

**ZONING BY-LAW AMENDMENT FILE Z.06.061**  
**SITE DEVELOPMENT FILE DA.07.016**  
**ANDRIDGE HOMES LTD.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.061 (Andridge Homes Five Limited) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands shown on Attachment #1, currently zoned C4(H) Neighbourhood Commercial Zone with the Holding Zone "(H)", to facilitate a commercial development comprised of a two-storey office building, a gas bar with a convenience store, car wash and gas pump canopy, and a bank building.
2. THAT Site Development File DA.07.016 (Andridge Homes Ltd.) BE APPROVED, to permit the construction of a two-storey office building, a gas bar with a convenience store, car wash and gas pump canopy, and a one-storey bank building as shown on Attachment #2, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, landscaping and pylon signage plans shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, noise report, access, parking, on-site vehicular circulation, and directional signage package, shall be approved by the Engineering Department;
    - iii) the Holding Symbol "(H)" shall be removed from the subject lands;
    - iv) all requirements of the Toronto Region and Conservation Authority shall be satisfied;
    - v) the Block 12 Control Architect shall review the final site plan and building elevations for consistency with the approved Architectural and Urban Design Guidelines for the Block 12 Community;
    - vi) all requirements of the Region of York Transportation and Works Department shall be satisfied;
    - vii) all hydro requirements of PowerStream Inc. shall be satisfied; and
    - viii) the Owner shall file an Application for Minor Variance to the Committee of Adjustment to facilitate the variances required to implement the final approved site plan, and the said application shall be approved and the decision of the Committee shall be final and binding;
  - b) that the site plan agreement contain 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 the Planning Act. The Owner shall submit an appraisal 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.

## **Communications Plan**

N/A

## **Purpose**

The Owner has submitted the following:

1. A Zoning By-law Amendment Application (File Z.06.061) to remove the Holding Symbol "(H)" from the subject lands zoned C4(H) Neighbourhood Commercial Zone as shown on Attachment #1, to facilitate the development of a two-storey office building, a car wash, gas bar with convenience store and gas pump canopy, and a bank building.
2. A Site Development Application (File DA.07.016) on the subject lands shown on Attachment #1, to permit the development of two-storey office building, a car wash, gas bar with convenience store and gas pump canopy (Shell), and a one-storey bank (Scotiabank) building, with the following site statistics:

Site Area:	9 815.74 m <sup>2</sup>
Building Area:	1 247.3 m <sup>2</sup>
Lot Coverage:	12.71%
Total Gross Floor Area:	1 710.1 m <sup>2</sup>
Landscaped Area:	2 631.05 m <sup>2</sup> (26.8%)
Paved Area:	5 937.34 m <sup>2</sup> (60.5%)
Parking:	77 including (6 underground and 4 handicapped spaces)

## **Background - Analysis and Options**

The 0.98 ha subject lands shown on Attachment #1 are located on the southwest corner of Bathurst Street and Teston Road, in Part of Lot 25, Concession 2, City of Vaughan. The corner lot is currently vacant and has a lot frontage of 41.5 m and 128.7 m on Bathurst Street and Teston Road, respectively. The site also has road frontage on Torah Gate. The surrounding land uses are:

- North - Teston Road; existing residential (RR Rural Residential Zone)
- South - vacant land, proposed high density residential (RA3(H) Apartment Residential Zone with the Holding Symbol '(H)')
- East - Bathurst Street; existing service station (Town of Richmond Hill)
- West - Torah Gate; vacant land (RS1 Residential Semi-detached Zone)

## **Official Plan**

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600 (Carrville - Urban Village 2), as amended by OPA #638, which permits a business and professional office, gas/bar service station, and financial institution uses on the subject lands. The proposed use and development of the site conforms to the Official Plan.

## **Zoning**

The subject lands are zoned C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)" by By-law 1-88, and subject to Exception 9(1261).

Two variances to the minimum standards of By-law 1-88 are required to facilitate the proposed site plan shown on Attachment #2, as follows:

Standard	By-law 1-88 Requirement	Proposal
Minimum Landscape Strip Width Abutting a Street	6 m	3 m at the northwest corner of the site
Maximum Eave Projection (Car Wash)	0.5 m	0.7 m

The variance to the minimum landscape strip width requirement is supportable given the enhanced landscape treatment/entry feature proposed at the intersection of Torah Gate and Teston Road, as shown on Attachment #3. The southerly eaves projection of 0.7 m on the car wash building is minor and will not impact on the surrounding uses, given the 3 m setback between the building and the south property line, which also includes a 2.4 m high wood fence, and therefore can be supported.

In addition, a variance is required to permit an "office building" in a C4 Neighbourhood Commercial Zone. By-law 1-88 defines an office building as having more than one storey used for business or professional office purposes. The C4 Zone permits "business and professional office" uses on the subject lands, but not in the form of a two-storey "office building" as defined by By-law 1-88. The business and professional office use is permitted as-of-right on the subject lands, and accordingly, the Development Planning Department can support this use in the format of a two-storey office building. A two storey building would be compatible with the balance of the uses on the site and would not have an impact on the surrounding land uses.

The Owner has made an application to the Committee of Adjustment (File #A197/07) to seek approval of these variances. Prior to the execution of the site plan agreement, the Committee of Adjustment must approve the application and its' decision shall be final and binding. A condition of approval is included in this respect.

The subject lands are zoned with the Holding Symbol "(H)" to ensure that the lands would not develop without site plan approval. Upon site plan approval, the Holding Symbol "(H)" can be removed from the subject lands. The Owner has made an application to remove the Holding Symbol "(H)" from the subject lands, and should the Site Development Application be approved by Council, the implementing zoning by-law to remove the Holding Symbol "(H)" from the lands will be forwarded to Council for enactment.

#### Site Plan

The proposed site plan, as shown on Attachment #2, consists of a bank (Scotiabank) and a two-storey office building, located in the westerly portion of the property, and a car wash and gas bar with convenience store and a gas pump canopy located in the easterly portion of the property.

The pertinent site statistics are as follows:

Total Site Area:	9,815.69 m <sup>2</sup>
Proposed Gross Floor Area:	
Building 'A' (Scotiabank)	470.86 m <sup>2</sup>
Building 'B' (2-storey Office Building)	920.63 m <sup>2</sup>
Building 'C' (Gas Bar/Convenience Store)	186.77 m <sup>2</sup>
Building 'D' (Car Wash)	131.84 m <sup>2</sup>
Total Gross Floor Area	1,710.1 m <sup>2</sup>

The site is designed with the buildings located to the interior of the lot, separated by driveways and parking spaces and landscaping. The car wash and gas bar are located on the easterly portion of the site and separated by a 2 m wide landscape strip from the office building and bank building on the balance of the site. All garbage areas will be enclosed and form part of the building. The site plan shows a drive-through for Building 'A' (bank) and a car stacking lane for Building 'D' (car wash).

The site will contain a total of 77 parking spaces including 71 surface spaces. The proposed business/professional building includes a ramp to an underground parking area consisting of 6 spaces.

Three access points are proposed to the site (one each from Bathurst Street, Teston Road and Torah Gate. The east and north driveway, to Bathurst and Teston respectively, are subject to approval from the Region of York.

The Development Planning Department is generally satisfied with the overall site layout, subject to the comments in this report being addressed.

## Elevations

Building 'A' (Scotiabank) as shown on Attachment #4 has a height of 6 m and will be finished with a natural stone base, yellow brick, red modular panels and glazing as the primary building materials. The window treatment includes glazing at the pedestrian level with a horizontal band of spandrel above on all elevations. The red modular panels are used to identify the company signage and logos. The main sign panel extends approximately 4.5 m above the main roof height of the building. The drive-through facility is located on the west side of Building 'A', and will be constructed with aluminum cladding supported by a yellow brick pillar. The main entrance to the bank is on the east elevation.

The elevation for Building 'B' (office building) will be finished with a sundance matt colour brick veneer as shown on Attachment #5. The main north elevation includes the front door entrance encased in thermally broken glass windows in anodized aluminum frames. A combination of clear and spandrel glass is used extensively on all elevations. The mechanical/elevator penthouse is to be constructed with prefinished metal.

Building 'C' (convenience store) and 'D' (car wash) are to be finished in similar materials, both with tan/brown brick veneer facings, glazing, and the roofs are to be shingled with grey asphalt shingles. The gas pump canopy (Attachment #8) incorporates the company logo (Shell) on the north and east elevations and is constructed in a manner typical of most gas stations.

The Control Architect for Block 12 must review the final site plan and elevation drawings for consistency with the approved Architectural and Urban Design Guidelines for the Block 12 Community, prior to the execution of the site plan agreement. A condition of approval is included in this report. The Development Planning Department is generally satisfied with the proposed building elevations.

## Signage

The Owner has proposed an illuminated 7.08 m high monolithic sign for the gas bar (Shell), as shown on Attachment #9. Two signs are proposed; one each to be located on Bathurst Street, south of the main driveway, and the other on Teston Road, east of the main driveway as shown on Attachment #2.

## Access and Parking

The site plan shows a total of 77 parking spaces including 6 spaces to be located in an underground garage for the office building. There are also 4 handicapped parking spaces on the site. By-law 1-88 requires that parking for the proposed development be calculated as follows:

Building	Required Parking	Proposed Parking
'A' (Bank Building-Scotiabank) @ 6 spaces/100 m <sup>2</sup>	29	29
'B' (2-storey Office Building) @ 3.5 spaces/100 m <sup>2</sup>	33	34 (including 6 underground spaces)
'C' (Convenience Store – Gas Bar) @ 6 spaces/100 m <sup>2</sup>	12	12
'D' (Car Wash)*@ 1 space/vacuum island	2	2
TOTAL	76	77

\* 10 car storage spaces leading up to the entrance of the car wash has been provided, as required by By-law 1-88.

The proposed site plan exceeds the minimum parking requirements of By-law 1-88 with a surplus of 1 space.

### Landscaping

The proposed landscape plan is shown on Attachment #3 and identifies landscape treatments along Bathurst Street, Teston Road and Torah Gate, which includes trees, shrubs and decorative metal fencing and pillars, with dense vegetation located at the north-east and north-west corners of the site. Large deciduous trees are located within the 2 m wide landscape strip separating the gas bar from the office building and bank to act as visual buffer between the two uses. A combination of shrubs and trees together with pavers will form a pedestrian entry feature at the corner of Teston Road and Torah Gate. A landscape buffer strip including a 2.4m high wood acoustic fence is located along the entire length of the south property line between the proposed development and the proposed high density residential uses on the lands to the immediate south.

The final landscape plan, including detailed drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department, prior the execution of the implementing site plan agreement.

### Servicing

The final site grading and servicing plans, stormwater management report, access, parking, on-site vehicular circulation, and directional signage package must be approved to the satisfaction of the City's Engineering Department, prior to the execution of the site plan agreement. In addition, conditions of site plan approval from the Region of York Transportation and Works Department will be included in the site plan agreement, which they will be a signing party.

All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

Waste disposal services and snow removal will be administered by private contractors.

### Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland in an amount 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 report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

### Regional Implications

The applicant will be required to satisfy all conditions as provided by the Region of York Transportation and Works Department regarding site access, servicing and storm water management issues. The Region's site plan conditions will be included in the site plan agreement, which they will also be a signing party.

### Conclusion

The Development Planning Department has reviewed Site Development File DA.07.016 in accordance with the policies of the Official Plan, the requirements of By-law 1-88, and the surrounding land use context. The application will facilitate the development of the subject lands with a two-storey business and professional office, a bank, and a gas bar with a convenience store and car wash. The proposed development conforms to the Official Plan and is considered to be appropriate for the subject lands and compatible with the surrounding land uses. The Development Planning Department can support the proposed development, subject to the conditions of approval in this report, and the variances required to implement the proposed development being approved by the Committee of Adjustment and their decision being final and binding.

In addition, the Development Planning Department can support approval of the Zoning By-law Amendment Application to remove the Holding Symbol "(H)" from the subject lands, which are currently zoned C4(H) Neighbourhood Commercial Zone, should Council approve the Site Development Application.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations – Building A (Proposed Bank)
5. Elevations – Building B (Office Building)
6. Elevations – Building C (Service Station Kiosk – Convenience Store)
7. Elevations – Building D (Car Wash)
8. Elevations – Gas Pump Canopy
9. Elevations – Monolithic Sign Details

**Report prepared by:**

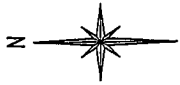
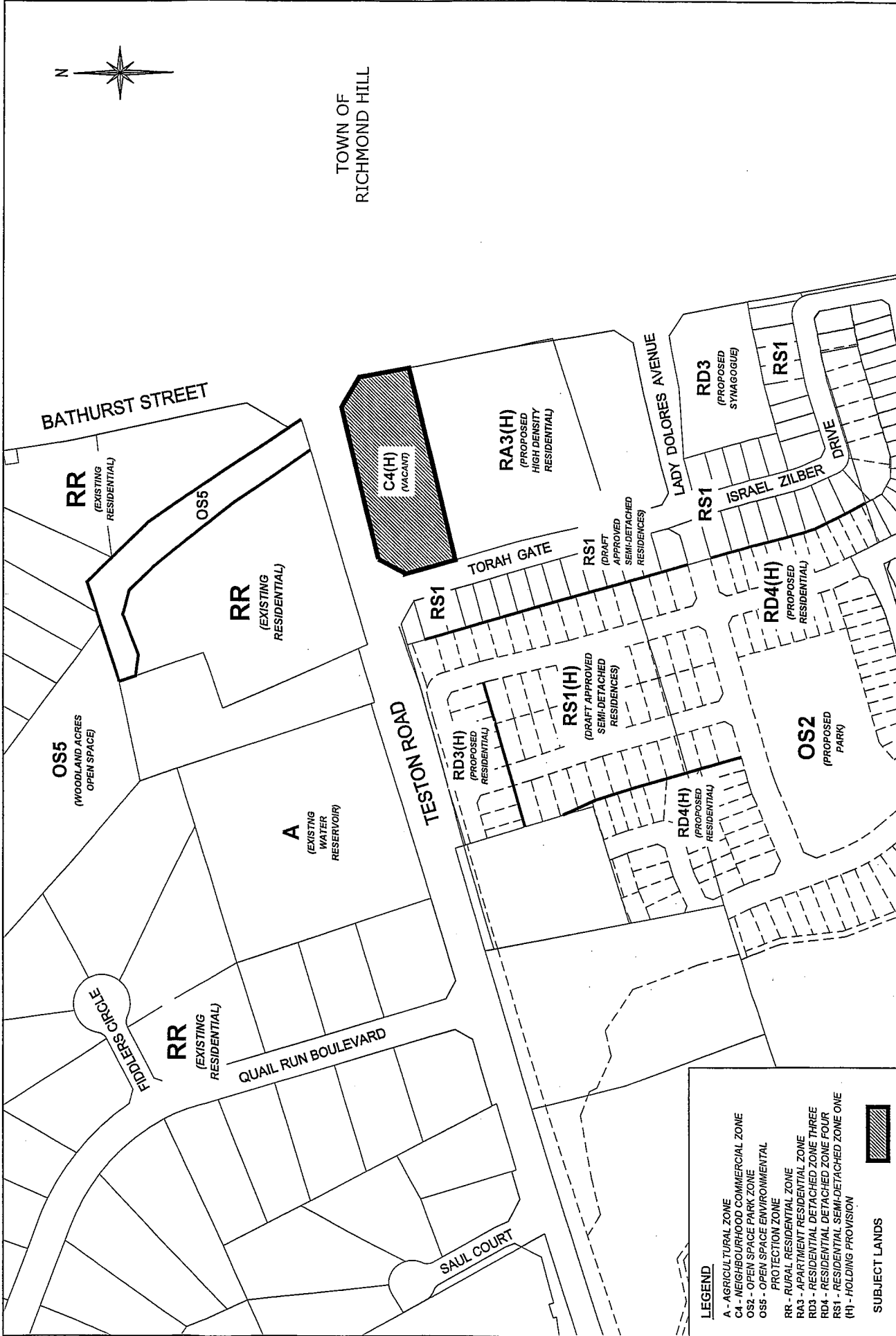
Joseph Yun, Planner, ext. 8216  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



TOWN OF  
RICHMOND HILL

## Location Map

Part of Lot 25,  
Concession 2  
APPLICANT:  
ANDRIDGE HOMES LTD.  
N:\UPT\1 ATTACHMENTS\04\06-07.016



Development Planning Department

## Attachment

FILE No.:  
DA.07.016  
Not to Scale  
May 02, 2007

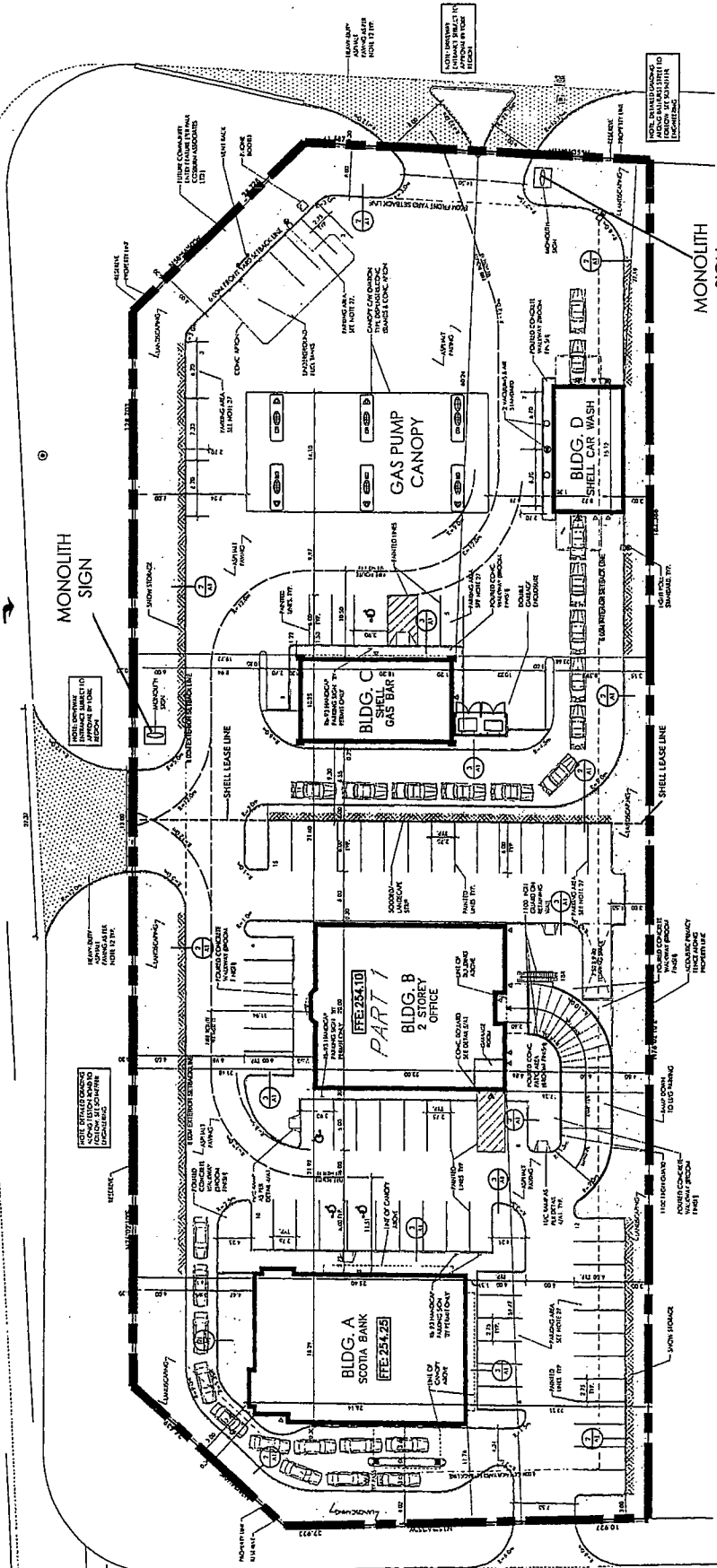
1



TESTON ROAD

BATHURST STREET

TORAH GATE



SUBJECT LANDS

# Site Plan

Part of Lot 25,  
Concession 2  
APPLICANT:  
ANDRIDGE HOMES LTD.  
PROJECT 1 ATTACHMENTS DA-07.016

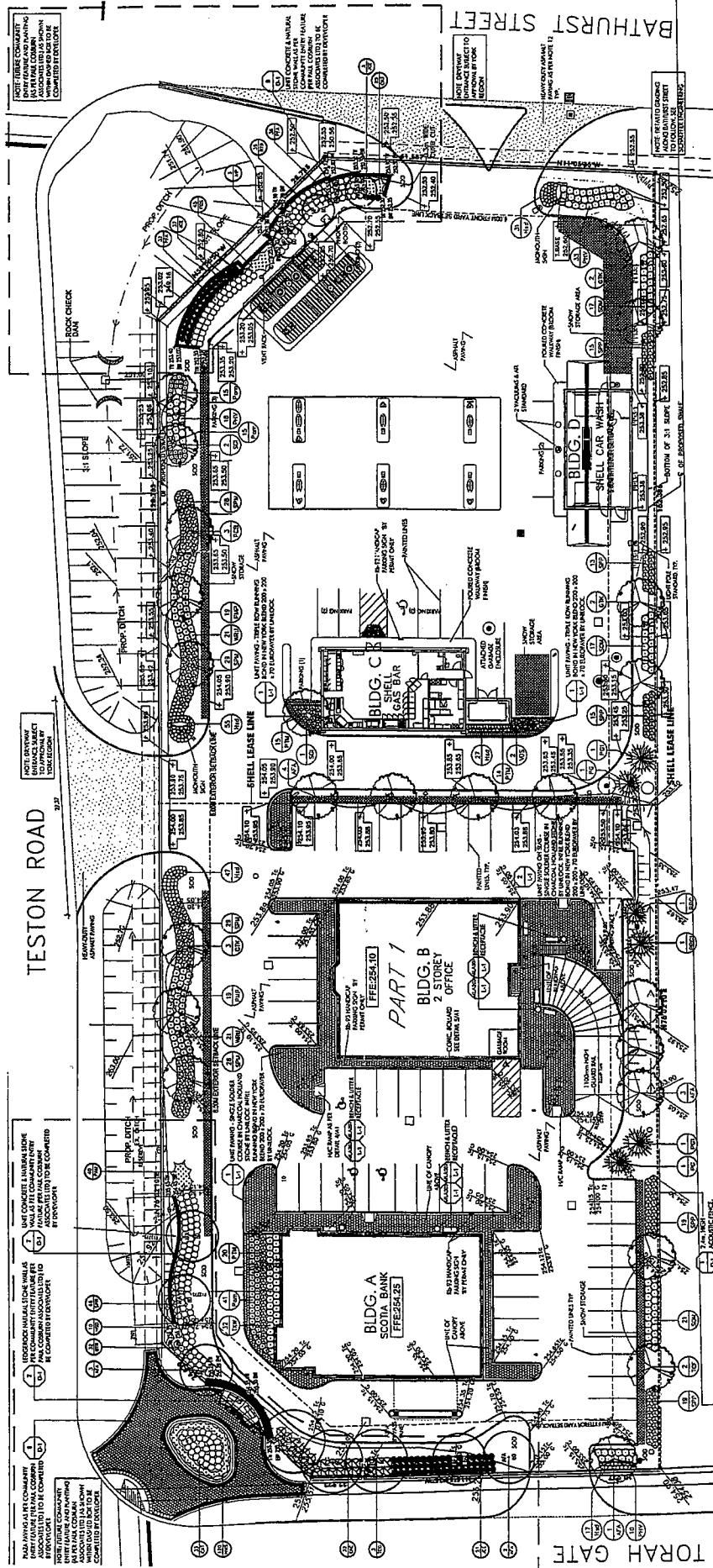


Development Planning Department

# Attachment 2

FILE No.:  
DA.07.016  
Not to Scale  
May 08, 2007





# Landscape Plan

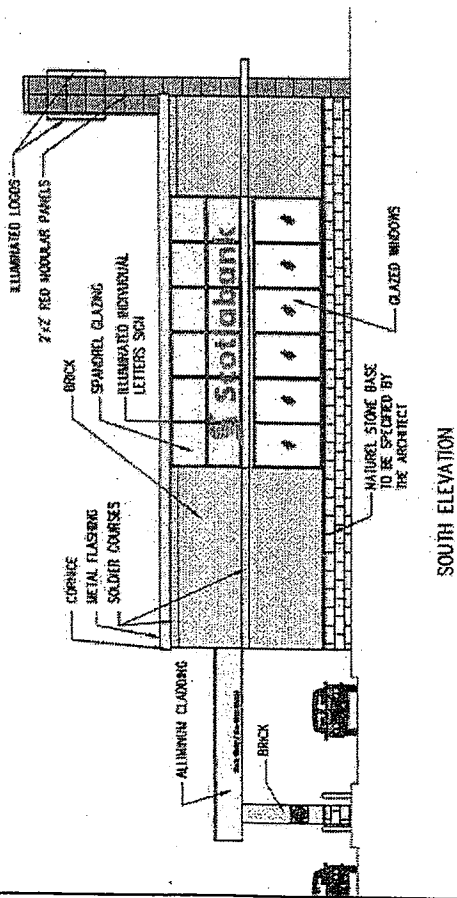
Part of Lot 25,  
Concession 2  
APPLICANT:  
ANDRIDGE HOMES LTD.  
N:\07\1 ATTACHMENTS\VA\6-07.016



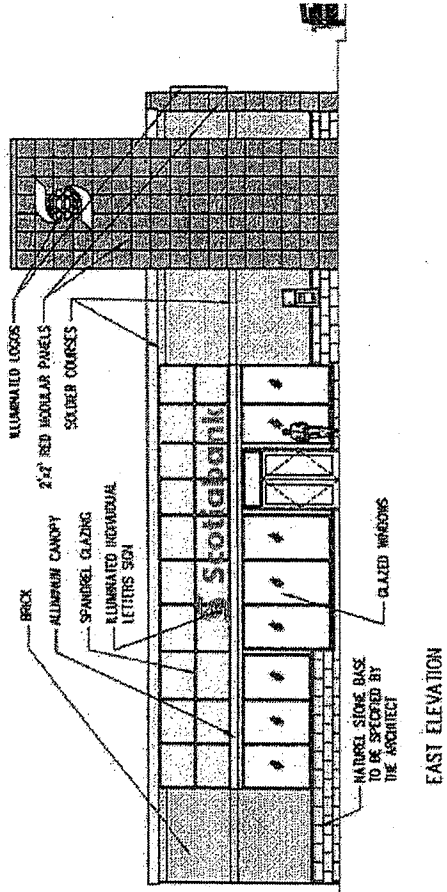
Development Planning Department

# Attachment 3

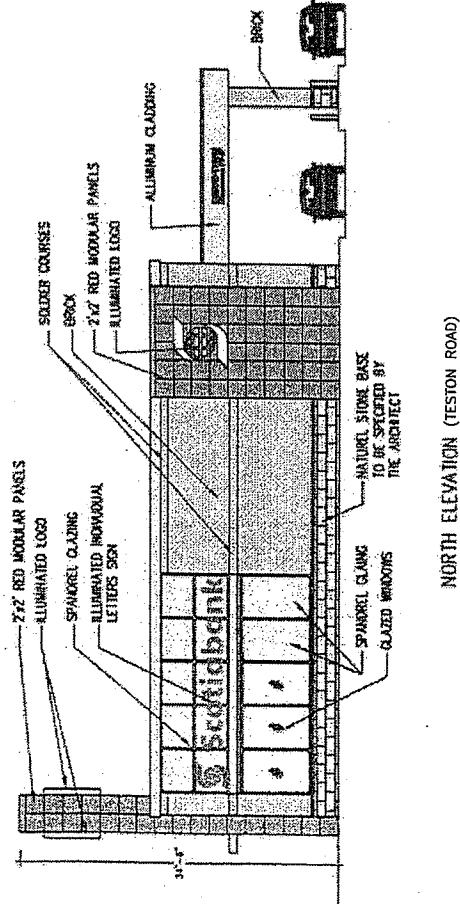
FILE No.:  
DA.07.016  
Not to Scale  
May 02, 2007



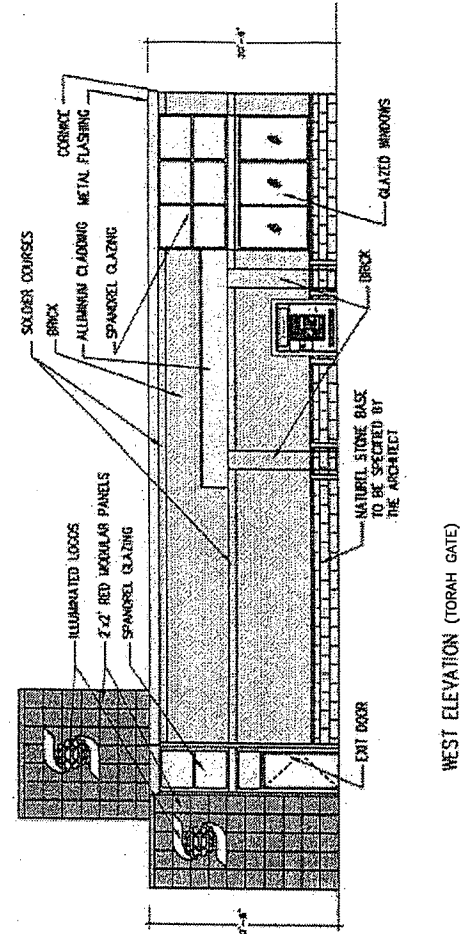
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION (TESTON ROAD)



WEST ELEVATION (TORAH GATE)

# Elevations - Building A (Proposed Bank)

APPLICANT:  
ANDRIDGE HOMES LTD.  
Part of Lot 25,  
Concession 2

NA\007\1 ATTACHMENTS\0A\dc-07.016

**City of Vaughan**  
*The City Above Toronto*

Development Planning Department

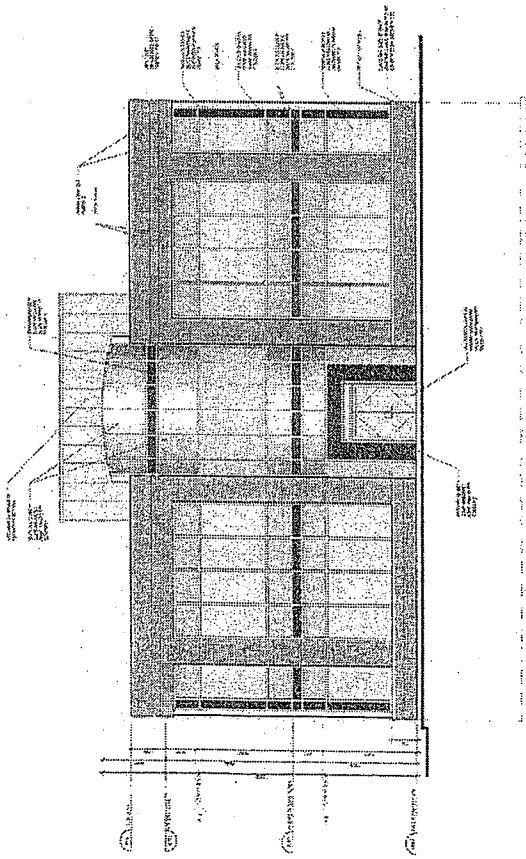
## Attachment

# 4

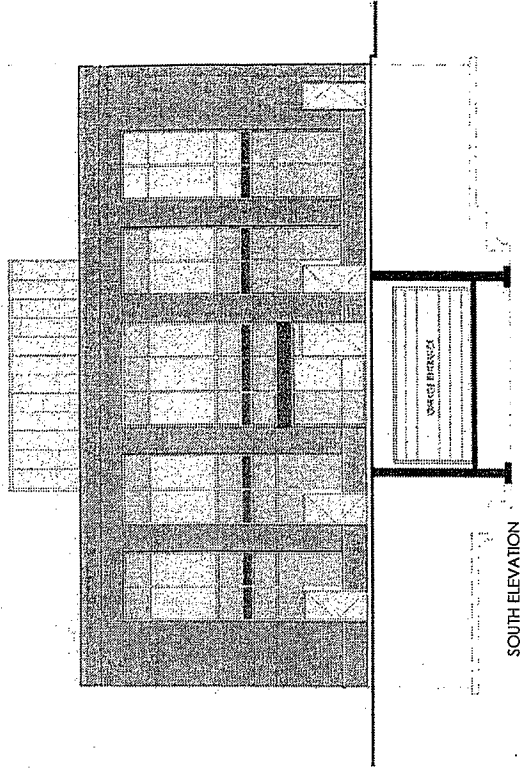
FILE NO.:  
DA.07.016

Not to Scale

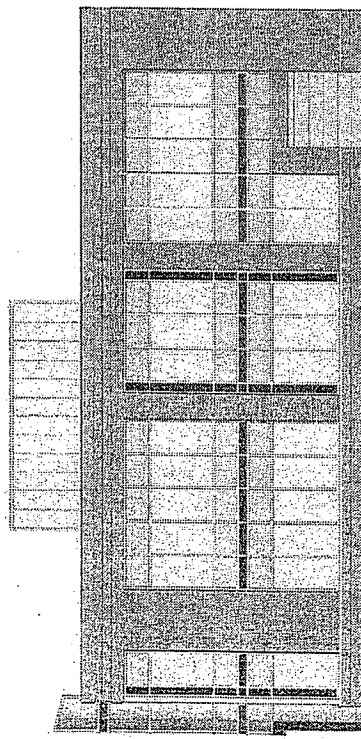
May 07, 2007



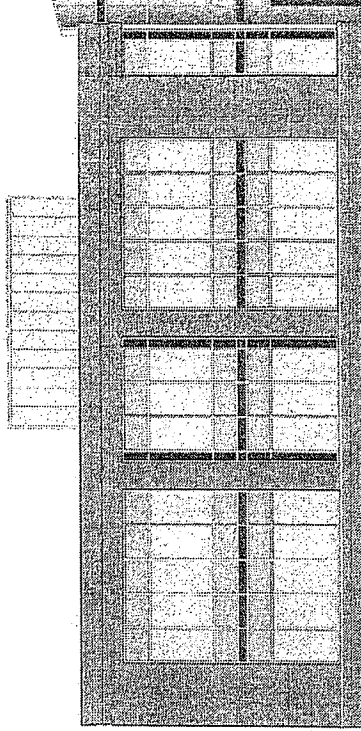
NORTH ELEVATION (TETON ROAD)



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

# Elevations - Building B (Office Building)

APPLICANT:  
ANDRIDGE HOMES LTD.  
Part of Lot 25,  
Concession 2

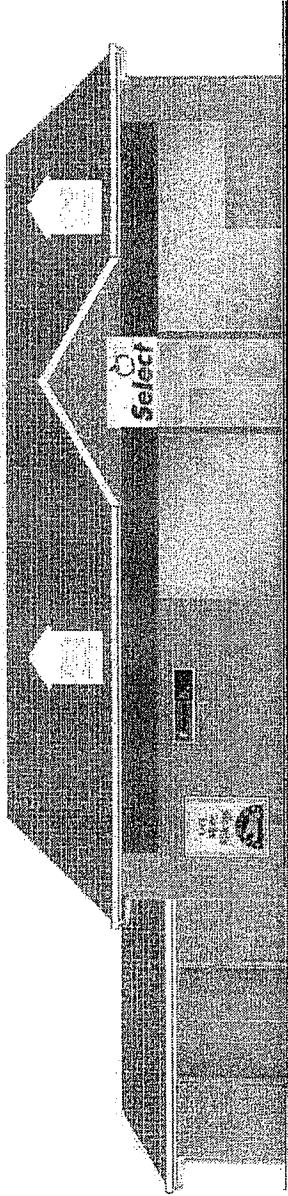
N:\DFT\1 ATTACHMENTS\VA 46-07.016



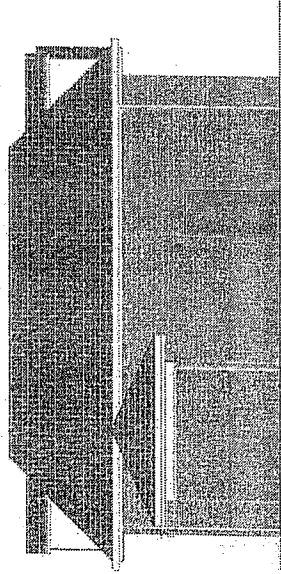
The City Above Toronto

Development Planning Department

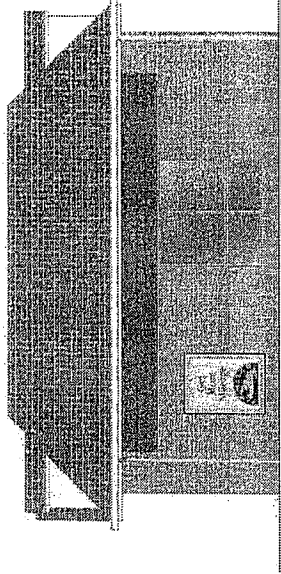
**Attachment 5**  
FILE No.:  
DA.07.016  
Not to Scale  
May 07, 2007



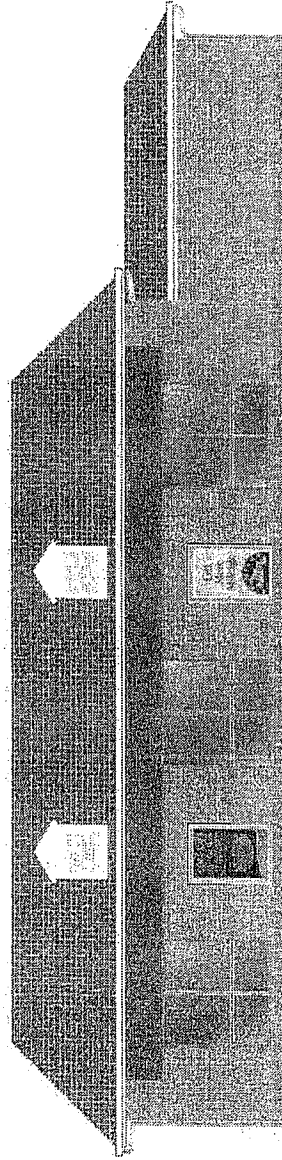
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (TESTON ROAD)



WEST ELEVATION

# **Elevations - Building C (Service Station Kiosk - Convenience Store)**

APPLICANT:  
ANDRIDGE HOMES LTD.

Part of Lot 25,  
Concession 2

\\NA0PTV1\ATTACHMENTS\VA\da.07.016



Development Planning Department

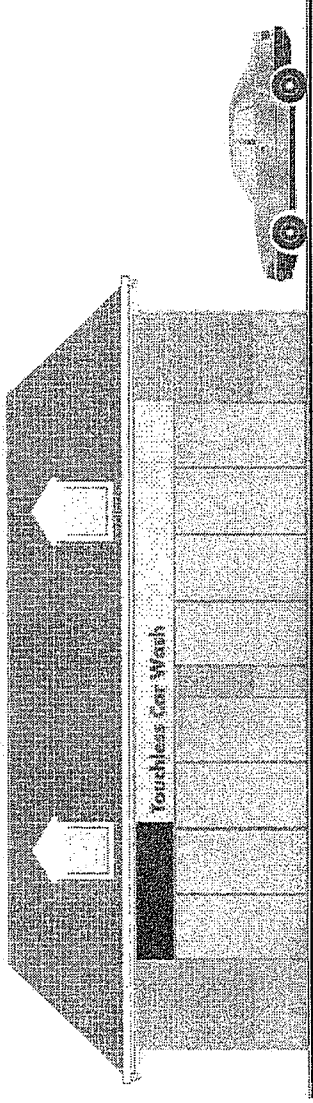
## **Attachment**

**6**

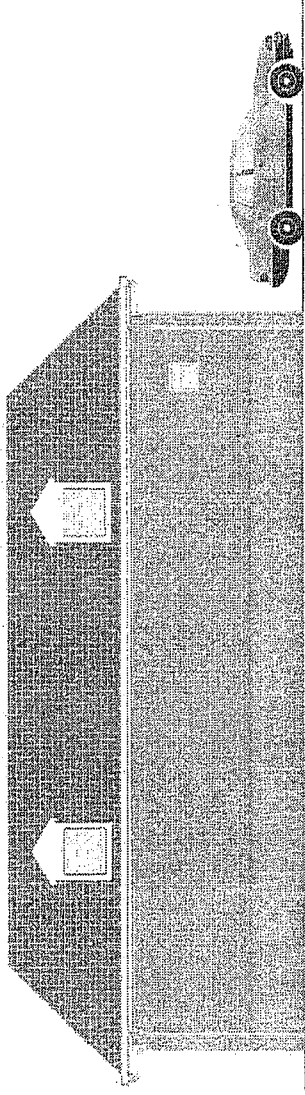
FILE No.:  
DA.07.016

Not to Scale

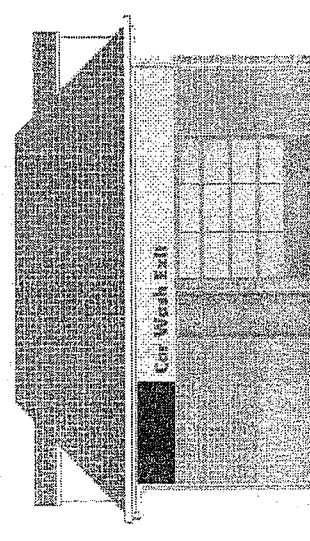
May 07, 2007



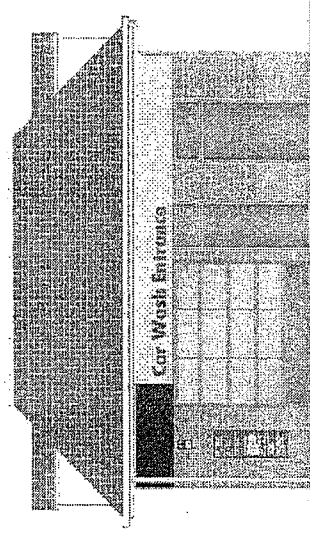
NORTH ELEVATION (TESTON ROAD)



SOUTH ELEVATION



EAST ELEVATION (BATHURST STREET)



WEST ELEVATION

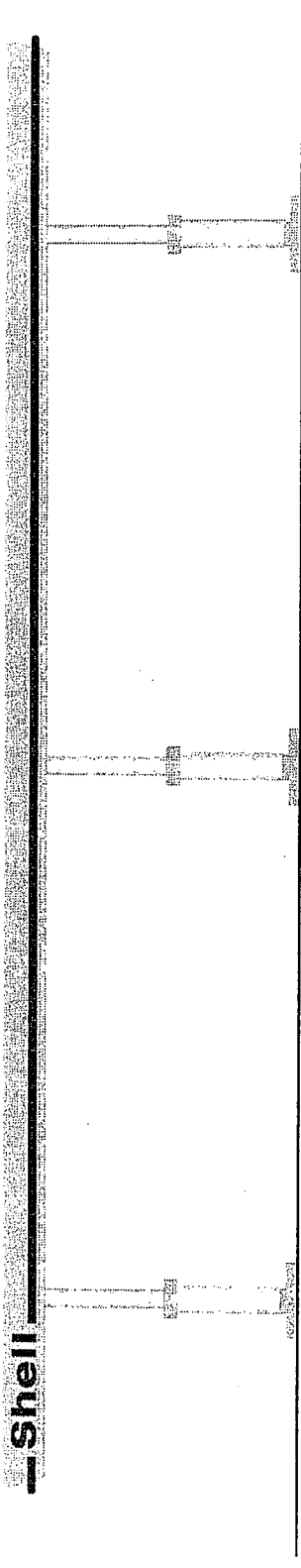
# Elevations - Building D Car Wash

APPLICANT:  
ANDRIDGE HOMES LTD.  
N:\UPT\1 ATTACHMENTS\DA\da.07.016

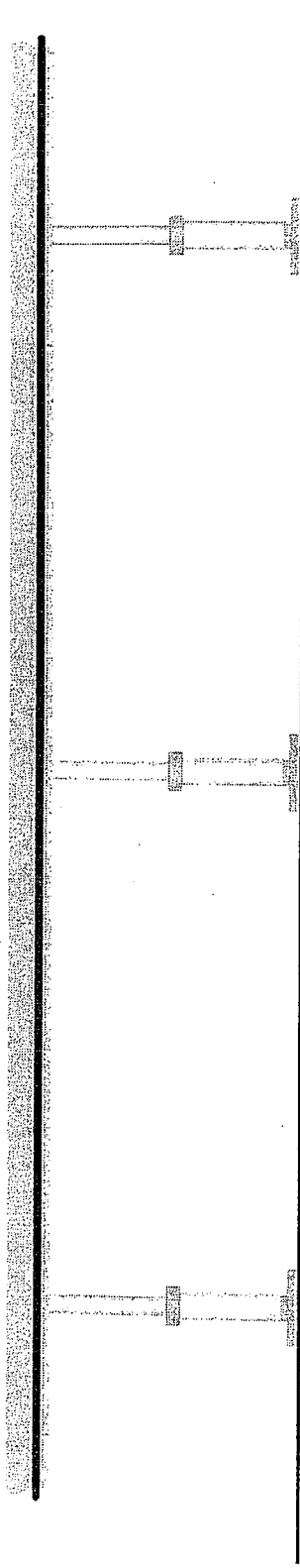
Part of Lot 25,  
Concession 2



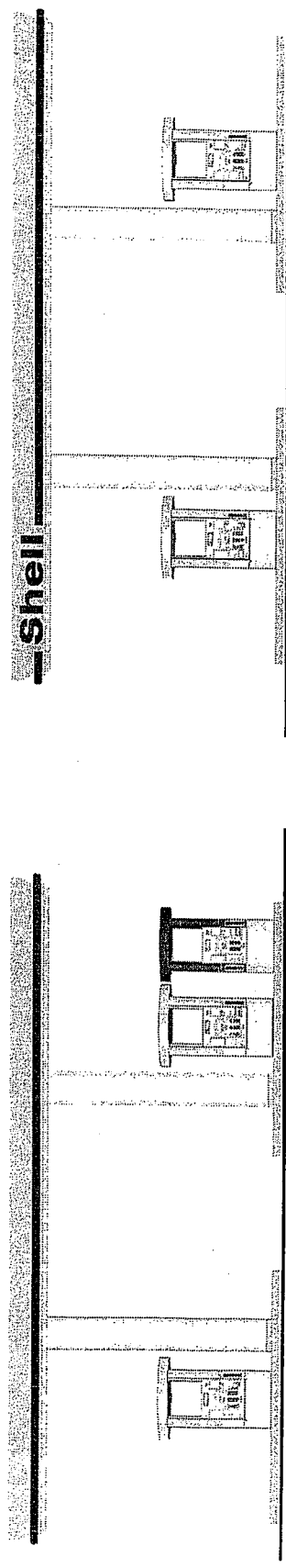
Development Planning Department



NORTH ELEVATION (TESTON ROAD)



SOUTH ELEVATION



EAST ELEVATION (BATHURST STREET)

WEST ELEVATION

# Elevations - Gas Pump Canopy

APPLICANT:  
ANDRIDGE HOMES LTD.  
Part of Lot 25,  
Concession 2  
M:\DFT\1 ATTACHMENTS\VA\06-07-016



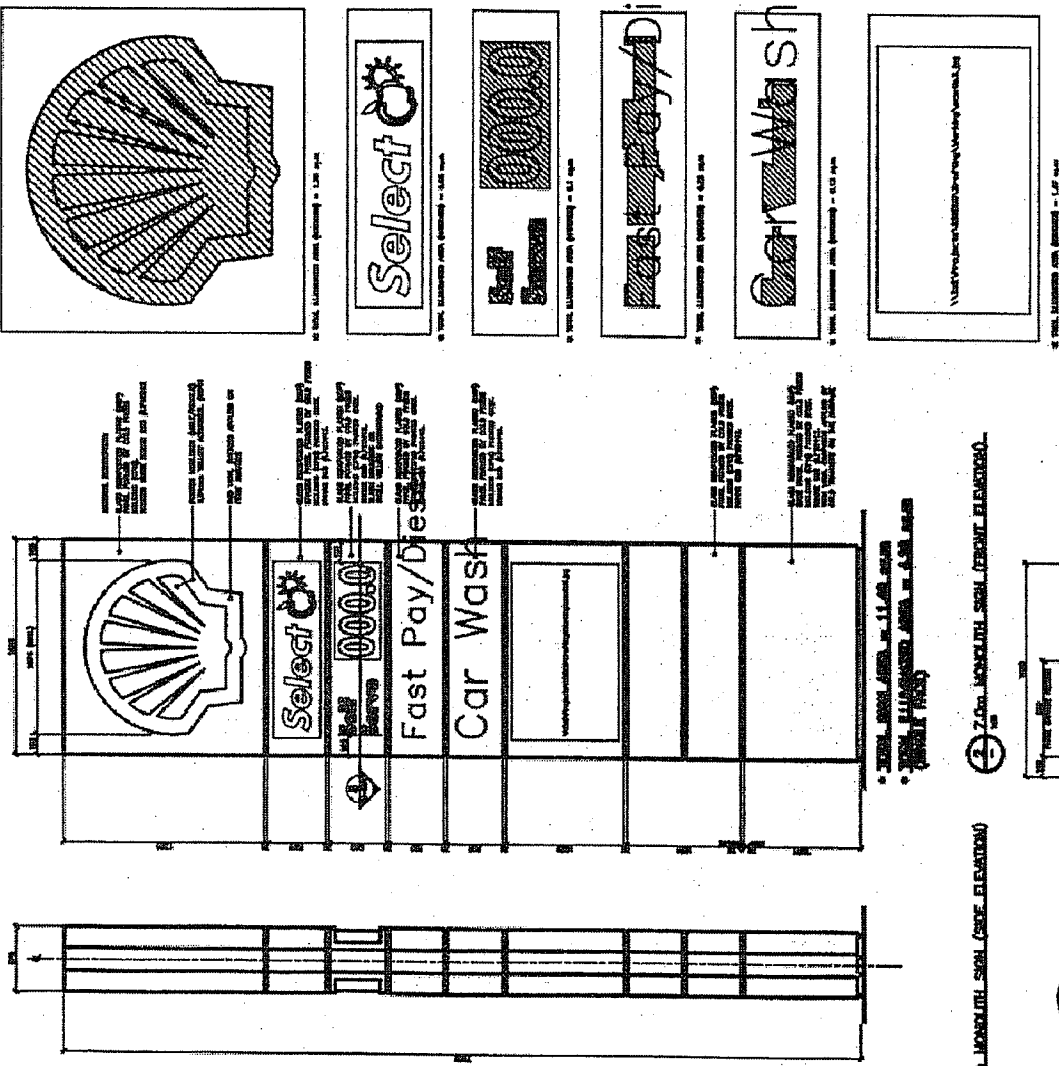
Development Planning Department

# Attachment

# 8

FILE No.:  
DA.07.016  
Not to Scale  
May 08, 2007





1. 2.0m MONOLITH SIGN (SIDE ELEVATION)

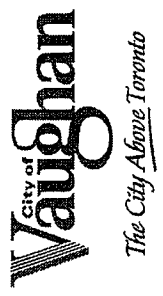
2. 2.0m MONOLITH SIGN (FRONT ELEVATION)

A

SECTION A-A

# Elevations - Monolithic Sign Details

APPLICANT:  
ANDRIDGE HOMES LTD.  
Part of Lot 25,  
Concession 2  
N:\DPT\1 ATTACHMENTS\VA\da-07.016



Development Planning Department