

**COMMITTEE OF THE WHOLE AUGUST 18, 2003**

**SITE DEVELOPMENT FILE DA.02.067**  
**F & F REALTY HOLDINGS INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.067 (F & F Realty Holdings Inc.) 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 Commissioner of Planning;
  - b) the final site servicing, grading plans and stormwater management report shall be approved by the Engineering Department;
  - c) parking, access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
  - d) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
  - e) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
  - f) draft plan of subdivision 19T-98V03 shall be registered, and Vellore Woods Boulevard and its intersection with Rutherford Road shall be constructed and open to traffic;
  - g) that the design and traffic calming measures along Vellore Woods from Rutherford Road to Hawkview Boulevard be resolved to the satisfaction of Vaughan Engineering Department; and
  - h) that a by-law rezoning the lands in accordance with Council's approval of Zoning Application Z.99.033 be enacted and in full force and effect.
- 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) Ministry of Transportation permits must be obtained prior to issuance of a building permit.

## **Purpose**

On August 20, 2002, the Owner submitted a site plan application for a commercial plaza, comprising of four buildings having a total gross floor area of 10,250.6m<sup>2</sup>. Building "A" is a supermarket and Building "B" is for retail commercial purposes. Building "C" and "D" are future retail buildings.

## **Background - Analysis and Options**

The subject lands are located on the north side of Rutherford Road, west of the Highway #400 off ramp being Lot 2 on Plan of Subdivision 19T-98V03, in Lot 16, Concession 5, City of Vaughan. The 3.98 ha parcel also has frontage on the future Vellore Woods Boulevard and Hawkview Boulevard.

The lands are designated "Neighbourhood Commercial" by OPA #600 and are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - residential (RV4 (WS) Res. Urban Village Zone Four)
- South - Rutherford Road; vacant (A Agricultural Zone)
- East - Highway #400, (A Agricultural Zone)
- West - vacant (C4 Neighbourhood Commercial Zone)

On May 14, 2001, Council, approved Official Plan Amendment and Zoning Amendment Applications OP.98.006 & Z.98.033 (F & F Realty Holdings Inc.) with certain exceptions, and provided that the implementing by-law not be enacted until the required site development application had been approved by Council.

## **Official Plan**

The lands are designated "Neighbourhood Commercial" by OPA #600. The permitted uses within this designation includes: department store, food store, drugstore, retail store, restaurants, places of entertainment, personal and business services, business and professional offices service stations and gas bars. The proposal conforms to the Official Plan.

## **Zoning**

The lands are zoned A Agricultural by By-law 1-88. On May 14, 2001, Council approved an application to rezone the lands to C4 Neighbourhood Commercial Zone and to permit the following exceptions to the C4 Zone Standards:

- increasing the maximum gross floor area from 7000m<sup>2</sup> to 15,000m<sup>2</sup>;
- increasing the maximum lot area from 25,000m<sup>2</sup> to 40,000m<sup>2</sup>;
- permit a maximum of two (2) drive-through facilities; and,
- permit an outdoor patio associated with, and restricted to 10% of the eating establishment GFA.

The C4 Neighbourhood Commercial Zone permits the following uses: Bank or Financial Institution, Brewers Retail Outlet, Business or Professional Office, Club or Professional Office, Club or Health Centre, Eating Establishment, Eating Establishment Convenience or Take-Out, L.C.B.O. Outlet, Personal Service Shop, Photography Studio, Place of Entertainment, Retail Store, Service or Repair Shop, Supermarket, Veterinary Clinic and Video Store.

The following exceptions to the C4 Zone standards are required to implement the site plan:

	<u>Required</u>	<u>Provided</u>
Front Yard Setback	11m	Building B - 6m Building C - 4m Building D - 6m
Maximum Building Height	11 m	15m
Parking	616 spaces	512 spaces
Setback from R Zone	22.5m	14m
Landscaping	6m	- 4m in front of Building C - 4.8m along side of Building B - 0m along Highway 400 ramp
Loading Space between a building and street	none	- one between Building A and Rutherford
Outdoor patios	none	- patios for Buildings B, C, and D
Stacking spaces for drive through	8	- 3 spaces for Building D
Drive-Through	none	- one each for Buildings C and D
Loading Space	1 for Building B - none	

### **Site Design**

The site plan consists of 4 retail commercial buildings. Building "A" is a L-shaped building with a gross floor area of 8308.49m<sup>2</sup> on the east side of the property. At the northwest corner of the property is Building "B" having a gross floor area of 962.99m<sup>2</sup>. The two future buildings, are Building "C" with a gross floor area of 567.19m<sup>2</sup>, and Building "D" with a gross floor of 411.91m<sup>2</sup>. Buildings "C" and "D" will have each have a drive-through and a patio.

Parking is provided in the center of the property, with additional parking in the northeast corner behind Building "A". A loading area is provided on the east side of Building "A".

Vehicular access to the site is from the future Velore Woods Drive from the west and Hawkview Boulevard from the north.

### **Parking and Access**

By-law 1-88 requires parking to be provided on the following basis:

$$\text{Retail Commercial (10250.58m}^2 \text{ @ 6.0 spaces/100 m}^2\text{)} = 616 \text{ spaces}$$

The total parking provided is 512 spaces. The proposed site has a deficiency of 104 parking spaces (17%). The Engineering Department requires a parking study to justify the parking supply.

The site has three full movement access points; 2 primary driveways from Vellore Woods Boulevard and a secondary driveway from Hawkview Boulevard. The entrance from Hawkview Boulevard will be restricted to automobiles through a height barrier. The southerly driveway to Vellore Woods Boulevard will require approval from the Region of York, given its proximity to Rutherford Road.

The Engineering Department has provided the following comments in respect of site circulation:

- Revise drive-thru for Building "D", cars in queue will interfere with cars attempting to back out of parking spaces;
- Minimum driveway width 4.0m for one-way aisle in front of Building "C"; providing one-way traffic access is not recommended, revise plans for 6.0m driveways for two-way traffic.

### **Elevations**

Buildings "A" and "B" will be constructed of a combination of Heritage Beige brick on the bottom half and beige stucco finish on the top half, with decorative brick panel used throughout. Double glazing blue tint windows are provided on the south, and the north elevations. Signage of a historic style is located on all sides of the buildings. A Weston Produce sign is provided on the north and west elevations. The future Buildings "C" and "D" will incorporate the same design features of Building "A" and "B".

The Urban Design Department has reviewed the elevation plans and has requested specific details and design of signage for further review. The building design is in accordance with the approved Urban Design and Architectural Design Guidelines.

### **Ministry of Transportation**

The MTO have provided these comments:

- access onto Rutherford Road from Vellore Woods Boulevard will not be permitted until such time as Vellore Woods Blvd. (including all intersection improvements) has been constructed to the satisfaction of the MTO/City of Vaughan/York Region;
- prior to any construction being undertaken at the proposed intersection, an Encroachment Permit must be obtained from this Ministry;
- a Stormwater Management Report and Servicing/Site Grading Plan must be submitted for our review and approval;
- a Traffic Impact Study must be submitted for our review and approval; the Study is to include, but not limited to, all impacts to the Highway 400 ramp terminal, geometrics at the proposed intersection, signalization, access points along Vellore Woods Blvd, traffic generated by the site to the west of Vellore Woods Boulevard; and
- prior to any construction being undertaken, permits are required from this Ministry. MTO permit control includes site grading/construction and all above and below ground structures located within 45m of Highway #400 limits, and within a 395m radius of the centrepoint of the intersection of Highway #400 and Rutherford Road. Also, prior to the placement of any signs (i.e. temporary, construction, permanent, etc) a sign permit is required from this Ministry.

## **Services**

Full municipal services, including water, hydro, and sanitary and storm sewers are available to serve the development. Engineering plans must be submitted and the final site servicing and grading plans must be approved by the Engineering Department in conjunction with the servicing plans for the subdivision plan. Any requirements of Hydro Vaughan Distribution Inc. shall also be satisfied.

As a condition of draft plan approval of Plan 19T-98V03, Vellore Woods Boulevard will be constructed and the lands will be serviced. All road widenings, site triangles and 0.3m reserves will be deeded to the appropriate authority through the subdivision process. Prior to development of the lands, the conditions of subdivision approval must be satisfied and the subdivision registered, to create the subject block and provide for the construction of Vellore Woods Boulevard and servicing of the lands.

## **Landscaping**

The landscape plan consists of a mix of coniferous and deciduous trees, flowering trees and shrub plantings along the perimeter of the site. A decorative entrance feature is provided at the Hawkview Boulevard access. Landscaping will be provided on the boulevards within the parking area, and pedestrian walkways are provided throughout the site. The Urban Design Department has reviewed the landscape plan and provides the following comments:

- a detailed landscape plan showing all soft and hard surface treatments for the site is required;
- in-ground trees with grates, appropriate drainage and tree-pit irrigation should be shown for the walkways that surround the plaza;
- the trees should also be integrated with pedestrian-scale lighting that provides sufficient levels of illumination and which compliments the architectural character of the commercial development;
- landscaping should also be shown on adjacent private lands;
- the pedestrian 'greenway' which traverses through the parking lot, should align with one of the pedestrian walkways located on either the east or west side of the Hawkview access (entrance gate feature); and
- the parking and landscape islands needs to be reconfigured to achieve a direct pedestrian link through the parking area originating from Vellore Woods Boulevard to Building 'A'.

The final landscape plan will require a cost estimate detailing the extent of the landscape work to the satisfaction of 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 development conforms to the policies of OPA #600. On May 14, 2003 Council approved a zoning amendment application to rezone the lands to C4 Neighbourhood Commercial Zone, subject to approval of a site plan application. Prior to registration of the side plan agreement, the lands must be rezoned to C4 Neighbourhood Commercial, with the appropriate exceptions. Also draft plan 19T-98V03 must be registered to

create the subject block and to provide for the construction of the Vellore Woods Boulevard extension to Rutherford Road and the servicing of the lands.

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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**Location Map**

Part Lot 16,  
Concession 5

APPLICANT:  
F AND F REALTY HOLDINGS INC.

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Community Planning Department

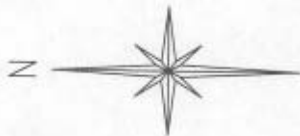
**Attachment 1**

FILE No.:  
DA.02.067

Not to Scale  
May 26, 2003

SUBJECT LANDS

HIGHWAY 400



RUTHERFORD ROAD

VELLORE WOODS BOULEVARD

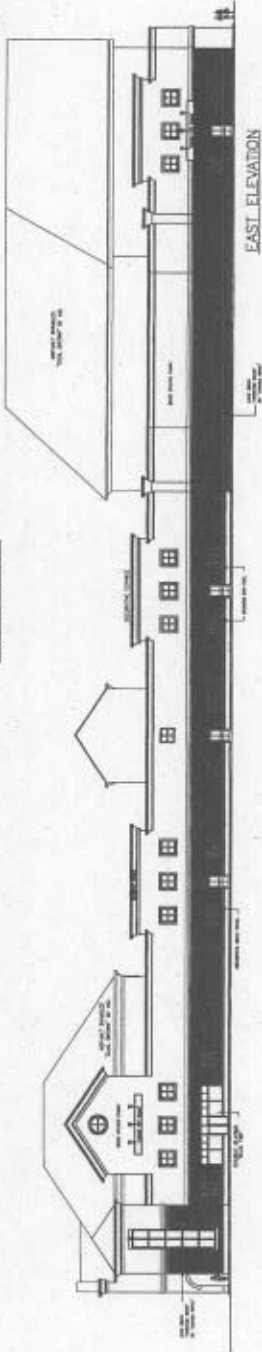
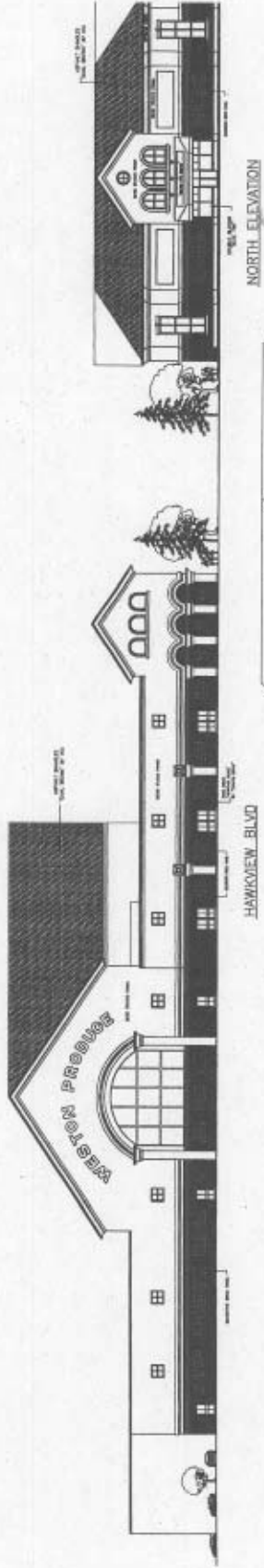
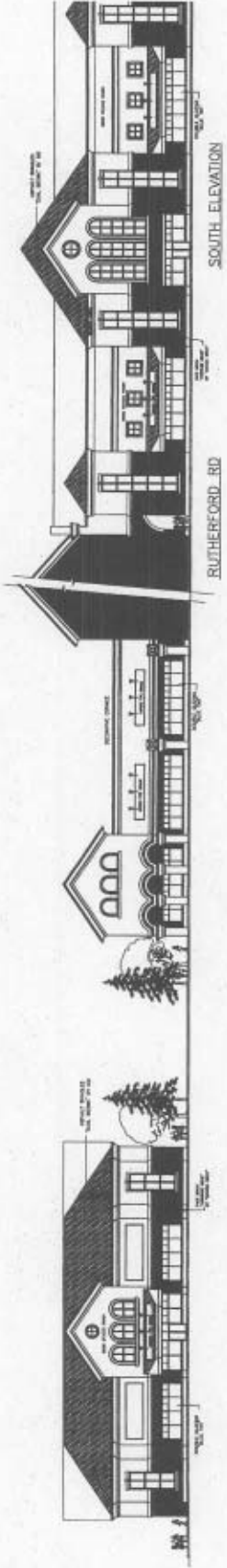
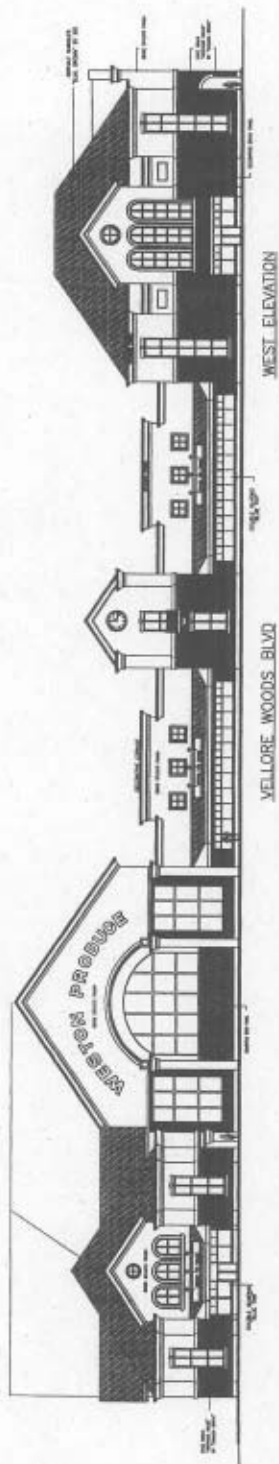
COMDEL BOULEVARD

HAWKVIEW BOULEVARD

WESTON ROAD







# Elevations

Part Lot 18,  
Concession 5

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F AND F REALTY HOLDINGS INC.

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