

**COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006**

**SITE DEVELOPMENT FILE DA.06.046  
1493130 ONTARIO LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.06.046 (1493130 Ontario Limited) 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 plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
  - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
  - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc., and;
  - v) all requirements of the Ministry of Transportation Ontario shall be satisfied.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit the development of four additional buildings on the existing movie theatre site (Colossus) as follows:

Building "A2"	(retail)	590m <sup>2</sup>
Building "A3 and Unit A4"	(multi-unit retail and eating establishment with patio)	648m <sup>2</sup>
Building "A5"	(eating establishment with patio)	918m <sup>2</sup>
Building "A6"	(eating establishment)	650m <sup>2</sup>
Total Proposed Building Area		2,806m <sup>2</sup>

**Background - Analysis and Options**

The 7.7ha site is developed with a 10,506m<sup>2</sup> movie theatre as shown on Attachment #2, and is located at the southwest corner of Highway #400 and Regional Road #7 (3555 Regional Road #7), in Part of Lot 5, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan) and zoned C10 Corporate District Zone by By-law 1-88 and further subject to Exception 9(989). The surrounding land uses are as follows:

- North - Regional Road 7; existing commercial (C2 General Commercial Zone and C10 Corporate District Zone)
- South - Colossus Drive; existing commercial (C10 Corporate District Zone)
- East - Highway 400
- West - Famous Avenue; existing commercial (C10 Corporate District Zone)

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which provides opportunities for land uses that require visual exposure, good vehicular accessibility and large development sites that are characterized by high design standards. The proposed two additional retail and two additional eating establishment buildings conform to the "Corporate Centre District" policies of OPA #500.

Zoning

The subject lands are zoned C10 Corporate District Zone by By-law 1-88 and further subject to Exception 9(989), which permits the proposed retail and eating establishment uses. The site plan shown on Attachment #2 has been reviewed in accordance with the C10 Corporate District Zone and complies in all respects with the by-law requirements.

Parking

The minimum required parking for the site is calculated as follows (\* includes outdoor patio area):

Existing Movie Theatre: 11spaces/100m <sup>2</sup> of GFA (10,506m <sup>2</sup> )	= 1,156 spaces
Proposed Retail Building "A2": 6 spaces/100m <sup>2</sup> of GFA (590m <sup>2</sup> )	= 36 spaces
Proposed Retail Building "A3": 6 spaces/100m <sup>2</sup> of GFA (418m <sup>2</sup> )	= 25 spaces
*Proposed Eating Establishment "A4": 16 spaces/100m <sup>2</sup> of GFA (230m <sup>2</sup> )	= 37 spaces
*Proposed Eating Establishment "A5": 16 spaces/100m <sup>2</sup> of GFA (918m <sup>2</sup> )	= 147 spaces
Proposed Eating Establishment "A6": 16 spaces/100m <sup>2</sup> of GFA (650m <sup>2</sup> )	= 104 spaces
 Total Parking Required	 = 1,505 spaces
Zoning By-law Exception Allowing 25% Parking Reduction	(-) 376 spaces
 <u>Minimum Parking Required</u>	 <u>=1,129 spaces</u>
Total Parking Provided	=1,200 spaces

The Owner is proposing 1,200 parking spaces to serve the existing theatre and the proposed additional retail and eating establishment buildings. The By-law allows a 25% reduction to the parking requirement for development of the overall lands in conjunction with the Colossus Theatre on the site. As a result, there would be a surplus of 71 spaces.

Site Development

The site plan (Attachment #2) shows the existing theatre in the centre of the site with the proposed buildings clustered at the northwest and southwest corners, respectively. Four accesses serve the site, consisting of two full-movement accesses on Colossus Drive, with the remaining full movement and right-in/right-out accesses on Famous Avenue. Vehicular circulation and parking is provided around the existing theatre and the proposed buildings. Landscaping and pedestrian walkways are also proposed around the perimeter of the site with connections to Colossus Drive and Famous Avenue. The final site plan will be approved to the satisfaction of the Development Planning Department.

### Building Elevations

Building "A2" (Retail) will be constructed to a height of 7.9m, with an architectural feature above the main entry on the south elevation increasing the height to 9.7m (Attachment #3). The building materials consist of beige stucco, red concrete block, and lower level clear glass windows with awnings above.

Building "A3 (Retail) and Unit "A4" (Eating Establishment) will be constructed to a height of 6.7m with architectural features above the three main entries on the east elevation increasing the height to 8.2m. The building materials consist of beige stucco and brick, red concrete block at the base of the building with lower level clear glass windows on the north, south and east elevations and spandrel glazing on the west elevation. The patio is located on the south elevation.

Building "A5" (Eating Establishment) will be constructed to a height of 6.5m, with a portion of the roof increasing the height to 7.9m (Attachment #5). The building materials consist of dark gray stone, black granite tile, beige stucco and glazed windows. The primary façade is located on the west elevation facing Famous Avenue with the patio surrounding the southeast corner of the building.

Building "A6" (Eating Establishment) will be constructed to a height of 5.5m with an architectural feature above the west entry increasing the height to 8.2m (Attachment #6). The building materials consist of salmon coloured stucco and concrete block that is trimmed with a red roof and clear glass windows.

The final elevation plans shall be approved to the satisfaction of the Development Planning Department.

### Landscaping

The landscape plan (Attachment #7) shows a variety of deciduous and coniferous trees and shrubs along the perimeter of the site. Concrete pedestrian walkways surround the proposed buildings with connections to Colossus Drive and Famous Avenue. The final landscape plan shall be approved to the satisfaction of the Development Planning Department.

### Region of York

The Region of York may request to be a party to the site development agreement given that the subject lands abut Regional Road #7, with conditions of approval to be included in the Agreement. As a condition of site plan approval, all requirements of the Region of York Transportation and Works Department must be satisfied.

### Ministry of Transportation Ontario (MTO)

Given the proximity of the proposed development to the Highway #400 ramps, MTO approvals and permits shall be required/obtained.

### Services/Utilities

The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the 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.

## **Relationship to Vaughan Vision 2007**

This 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 Development Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and the area context, and is satisfied that the proposed additional retail and eating establishment buildings will facilitate an appropriate development of the site, within the Corporate Centre. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

## **Attachments**

1. Location Map
2. Site Plan
3. Elevation Plan (Building "A2")
4. Elevation Plan (Building "A3 and Unit "A4")
5. Elevation Plan (Building "A5")
6. Elevation Plan (Building "A6")
7. Landscape Plan

## **Report prepared by:**

Christina Napoli, Planner, ext. 8483  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS3 - OPEN SPACE COMMERCIAL ZONE

**Subject Lands**

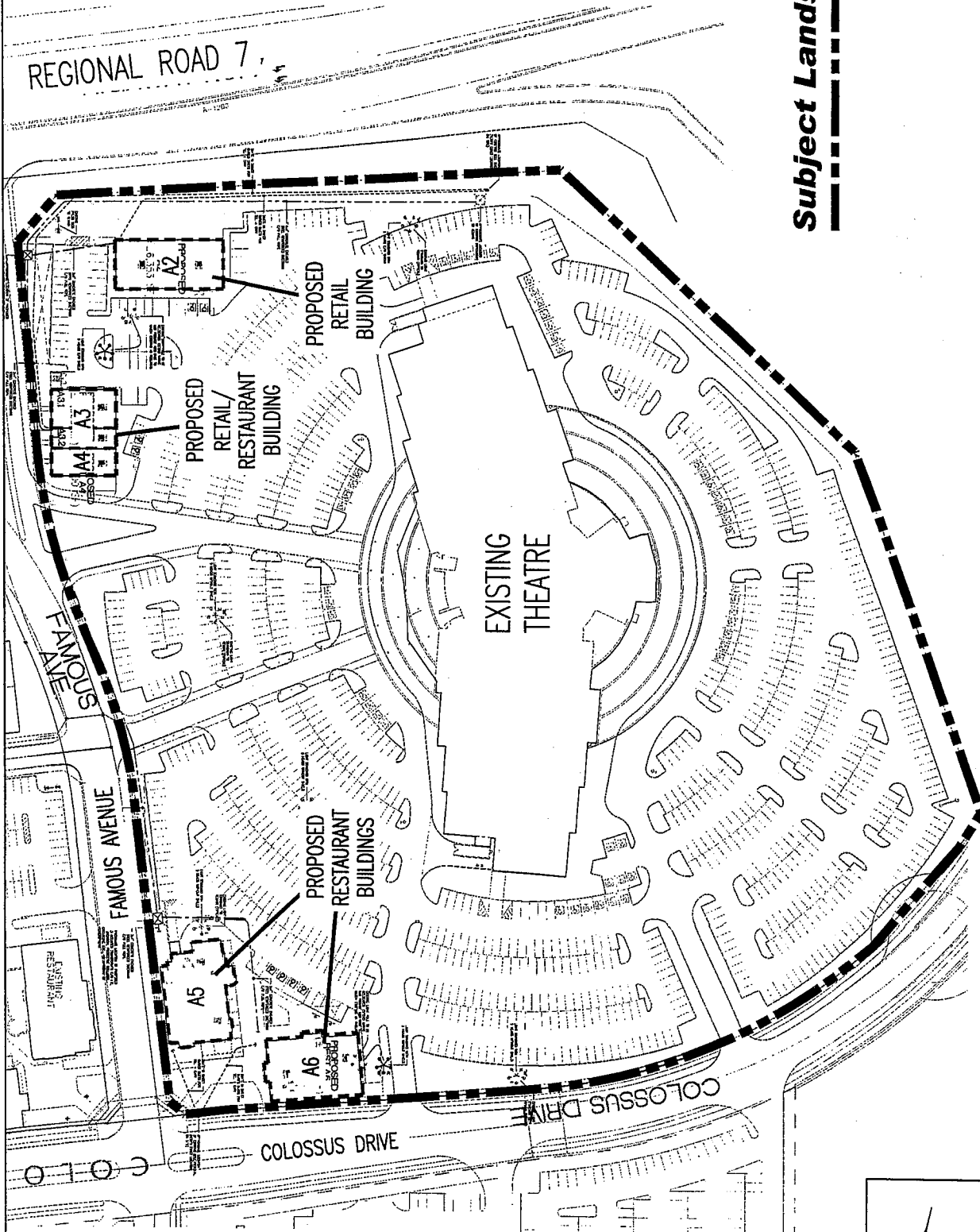
Not to Scale

# Location Map

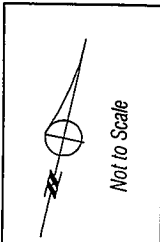
Part of Lot 5,  
Concession 5  
 APPLICANT:  
 1493130 ONTARIO LIMITED  
INVESTMENT/AMENAGEMENTS/DA/06/046.dwg



Development Planning Department



**Subject Lands**

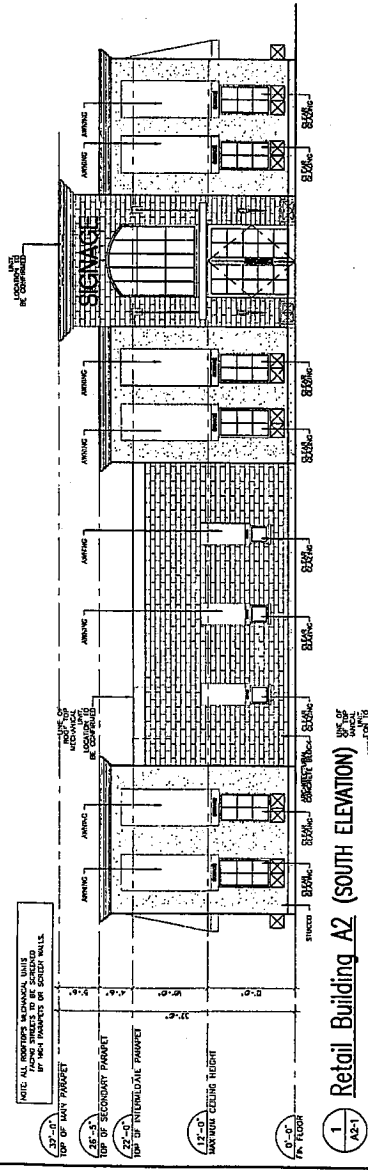


**Site Plan**

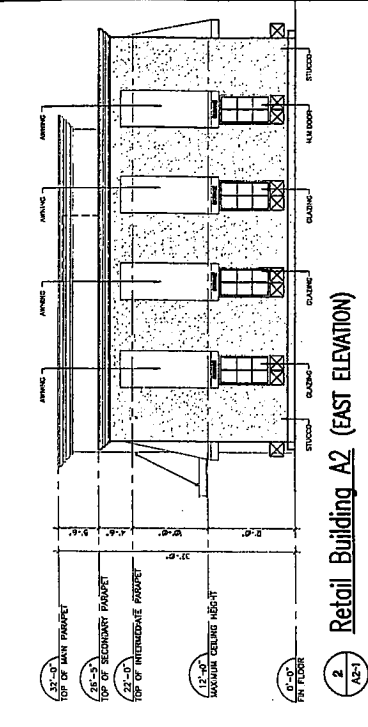
Part of Lot 5,  
Concession 5  
 APPLICANT:  
 1493130 ONTARIO LIMITED  
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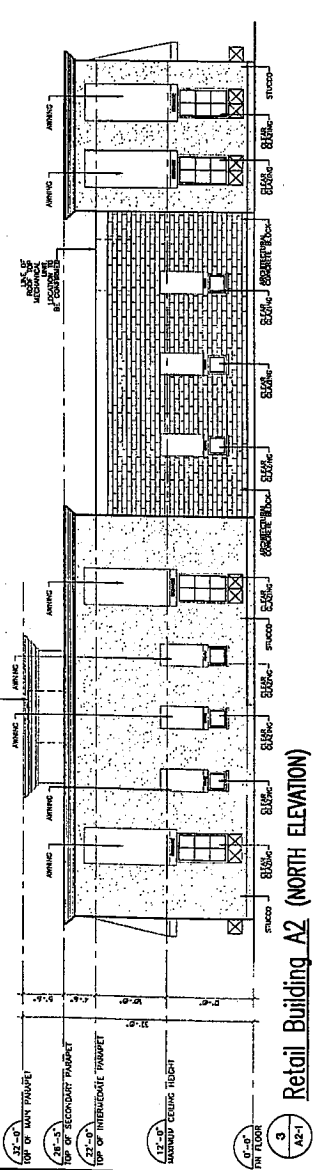
Development Planning Department



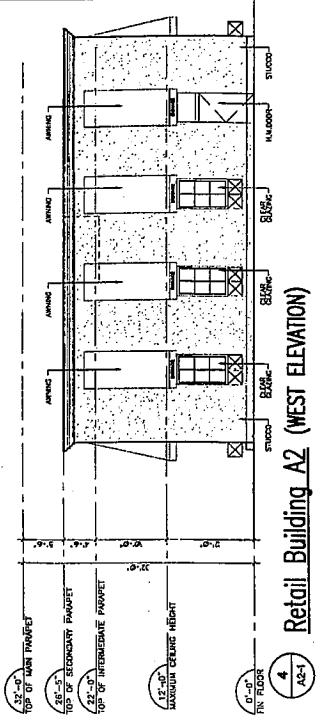
**Retail Building A2 (SOUTH ELEVATION)**



**Retail Building A2 (EAST ELEVATION)**



**Retail Building A2 (NORTH ELEVATION)**



**Retail Building A2 (WEST ELEVATION)**

Not to Scale

# Elevations - Building A2

APPLICANT: 1493130 ONTARIO LIMITED  
 Part of Lot 5, Concession 5  
 NUPRT1 ATTACHMENTS/DA/06.046.dwg

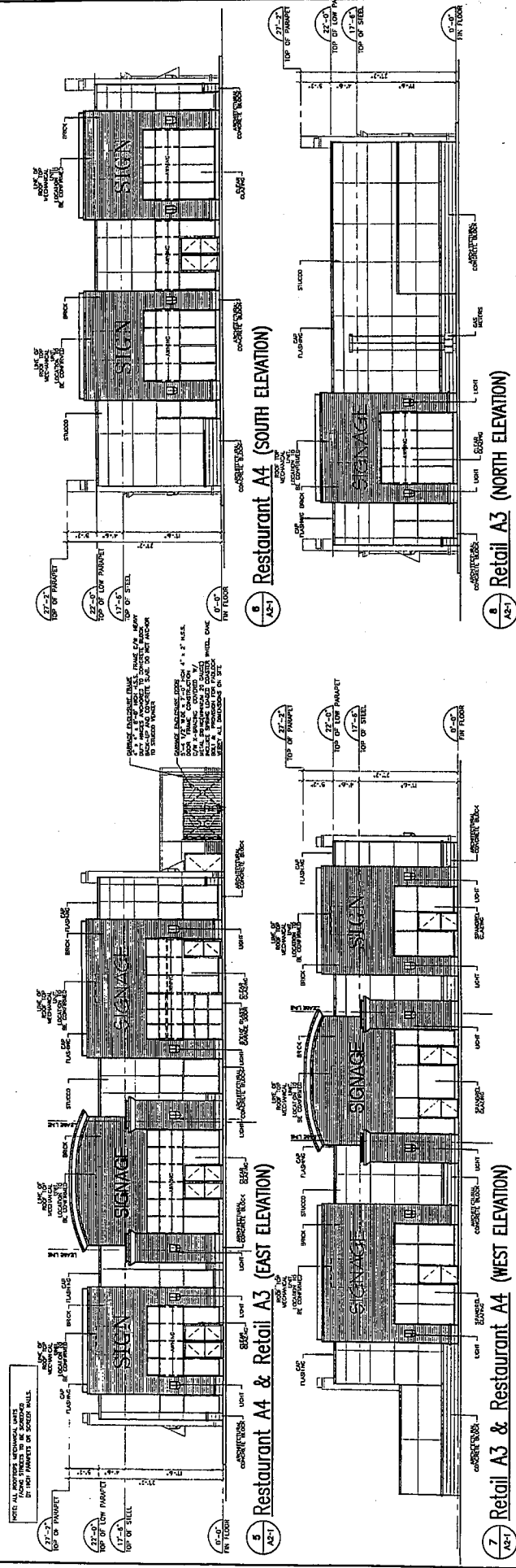


Development Planning Department

# Attachment 3

FILE No.: DA.06.046

August 17, 2006



Not to Scale

# Attachment 4

FILE No.: DA.06.046

August 17, 2006



Development Planning Department

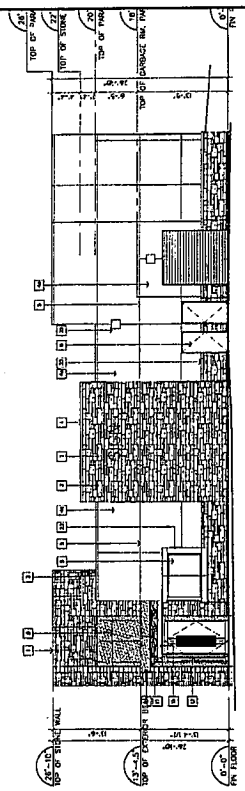
# Elevations - Buildings A3 & A4

Part of Lot 5,  
Concession 5

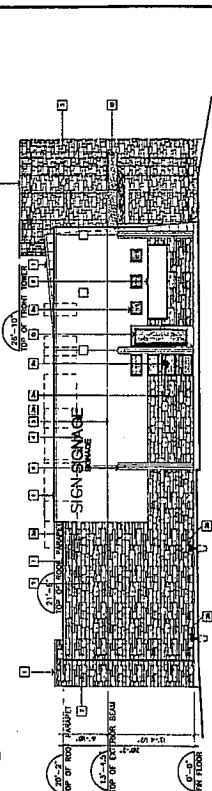
APPLICANT:  
1493130 ONTARIO LIMITED

IN PLAN AT THE NORTH END OF THE ROAD

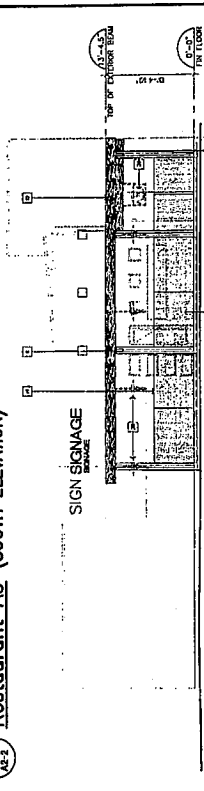




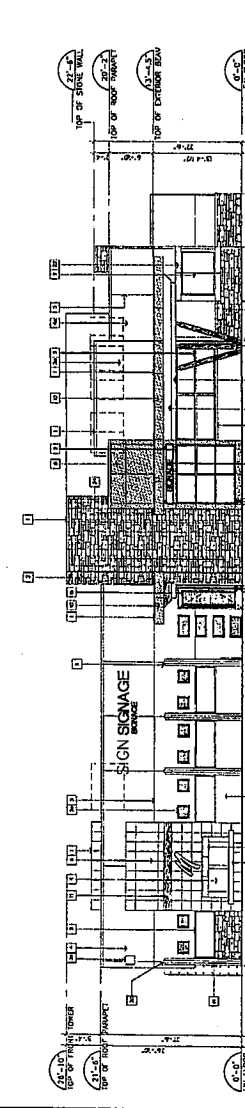
2 Restaurant A5 (NORTH ELEVATION)



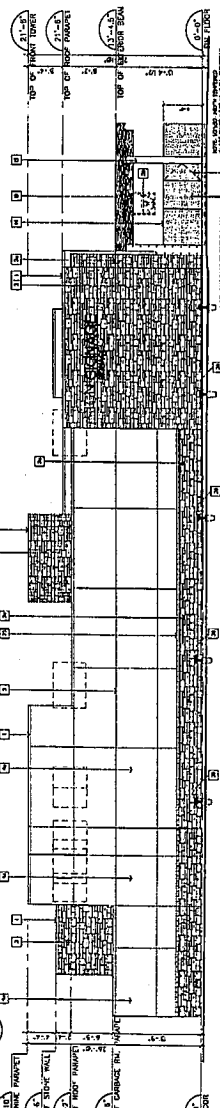
4 Restaurant A5 (SOUTH ELEVATION)



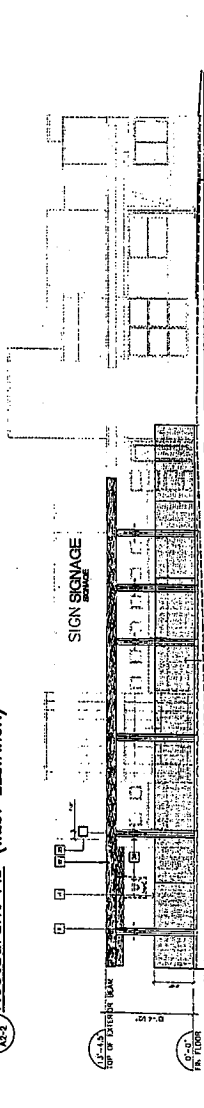
6 Restaurant A5 (SOUTH PATIO ELEVATION)



1 Restaurant A5 (EAST ELEVATION)



3 Restaurant A5 (WEST ELEVATION)



5 Restaurant A5 (EAST PATIO ELEVATION)

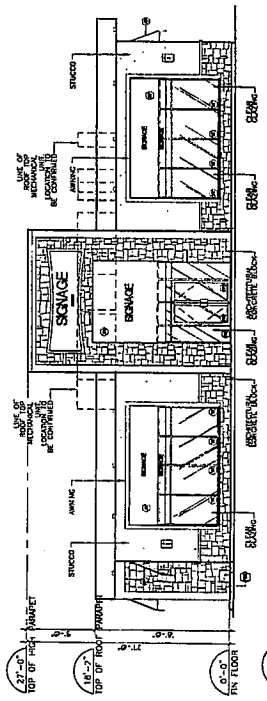
Not to Scale

# Attachment 5

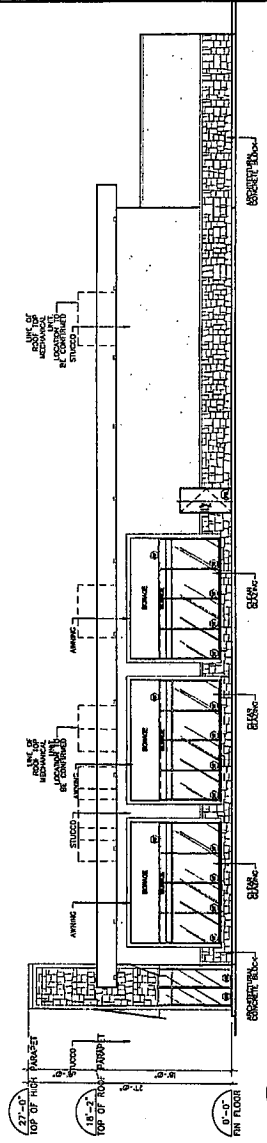
FILE No.: DA.06.046  
August 17, 2006

City of Vaughan  
Development Planning Department

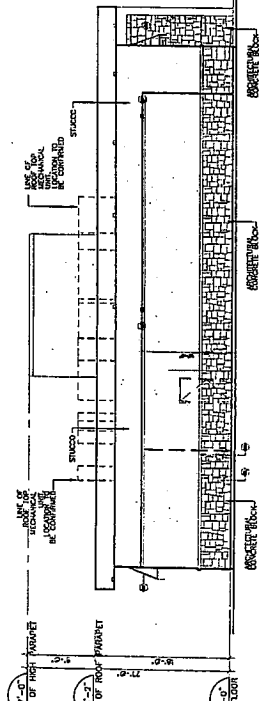
**Elevations - Building A5**  
APPLICANT: Part of Lot 5, Ontario Limited Concession 5  
INVESTIGATION REPORT: 06 046.dwg



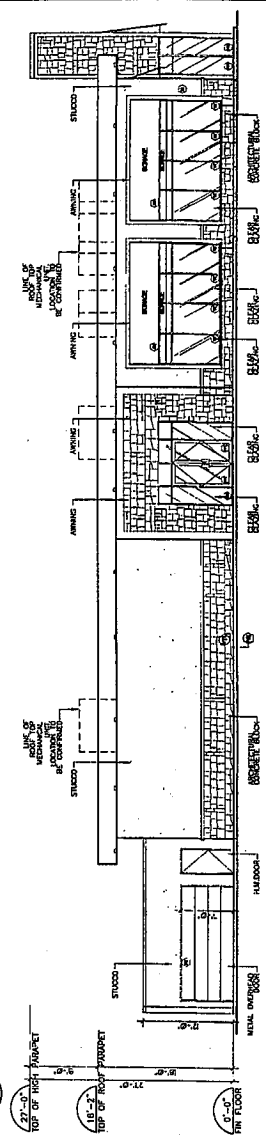
7 Restaurant A6 (WEST ELEVATION)



8 Restaurant A6 (SOUTH ELEVATION)



9 Restaurant A6 (EAST ELEVATION)



10 Restaurant A6 (NORTH ELEVATION)

Not to Scale

# Elevations - Building A6

APPLICANT: 1493130 ONTARIO LIMITED  
 CONCESSION 5  
 PART OF LOT 5, CONCESSION 5



Development Planning Department

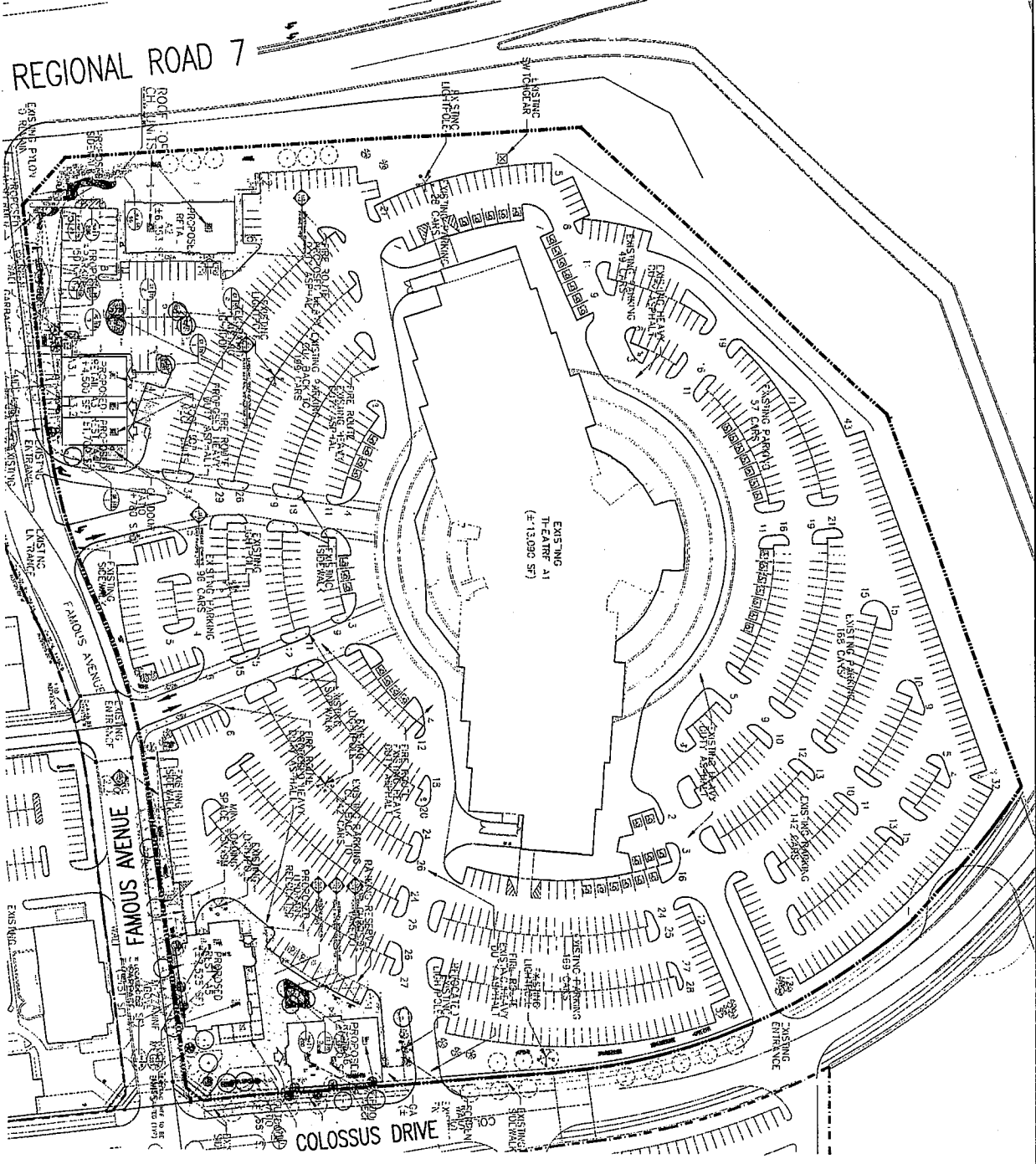
# Attachment 6

FILE No.: DA.06.046

August 17, 2006

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REGIONAL ROAD 7



EXISTING T-ENTRANCE  
(± 13,000 SF)



Not to Scale

# Landscape Plan

Part of Lot 5,  
Concession 5

APPLICANT:  
1493130 ONTARIO LIMITED

11/07/11 11:00 AM 11/07/11 06:00 AM

# Attachment 7

FILE No.:  
DA.06.046

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