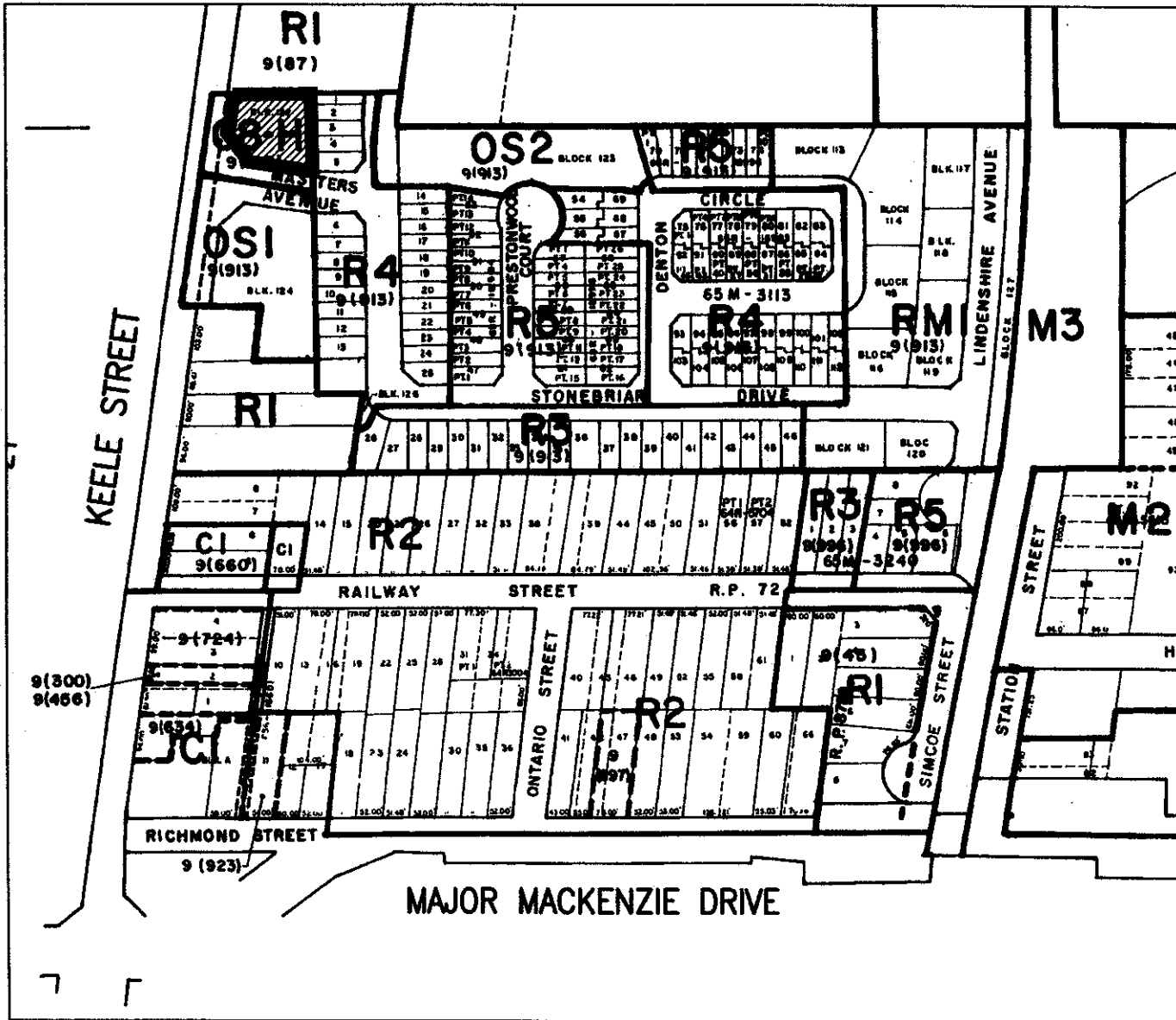
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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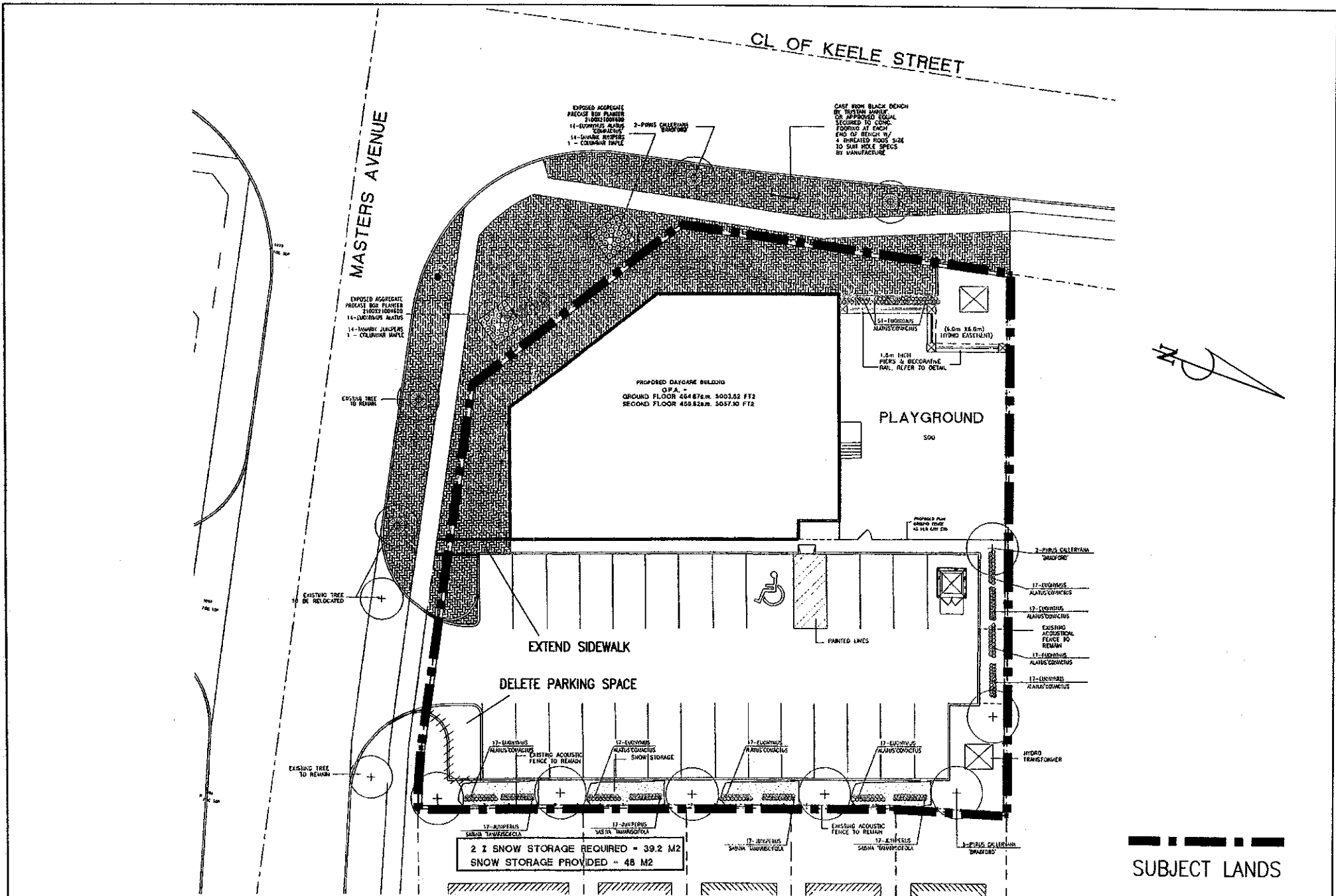
SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
DA.01.094	21 & 22, CON. 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 01/11/2002
791296 ONTARIO LIMITED	SCALE: NOT TO SCALE



2 x SNOW STORAGE REQUIRED = 39.2 M2
 SNOW STORAGE PROVIDED = 48 M2

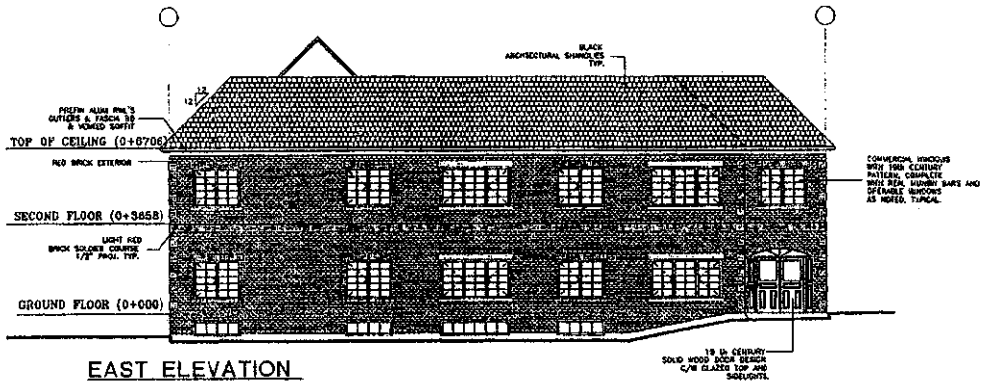
■ ■ ■ ■ ■
 SUBJECT LANDS

ATTACHMENT '2'
 SITE PLAN/LANDSCAPE PLAN
 RED-LINE REVISED

FILE #:	REPORT #:
DA.01.094	LOCATION: PART OF LOTS 21 & 22, CON. 3

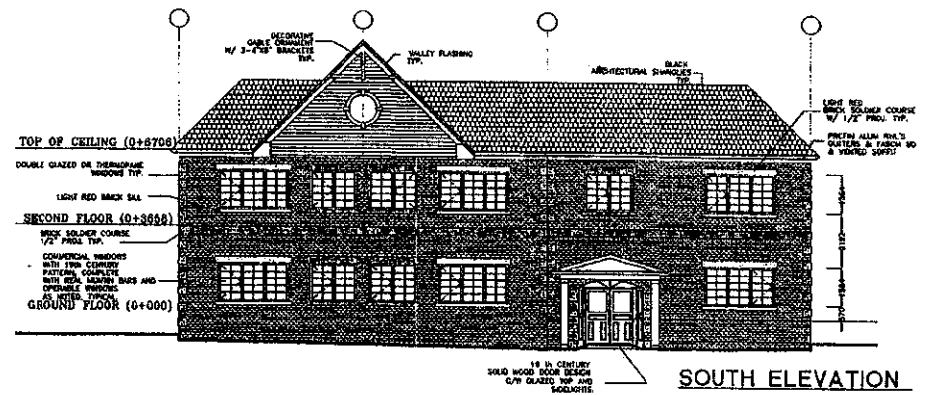
CITY OF VAUGHAN
 PLANNING DEPARTMENT

APPLICANT:	DATE: 05/09/2002
791296 ONTARIO LIMITED	SCALE: NOT TO SCALE



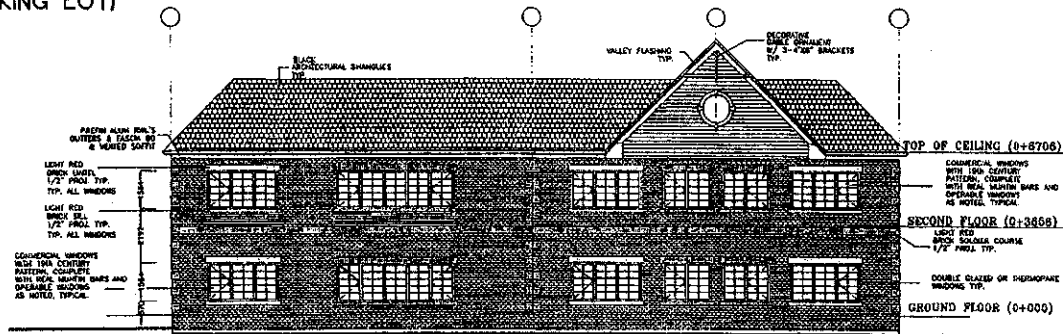
EAST ELEVATION

REAR ELEVATION (PARKING LOT)



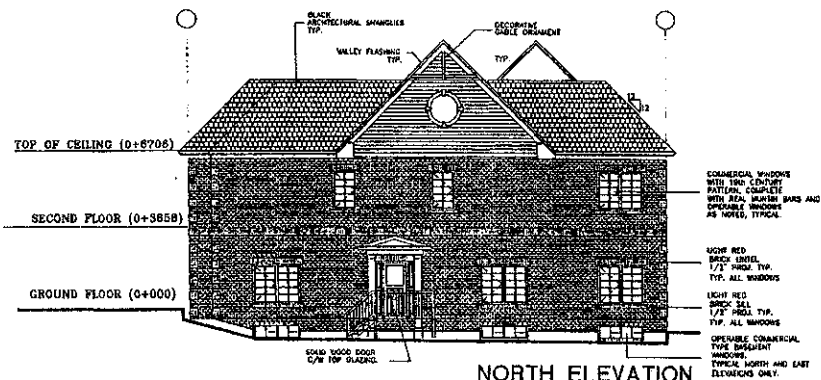
SOUTH ELEVATION

MASTERS AVE. ELEVATION



WEST ELEVATION

KEELE STREET ELEVATION



NORTH ELEVATION

PLAYGROUND ELEVATION

**ATTACHMENT '3'
ELEVATIONS**

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 04/22/2002
	LOCATION: PART OF LOTS 21 & 22, CON. 3		APPLICANT: 791296 ONTARIO LIMITED
DA.01.094			SCALE: NOT TO SCALE