

**COMMITTEE OF THE WHOLE MAY 17, 2004**

**SITE DEVELOPMENT FILE DA.04.017**  
**RUTHERFORD COMMERCIAL HOLDINGS LTD.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.04.017 (Rutherford Commercial Holdings 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 shall be approved by the Community Planning and Urban Design Departments;
    - ii) the final landscape plan shall be approved by the Urban Design Department; and,
    - iii) the final site servicing and grading plans shall be approved by the Engineering Department.

**Purpose**

On April 7, 2004, the Owner submitted an application to amend site development approval to permit a 199m<sup>2</sup> addition to the north end of the supermarket building on the easterly portion of the site.

**Background - Analysis and Options**

The subject lands are located at the northeast corner of Rutherford Road and Weston Road, being Block 137 on Plan 65M-3373, in Part of Lot 16, Concession 5, City of Vaughan. The L-shaped 2.65 ha property has frontage on both Weston Road and Rutherford Road. The surrounding land uses are:

- North - Hawkview Boulevard; detached residential, stormwater management pond (RVM1(WS-B) Residential Urban Village Multiple Dwelling Zone One, OS1 Open Space Conservation Zone)
- South - Rutherford Road; gas station, future commercial (C4 Neighbourhood Commercial Zone, A Agricultural Zone)
- East - vacant ( A Agricultural Zone)
- West - Weston Road; commercial (C4 Neighbourhood Commercial Zone)

On June 23, 2003, Council approved Site Development File DA.02.050 (Rutherford Commercial Holdings Ltd.) for a neighbourhood commercial site which includes a 3441m<sup>2</sup> supermarket at the east end on the site.

The applicant appealed the site plan to the Ontario Municipal Board and the Board issued their decision to approve the application on October 31, 2003. The owner has submitted an application to permit an addition to the supermarket building.

**Official Plan/Zoning**

The lands are designated "Neighbourhood Commercial Centre" by OPA #600. This designation permits the following uses: retail stores, food store, drug store/pharmacy, banks/financial

institutions, business/professional offices, personal services, restaurants and service stations/gas bars. The proposed development conforms to the Official Plan.

The lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1019). The C4 Zone provides for a wide range of commercial uses, including: banks/financial institutions, business/professional offices, eating establishments, personal service shops, retail stores and supermarkets. In addition, Exception 9(1019) adds the following permitted uses: automobile gas bar, automobile service station and eating establishment (convenience) with drive-through.

### Site Plan

The site plan approved by the Ontario Municipal Board (Attachment #2), identifies Building "C" as the supermarket with a gross floor area of 3441m<sup>2</sup>. The approved site plan indicated an expansion area on the north side of the supermarket for an 816m<sup>2</sup> addition. The revised site plan (Attachment #3) shows Building "C" with a gross floor area of 3640m<sup>2</sup>, an increase of 199m<sup>2</sup>.

In addition, parking spaces have been added along the north side of the supermarket. The OMB approved site plan had 368 parking spaces and the revised plan is providing 381 spaces.

### Elevations

The addition will maintain the design and materials established for the original supermarket building. The west elevation, facing the parking area, has been revised to move the entrance doors and windows north along the face of the building. The exterior of the west elevation will feature a smooth stucco finish along the bottom two thirds of the building, with a stucco finish across the top third. A beige masonry plinth runs along the bottom of the building.

The north elevation will have stucco finish, with a row of windows running across the center. The east elevation will be finished with stucco. There are no doors or windows on the addition.

### **Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

### **Conclusion**

The site plan conforms to the policies of the Official Plan and is in compliance with the Zoning By-law. The addition to the supermarket is relatively minor, and maintains the design of the supermarket as originally approved. Staff are satisfied that the addition represents appropriate development for the site. Should Committee concur, the "Recommendation" can be adopted.

### **Attachments**

1. Location Map
2. Site Plan - OMB Approved
3. Site Plan - Supermarket Addition
4. Site Servicing Plan
5. Landscape Plan
6. Elevation Plan

### **Report prepared by:**

Todd Coles, Planner, ext. 8634  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG

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# Location Map

Lot 16,  
Concession 5

APPLICANT:  
RUTHERFORD COMMERCIAL  
HOLDINGS LIMITED



Community Planning Department

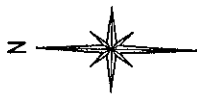
# Attachment



FILE No.:  
DA.04.017  
RELATED FILE:  
DA.02.050  
April 23, 2004



SUBJECT LANDS



Not to Scale

HIGHWAY 400

WESTON ROAD

RUTHERFORD ROAD

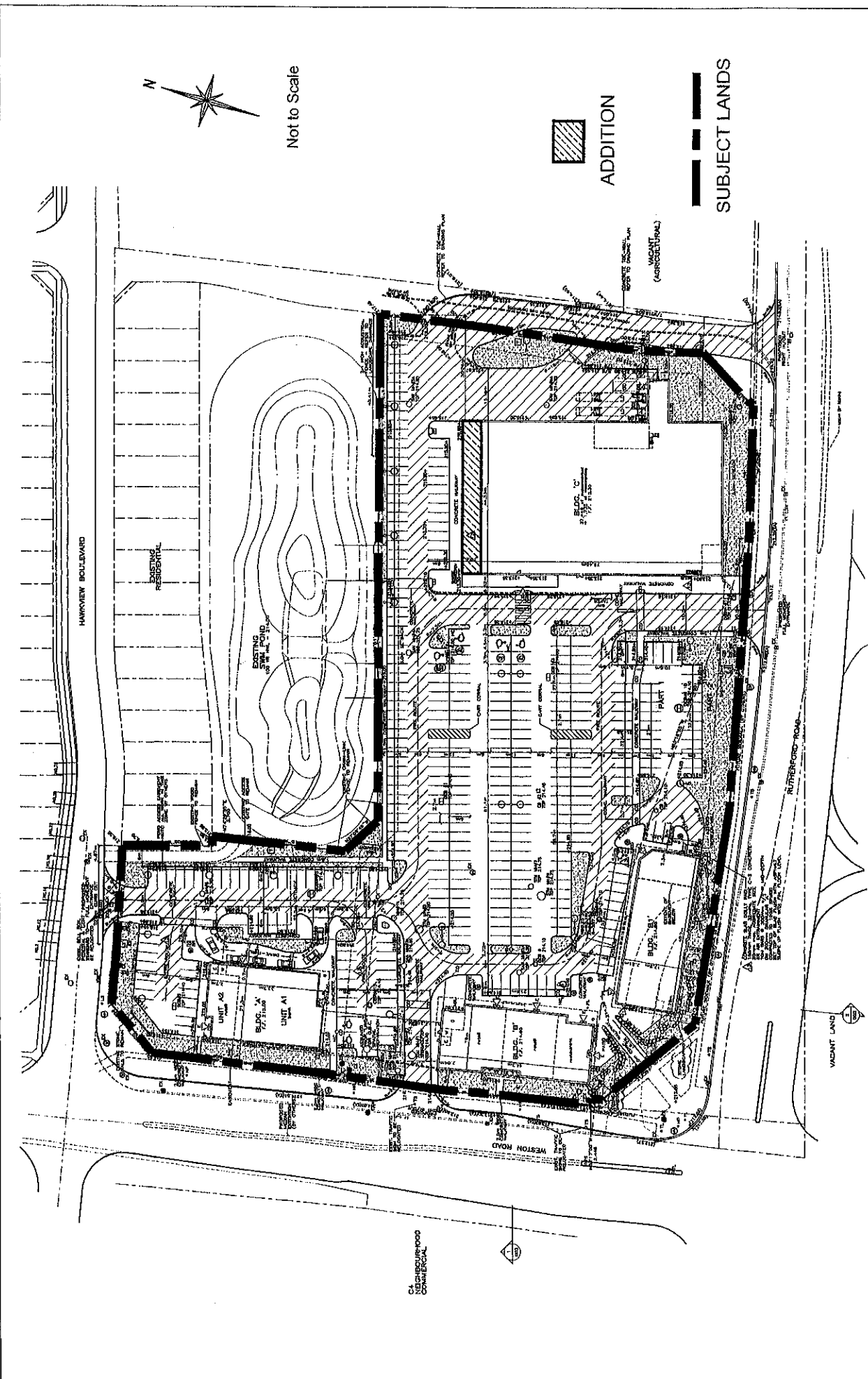
FOSSIL HILL ROAD

COMDEL BOULEVARD

HANKYIEN BOULEVARD

LA ROCCA AVENUE





**Site Plan -  
Supermarket Addition**

APPLICANT:  
RUTHERFORD COMMERCIAL  
HOLDINGS LIMITED

Lot 16,  
Concession 5



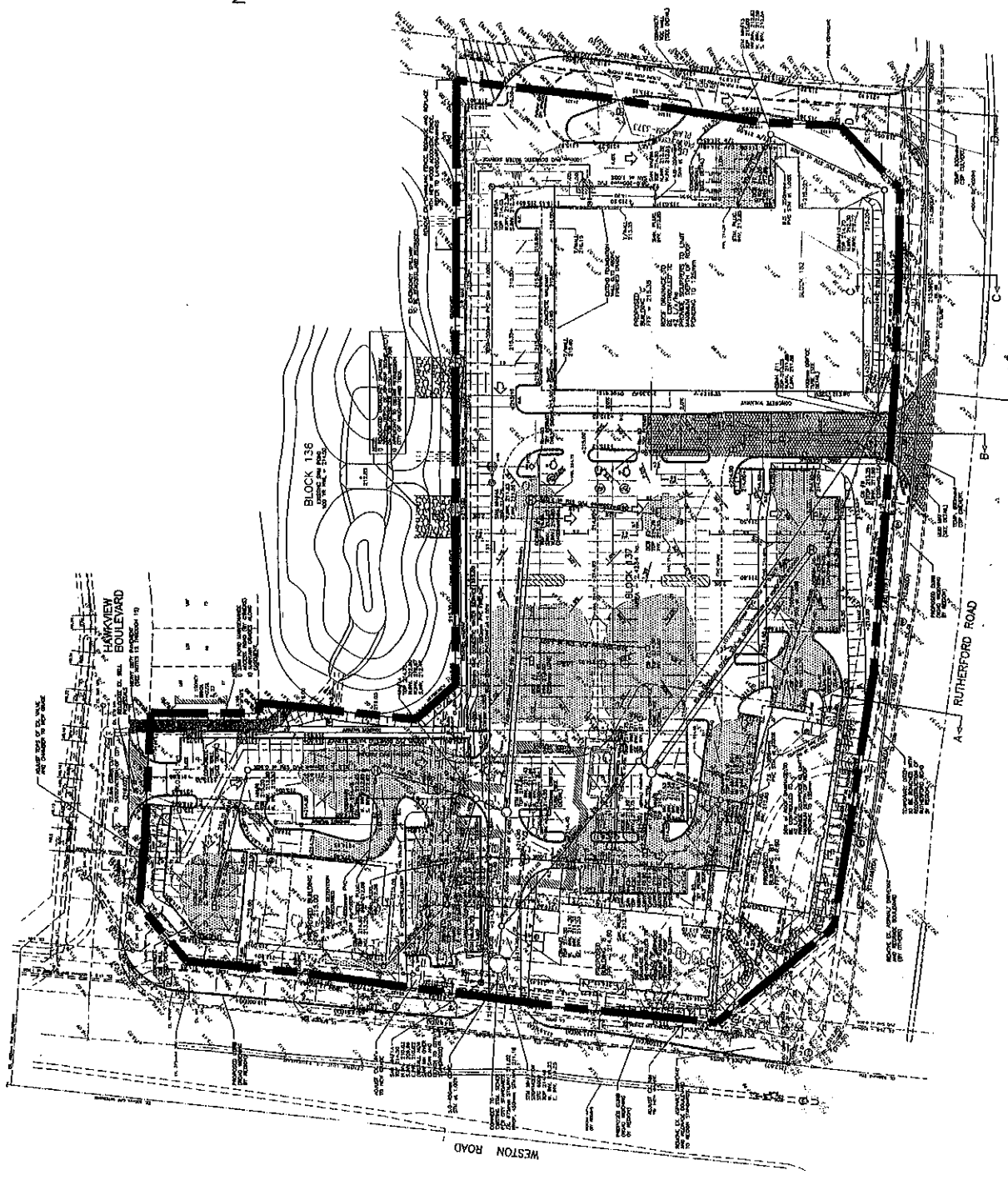
Community Planning Department

**Attachment 3**  
FILE No.: DA.04.017  
RELATED FILE: DA.02.050  
April 23, 2004



Not to Scale

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SUBJECT LANDS



# Site Servicing Plan

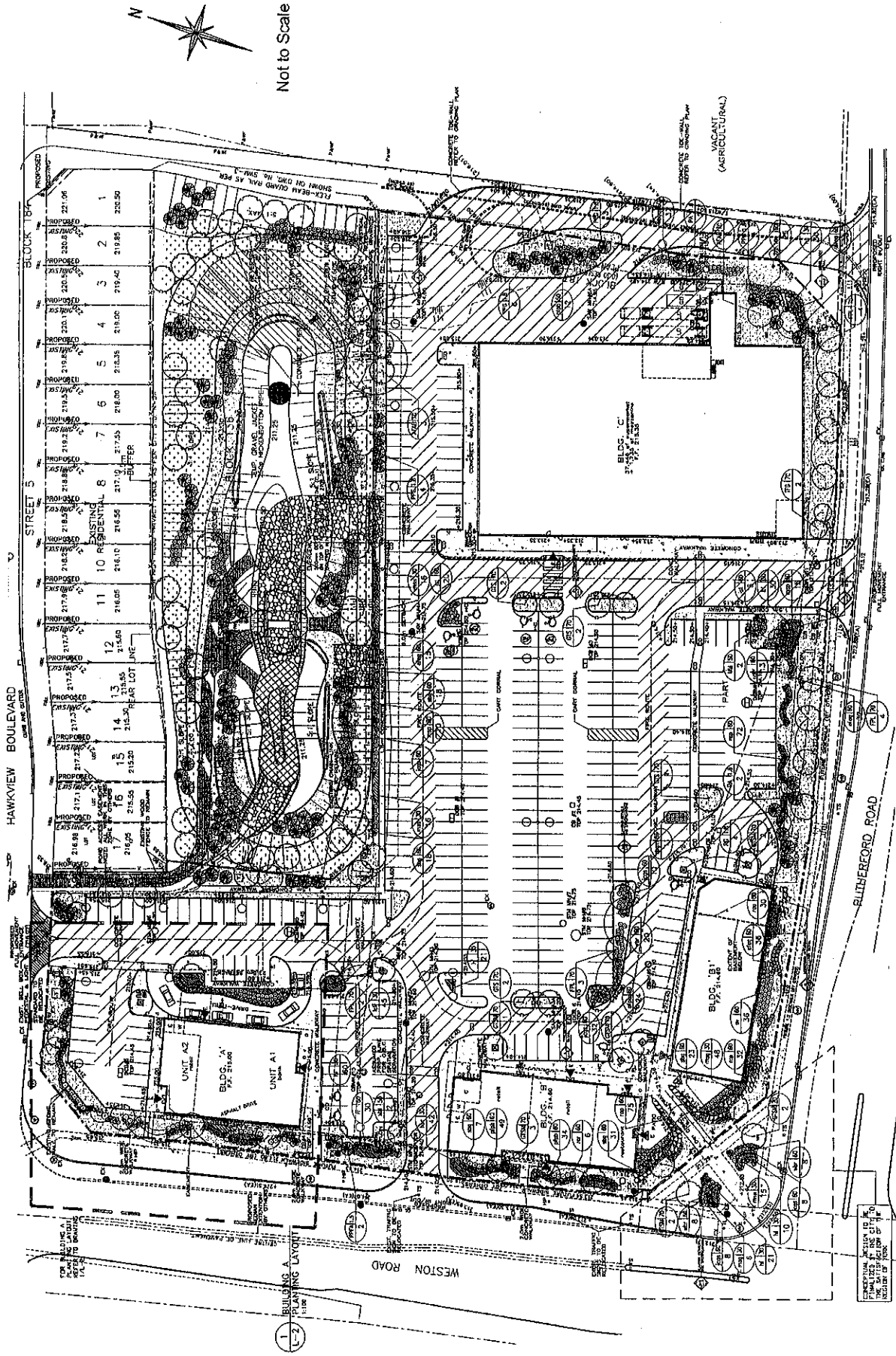
Lot 16,  
Concession 5  
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Community Planning Department

# Attachment 4

FILE No.:  
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April 23, 2004



# Landscape Plan

Lot 16,  
Concession 5

APPLICANT:  
RUTHERFORD COMMERCIAL  
HOLDINGS LIMITED

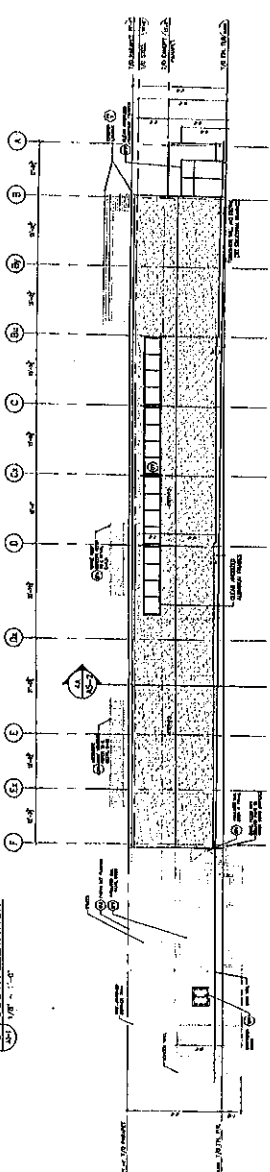
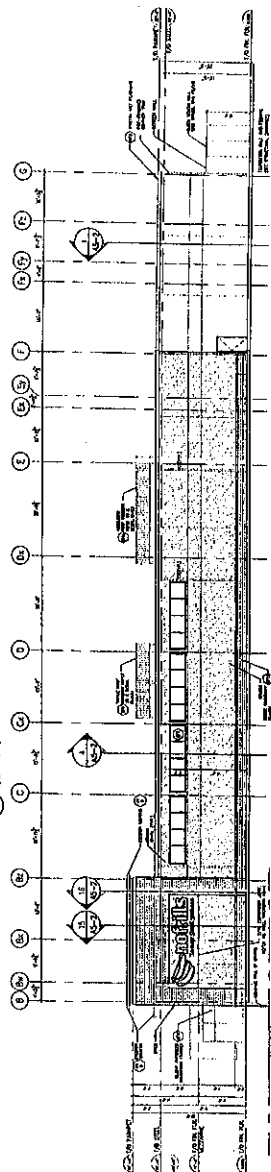
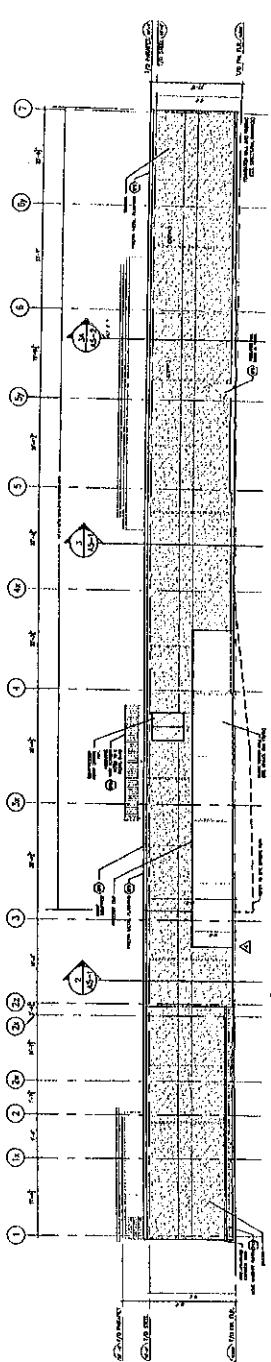
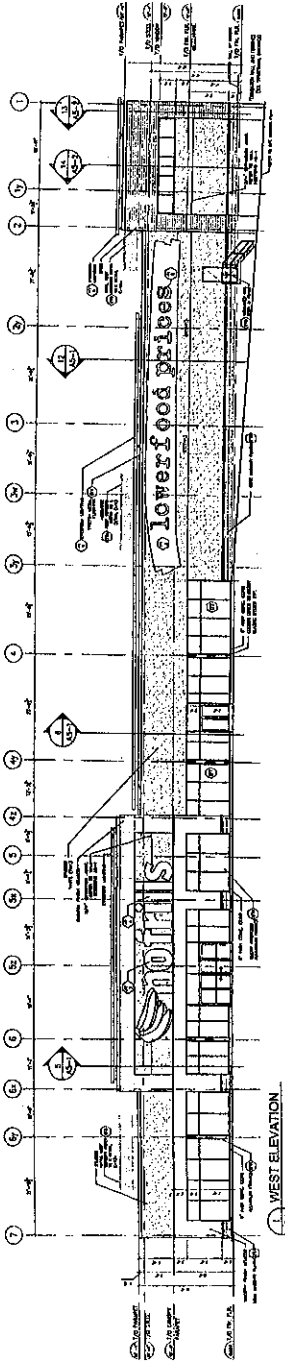


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# Attachment 5

FILE No.:  
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DA.02.050  
April 23, 2004





Not to Scale

# Elevation Plan

Lot 16,  
Concession 5

APPLICANT:  
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Community Planning Department

# Attachment 6

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