

COMMITTEE OF THE WHOLE APRIL 18, 2005

SITE DEVELOPMENT FILE DA.04.040
HEATHERWOOD PROPERTIES INC.

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.040 (Heatherwood Properties Inc.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report and noise study shall be approved by the Engineering Department;
 - iii) parking, access and on-site circulation shall be approved by the Engineering Department;
 - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - v) all required approvals from the Region of York Transportation and Works Department shall be obtained; and,
 - vi) the minor variances required to implement the proposed site plan shall be approved and be final and binding.

- b) That the site plan agreement include the following provision:
 - i) the Owner shall pay to Vaughan 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 42 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 the approved appraisal shall form the basis of the cash-in-lieu payment.

Purpose

The Owner has submitted a Site Development Application to permit the construction of two single - storey multi-unit commercial buildings with a total gross floor area of 1,602.44m² and 78 parking spaces, on a 5,919.19m² site, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Rutherford Road and Thornhill Woods Drive, being Block 91 on Registered Plan 65M-3686, in Part of Lot 15, Concession 2, City of Vaughan. The 5,919.19m² site has 26.37m frontage on Thornhill Woods Drive and 87.0m flankage on Rutherford Road. The rectangular-shaped site is vacant.

The site is designated "Medium Density Residential/Commercial" by OPA No.600, and zoned C3 Local Commercial Zone, subject to site-specific Exception 9(1063). The surrounding land uses are:

- North - Rutherford Road; vacant/future residential (A Agricultural Zone)
- South - residential (RVM1-A Residential Urban Village Multiple Zone One)
- East - Thornhill Woods Drive; gas bar (C3 Local Commercial Zone)
- West - residential (RVM1-A Residential Urban Village Multiple Zone One)

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600. This designation provides opportunities for a broad range of neighbourhood commercial uses, including retail, banks and financial institutions, and eating establishments. The proposed commercial development conforms to the Official Plan.

Zoning

The subject lands are zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1063), which permits commercial uses. The proposed site plan requires 10 variances to the C3 Zone standards, as follows:

	<u>Provided</u>	<u>Required</u>
- Min. Front Yard(east)	6.0m	11.0m
- Max. permitted overhang for canopy	1.2m	0.5m
- Min. Interior Side Yard(south)	7.18m	9.0m
- Min. Interior Side Yard to Canopy	5.98m	9.0m
- Min. Exterior Side Yard(north)	2.76m	11.0m
- Min. Site Triangle Setback	3.07	11.0m
- Min. Setback to a "R" Residential Use(south)	7.18m	9.0m
- Minimum Parking	78 spaces	97 spaces
- Min. Width of Landscape Strip		
- Abutting a Street(northeast)	2.76m	6.0m

Staff supports the above-noted exceptions, which achieves an appropriate site layout as shown on Attachment #2. Should Council approve the site plan application, the Applicant can proceed with a Variance Application to the Committee of Adjustment, with the variances to be final and binding, prior to the execution of the site plan agreement.

Site Design

The site is proposed to be developed with 2 multi-unit buildings, as shown on Attachment #2. Building "A" (947m²) is rectangular-shaped and located in the southwest portion of the site, and contains 8 of the 14 proposed units. Building "B" (655.44m²) is irregular-shaped and contains 6 units and is located in northeast corner of the site. Vehicular access will be provided at the northwest corner of the site on Rutherford Road and at the southeast corner on Thornhill Woods Drive. The site will also be provided with 3 points of pedestrian access, two of which are linked to the public sidewalk along Rutherford Road, and the third along Thornhill Woods Drive. Parking will be provided to the north, east and west of Building "A".

Building Elevations

Buildings "A" and "B" have a proposed height of 6.57m. The main building materials used on the buildings is a beige brick masonry veneer with a darker stone stone finished base. The pitched

green asphalt shingled roof has a residential character with decorative metal railings incorporated above the marquee elements of the roof.

The main unit entrances for Building "A" are located on the north elevation facing Rutherford Road. An extensive use of clear glass is provided on the north façade, which wraps around to the east and west facades. Main doors are provided on the east, west and south elevations. There is an overhead door on the west side of the building, which leads to the internal garbage room that will serve the site.

The main unit entrances for Building "B" are located on the west elevation facing the parking area. Secondary entrances are provided on the east elevation facing Thornhill Woods Drive. An extensive use of clear glass is provided on the west façade, which wraps around to the north and south facades. An extensive use of spandrel glass will be provided on the east façade, which also wraps around to the north façade.

Landscaping

A mix of coniferous and deciduous tree and shrub planting has been provided around the periphery of the site, as shown on Attachment #3. Specific attention has been given to the south and west lot lines where the subject lands are adjacent to residential uses, and focal points such as the daylighting triangle. Walkways constructed of brick pavers will link Buildings "A" and "B" to both Rutherford Road and Thornhill Woods Drive providing for organized pedestrian movement throughout the site. A decorative rail fencing and pillars are being provided along the north and east property lines, which connects to the subdivision masonry entrance wall feature located at the northeast corner of the property. A wood fence exists along the west and south property lines. The final landscape plan and detailed cost estimate must be approved to the satisfaction of the Development Planning Department.

Access/Parking

The site has been provided with 2 full-movement accesses both being 7.5m in width, on each of Rutherford Road and Thornhill Wood Drive. The final design of the driveway accesses will be approved by the York Region Transportation and Works Department and the City Engineering Department.

The site requires a total of 97 parking spaces based on the shopping centre parking standard of 6 spaces/100m² GFA. A total of 78 parking spaces have been provided, including 2 handicapped spaces, yielding a deficiency of 19 parking spaces (19.5%). The Applicant has submitted a parking study which was reviewed by the Engineering Department and found to be satisfactory. The reduction in the required number of parking spaces will be addressed through a variance to be obtained from the Committee of Adjustment.

Servicing

The site has access to municipal services, including, sanitary and storm sewers and water. The proposed development is located within an unassumed subdivision, which will require certification, from the Subdivision Consultant Engineer for grading and storm water management. The final site servicing and grading plans storm water management report, must be approved by the Engineering Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed application for Site Development approval proposing the construction of 2 multi-unit commercial buildings. Staff is of the opinion that the proposed development conforms to the Official Plan and is in accordance with the Zoning By-law, subject to obtaining the required variances to the C3 Local Commercial Zone, from the Committee of Adjustment. The proposal is considered to be an appropriate development of the site and compatible with the surrounding uses. Therefore, Staff recommends approval of the application, subject to conditions.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations – Building "A"
5. Building Elevations – Building "B"

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Arto Tikiryan, Senior Planner, ext. 8212

Grant A. Uyeyama, Manager of Development Planning, ext.8635

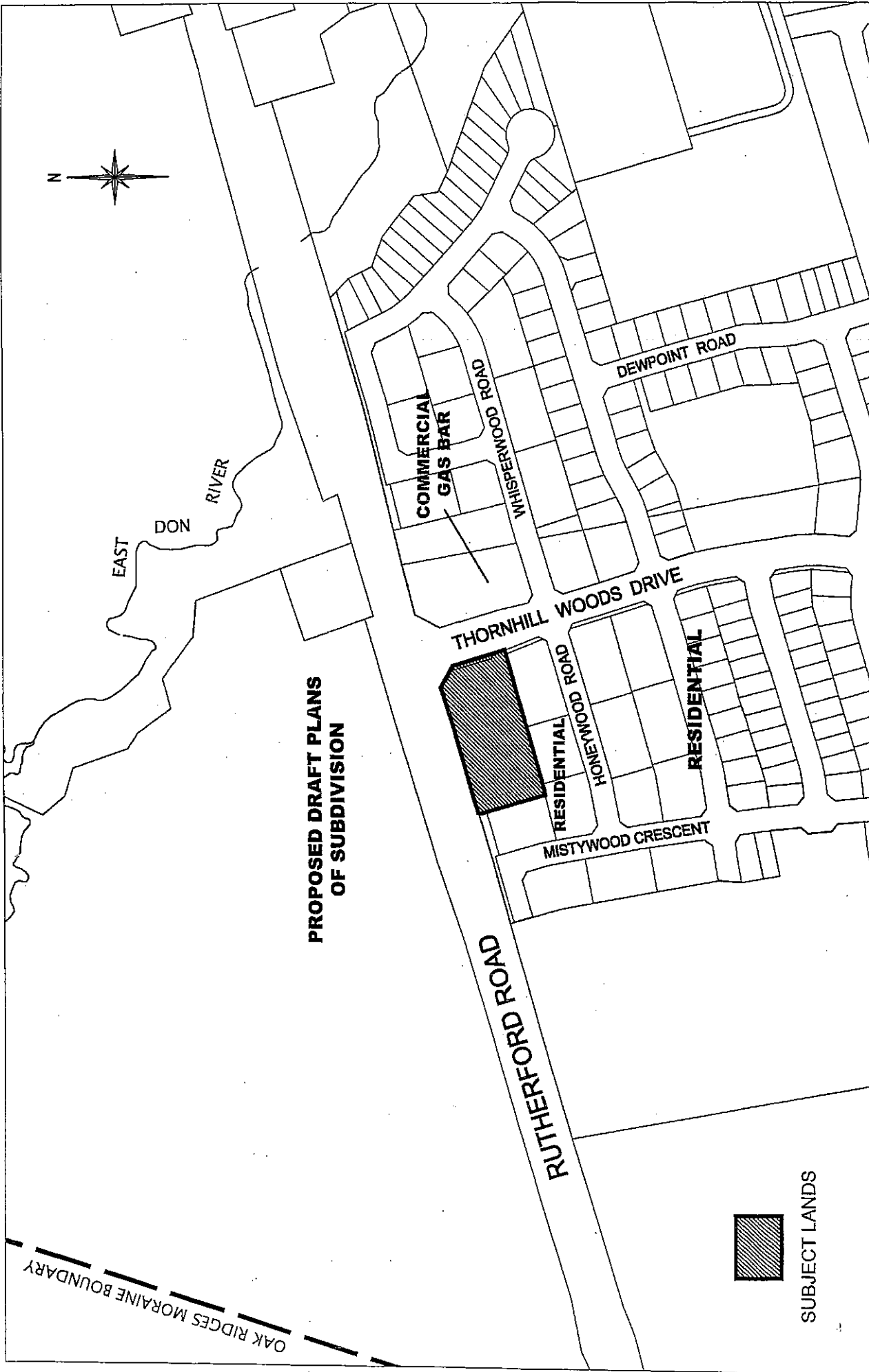
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\SER\WORKING\HASSAKA\Heatherwood.doc



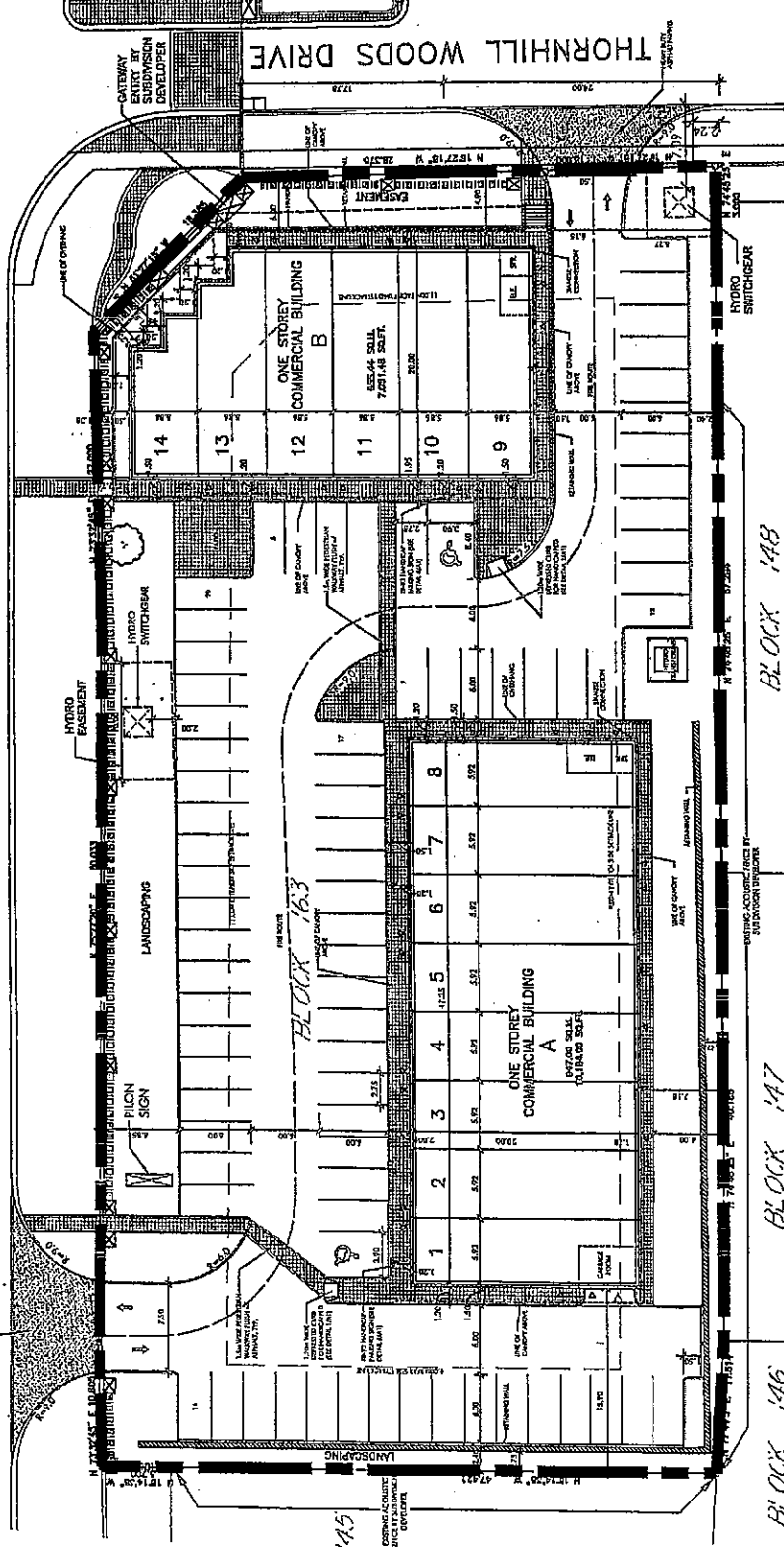
Development Planning Department

Location Map

Part of Lot 15, Concession 2
 APPLICANT: HEATHERWOOD PROPERTIES INC.
 H:\02\1 ATTACHMENTS\DA\04.04.040



RUTHERFORD ROAD



SUBJECT LANDS

SITE DEVELOPMENT DATA	
ZONING	C-2 (LOCAL CONSERVATION)
LOT AREA	
TOTAL SITE AREA (4.482 AC.)	157,118 SQ. FT.
BUILDING AREAS	
BUILDING A	11,820 SQ. FT.
BUILDING B	8,844 SQ. FT.
TOTAL GROSS FLOOR AREA	1,202,144 SQ. FT.
LOT COVERAGE	
GROSS FLOOR	22.27 %
SETBACKS	REQUIRED PROVIDED
FRONT YARD	11.00 FT. 27.9/32.9 FT.
REAR YARD	5.00 FT. 18.00 FT.
SIDE YARD (EXT.)	11.00 FT. 5.48 FT.
SIDE YARD (INT.)	5.00 FT. 8.00 FT.
PARKING	REQUIRED PROVIDED
PARKING REQUIRED (0.85/27.00 SQ. FT.)	97 SPACES
TOTAL PROVIDED	76 SPACES
LOADING SPACES	REQUIRED PROVIDED
INDUSTRIAL	0 SPACES 0 SPACES
LANDSCAPED AREA	1,897.25 SQ. FT. 20.00% OF GROSS FLOOR AREA
PAVED AREA	2,497.58 SQ. FT. 20.78% OF GROSS FLOOR AREA
PERCENTAGE	40.00%
SNOW STORAGE	REQUIRED PROVIDED
2.25 OF LOT AREA	2,497.58 SQ. FT.

Attachment 2

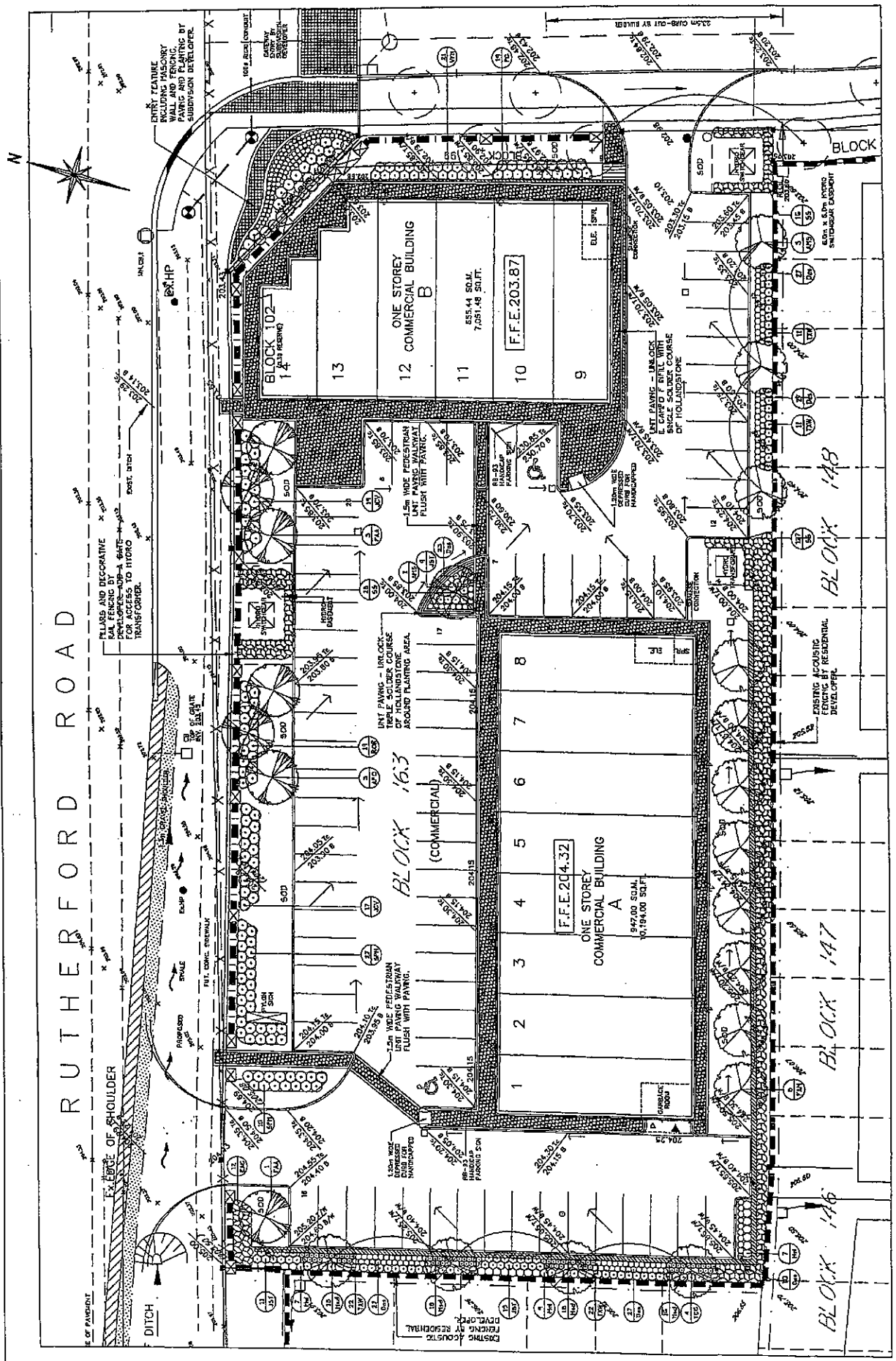
FILE No.: DA.04.040
 Not to Scale
 January 11, 2005



Development Planning Department

Site Plan

Part of Lot 15,
 Concession 2
 APPLICANT:
 HEATHERWOOD PROPERTIES INC.



RUTHERFORD ROAD

Attachment 3
 FILE No.: DA.04.040
 Not to Scale
 January 11, 2005

City of **Vaughan**

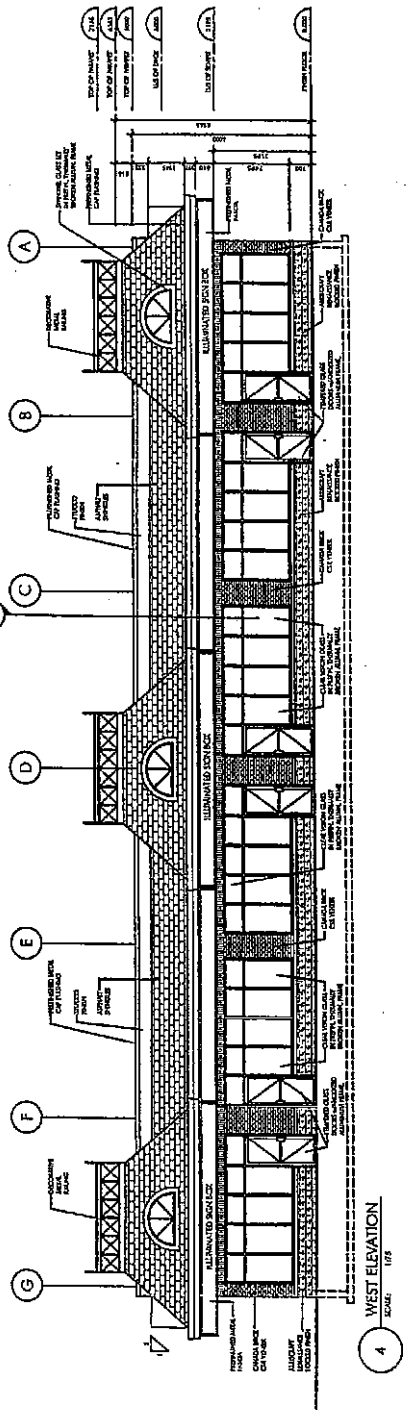
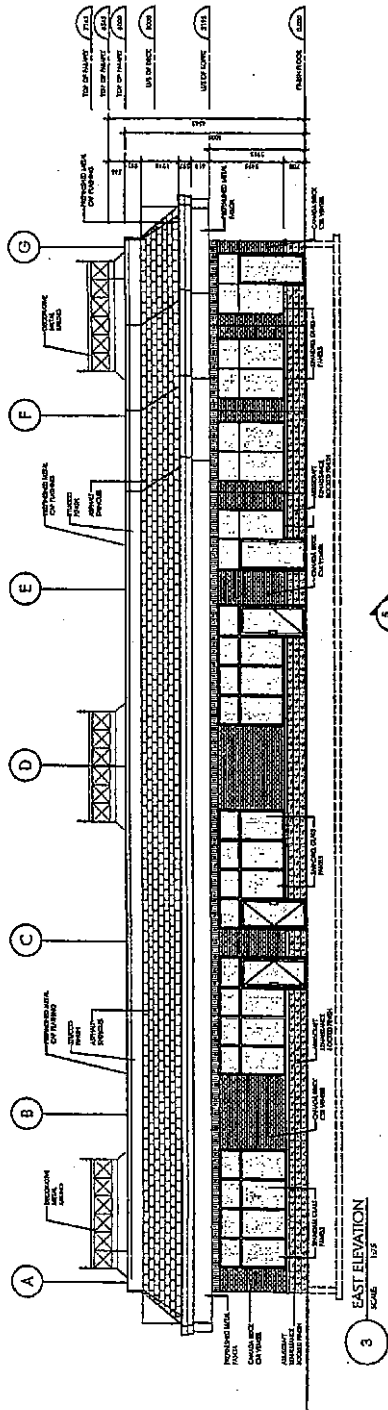
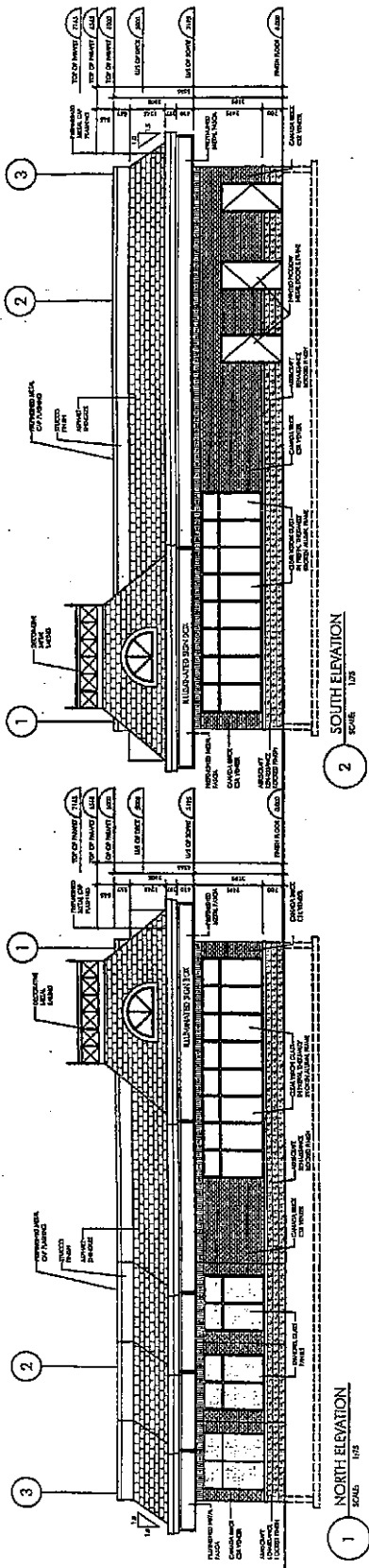
Development Planning Department

Landscape Plan

Part of Lot 15,
 Concession 2

APPLICANT:
 HEATHERWOOD PROPERTIES INC.

N:\DPT\1 ATTACHMENTS\DA\04-04-040



Elevations - Building 'B'

Part of Lot 15,
Concession 2

APPLICANT:
HEATHERWOOD PROPERTIES INC.

H:\DVT\1 ATTACHMENTS\VA\46.04.040



Development Planning Department