

**COMMITTEE OF THE WHOLE JUNE 20, 2005**

**SITE DEVELOPMENT FILE DA.05.015**  
**LORWOOD HOLDINGS INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.015 (Lorwood Holdings Inc.) BE APPROVED, for Buildings 'A' and 'B' only, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan and elevation plan for Buildings 'A' and 'B', and landscape plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, and on-site traffic circulation shall be approved by the Engineering Department;
    - iii) the applicant shall satisfy all requirements of the Ministry of Transportation and the Region of York Transportation and Works Department;
    - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
    - v) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc;
    - vi) that the implementing zoning by-law shall be in full force and effect.
  - b) That the site plan agreement include the following provision:
    - i) The Owner shall pay to the City of 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.

**Economic Impact**

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

**Purpose**

The Owner has submitted a Site Development Application to facilitate the development of the subject lands shown on Attachment #1 with four one-storey retail/commercial buildings totaling 7,061.41m<sup>2</sup>, and one three-storey 2,647.65m<sup>2</sup> office building, and a total of 468 parking spaces, on a 3.45 ha site, as shown on Attachment #2.

## **Background - Analysis and Options**

The 3.45 ha site shown on Attachment #1 is located on the northwest corner of Rutherford Road and Jane Street, being Block 38 on Registered Plan 65M-3645, in Part of Lot 16, Concession 5, City of Vaughan. The property is vacant and has 112.6m and 187.4m of road frontage on Jane Street and Rutherford Road, respectively.

The surrounding land uses are:

- North - Julliard Elementary School (RVM2 Residential Zone), valleylands (OS1 Open Space Conservation Zone)
- South - Rutherford Road; Vaughan Mills Shopping Centre and associated vacant and developing outparcel sites (SCD Shopping Centre District Zone and C1 Restricted Commercial Zone, respectively)
- East - Jane Street; approved applications for high density residential uses (A Agricultural Zone)
- West - Julliard Drive; Canadian Tire (C5 Community Commercial Zone), residential (RVM1 Residential Zone)

## **Official Plan**

The subject lands are designated "High Density Residential/Commercial (Special Policy)" by OPA #600 and are part of the Vaughan Centre Secondary Plan Area. The Official Plan permits a range of commercial/retail, office and restaurant uses on the subject property, and includes the following policies that are applicable to this site:

- the site shall be developed with a prestigious "landmark" development;
- the urban design objectives of the Official Plan shall be maintained; and,
- the site may incorporate a prestigious civic use; the City shall evaluate its need for a site within a time frame established in the implementing subdivision agreement.

The subject lands were once considered a potential location for a new Civic Centre, which has now been confirmed to be built at the current Civic Centre site.

The proposal is consistent with the uses permitted by the Official Plan, and incorporates a 3-storey office building at the corner of Jane Street and Rutherford Road as a "landmark" structure, together with the implementation of good urban design that will facilitate the evolving commercial land uses with the Vaughan Centre Secondary Plan Area, west of Jane Street. Staff is satisfied that the proposal will be developed in a manner that is compatible with the existing and planned land uses in the surrounding area.

## **Zoning**

The subject lands are zoned C8 (H) Office Commercial Zone with the "H" Holding Symbol by By-law 1-88, subject to Exception a(1031), which currently permits only an office building and a parking garage accessory to an office building. On December 6, 2004, Council approved in principle Zoning By-law Amendment File Z.04.037 (Lorwood Holdings Inc.), which permitted the following additional uses, on the subject lands:

- Bank and Financial Institution;
- Club or Health Centre;
- Eating Establishment, including an Outdoor Patio;
- Eating Establishment, Convenience with Drive-Through, including an Outdoor Patio;
- Education or Training Facility;

- Hotel, Motel or Convention Centre;
- Print Shop with accessory retail sales;
- Personal Service Shop;
- Retail Store;
- Convenience Retail Store;
- Service or Repair Shop; and,
- Video Store

Council also approved the following exceptions to be included in the implementing zoning by-law:

- a minimum parking requirement of 5 spaces/100m<sup>2</sup> GFA for the retail/commercial uses;
- limit the gross floor area devoted to eating establishment uses to a maximum of 20% of the total gross floor area of all buildings on the subject lands;
- permit commercial uses on the ground floor of a three-storey office building, limited to 15% of the total gross floor area of the building;
- require a minimum rear yard of 9.2m;
- require a minimum landscape strip width of 1.6m along the north property line; and,
- designate Rutherford Road as the front lot line.

Council further resolved that the implementing by-law was not to be enacted until Council had approved a site plan application, and that the by-law include any other necessary exceptions, to implement the final approved site plan. Also, the Holding (H) provision was to be lifted on the subject lands upon Council's approval of a site plan application.

Through the review of the site plan, an additional zoning exception has been identified for Building "A," respecting the minimum exterior sideyard abutting Julliard Drive. The minimum required exterior sideyard is 9.0m, whereas 6.7m has been provided abutting Building 'A' as shown on Attachment #2. The minimum required landscape strip width abutting a street is 6m, and therefore the proposed 6.7m setback that is comprised of landscaping can be supported.

#### Urban Design Guidelines

The property is subject to Urban Design Guidelines and an Open Space Master Plan, prepared by Terraplan Landscape Architects and Viljoen Architect Inc. The Guidelines establish principles for sites with multiple buildings. Specifically, the document proposes that smaller buildings be located along Rutherford Road with larger anchor buildings located along the northern boundary, with parking situated internally to the site.

The site plan is consistent with the Guidelines with respect to the location of the commercial/retail buildings. The office building (Building 'D') as shown on Attachment #2, is also located close to the corner of Jane Street and Rutherford Road as proposed by the applicant, to create massing and a landmark building at this prominent intersection location, in compliance with the C8 Zone standards. Elevations for the office building are forthcoming and will be considered by the Committee of the Whole at a future meeting.

The Guideline also provides direction respecting the edge treatment along the perimeter of the site. The applicant has agreed to work with Staff to ensure that additional landscaping is provided to meet this requirement.

#### Site Plan

The site plan consists of four separate single and multi-unit buildings, all one-storey in height and intended for commercial purposes as shown on Attachment #2. Building 'D' as shown on

Attachment #2 is identified as a three-storey office building. The site is designed with the buildings located along the perimeter of the lot, with parking in the centre. The McDonald's restaurant located at the northeast corner of Julliard Drive and Rutherford Road, provides for a patio area adjacent to Rutherford Road. The location of Buildings 'C', 'D', 'E' and the McDonald's restaurant along the perimeter of the site facilitates strong pedestrian connections from the street into the site.

The site plan shows one drive-through on the west side of the McDonald's building and abutting Rutherford Road. The main stacking area will be at the rear (north) of the building with the pick-up windows at the side abutting Julliard Drive. Landscaping will be provided within the 6.0m wide landscaping strip to screen the drive-through. None of the remaining buildings include a drive-through.

Three driveway access points are proposed to the site including a right-in/right-out on each of Rutherford Road and Jane Street, and a full-movement driveway on Julliard Drive. Currently, the site plan depicts full-movement driveways from Rutherford Road and Jane Street, however, the Region of York has advised that only a right-in/right-out access will be approved. The Owner must revise the final site plan to comply with the Region's requirement. The loading areas for the larger multi-unit building are located on the north side of the building and are screened from Jane Street. All garbage areas will be incorporated within each building.

Staff is satisfied with the site layout for Buildings 'A' and 'B', subject to the comments in this report being addressed. The Owner will be required to submit a subsequent site plan application for Buildings 'C', 'D' and 'E' for approval by Council at a future date.

#### Elevations

To date, the Owner has submitted only the proposed elevations for Building 'A' and the McDonald's. The elevations for Buildings 'C', 'D' and 'E' must be submitted and approved at a future meeting of the Committee of the Whole.

The primary building materials for Building 'A' shown on Attachment #4 are a combination of brick stucco glazing. The south elevation for Building 'A' includes a continuous storefront comprised of glass and brick at the pedestrian level. Stucco is used as an accent material on the upper half of the building applied in various earth tone shades to create a visual interest to the building. Enhanced entrances are proposed to identify the individual units and raised ornamental towers are provided at each end of the building to anchor the structure. A stucco cornice moulding is provided along the upper edge of the building. Tenant signage is located above the unit entrances. The north elevation is comprised of brick and stucco and includes the service doors to each individual unit, and loading doors for the three easterly units. The east and west facades include brick and stucco and the raised ornamental tower feature.

The proposed elevations for the McDonald's building are shown on Attachments #5 and #6. The McDonald's building consists of white stucco with a beige block base and stucco trim and a red metal roof with corporate red 'M' logo in the roof peak and the tower. The tower is located at the northeast corner of Rutherford Road and Julliard Drive providing additional massing at this location. The tower has a peaked metal roof, to match the building's peaked roofline. The south elevation abutting Rutherford Road consists mainly of glazing, an entrance to the building and an outdoor patio area. The main entrance to the building is located on the east elevation facing the parking area and includes five large windows, two man-doors and the garbage enclosure doors. The west elevation includes the pick-up windows.

All roof-top mechanical equipment will be screened from street view for both buildings. The final building elevations must be approved to the satisfaction of the Development Planning Department. The Owner must also provide the details for the internal vehicular directional

signage for final review. The final sign package for this site must be approved by the City, otherwise, all signage must comply with the City's Sign By-law.

### Parking

Parking for the proposed development was approved in principle by Council at a rate of 5 spaces/100m<sup>2</sup> GFA for the retail/commercial uses. The applicant had submitted a parking study prepared by iTrans Consulting Inc. that supported the proposed parking supply, which has been reviewed and approved by the Engineering Department. The minimum parking space requirement for the proposed retail/commercial uses on the site is calculated as follows:

Retail/Commercial (including maximum 20% restaurant use)		
7,061.41m <sup>2</sup> @ 5 parking spaces/100m <sup>2</sup> GFA	=	354 spaces
3-Storey Office Building: 2,647.65m <sup>2</sup> @ 3.5 parking spaces/100m <sup>2</sup> GFA	=	<u>93 spaces</u>
Total Spaces Required	=	447
Total Spaces Provided	=	468

The proposed plan exceeds the minimum parking supply by 21 spaces.

### Landscape Plan

The proposed landscape plan is shown on Attachment #3. The landscape treatment along Rutherford Road includes trees and shrubs, with dense vegetation between the McDonald's building and Julliard Drive to screen the view of the drive-through from the street. Additional planting and a low fence will be added, to the satisfaction of the Development Planning Department, to screen the exit for the drive-through along Rutherford Road.

The landscaping for the remainder of the site consists of a mix of coniferous and deciduous trees and ground level planting throughout the site. The Applicant has agreed to add additional trees located along the main driveway aisle providing access through the site from Rutherford Road. Prior to final site plan approval, a revised landscape plan and cost estimate must be approved by Staff. The site and landscape plans must be revised to indicate snow storage areas equivalent to a minimum of 2% of the site area, or alternatively, it must be removed from the site.

### 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.

### Servicing

The site has access to municipal services, including hydro, water, and sanitary and storm sewers. The Owner has submitted detailed engineering drawings, including site servicing and grading plans and a storm water management report, which must be approved by the Engineering Department. All hydro requirements must be addressed to the satisfaction of PowerStream Inc. Waste disposal services and snow removal will be carried out by private contractors.

### Toronto and Region Conservation Authority (TRCA)

The site abuts the Don River Valley at the northeast corner of the property. The TRCA requires the applicant to submit a topographic survey depicting the Regional Storm Flood Plain for their review, and to confirm if the site is impacted or not. Should the site be subject to flooding, the site plan layout may need to be amended, to the satisfaction of the TRCA and the City.

## **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 Site Development application proposing four one-storey retail/commercial buildings and a three storey office building. Staff is of the opinion that the proposed development conforms to the Official Plan and is in accordance with Council's zoning approval on December 6, 2004, subject to the conditions in this report. The proposed site plan and elevations for Building 'A' and the proposed McDonald's building is considered to be an appropriate development of the site and compatible with the surrounding land uses. The site plan and elevations for Building's 'C', 'D' and 'E' will be considered in a future report to the Committee of the Whole, as the applicant is not ready to proceed with these buildings at this time, and has not submitted the required elevation plans. Accordingly, Staff recommends approval of this application, subject to conditions.

## **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations – Building A
5. Elevations – Restaurant (McDonald's)
6. Elevations – Restaurant (McDonald's)

## **Report prepared by:**

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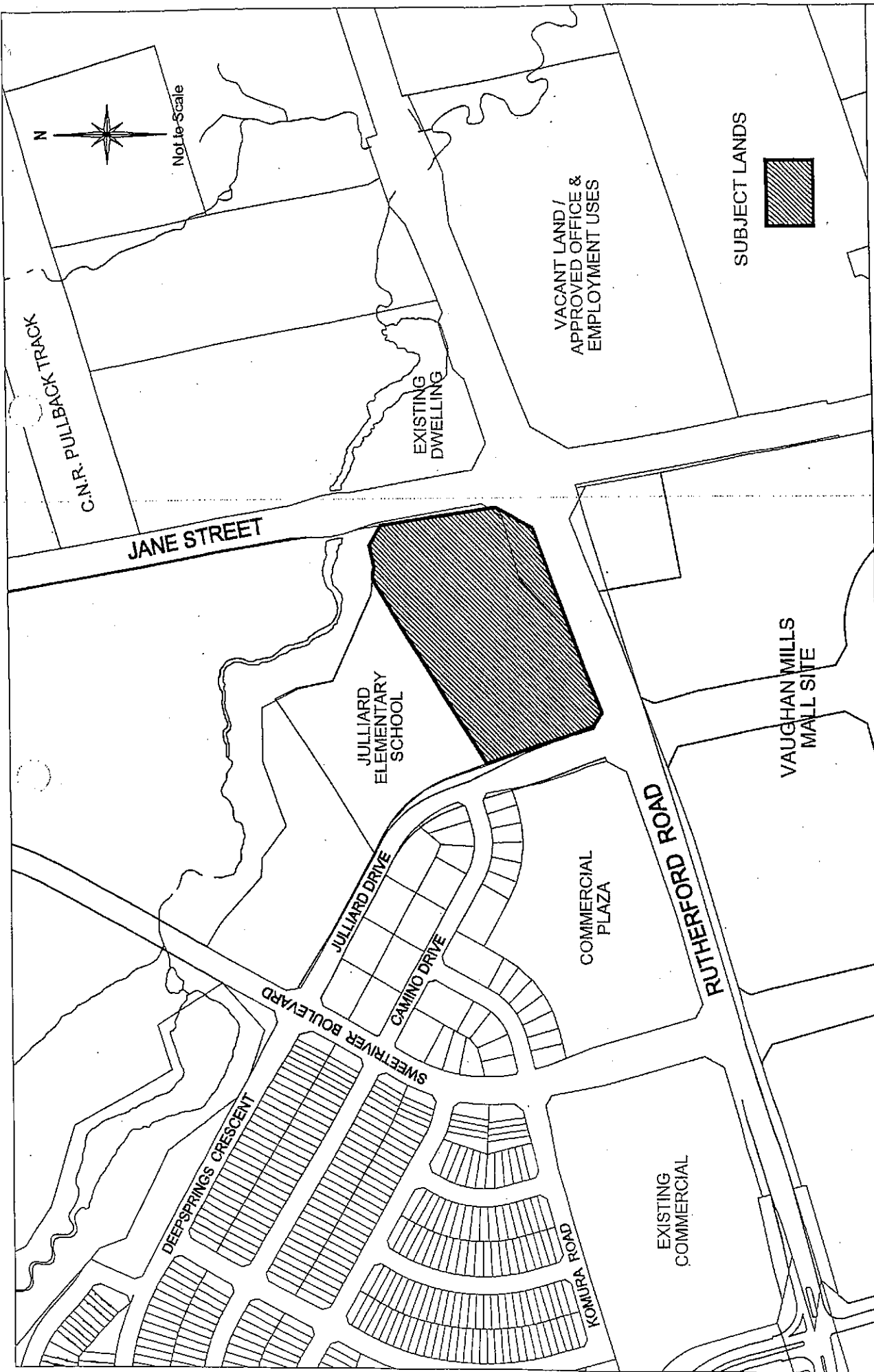
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

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# Attachment 1

FILE No.: DA.05.015  
 RELATED FILE: Z.04.037  
 April 28, 2005

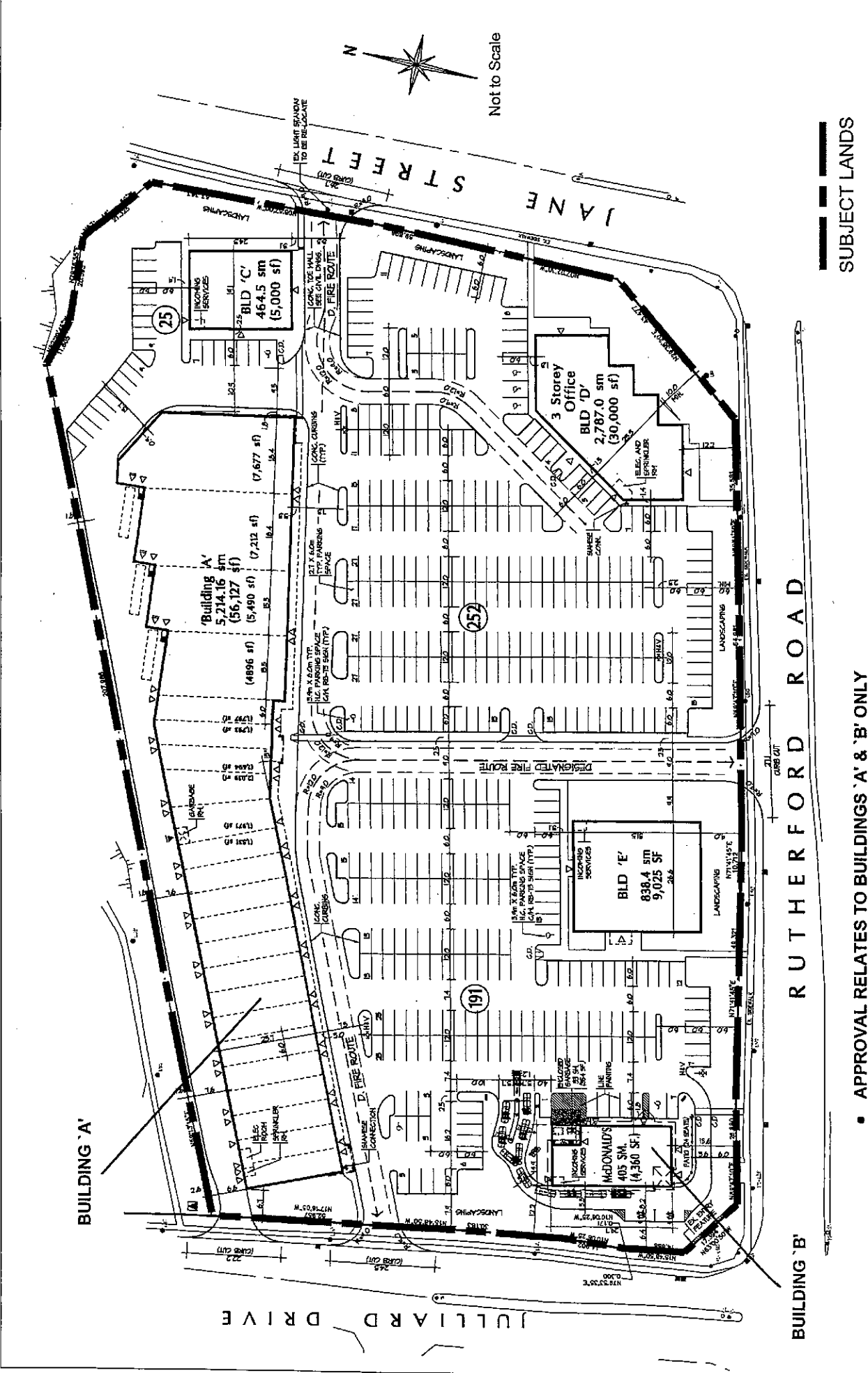
## City of Vaughan

Development Planning Department

## Location Map

Lot 16,  
 Concession 5  
 APPLICANT:  
 LORWOOD HOLDINGS INC.

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RUTHERFORD ROAD

BUILDING 'B'

SUBJECT LANDS

• APPROVAL RELATES TO BUILDINGS 'A' & 'B' ONLY

**Site Plan**

Lot 16,  
Concession 5  
APPLICANT:  
LORWOOD HOLDINGS INC.

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Development Planning Department

**Attachment**

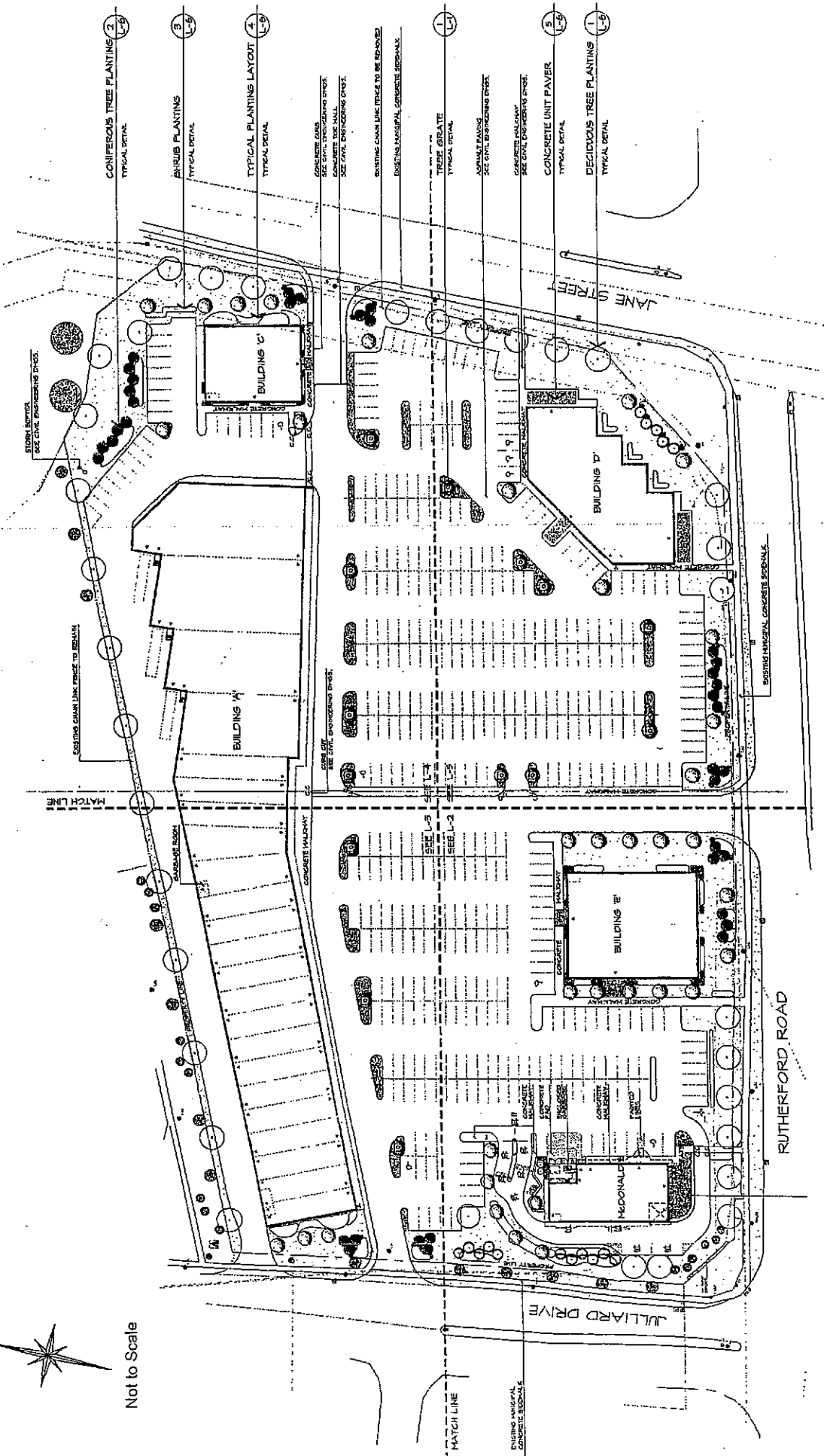
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FILE No.:  
DA.05.015  
RELATED FILE:  
Z.04.037  
June 9, 2005





Not to Scale



# Landscape Plan

Lot 16,  
Concession 5  
APPLICANT:  
LORWOOD HOLDINGS INC.

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Development Planning Department

# Attachment 3

FILE No.:  
DA.05.015  
RELATED FILE:  
Z.04.037  
April 28, 2005





