

COMMITTEE OF THE WHOLE APRIL 18, 2006

SITE DEVELOPMENT FILE DA.05.050
STAR PALACE REALTY LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.050 (Star Palace Realty Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plan, stormwater management report, parking, on-site vehicular circulation and environmental site assessment shall be approved by the Engineering Department;
 - c) all requirements of the Region of York Transportation and Works Department shall be satisfied; and,
 - d) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding.
2. The site plan agreement shall contain the following provision:
 - a) If required, 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 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.

Purpose

The Owner has submitted a Site Development Application (File DA.05.050) on the subject lands shown on Attachment #1 to permit a one-story 507.6m², 4-unit commercial building at the northwest corner of Langstaff Road and Terecar Drive as shown on Attachment #2, within an existing commercial complex that is developed with 3 commercial buildings and a Petro Canada gas bar and car wash comprising a total GFA of 4081.4m² (includes 194.75m² unbuilt Building "B"). The proposed building will be utilized for uses that are similar to those in the existing complex (i.e. retail uses, eating establishments, and professional offices). The Owner is also proposing to paint the green metal siding on the existing commercial buildings to a grey shade.

Background - Analysis and Options

The 2.4ha site is located on the north side of Langstaff Road, between Weston Road and Terecar Drive, being Part of Blocks 1 and 2 in Registered Plan 65M-3107 (3650 and 3680 Langstaff

Road), City of Vaughan (Attachment #1). The proposed new building is located at the northwest corner of Langstaff Road and Terecar Drive.

- North - existing commercial and employment uses (C8 Office Commercial and EM2 General Employment Area Zones)
- South - Langstaff Road; existing commercial uses (C4 Neighbourhood Commercial Zone)
- East - Terecar Drive; existing commercial and employment uses (C7 Service Commercial Zone and EM2(H) General Employment Area Zone with the Holding Symbol (H))
- West - Weston Road; existing residential (R2 Residential Zone); other existing commercial buildings on the subject lands will abut the proposed commercial building

Official Plan

The subject lands are designated "Neighbourhood Commercial Centre" by #OPA 240 (Woodbridge Community Plan) as amended by OPA #474, which provides opportunities for land uses that serve the weekly needs of residents in a "one-stop" shopping location. Permitted uses include retail stores, banks and financial institutions, business and professional offices, personal services and restaurants. The proposed commercial building conforms to the Official Plan.

Zoning

The subject lands are split zoned as shown on Attachment #1. The proposed commercial building is located on the easterly portion of the subject lands municipally known as 3650 Langstaff Road and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(938). The balance of the site, 3680 Langstaff Road is zoned C7 Service Commercial Zone by By-law 1-88, and is subject to Exception 9(841F).

Exception 9(938) permits a number of commercial uses, however, excludes a supermarket and a retail drug store/pharmacy exceeding 1,000m². The site-specific exception requires that all buildings and structures be erected within defined building envelopes. The proposed site plan has been reviewed, and the following variances are required:

- permit a minimum of 265 parking spaces, whereas a minimum of 267 are required; and,
- permit a building to be located outside of a designated building envelope.

The Development Planning Department has no objections to the proposed variances, which will facilitate a commercial development that is consistent with existing development on the subject lands and in the surrounding area, and enhance the range of uses to better serve the surrounding community. The two space parking reduction is also considered to be minimal. Should Council approve the site plan application, the Owner will be required to obtain approval of the above-noted variances from the Committee of Adjustment, which shall be final and binding, prior to the registration of the implementing site plan agreement.

Site Design

The site plan is shown on Attachment #2, and the proposed building is in context with the existing commercial development. The Service Centre (Building "B") has not been built to date. The subject lands have access by way of a right-in/right-out access from Weston Road, a right-in/right-out access onto Langstaff Road, one full-movement access onto Langstaff Road. The property is landscaped, however as a result of the subject application, a pedestrian walkway at connection to Langstaff Road is proposed from the new building, and the landscape treatment at

the northwest corner of Terecar Drive and Langstaff Road will be enhanced. The final site plan will be approved to the satisfaction of the Development Planning Department.

Parking

The required parking for the site is calculated as follows:

Building "A" (gas bar kiosk) - 168.06 m ² at 4.5 spaces/100m ²	= 7.56 spaces
Building "B" (service centre) -194.75 m ² at 4.5 spaces/100m ² (not built)	= 8.76 spaces
Building "C" - Car Wash	= 5.00 spaces
Building "D" (donut shop) - 279 m ² at 6 spaces/100m ²	= 16.74 spaces
Building "E" (retail) - 726.29 m ² at 6 spaces/100m ²	= 43.58 spaces
Building "F" (retail) - 2,576.83 m ² at 6 spaces/100m ²	= 154.6 spaces
Proposed Building "G" (retail) - 507.6 m ² at 6 spaces/100m ²	= <u>30.45 spaces</u>
Total Parking Required:	= 267 spaces
Total Parking Provided:	= 265 spaces

The parking variance for 2 spaces (0.7% deficiency) is considered minor in nature and can be supported since it will facilitate a development consistent with the existing commercial development.

Building Design

The proposed building elevations are shown on Attachments #4 and #5. The building materials that are proposed include a pre-finished grey metal roof, beige brick veneer and bronze spandrel glass and clear vision glass consistent with the existing commercial development. The rectangular-shaped building is situated at a corner, and therefore, each of the four elevations possess primary façade attributes including clear or spandrel glazing. The building will include 4 units and be 6.18m in height. A 9.3m high tower feature will be incorporated at the southeast elevation with a brick veneer and stucco finish. An overhead door is located on the east elevation and will be screened by new planting. The Owner is also proposing to paint the green metal roof, on the existing buildings (Buildings "D", "E" and "F") to a grey shade.

The Development Planning Department will work with the applicant to confirm that all roof-top mechanical units will be adequately screened. The final building elevations will be approved to the satisfaction of the Development Planning Department.

Region of York

The Region was party to the original site plan agreement for the existing commercial development. The Owner will be required to satisfy any requirements of the Region of York, prior to the execution of the implementing site plan agreement.

Services/Utilities

The Owner has submitted a site grading and servicing plan and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department, and the Region of York Transportation and Works Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Landscaping

The existing commercial site is landscaped, however, the Owner is proposing to upgrade the treatment at the northwest corner of the Langstaff Road and Terecar Drive intersection, where the new building is proposed.

This will include an entry feature consisting of a 450mm high layered drystone limestone planter that will incorporate a mix of shrubs and plant species. Trees and shrubs will be located along the Terecar Drive frontage in order to screen an overhead door at the northeast corner of the building. The applicant is willing to work with the Development Planning Department to further enhance the landscape plan existing planting in good condition will be saved and integrated into the new landscape design, where possible. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

The proposed landscape plan as shown on Attachment #3 illustrates the relocation of an existing pylon sign that is situate on the west side of Terecar Drive, north of Langstaff Road, to a location on the north side of Langstaff Road, approximately 55m west of Terecar Drive.

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

The Development Planning Department has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-Law, and is satisfied that the proposed commercial building within an existing commercial complex will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variances from the Committee of Adjustment. On this basis, the Development Planning Department recommends approval of the Site Plan Application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations (North and South)
5. Building Elevations (West and East)

Report prepared by:

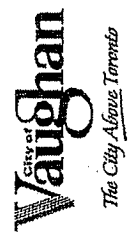
Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Development Planning Department

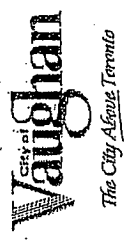
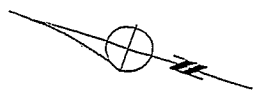
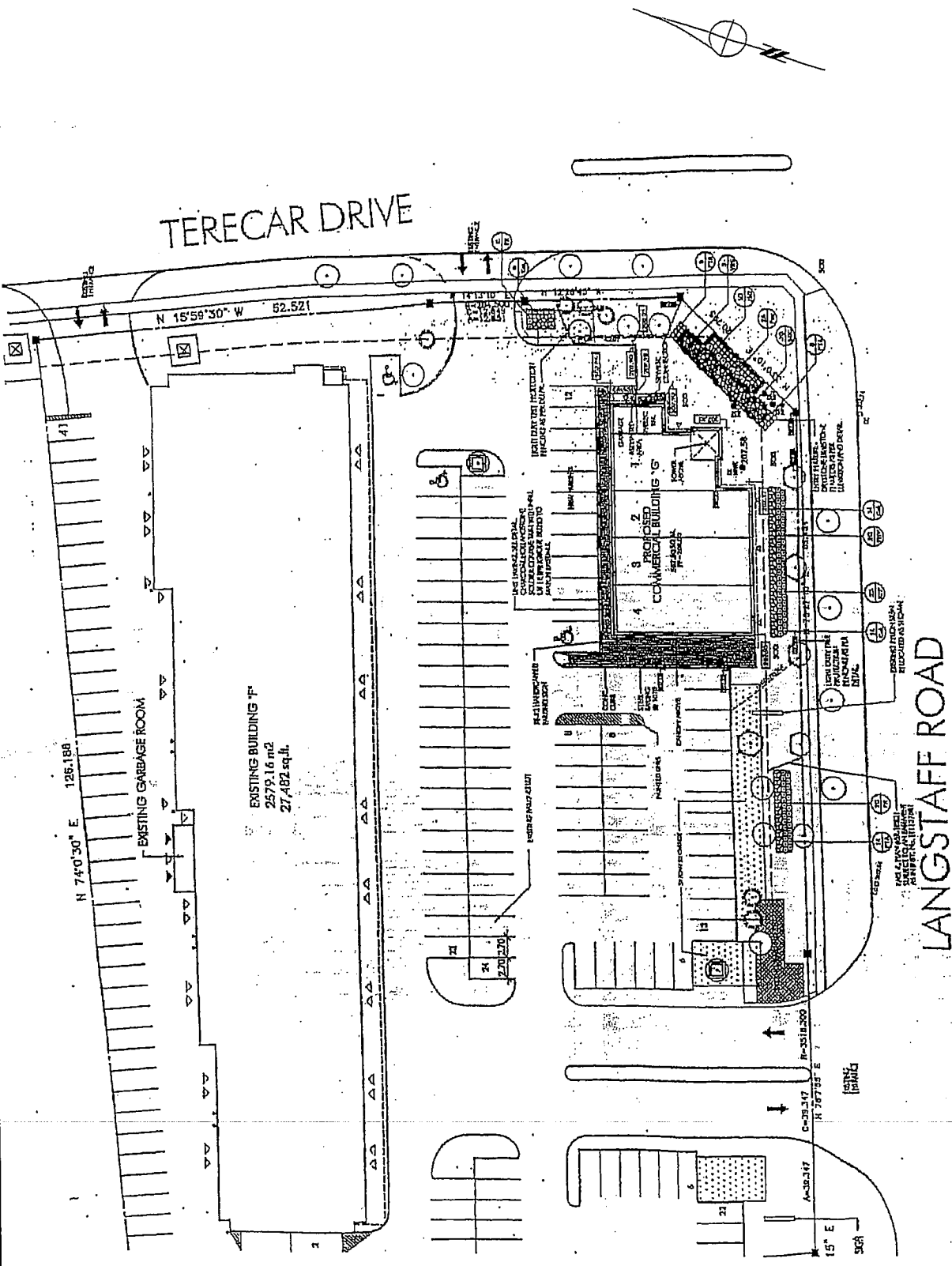
Location Map

Part Lot 11,
 Concession 5
 APPLICANT:
 STAR PALACE REALTY LTD.
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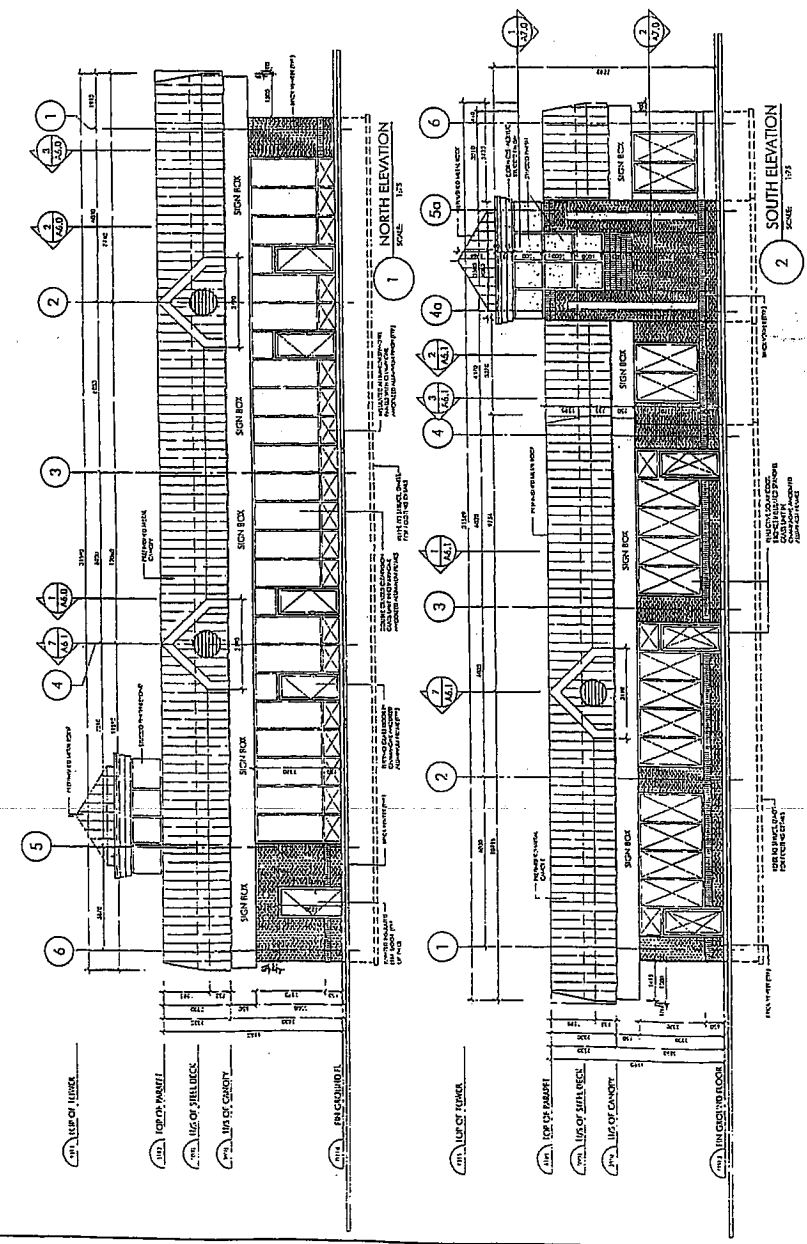
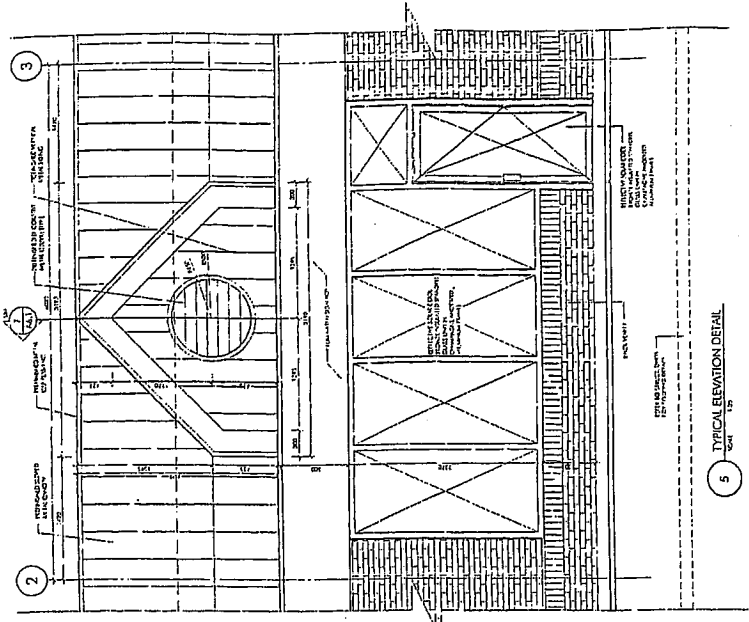
- LEGEND**
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - R2 - RESIDENTIAL ZONE

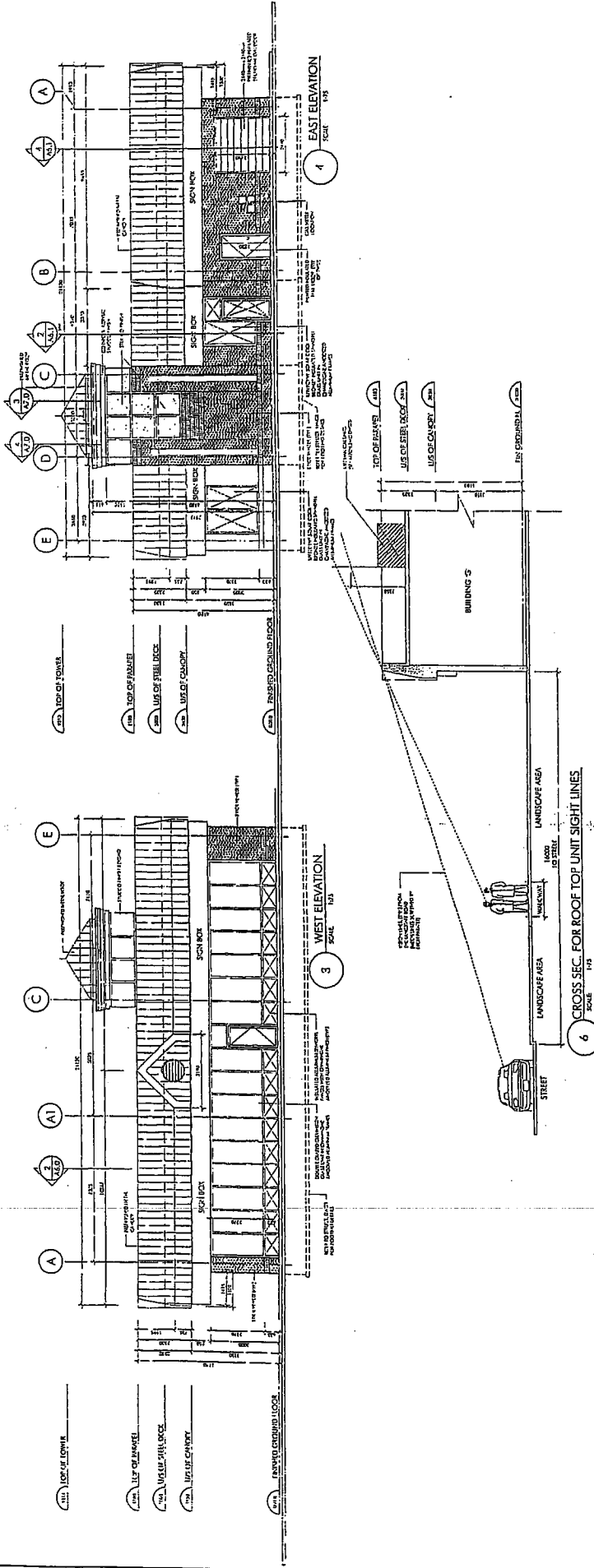


SUBJECT LANDS



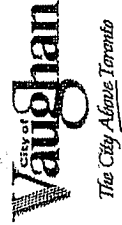
Development Planning Department





West & East Elevations

Part Lot 11,
Concession 5
APPLICANT:
STAR PALACE REALTY LTD.
HWY 7 AT HIGHWAY 7/16A R/S 89



Development Planning Department