

## **COMMITTEE OF THE WHOLE NOVEMBER 18, 2002**

### **SITE DEVELOPMENT FILE DA.02.043** **BORELLO HOLDINGS LIMITED**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.043 (Borello Holdings Limited) BE APPROVED, subject to the following conditions:

- i) 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, stormwater management report and access and on-site vehicular circulation shall be approved by the Engineering Department;
  - c) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
  - d) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department; and,
  - e) any minor variances that may be required for the proposed development be provided by the Committee of Adjustment and be final and binding;
- ii) 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 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 0.3 m reserves, free of all costs and encumbrances, to the appropriate agency or authority, as required.

#### **Purpose**

On July 3, 2002, the Owner submitted a Site Development Application to permit the development of a 1080 m<sup>2</sup>, single-storey commercial plaza on the subject lands.

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

##### **Location**

The lands are located south of Rutherford Road, on the southwest corner of Avdell Avenue and Clarence Street, being Block 60 on Registered Plan 65M-3558 (1160 Clarence Street), in Part of Lot 15, Concession 8, City of Vaughan. The 0.5 ha site is vacant and has 59m frontage on Clarence Street and a depth of 87.40m on the south side.

North - Avdell Road; commercial (C4 Neighbourhood Commercial Zone)  
South - detached residential (R3 Residential Zone)  
East - Clarence Street; detached residential (R1 Residential Zone)  
West - detached residential (R3 Residential Zone)

### **Official Plan**

The lands are designated "Local Convenience Commercial" by OPA 240. The permitted uses within this designation include one or more retail stores offering convenience goods and personal services for the residents of the immediate area. The commercial plaza conforms to the Official Plan.

### **Zoning**

The lands are zoned C3 Local Commercial Zone by By-law 1-88, which permits Bank or Financial Institution, Business or Professional Office, Personal Service Shop, Photography Studio, Retail Store and Video Store. The following exceptions are required to implement the proposal:

- exterior side yard of approximately 9m, rather than a minimum of 11m.
- 4.0m landscaping strip abutting Clarence Street, whereas 6m is required.
- overhang encroaches into required setback.

The Owner will be required to obtain the variances from the Committee of Adjustment, prior to entering into a site plan agreement.

### **Site Plan**

The site plan consists of a 1080m<sup>2</sup> single-storey, rectangular-shaped building facing Avdell Road to the north. The parking area is located behind the building to the west and south, with vehicular access from Avdell Road. Pedestrians can access the site from sidewalk connections on Avdell Road and Clarence Street.

### **Parking**

By-law 1-88 sets out the parking standard for commercial uses at 6.0 parking spaces per 100m<sup>2</sup> of gross floor area. As such, the required parking is as follows:

- 6.0 parking spaces/100m<sup>2</sup> @ 1080m<sup>2</sup> = 65 spaces

A total of 71 parking spaces are proposed on the site, a surplus of 6 spaces.

### **Elevations**

The one-storey commercial plaza consists of a taupe brick on the exterior of the building. A fabric canopy on metal structure matches the flashing over the double-glazed, green-tinted windows in aluminium frames on the north and south side of the building. A block sill course (dark taupe) will sit below the windows, with a prefinished top-cap and flashing and a buff brick exterior on the west and east side of the building. Pendant lights from wall brackets are placed on the north and south elevations. All waste is proposed to be stored internally within the commercial building. A loading area is not required for the commercial plaza.

The building design is in accordance with the approved Urban Design and Architectural Design Guidelines. Final approval of the building elevations and architectural features must be to the satisfaction of the Community Planning and Urban Design Departments.

## **Servicing**

The subject lands have access to municipal services, including water, hydro, and sanitary and storm sewers. The final engineering plans shall be to the satisfaction of the Engineering Department and Hydro Vaughan Distribution Inc. shall also be satisfied.

## **Landscaping**

The landscape plan consists of a mix of coniferous and deciduous trees, flowering trees and shrub plantings along the perimeter of the site and within the parking area. A 6 ft. high wood fence is proposed along the east and south perimeter of the site. The Urban Design Department has reviewed the landscape plan and provides the following comments:

- increase the pedestrian walkway (adjacent to the parking area) to accommodate in-ground trees, where they interface with the parking on the north side;
- the trees along the walkway should be of 70mm caliper with tree grates; pit irrigation and the appropriate sub-drainage should also be provided; and
- the treatment of the west and east elevations require similar treatment as the north and south elevations to enhance visual interest, especially from Clarence Street.

The final landscape plan will require a cost estimate detailing the extent of the landscape work and must be approved by the Urban Design Department.

## **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 have no objection to the development. The proposed commercial plaza conforms to the policies of OPA 240, and is a permitted use in the C3 Local Commercial Zone.

To this end, Staff has no objection to the approval of the application, subject to conditions outlined in the Recommendation section. Should the Committee concur, the recommendation in this report can be adopted.

## **Attachments**

1. Location Map
2. Site Plan
3. Elevations

## **Report prepared by:**

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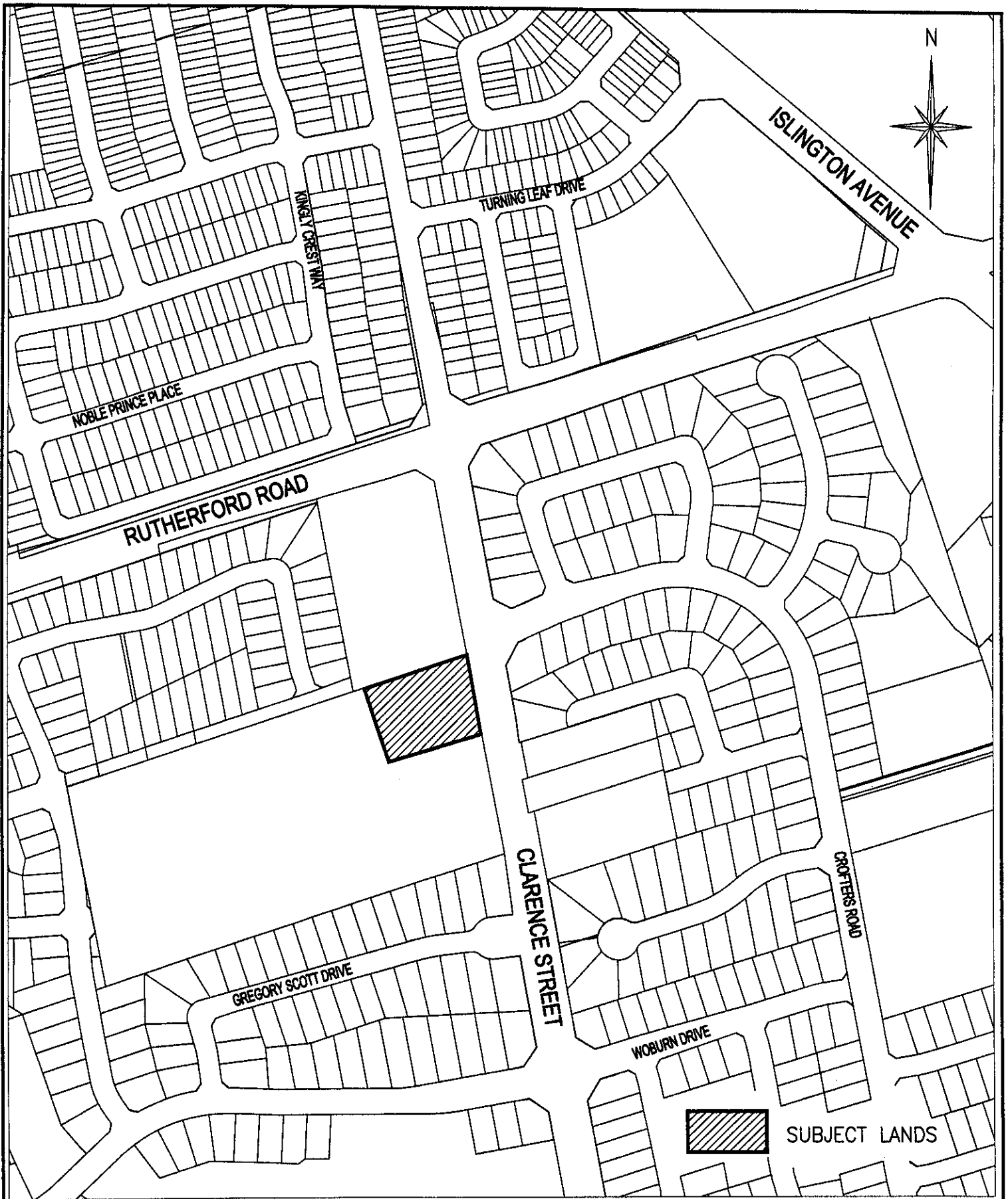
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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**ATTACHMENT '1'  
LOCATION MAP**

FILE #:	REPORT #:	DATE:	07/23/2002
DA.02.043	LOCATION: PART OF LOT 15, CON. 8	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: BORELLO HOLDINGS LTD.
		SCALE:	NOT TO SCALE

AVDELL ROAD

CLARENCE STREET

PROPOSED SINGLE STOREY  
COMMERCIAL PLAZA

SUBJECT LANDS

DATE: 10/08/2002  
SCALE: NOT TO SCALE  
APPLICANT: BORELLO HOLDINGS LIMITED

CITY OF VAUGHAN  
PLANNING DEPARTMENT

FILE #: DA.02.043  
REPORT #: PART OF LOT 15,  
CONCESSION 8

ATTACHMENT '2'  
SITE PLAN

PROJECT STATISTICS

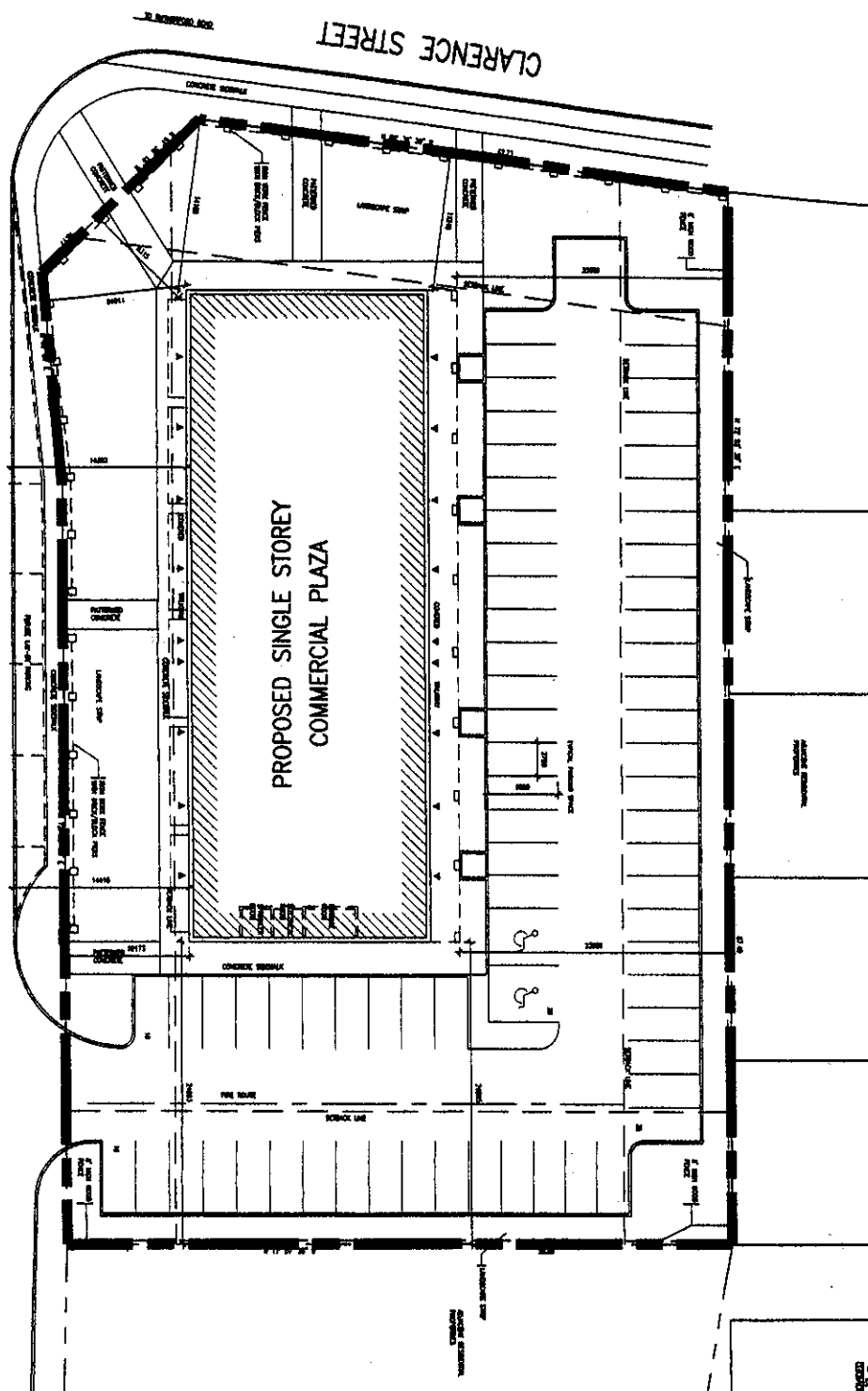
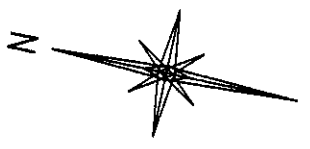
ZONING: C3 BOURNEWOOD COMMERCIAL

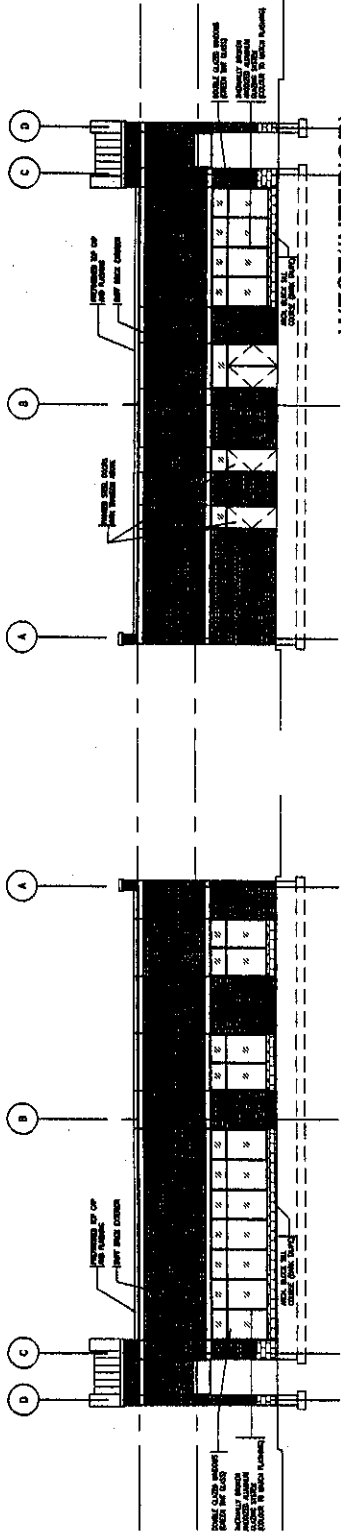
ALLOWABLE USES: BANK, BUSINESS OR OFFICE, FOOD STORE, SERVICE STATION, WORK SHOP

STRUCKS	FRONT YARD	11.20 m	PROVIDED	7.1
	REAR YARD	8.00 m	11.20 m	
	SIDE YARD	5.45 m	17.50 m	
	EXTENDING SIDE YARD	11.00 m	5.45 m	
	CR. AREA	5.45 m	5.45 m	
	MAX. LOT WIDTH	35.00 m	31.40 m	
	MAX. BUILDING HEIGHT	6.00 m	6.00 m	
	MAX. BUILDING AREA	175.00 m <sup>2</sup>	1000.00 m <sup>2</sup>	
	PAVED AREA	1200.00 m <sup>2</sup>	1000.00 m <sup>2</sup>	
	UNDEVELOPED AREA	1380.00 m <sup>2</sup>	1964.00 m <sup>2</sup>	

PERMITS: 1 CONN/100 M<sup>2</sup>, 1 SIGN/100 M<sup>2</sup>, 05

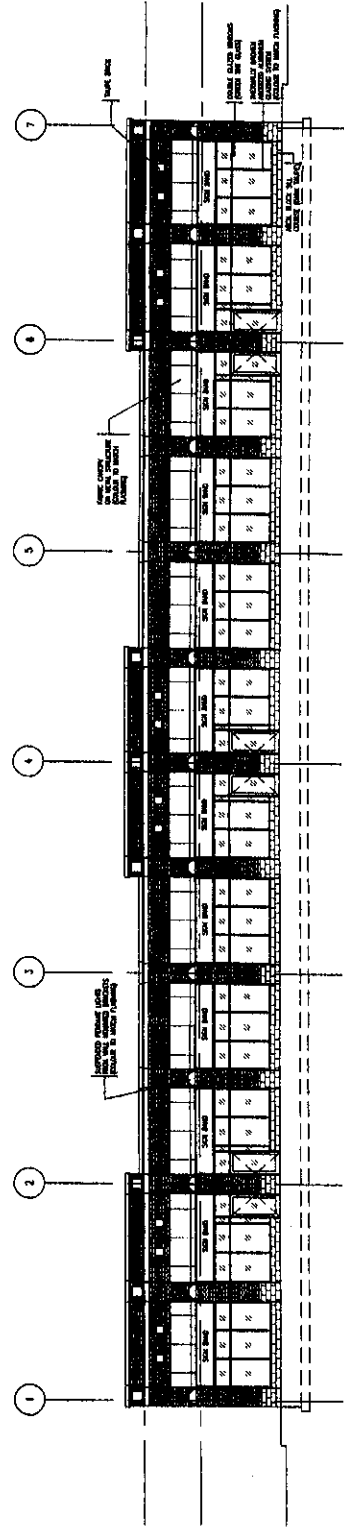
3.2.2.1.5 GROUP B UP TO 2 STOREYS  
FACING 90° STRAIGHT - 15% M<sup>2</sup> MAX. AREA  
COMPARABLE OR NON-COMPARABLE CONSTRUCTION  
3.2.1.7 ONE METER CURB REQUIRED (M<sup>2</sup> & OCCUPANCY)  
3.2.1.1 MINIMUM FIRE EXPOSURE



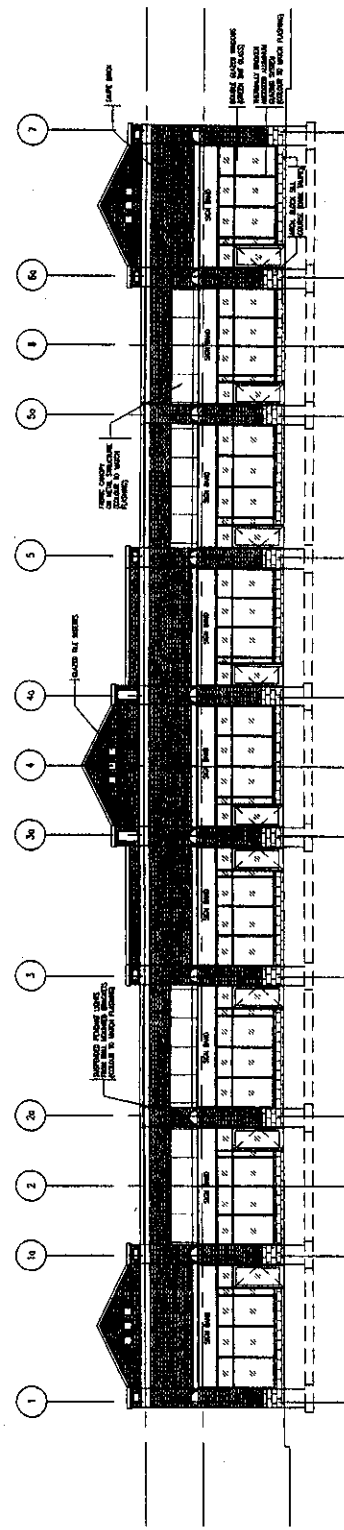


EAST (CLARENCE ST.)

WEST (INTERIOR)



NORTH (AVDELL AVE.)



SOUTH (INTERIOR)

# ATTACHMENT '3' ELEVATIONS

DATE: 10/08/2002  
SCALE: NOT TO SCALE

APPLICANT:

CITY OF VAUGHAN  
PLANNING DEPARTMENT

BORELLO HOLDINGS LIMITED

REPORT #:

LOCATION:  
PART OF LOT 15,  
CONCESSION 8

FILE #:

DA.02.043