

**COMMITTEE OF THE WHOLE NOVEMBER 29, 2004**

**ZONING BY-LAW AMENDMENT FILE Z.04.056  
SITE DEVELOPMENT FILE DA.04.033  
INTONACO INVESTMENTS CORP.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Application Z.04.056 (Intonaco Investments Corp.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, shown on Attachment #1.
  
2. THAT Site Development Application (Intonaco Investments Corp.) BE APPROVED, subject to the following conditions:
  - i) The Development Planning Department shall approve the final site plan, elevations, landscape plan and landscape cost estimate;
  - ii) The Engineering Department shall approve the final site servicing and grading plans and stormwater management report;
  - iii) The applicant shall submit a final signage package for review and approval;
  - iv) Prior to final site plan approval, all required variances for reduced parking from 651 to 575 spaces, and the reduced landscape strip from 6.0m to 4.5m, shall be obtained from the Committee of Adjustment, and shall be in full force and effect;
  - v) Prior to the execution of the site plan agreement, the holding zone applicable to the subject lands shall be lifted;
  - vi) The applicant shall satisfy all requirements of the Region of York Transportation and Works Department;
  - vii) All hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc; and
  - viii) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the land, prior to the issuance of a building permit, in accordance with the Planning Act.

**Purpose**

The Owner has submitted a Site Development Application to facilitate the development of the subject lands with eleven one-storey retail/commercial buildings totalling 10,847.98m<sup>2</sup> and 577 parking spaces, as shown on Attachment #2. In addition, the Owner submitted an application to amend the Zoning By-law to lift the "H" Holding Zone from the subject property.

**Background - Analysis and Options**

The 4.37ha site is located west of Jane Street, on the south side of Rutherford Road, and north of Vaughan Mills Circle, being Part of Block 1 on Plan 65M-3696 (Part 19 on 65R-26825), Lot 15, Concession 5, Ward 1 City of Vaughan. The property is vacant, and has 163m of frontage on

Rutherford Road, and is one of the six out parcel sites located around the Vaughan Mills Shopping Centre.

The surrounding land uses are:

- North - Rutherford Road; existing commercial (C5 Community Commercial Zone)
- South - Vaughan Mills Circle; Vaughan Mills Shopping Centre (SCD Vaughan Centre Shopping Centre District Zone)
- East - vacant land; Vaughan Mills outparcel (C1(H) – Restricted Commercial with the Holding Symbol “H”)
- West - vacant land; Vaughan Mills outparcel (C1(H) – Restricted Commercial with the Holding Symbol “H”)

#### Official Plan

The subject property is designated “General Commercial (Special Policy)” by OPA #600. The proposed commercial uses conforms to the Official Plan.

#### Zoning

The subject lands are zoned C1(H) Restricted Commercial Zone with the Holding Symbol “H”, by By-law 1-88 and subject to Exception 9(1030). Two variances are required to facilitate the development. The first variance is for a reduction in parking. The By-law requires 651 parking spaces, whereas 577 are proposed, resulting in a shortfall of 74 spaces (11%).

The second variance is for a reduced landscape strip along Rutherford Road of 4.5m, whereas the By-law requires 6.0m. This reduction is considered to be minor and can be supported.

The applicant has applied to the Committee of Adjustment (File A355/04) to request relief for the reduced parking and landscape requirements.

The subject land was originally zoned with a Holding “H” symbol to ensure that it did not develop without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Upon site plan approval, these conditions will be satisfied and the Holding provision can be lifted from the site. The applicant has made application to lift the Holding Zone, and the implementing by-law will be forwarded to Council upon approval of the Committee of Adjustment application and prior to the execution of a site plan agreement.

#### Site Plan

The site plan consists of eleven separate multi-unit buildings, all one-storey in height and intended for commercial purposes as shown on Attachment #2. The site is designed with the buildings along the perimeter of the lot and parking in the centre. Buildings “C”, “E”, “F”, “H” and “J” are located on the corners of the site and provide patio areas, thereby creating strong pedestrian connections from the street into the site. The walkways surrounding the buildings continue through the parking lot and connect to the other buildings on site.

The site plan shows two drive-through locations in front of Buildings “A” and “B” abutting Rutherford Road. The applicant has agreed to provide additional landscaping including coniferous trees, on Rutherford Road to screen the drive-thru’s. Additional coniferous trees and a decorative screen containing black metal lattice panels 1.2 metres in height, with a decorative centre panel 1.75 metres in height as shown on Attachment #5 will be located abutting Rutherford Road, and screen the drive-thru areas.

Four access points are proposed to the site, one from each side of the property, including a right-in from Rutherford Road. The west and east driveways will align directly opposite the other adjacent outparcels. Loading areas for the larger buildings are screened from Rutherford Road,

and a rear service laneway has been added for the buildings abutting Vaughan Mills Circle. All garbage areas will be enclosed and form part of the building.

Staff is generally satisfied with the overall site layout, subject to the comments in this report being addressed.

### Elevations

The proposed building elevations are shown on Attachments #6 to #13. A consistent architectural style and use of building materials is utilized for each of the eleven buildings. Each building is two storeys in height with towers providing additional massing at the corners of the buildings. Each tower has a peaked metal roof, as opposed to the building's flat roofline, with decorative architectural star-shaped medallions provided as accent treatment.

In addition, arched glass covered pedestrian walkways are provided between Buildings "E" and "F" and between Buildings "H" and "J".

The exterior elevations are comprised of dark beige architectural precast panels at the ground level, with a light beige stucco wall at the second level. A stucco cornice moulding crowns the buildings. The store fronts are prefinished with aluminum frames and clear vision glass with spandrel panels at the bottom. The rear of the buildings contain spandrel panels with metal doors. The applicant has agreed to provide revised decorative doors that contain glass. All roof-top mechanical equipment be screened from street view.

### Vaughan Mills Urban Design Guidelines

The site is subject to the Vaughan Mills Urban Design Guidelines (VMUDG'S), approved by Council on April 26, 1999, as amended. These guidelines outline peripheral parcel development standards, including but not limited to, the following:

- Minimum building setback to the street;
- Building orientation to the street with enhanced pedestrian amenities;
- Special attention to be paid to building service areas;
- Building designs that reinforce gateway locations;
- The provision of pedestrian walkways and connections;
- The use of "four sided" architecture.

Staff is satisfied that subject to the recommendations and comments in this report, the proposal meets the general intent of the Guidelines. Accordingly, Staff is supportive of the proposal.

On October 6, 2004 the Vaughan Mills Design Review Committee approved the proposed plans, as required by the VMUDG's.

### Signage

The applicant has proposed continuous sign bands along the internal and external elevations for the multi-unit Buildings "D" – "L"). The height of the sign band is approximately 0.71m. Buildings A - C will have future signage above the north and south entrance doors and is subject to final approval by Staff.

### Parking

The applicant is proposing a total of 577 parking spaces, whereas 651 are required, a short fall of 74 spaces (11%). The Engineering Department has reviewed the parking study completed by Cole Engineering, dated Nov 9, 2004, submitted in support of the proposed parking supply for this proposal, and has indicated that they agree with the recommendation of the parking study and

are in support of the parking supply reduction. A Minor Variance must be obtained from the Committee of Adjustment to permit the required parking.

#### Landscape Plan (Attachment #3, #4 and #5)

The landscape treatment along Rutherford Road includes trees, shrubs and fencing along Rutherford Road, with dense vegetation in front of the Buildings "A" and "B" to screen the view of the drive-through portion from the street. Additional coniferous trees and a decorative screen containing black metal lattice panels and etched/frosted glass as shown on Attachment #5, will also be used to screen the drive-through.

Raised planters containing honey-locust and oak trees are located along the main driveway aisle providing access through the site. The intersection of the two main driveways contain a square focal point with patterned unit paving and four raised planters that frame the intersection. In addition, this intersection connects to the pedestrian walkways. Patio areas, located at the south-east and south-west corners of the site are framed using additional planting.

The landscaping along Vaughan Mills Circle and the internal streets located to the west and east of the site must be consistent with the Master Landscape Plan for the Vaughan Mills development. Prior to final site plan approval, the landscape plan and cost estimate must be approved by Staff.

#### Services and Utilities

The Applicant will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. Further approvals will be required from Power Stream Inc. and the Fire Department.

#### Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the land, prior to the issuance of a building permit, in accordance with the Planning Act.

#### 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

Staff has reviewed the proposed site plan application in accordance with the Official Plan, Zoning By-law, and in the context of the applicable design guidelines. Staff can support the proposed site plan application, which is considered to be an appropriate development of the site and compatible with the planned outparcel development surrounding the Vaughan Mills Shopping

Centre. Accordingly, Staff can also recommend approval of the Zoning By-law Amendment Application to lift the Holding "H" provision on the subject lands. Should the Committee concur, the recommendation in this report can be adopted.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Landscape Plan
5. Decorative Screen Fence Details
6. Elevations – Building A
7. Elevations – Building B
8. Elevations – Building C
9. Elevations – Building D
10. Elevations – Building E & F
11. Elevations – Building G
12. Elevations – Buildings H & J
13. Elevations – Buildings K & L

**Report prepared by:**

Margaret Holyday, Planner 1, ext. 8216  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

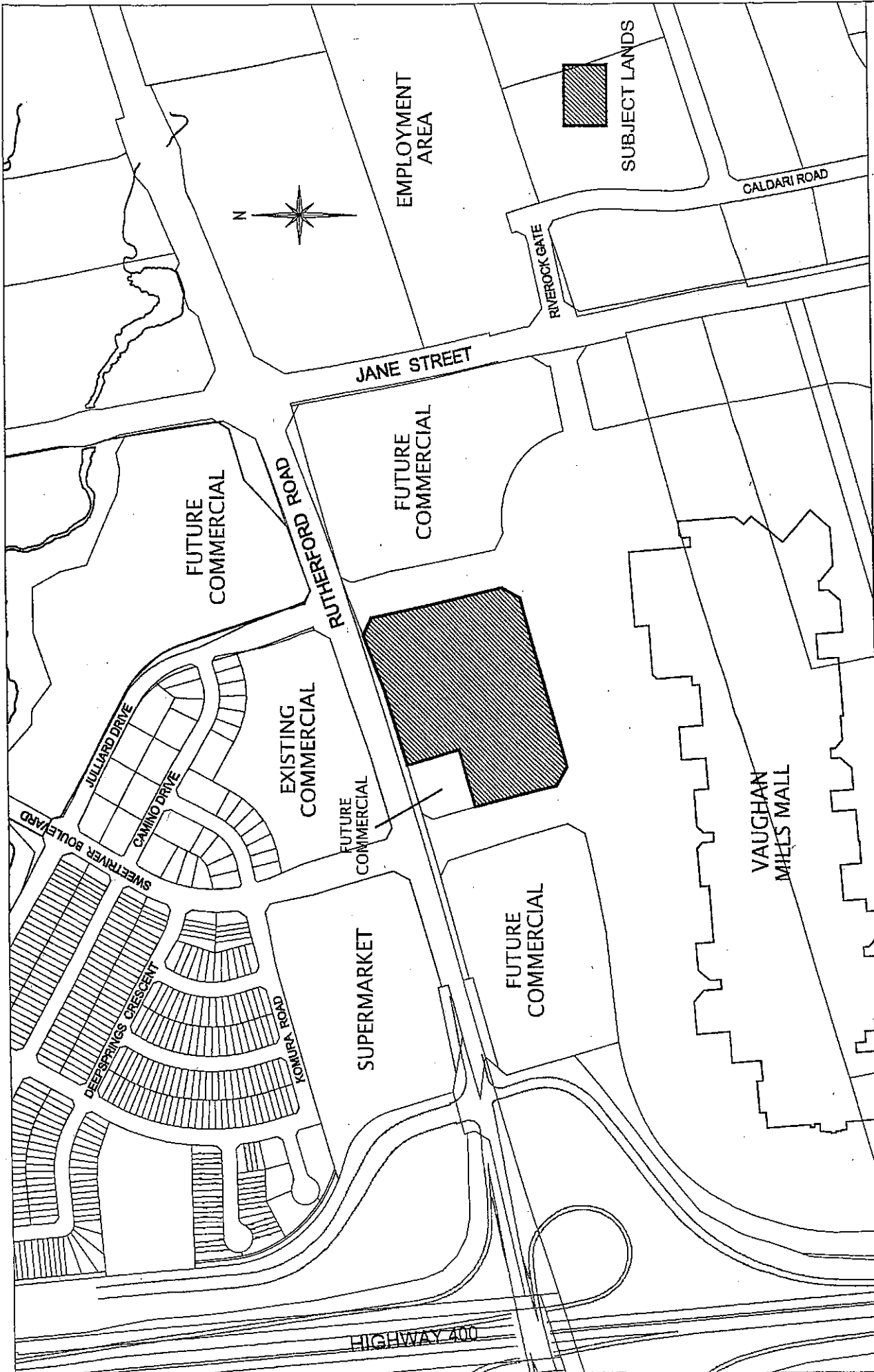
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**Attachment 1**

FILE No.:  
DA.04.033

Not to Scale

October 1, 2004

City of  
**Vaughan**

Community Planning Department

**Location Map**

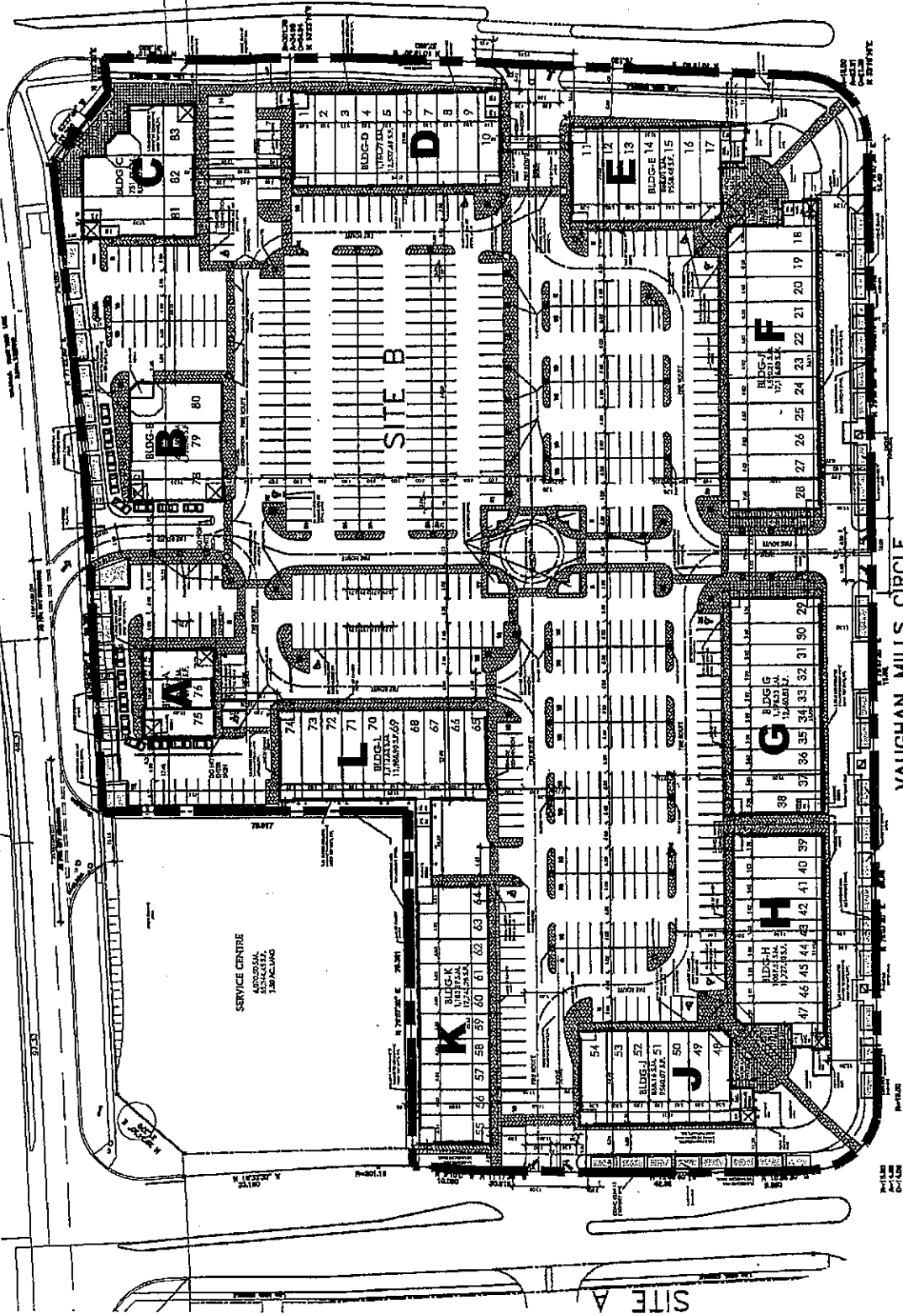
Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.

RUTHERFORD ROAD



SITE C



VAUGHAN MILLS CIRCLE

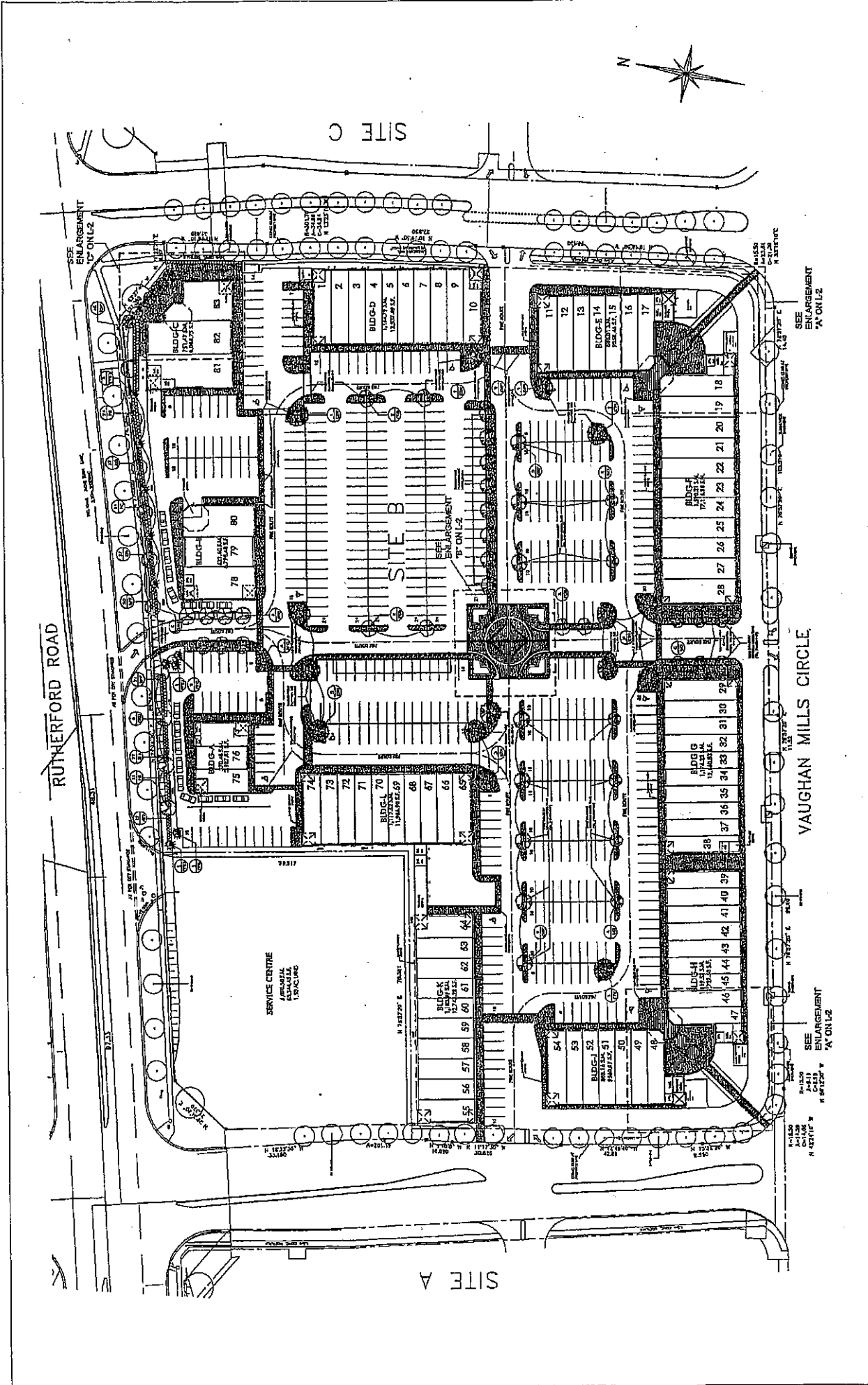
SUBJECT LANDS

# Attachment 2

FILE No.: DA.04.033  
 Not to Scale  
 October 1, 2004

City of  
**Vaughan**  
 Community Planning Department

**Site Plan**  
 Part of Lot 15,  
 Concession 5  
 APPLICANT:  
 INTONACO INVESTMENTS CORP.



**Attachment 3**  
 FILE No.: DA.04.033  
 Not to Scale  
 October 1, 2004

City of **Vaughan**

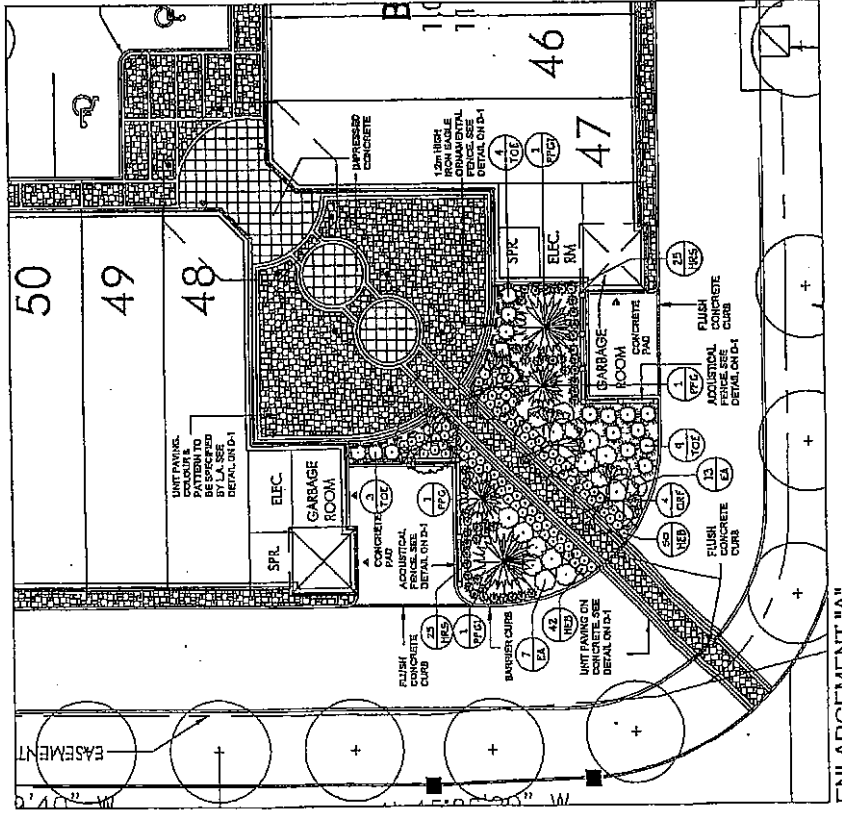
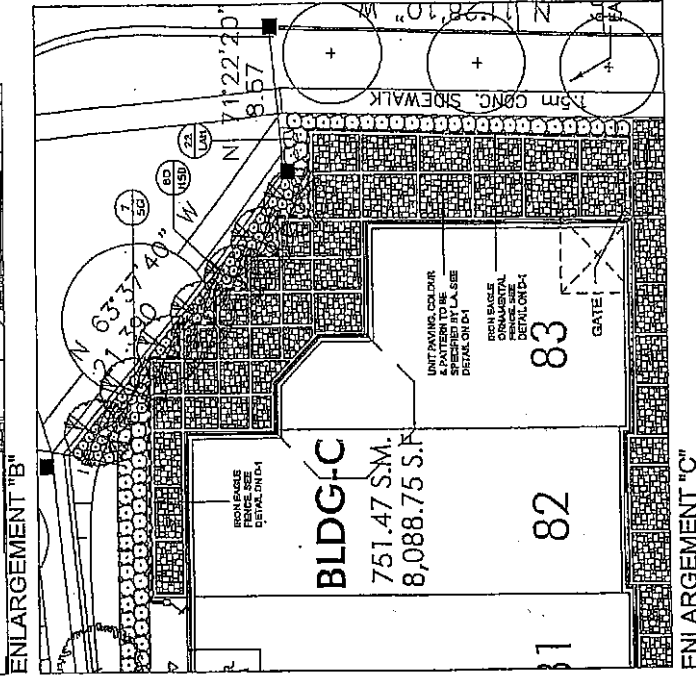
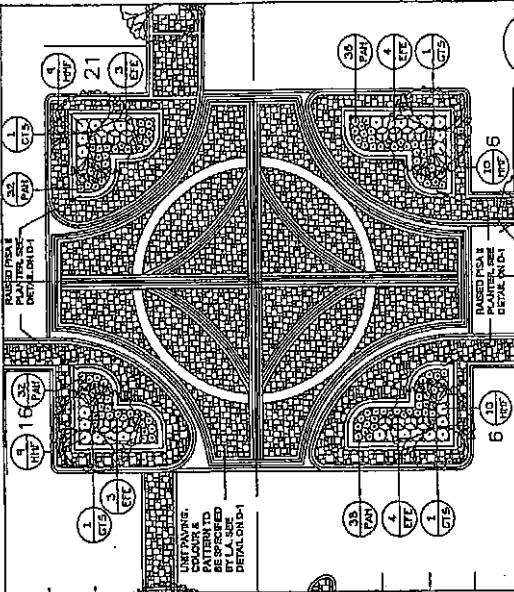
Community Planning Department

**Landscape Plan**

Part of Lot 15,  
 Concession 5  
 APPLICANT:  
 INTONACO INVESTMENTS CORP.

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# Attachment 4

FILE No.: DA-04-033  
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 October 1, 2004

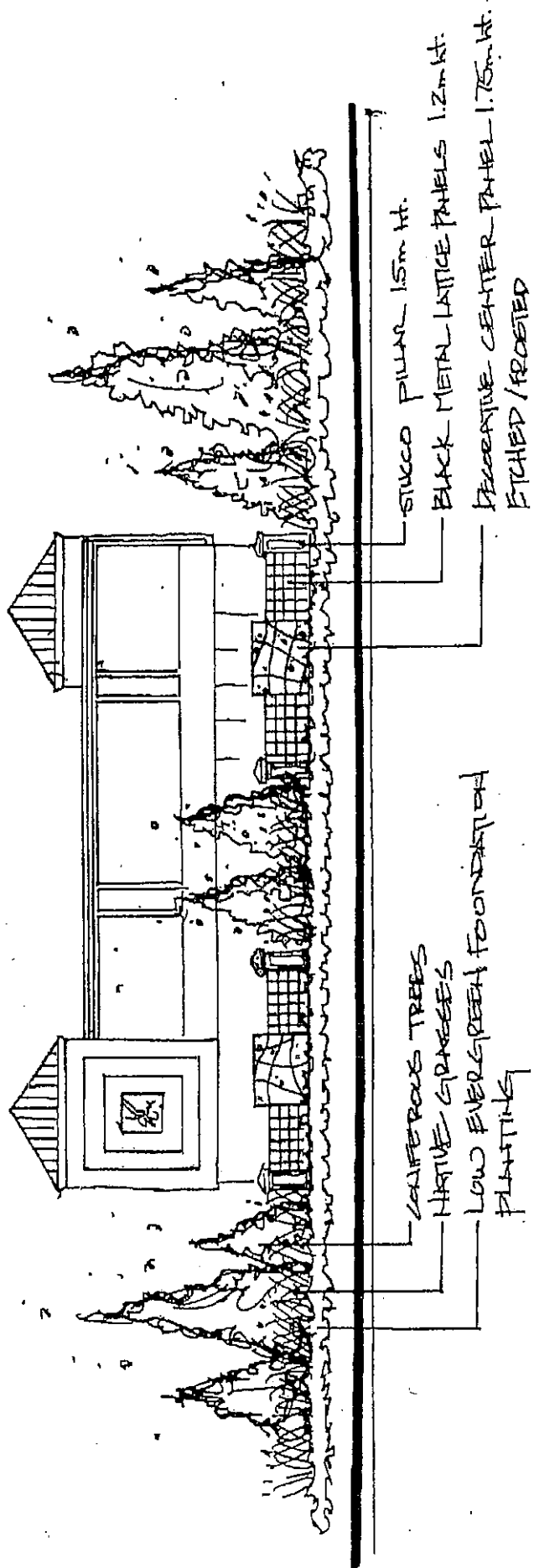


Community Planning Department

# Landscape Plan

Part of Lot 15,  
 Concession 5

APPLICANT:  
 INTONACO INVESTMENTS CORP.



# Attachment 5

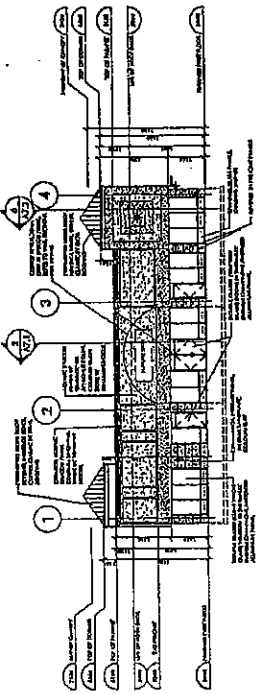
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 October 1, 2004



Community Planning Department

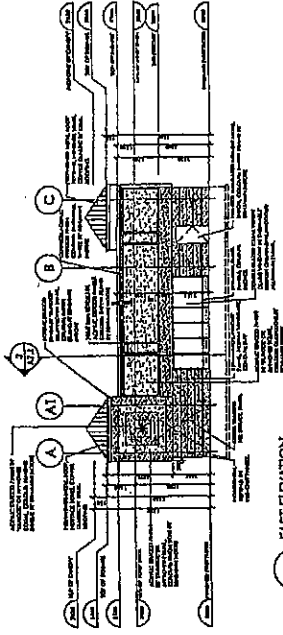
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Part of Lot 15,  
 Concession 5  
 APPLICANT:  
 INTONACO INVESTMENTS CORP.

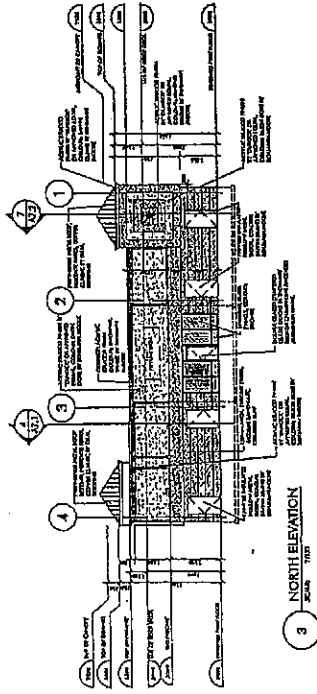


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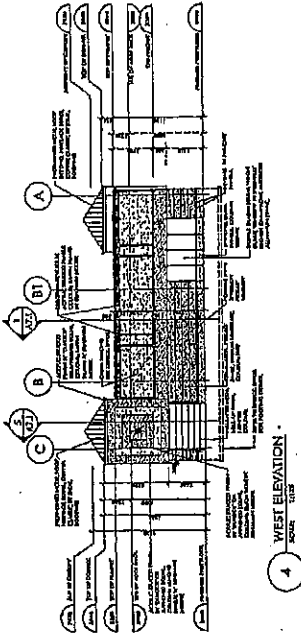
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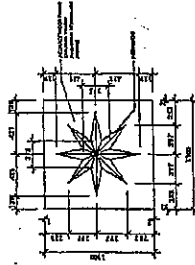
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4 WEST ELEVATION  
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5 DETAIL MEDALLION  
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# Elevations - Building A

Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.



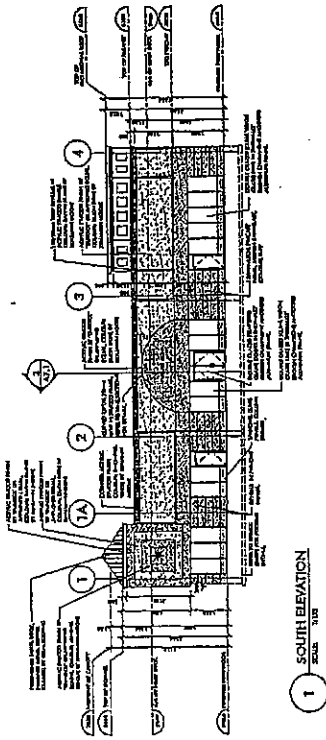
Community Planning Department

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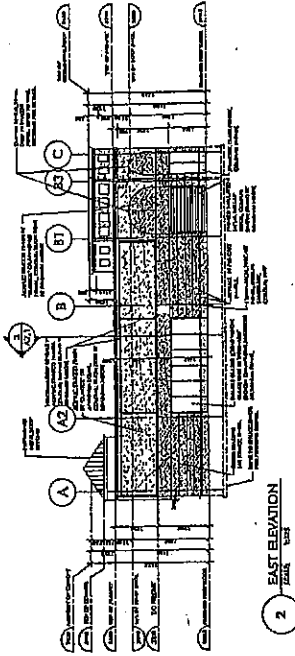
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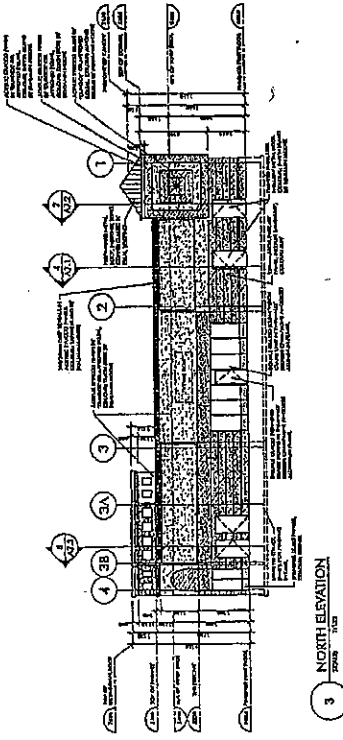
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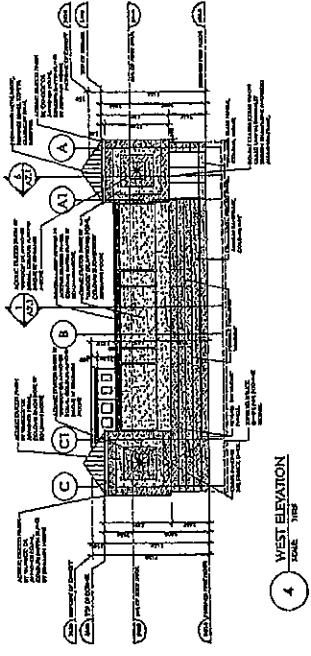
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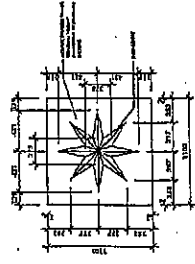
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SCALE: 1/8" = 1'-0"



5 DETAIL ELEVATION  
SCALE: 1/4" = 1'-0"

# Elevations - Building B

Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.



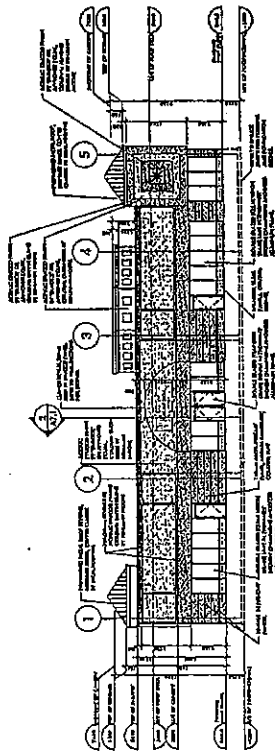
Community Planning Department

# Attachment 7

FILE No.:  
DA.04.033

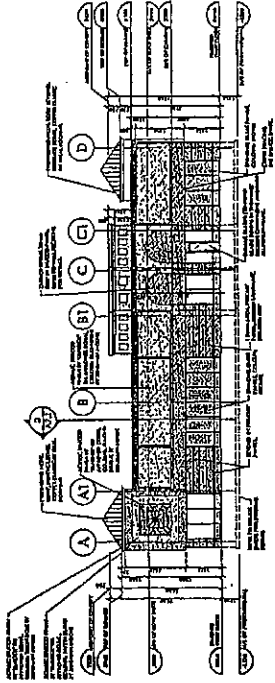
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October 1, 2004

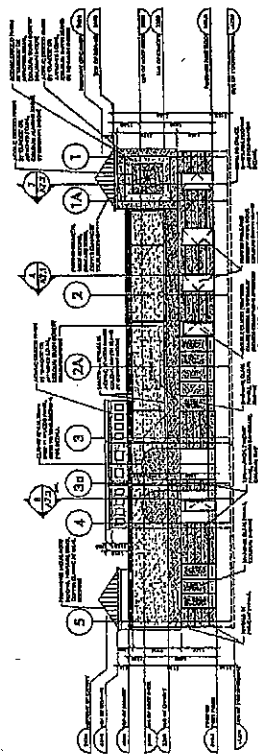


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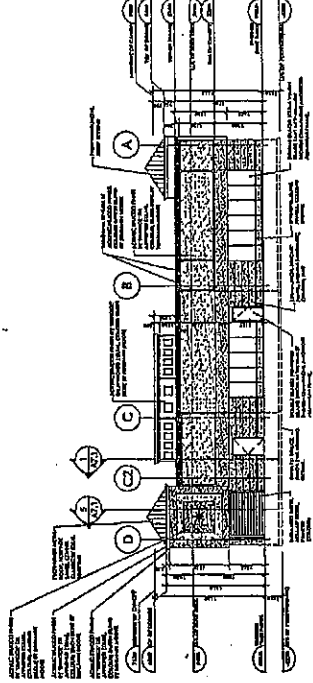
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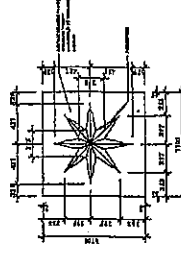
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5 DETAIL ABSDALLION  
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# Elevations - Building C

Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.



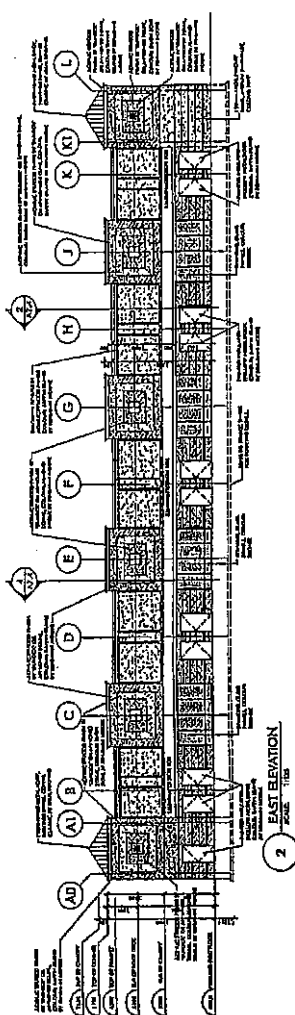
Community Planning Department

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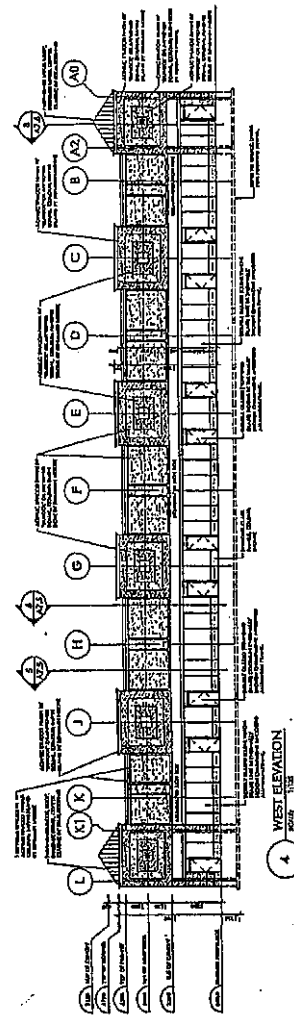
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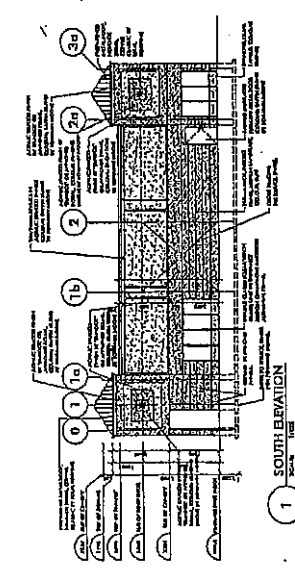
October 1, 2004



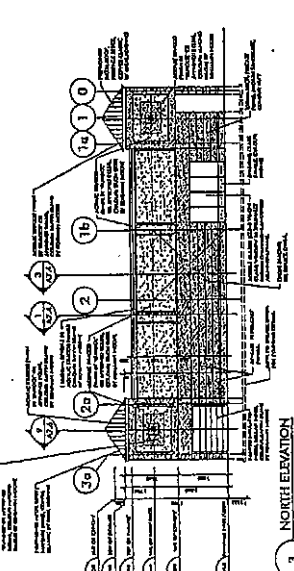
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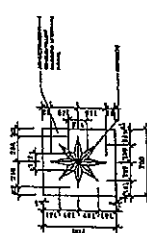
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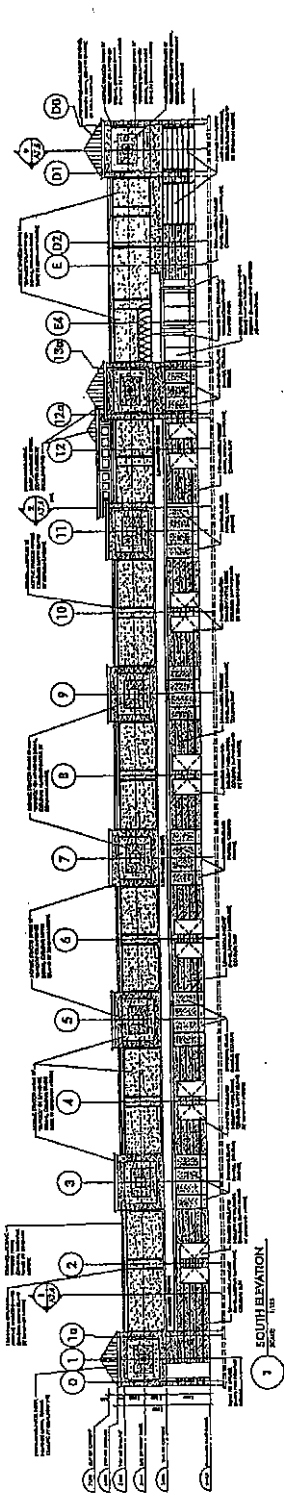
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October 1, 2004

## City of Vaughan

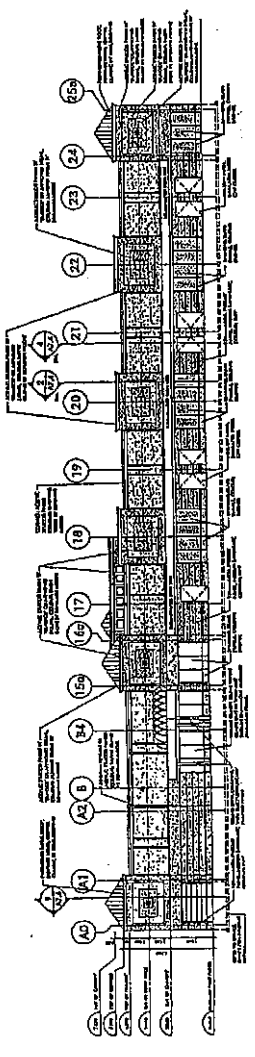
Community Planning Department

## Elevations - Building D

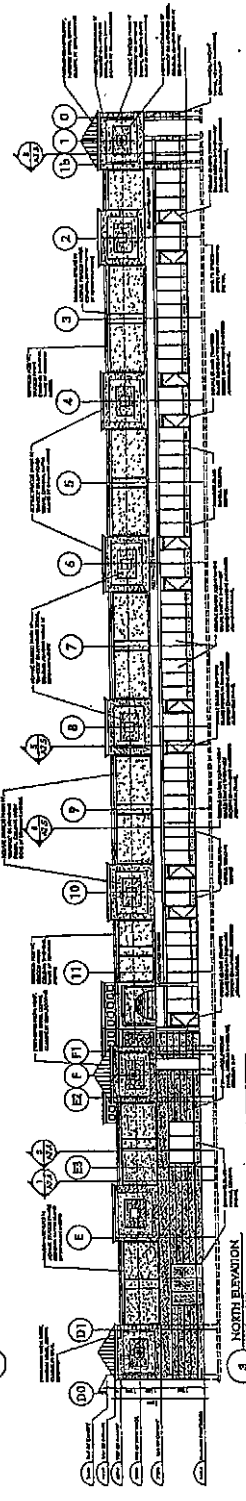
Part of Lot 15,  
Concession 5  
APPLICANT:  
INTONACO INVESTMENTS CORP.



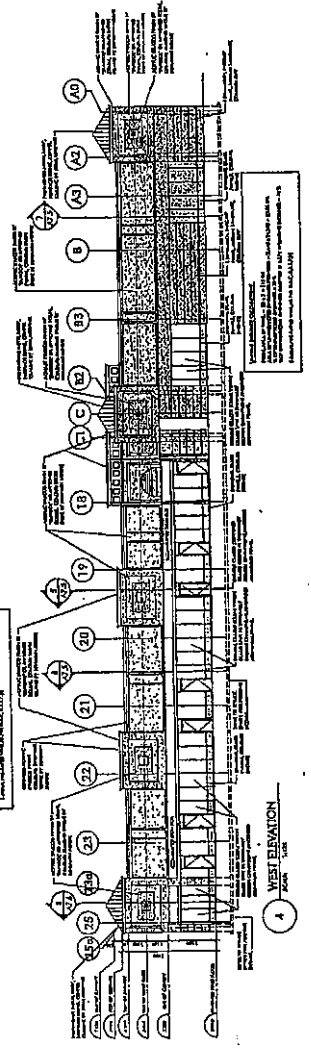
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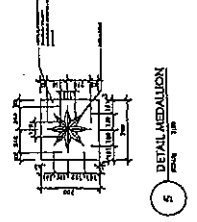
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5 DETAIL REDUCTION  
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**Elevations - Buildings E & F**

Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.



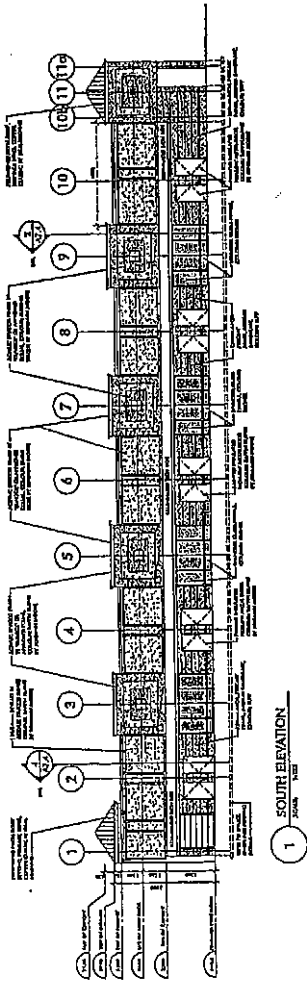
Community Planning Department

**Attachment 10**

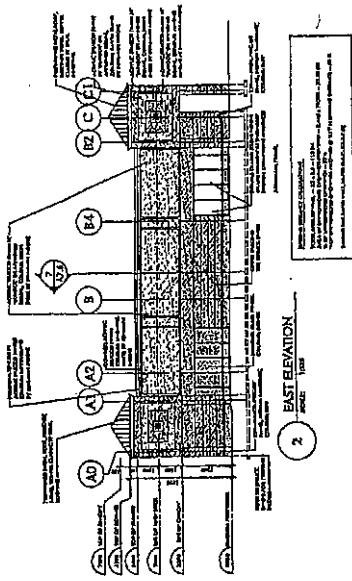
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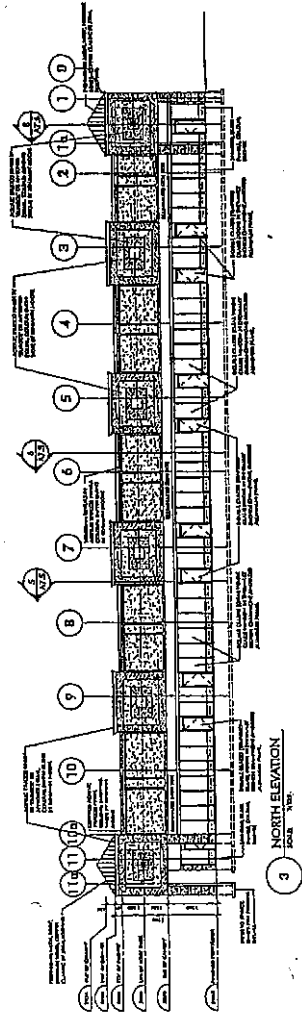
October 1, 2004



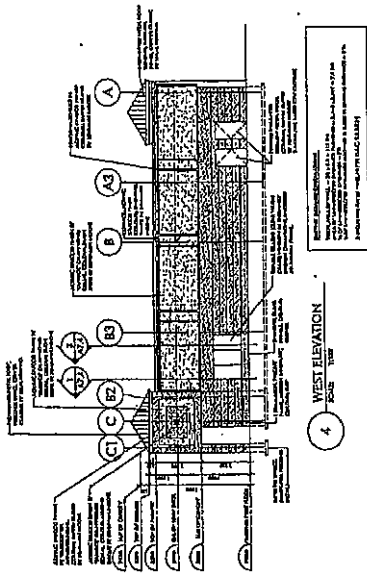
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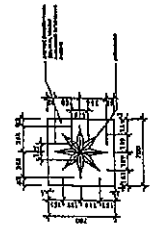
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4 WEST ELEVATION  
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5 DETAIL MEDALLION  
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CITY OF  
**Vaughan**

Community Planning Department

**Attachment 11**

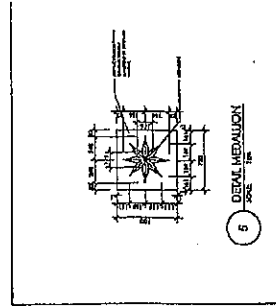
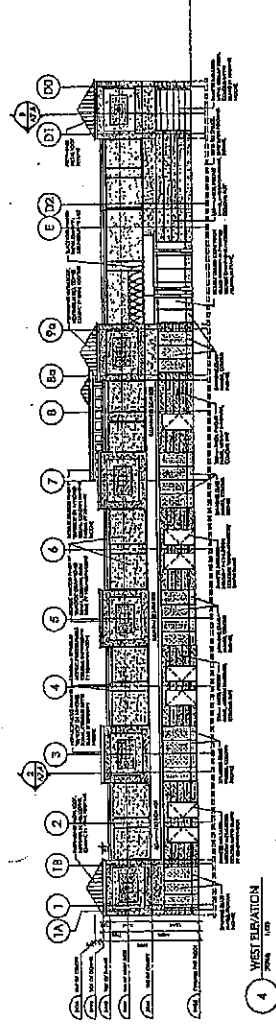
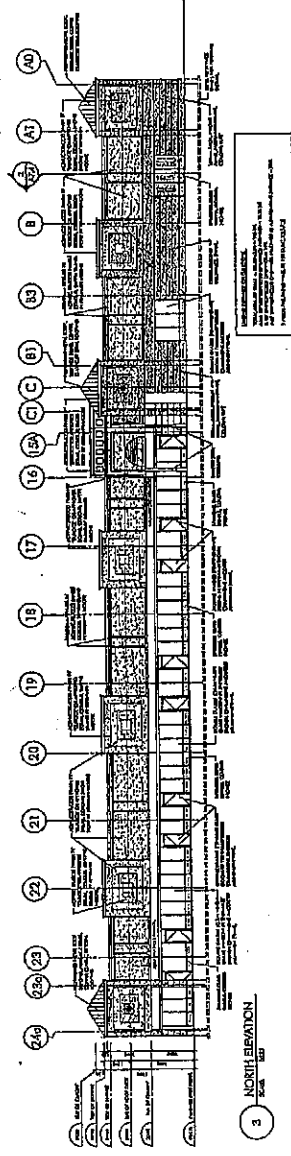
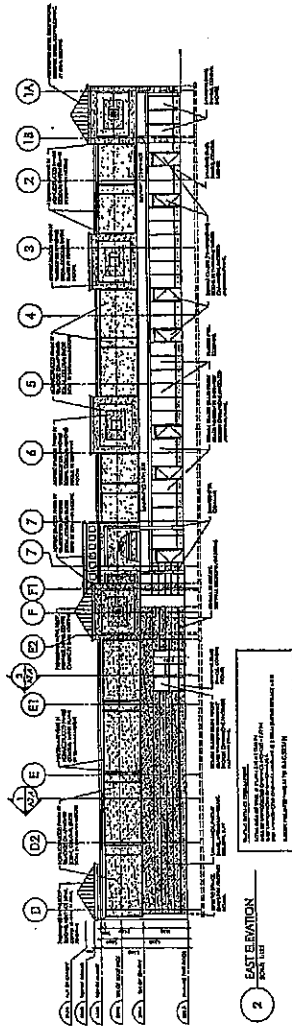
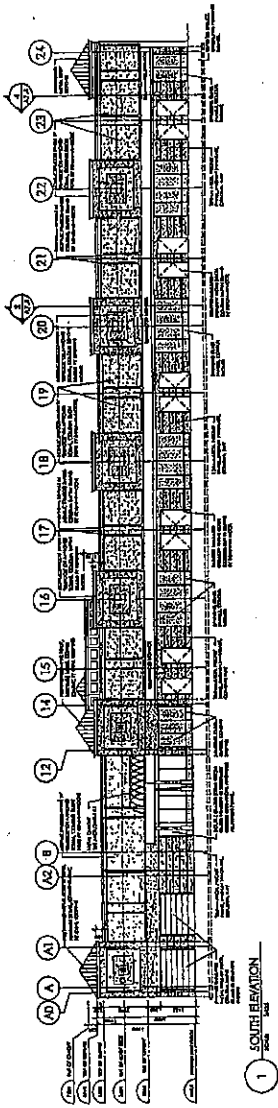
FILE No.:  
DA.04.033  
Not to Scale  
October 1, 2004

**Elevations - Building G**

Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.





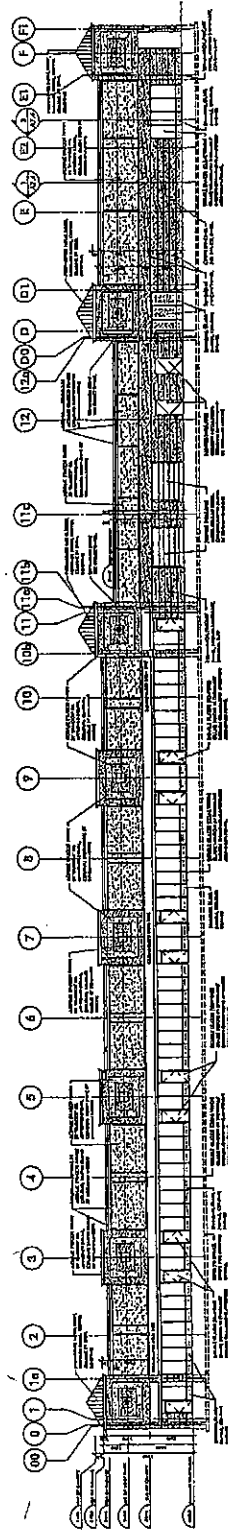
# Attachment 12

FILE No.:  
DA.04.033  
Not to Scale  
October 1, 2004

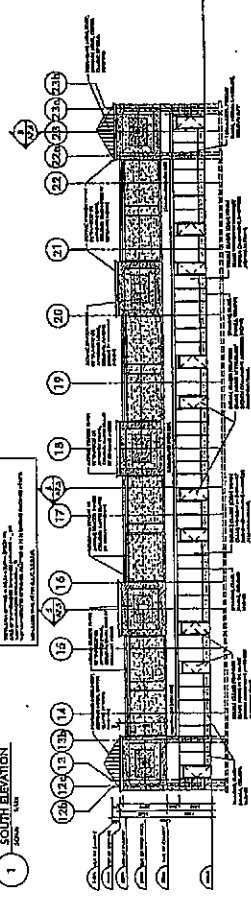
## City of Vaughan Community Planning Department

### Elevations - Buildings H & J

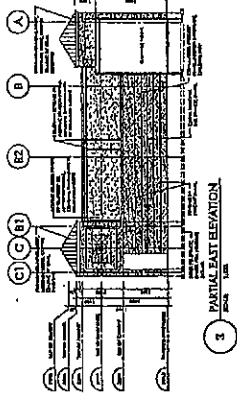
Part of Lot 15,  
Concession 5  
APPLICANT:  
INTONACO INVESTMENTS CORP.



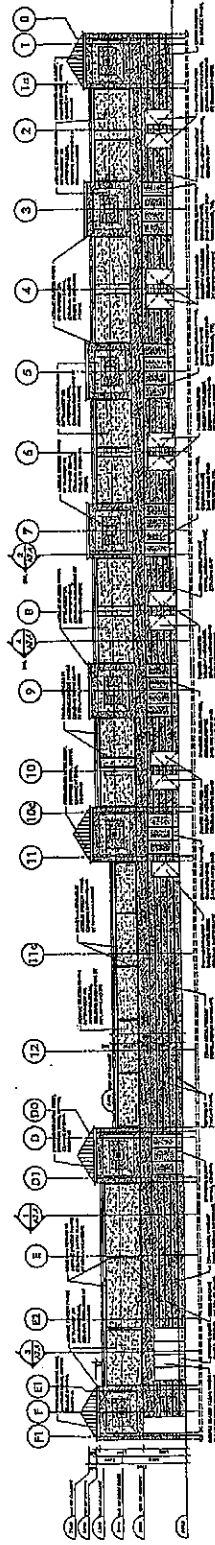
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

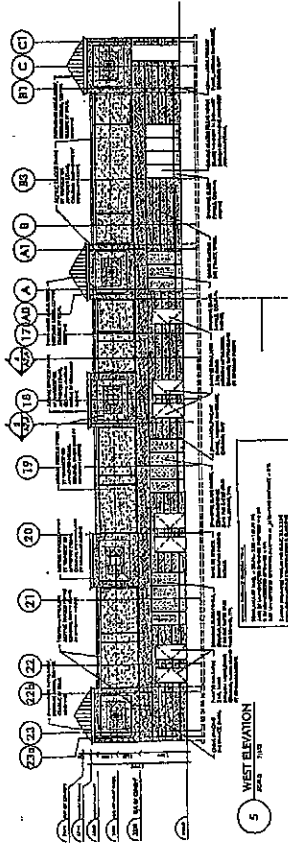


3 PARTIAL EAST ELEVATION  
SCALE: 1/8" = 1'-0"

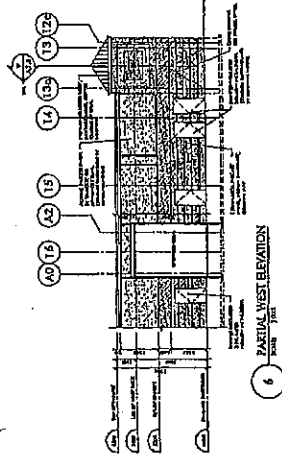


4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

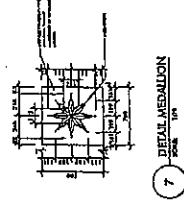
NOTES:  
1. ALL MATERIALS TO BE AS SHOWN ON THE DRAWINGS.  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF VAUGHAN STANDARD SPECIFICATIONS FOR CONSTRUCTION.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF VAUGHAN STANDARD SPECIFICATIONS FOR CONSTRUCTION.



5 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



6 PARTIAL WEST ELEVATION  
SCALE: 1/8" = 1'-0"



7 DETAIL MEDALLION  
SCALE: 1/8" = 1'-0"

# Elevations - Buildings K & L

Part of Lot 15,  
Concession 5

APPLICANT:  
INTONACO INVESTMENTS CORP.



Community Planning Department

# Attachment 13

FILE No.:  
DA-04-033

Not to Scale

October 1, 2004