

COMMITTEE OF THE WHOLE APRIL 7, 2003

**ZONING BY-LAW AMENDMENT FILE Z.03.012 (REMOVAL OF HOLDING SYMBOL)
SITE DEVELOPMENT FILE DA.02.076
FIRST VAUGHAN INVESTMENTS LTD.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.012 (First Vaughan Investments Ltd.) BE APPROVED to lift the Holding Symbol "H" on the subject lands.
2. THAT Site Development Application DA.02.076 (First Vaughan Investments Ltd.) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including pylon signage, shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan and detailed cost estimate shall be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - v) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.
 - b. That the site plan agreement contain the following provisions:
 - i) If required, the Owner shall pay 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 Section 51 of the Planning Act. 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 approved appraisal shall form the basis of the cash-in-lieu payment;
 - ii) the south access onto Edgeley Boulevard shall be temporary and shall be removed for the construction of the future Apple Mill Road, upon receiving notice from the City of Vaughan;
 - iii) the Owner shall construct the required sidewalks within the Applewood Crescent and the future Apple Mill Road rights-of-way.

Purpose

On November 25, 2002, the Owner submitted a Site Development Application to permit four retail buildings on a 5.2 ha lot, as follows:

Gross Floor Area:	
Building 'A' (Sam's Club):	12,258m ²
Building 'B':	418.05m ²
Building 'C':	418.05m ²
Building 'D':	371.06m ²
<u> Total Gross Floor Area:</u>	<u>13,466m²</u>
 Parking Provided:	 812 spaces

On February 14, 2003, the Owner submitted an application to amend the Zoning By-law to lift the "H" Holding Provision from the subject lands. Building "A" represents Phase 1 development, and the three smaller retail buildings represent a future phase(s).

Background - Analysis and Options

Location

The subject lands are located on the southwest corner of Applewood Crescent and Edgeley Boulevard, being Part 1 on Plan 65R-23917, in Lots 6 and 7, Concession 5, City of Vaughan.

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Vaughan Corporate Centre Plan), which permits a wide range of uses, including retail. The proposed site plan must adhere to the development policies in the Official Plan, including but not limited to, being consistent with the approved urban design guidelines, complying with the building height requirements of the Zoning By-law and ensuring high quality elevations. Staff is satisfied that the use and site plan proposal conforms to the Official Plan.

Zoning

The subject lands are zoned C10 (H) Corporate District Zone with a holding provision by By-law 1-88, subject to Exception 9(959). The proposed retail use is permitted, and the development of the site would comply with the zoning requirements in By-law 1-88.

Holding (H) Provision

The subject lands are part of a larger land holding owned by Sevenbridge Developments/First Vaughan Investments Ltd. The only developed portion of the overall lands is the Walmart site. The remainder of the undeveloped lands is zoned with a Holding (H) symbol. In July 2001, the Ontario Municipal Board approved an application removing the Holding (H) symbol on only two portions of the overall land holding, being the former Home Outfitters proposal at the northeast corner of Edgeley Boulevard and Regional Road 7, and the McDonald's proposal at Jane Street and future Apple Mill Road.

The conditions for removal of the (H) symbol on the remaining lands zoned C10 (H) Zone, are as follows:

- a) Council approval of an urban design plan;
- b) Completion of a transportation study satisfactory to the City and appropriate agencies; and,
- c) Council approval of a development agreement, if required.

In July 2001, the City approved the urban design document entitled "Landscape Master Plan Open Spaces/Urban Design Plan" for the entire land holding, except the subject lands. Approval of the Urban Design Guidelines was required as a condition of lifting the holding provision on two

portions of the overall lands, to permit the proposed McDonald's and Home Outfitters developments.

Recently, the Owner has submitted information to supplement the approved urban design guidelines in support of development on the subject lands. The submission indicates that the proposed landscaping appears to be in keeping with the streetscape typologies shown in the approved Master Landscape Plan. Similarly, the proposed building conforms to the recommended building typology for this site, as well as having appropriate setbacks, architectural treatment and a screened loading area.

In July 2001, the Engineering Department approved an updated traffic study in support of the removal of the "H" symbol on the Sevenbridge lands. The Engineering Department has reviewed the proposed site plan in respect of traffic, access, parking and on-site circulation and has no objections. No development agreement is required to facilitate the proposed development.

Therefore, Staff are satisfied that the conditions for lifting the Holding provision have been met, and that a by-law can be prepared to remove the Holding (H) symbol on the subject lands.

Site Design

The 12,258m² retail building (Sam's Club) is proposed at the northwest portion of the site, with the store front facing east and south. The service area will be located on the north side of the building, and screened by a partial wall running parallel with the building. Three smaller retail buildings are proposed at the remaining corners of the site. Full-moves accesses are proposed on Edgeley Boulevard, Applewood Crescent, and via a temporary private road within the future Apple Mill Road road allowance. A 6m wide landscape strip is proposed along the perimeter of the site.

Parking/Access

Parking for the site is calculated as follows:

Retail:	13,466m ² @ 6 spaces per 100m ²	=	808 spaces
TOTAL PARKING SPACES REQUIRED:			808 spaces
TOTAL PARKING PROVIDED:			812 spaces

The site meets the minimum parking requirements, having a surplus of 4 spaces.

There are two full-moves driveways proposed onto Applewood Crescent, with one being used solely for access to the loading/service area of Building "A" (Sam's Club). The width of this access must be reduced from 17.75m to 13.5m to satisfy the Engineering Department's requirements and to comply with the Zoning By-law. Two full-moves driveways are proposed onto Edgeley Boulevard, one of which is a temporary private driveway within the future Apple Mill Road. As a condition of site plan approval, the agreement shall contain a clause indicating the temporary nature of the driveway, and that it shall be removed for the construction of Apple Mill Road, upon receiving notice from the City.

As a condition of site plan approval, parking, access and on-site vehicular circulation must be to the satisfaction of the Engineering Department. Also, the agreement will contain a clause requiring the Owner to construct the proposed sidewalks within the Applewood Crescent right-of-way and within the future Apple Mill Road, as shown on the site plan.

Site Servicing, Grading & Stormwater Management

Municipal storm, sanitary and watermains are available to service the subject site. As a condition of site plan approval, the final site grading and servicing plans and stormwater management report must be approved by the Engineering Department.

All hydro requirements must be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

A 6m wide landscape strip will be provided along the perimeter of the site which, when combined with the boulevard on the adjacent roads, will contain a double row of deciduous trees, shrub planting and a sidewalk. Coniferous trees will be provided along the west property line to screen the rear elevation of the building. The parking islands will contain shrubs and deciduous trees.

Concrete sidewalks are proposed on both sides of the entrance driveways leading into the site. A patterned concrete will be used to identify the pedestrian connections to the sidewalks. Concrete bands with different finishes are proposed along the front (east side) of Building "A" and in the landscaped amenity area, just north of Building "B". A pylon sign is proposed at the southeast corner of the site. Details such as height and width of the sign are required.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

Building Design

Building "A" (Sam's Club) is rectangular-shaped and 8.05m in height. The main entrance is located on the southeast corner of the building. A customer loading area with canopy above, and four tire and battery installation bays are proposed on the south elevation. Vertical architectural elements and canopies are proposed on the east wall facing Edgeley Boulevard. A series of roof-mounted window panels encased in metal paneling is being proposed to provide light into the store's interior. A large company logo/sign is proposed above the main entrance, with smaller versions of the same sign on the east and west elevations. The roof-top mechanical units will be screened. The primary building material used is a beige coloured concrete wall panel, with red horizontal banding.

Elevation drawings have been submitted for retail Buildings "B", "C" and "D". All three buildings are relatively small one-storey buildings, each having similar architectural treatment and materials, including the use of cornice moulding, window canopies, brick and stucco, and entrances with glazing. All buildings face and are close to the street (Edgeley Boulevard and future Apple Mill Road), with provision for pedestrian walkway connections. This configuration represents the City's objectives in achieving a positive relationship between a building and a street. The Urban Design Department has suggested that the southwest building be turned 90° to enable more presence at the street, which can be accommodated on the final plan. Generic sign bands are proposed since the occupants of these buildings are not known at this time. Any significant changes to either the building footprint or elevations of any of the three small retail buildings would require Council approval and an amendment to the site plan agreement.

Conclusion

Staff have reviewed the site plan application in accordance with policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed retail buildings, in the context of the surrounding Corporate Centre uses. The proposed site plan is consistent with the approved Urban Design Guidelines, and the by-law to remove the Holding (H) symbol from the Zoning By-law on the subject lands can proceed.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building 'A' (Sam's Club)
5. Elevations - Building 'B'
6. Elevations - Building 'C'
7. Elevations - Building 'D'

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
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Marco Ramunno, Manager of Development Planning, ext.8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lots 6 & 7,
Concession 5

APPLICANT:
FIRST VAUGHAN
INVESTMENTS LTD.



Community Planning Department

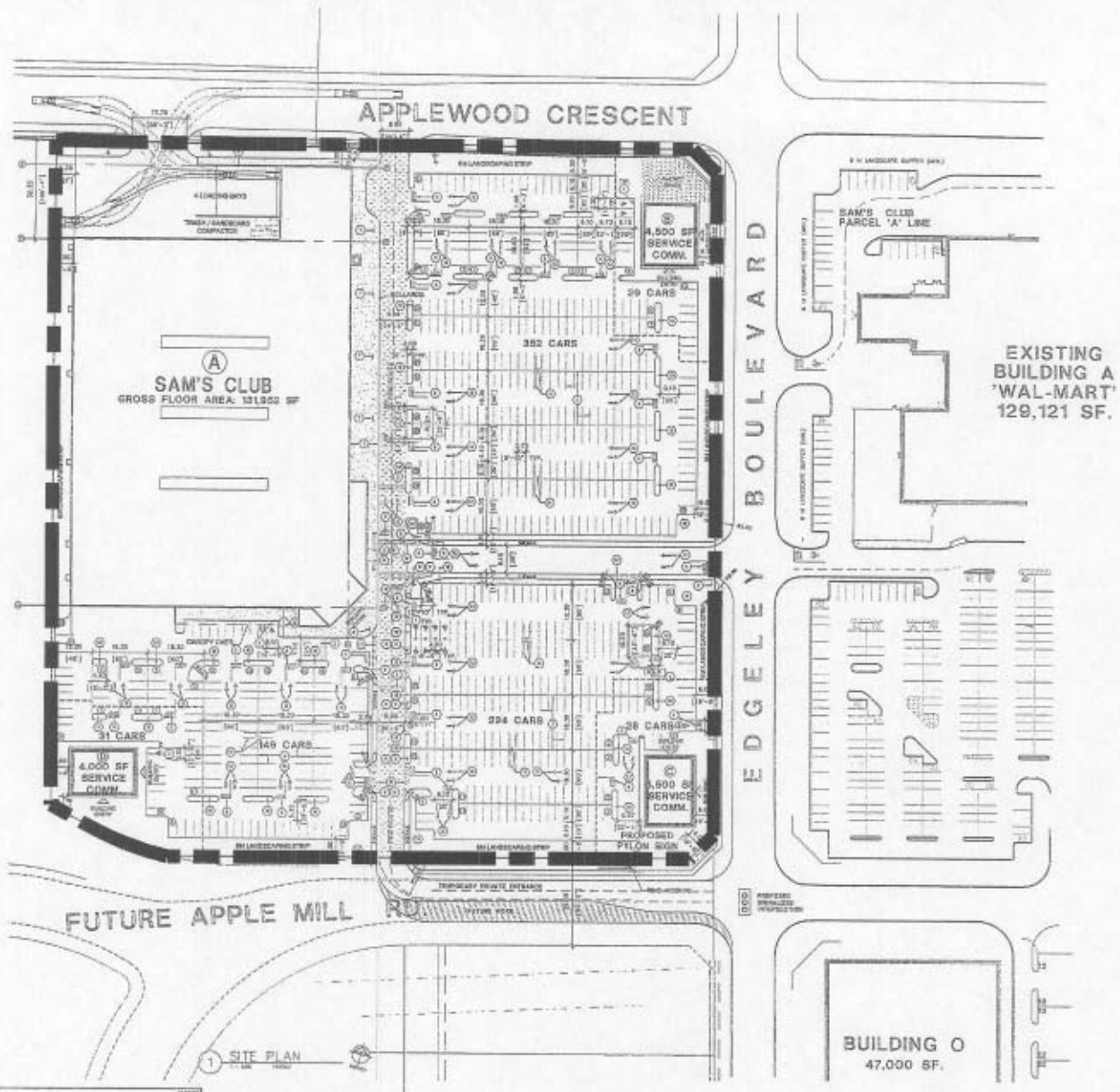
Attachment

FILE No.:
DA.02.076

March 20, 2003

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SITE STATISTICS	
REAL SITE AREA:	34,077 SF = 0.780 AC = 13.12 ACES
PARCEL 'A' AREA:	42,445 SF = 0.964 AC = 15.80 ACES
COVERED:	10,234
PARCEL 'A' AREA:	19,802 SF = 0.452 AC
PARCEL 'B' AREA:	4,526 SF = 0.103 AC
PARCEL 'C' AREA:	4,389 SF = 0.100 AC
PARCEL 'D' AREA:	5,209 SF = 0.119 AC
PARKING STALLS REQUIRED FOR BUILDING 'A'	6,000 ST = 720 STALLS
PARKING PROVIDED BUILDING 'A'	325 STALLS (2,475,000 SF) (5,974 ST)
PARKING STALLS REQUIRED FOR BUILDING 'B'	6,700 ST = 25 STALLS
PARKING PROVIDED BUILDING 'B'	25 STALLS (2,500,000 SF) (5,700 ST)
PARKING STALLS REQUIRED FOR BUILDING 'C'	6,700 ST = 25 STALLS
PARKING PROVIDED BUILDING 'C'	25 STALLS (2,500,000 SF) (5,700 ST)
PARKING STALLS REQUIRED FOR BUILDING 'D'	6,700 ST = 25 STALLS
PARKING PROVIDED BUILDING 'D'	25 STALLS (2,500,000 SF) (5,700 ST)
PARKING STALL SIZE:	6'-0" x 25'-0" = 213sq ft
MINIMUM STALL WIDTH:	11'-0" x 25'-0" = 275sq ft
MINIMUM STALL WIDTH:	12'-0" x 25'-0" = 300sq ft



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SUBJECT LANDS

Site Plan

Lots 6 & 7,
Concession 5

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Attachment

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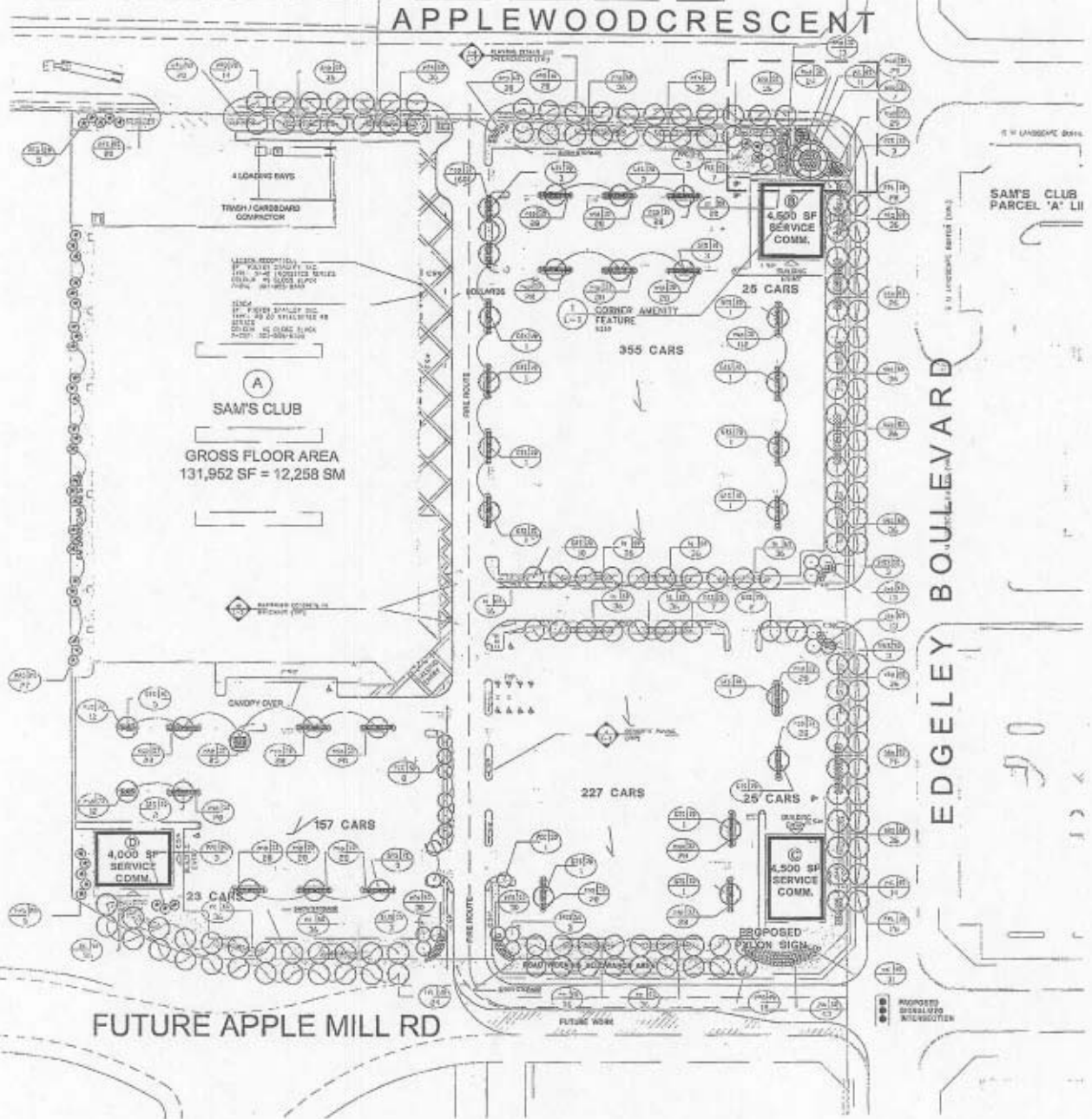
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LEGEND



Landscape Plan

Lots 6 & 7,
Concession 5

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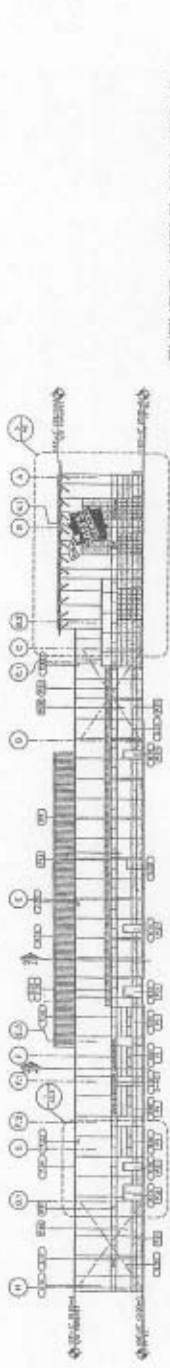
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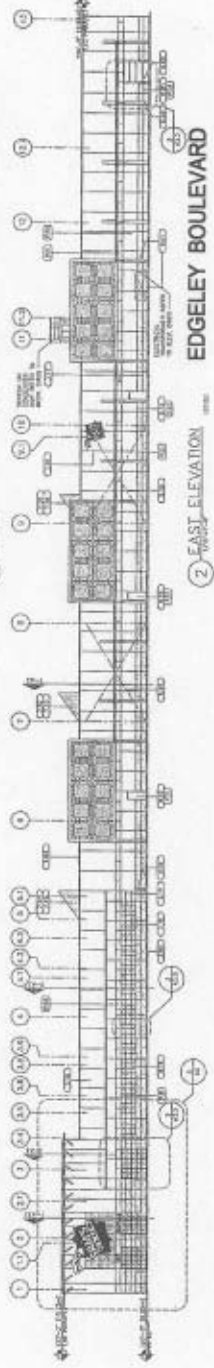
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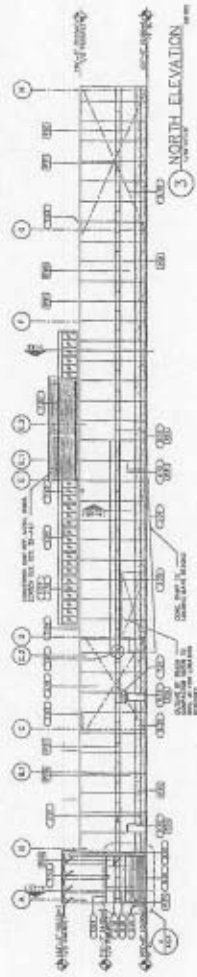
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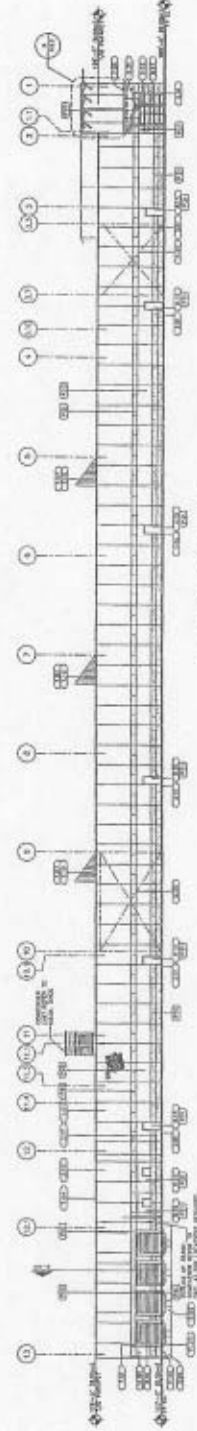
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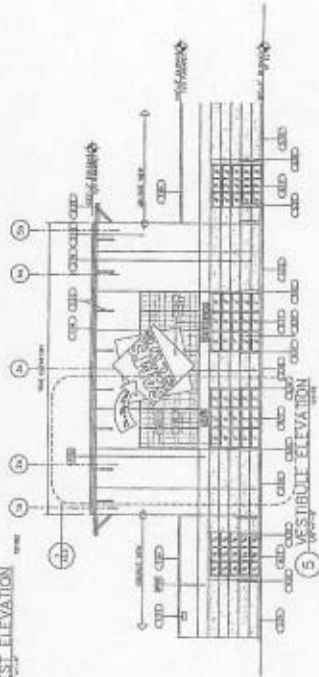
2 EAST ELEVATION



3 NORTH ELEVATION



4 WEST ELEVATION



5 WEST ELEVATION

Exterior Elevations

Lots 6 & 7,
Concession 5

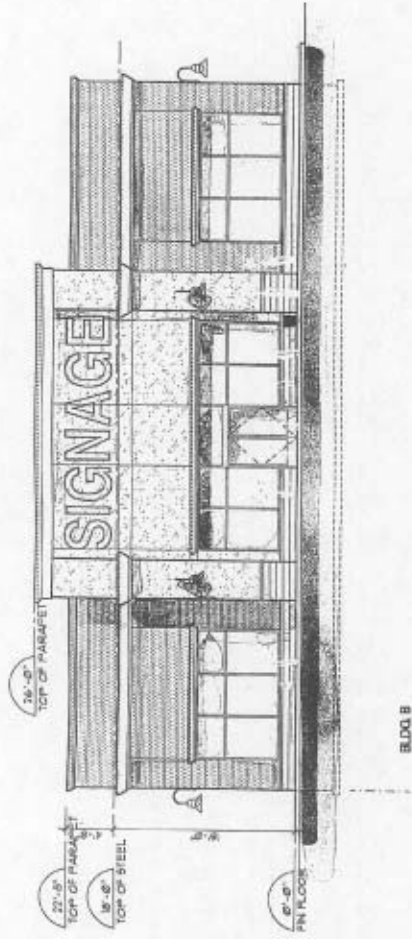
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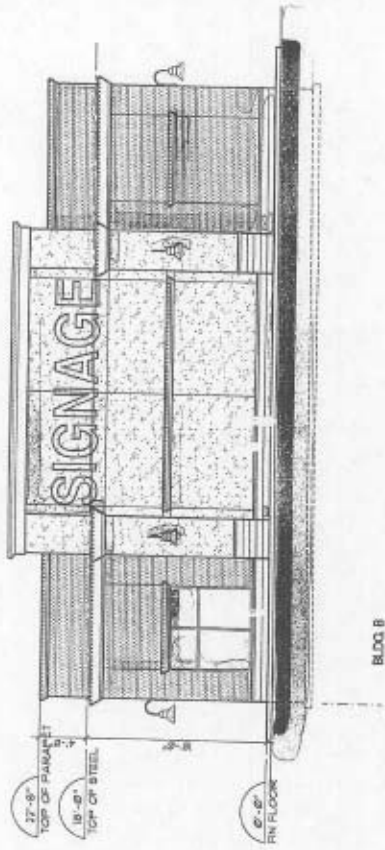
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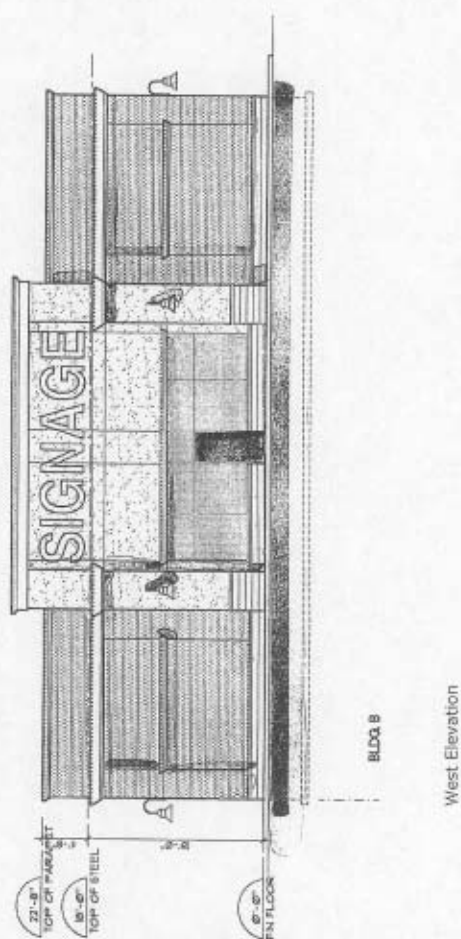
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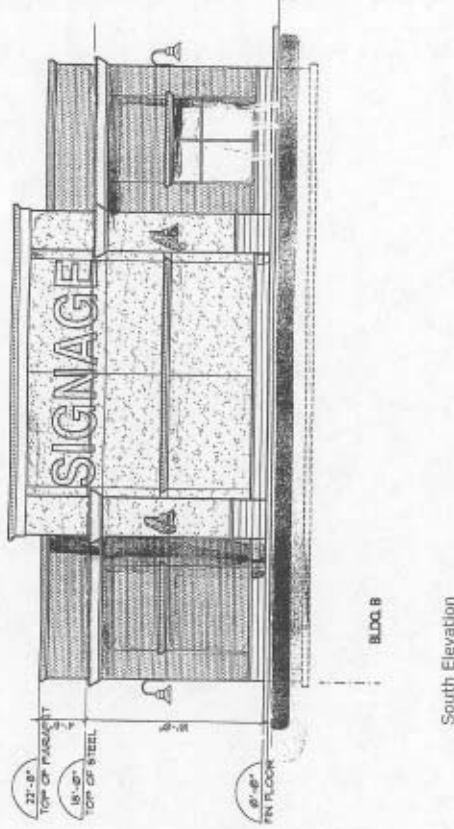
East Elevation



North Elevation



West Elevation



South Elevation

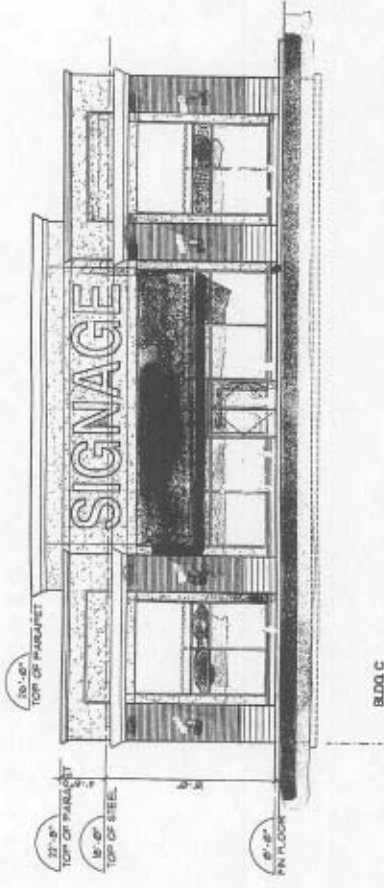
Elevations - Building 'B'

Lots 6 & 7,
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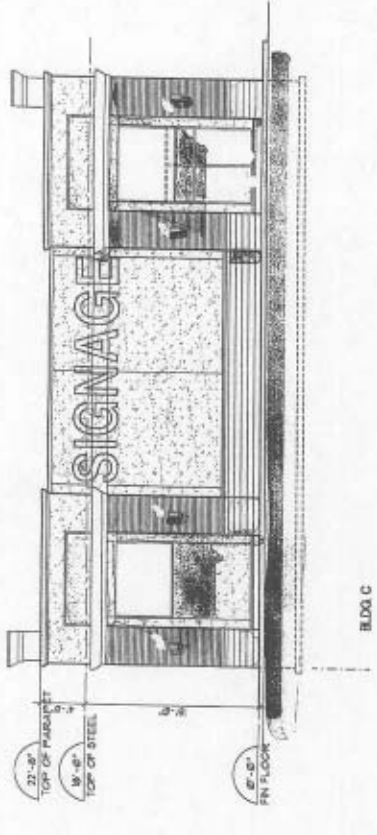


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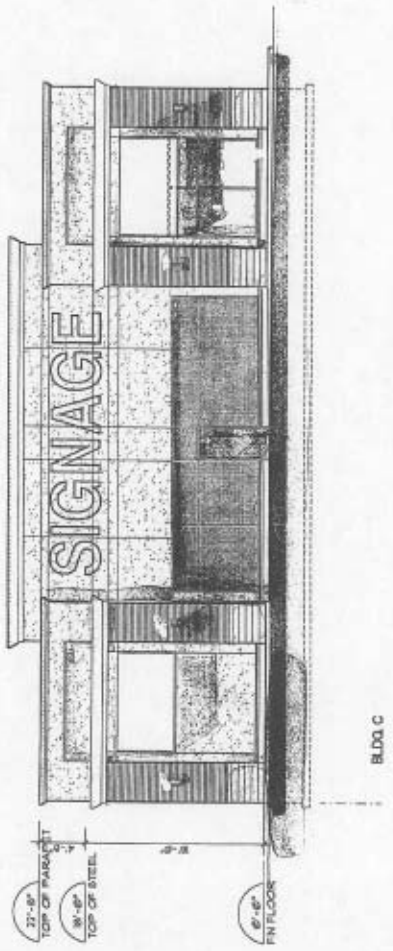
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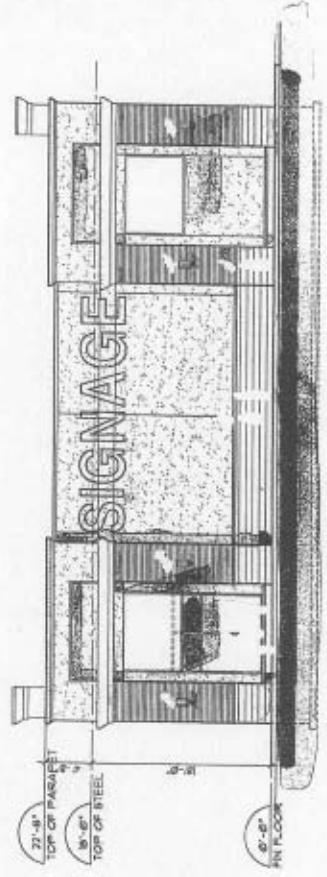
East Elevation



South Elevation



West Elevation



North Elevation

Elevations - Building 'C'

Lots 6 & 7,
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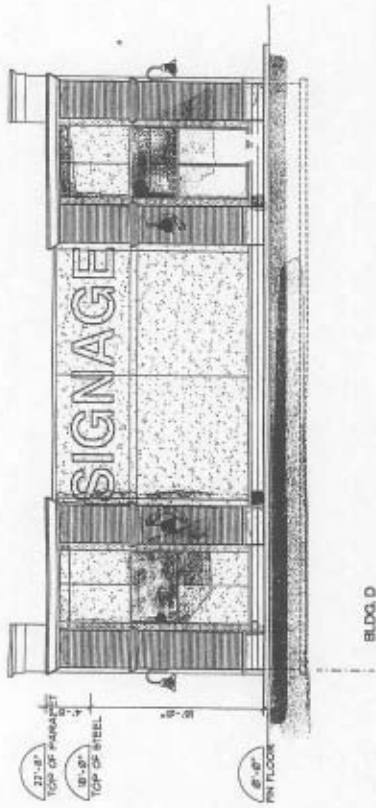
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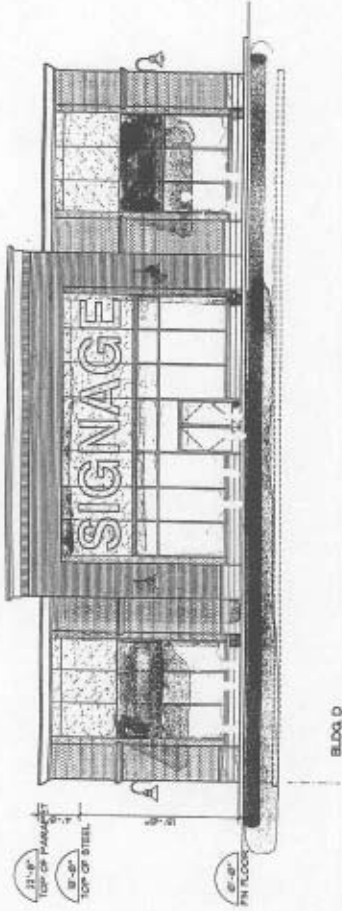
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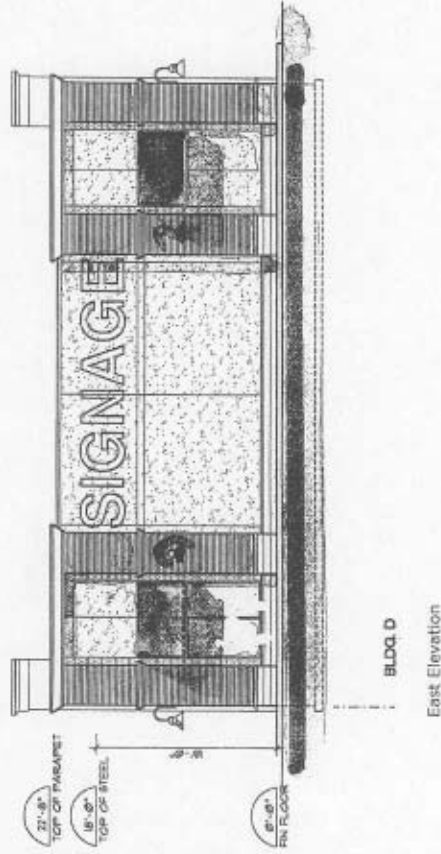
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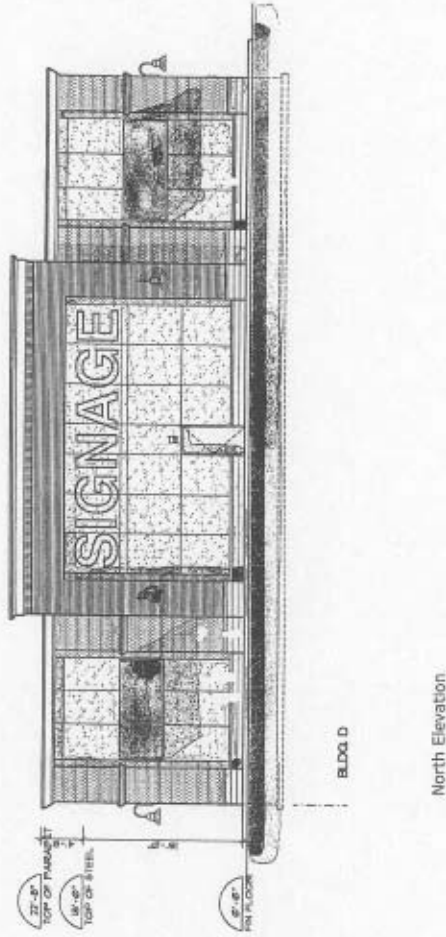
West Elevation



South Elevation



East Elevation



North Elevation

Elevations - Building 'D'

Lots 6 & 7,
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