

COMMITTEE OF THE WHOLE JUNE 18, 2007

SITE DEVELOPMENT FILE DA.07.031
THE CADILLAC FAIRVIEW CORPORATION LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.031 (The Cadillac Fairview Corporation Limited) BE APPROVED, to permit the construction of a single-storey, LCBO store as show on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscaping plan, and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and such variances shall be final and binding; and
 - 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 a Site Development Application (File DA.07.031) on the subject lands shown on Attachment #1 for a 1,273 m² LCBO retail store, with 60 parking spaces, on a 5,300 m² site, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located east of the Promenade Shopping Centre and form part of the entire shopping centre complex. More specifically, the subject lands are located between Bathurst Street and Promenade Park Circle, south of Centre Street, and north of Clark Avenue West, being Part of Lot 4 on Registered Plan 65M-2325, City of Vaughan. The 5,300m² subject lands are currently vacant with a partially asphalt paved surface area which was once used for sales trailers in relation to residential development located in the area. The subject lands have 106.08m of frontage along Bathurst Street and flankage on a private driveway leading to Promenade Circle (see Attachment #2). The rear lot line abuts Promenade Circle which is not a public road. The surrounding land uses are:

- North - private driveway access from Bathurst Street to Promenade Circle, and existing commercial (C2 General Commercial Zone)
- South - vacant (C5 Community Commercial Zone)
- East - Bathurst Street; existing residential (RM1 Multiple Residential Zone)
- West - Promenade Circle, parking area (C5 Community Commercial Zone)

Official Plan

The subject lands shown on Attachment #1 are designated "Town Centre Commercial Area" by OPA #210 (Thornhill-Vaughan Community Plan) and further designated "Special Policy Area" by OPA #671 (Thornhill Centre Street). The "Special Policy Area" designation applies to the southern portion of the amendment area addressed by OPA #671, including the subject lands as shown on Attachment #1. Commercial development within the "Special Policy Area" that is consistent with and permitted by the site-specific zoning by-law, and OPA #210 may proceed without completion of a comprehensive development plan.

The proposed site development application DA.07.031 to permit a retail store is consistent with and permitted by the site-specific zoning by-law, and OPA #210 (Thornhill-Vaughan Community Plan), and therefore, may proceed in conformity to the area Official Plan Amendments.

Zoning

The subject lands shown on Attachment #1 are zoned C5 Community Commercial Zone, subject to site-specific Exception 9(480). The C5 Zone permits an LCBO outlet use.

By-law 1-88 requires the Owner to provide and maintain on the subject lot for use by the subject lot all required parking. Although the subject lands (see Attachment #2) are part of the Promenade Shopping Mall complex, the subject lands are registered as a separate Block within a Plan of Subdivision, being Block 4 on Plan 65M-2325. Therefore, all required parking must be maintained within the property boundaries of Block 4. The proposal however, shows 17 of the required 77 spaces located on the Block to the south of the subject lands (see Attachment #3), and only 60 spaces within the subject development block, which will require a variance. As there is a sufficient amount of parking on the Promenade Mall site, the variance is considered to be acceptable.

With respect to parking spaces site-specific Exception 9(480) provides for a reduction in the size of parking spaces from the required 2.7m x 6.0m to 2.7m x 5.4m. A further variance is required for the depth of the handicapped spaces to match the 5.4m provided for standard spaces.

The site-specific exception also requires a front yard setback of 9.0m, whereas Development Staff can support the proposed 5.4m front yard setback from Bathurst Street. The minimum 5.4m addresses the setback at the southeast corner of the building where the entrance feature projects

slightly beyond the remainder of the building, which is acceptable. The actual setback proposed along the entirety of Bathurst Street is 6.0m.

An additional reduction to the required 6.0m wide the landscape buffer abutting Bathurst Street is required to address the building projection at the southeast corner of the building, to a minimum 5.4m wide landscape strip, which is acceptable.

The deficiencies noted above are considered minor in nature and the Development Planning Department can support these variances. The applicant will need to have the required variances approved by the Committee of Adjustment, and such variances shall be final and binding.

Site Design

The site plan as shown on Attachment #3 proposes a single use LCBO retail store having a total gross floor area of 1,273 m². The single storey irregular shaped building is located on the north half of the property. Immediately south of the building are 60 parking spaces two of which are handicapped spaces located in close proximity to the main building entrance. Additional mall parking will be utilized, south of the subject development block.

The proposed development requires and provides 1 loading space which is located on the north side of the building between the north exterior wall and the private driveway access to the shopping mall complex as shown on Attachment #3.

The east elevation extends beyond the north exterior wall providing screening for the loading space from Bathurst Street. A screen wall has also been provided along the private driveway blocking visibility of loading activity. The site is provided with 2 vehicular access points from Promenade Circle as well as separate access for the loading area. Driveways linking to the adjacent property to the south have also been provided allowing for access to the site for the 18 parking spaces situated on the property to the south.

A 6.0m wide landscape strip will be provided for along Bathurst Street, which will slightly be reduced to 5.4m at the southeast corner of the building. Landscaping will also be provided along the private driveway access and along Promenade Circle. A pedestrian walkway extends from the public sidewalk along Bathurst Street, westward along the south side of the building, and towards the parking area for the shopping mall.

The final site plan shall be approved to the satisfaction of the Development Planning Department.

Landscape Plan

The proposed landscape plan as shown on Attachment #4 provides for a mix of coniferous and deciduous trees and shrub planting along the Bathurst Street frontage and around the periphery of the site. A significant amount of planting has also been provided for along the loading spaces screen wall creating an aesthetically pleasing treatment. The final landscape plan and details, and cost estimate shall be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachment #5. The entire building will be built with a flat roof capped with a cantilevered metal canopy flashing in a neutral grey colour. The highest portion of the building being the entrance feature is located at the southeast corner and will be built with a flat roof to a maximum height of 8.39m. The main entrance is located along the south elevation and consists of double glass sliding doors.

The overhead door for loading has been provided for along the west elevation internal to the site and not visible from any public right-of-way. The entire building is to be constructed in a light beige coloured brick with a complimentary stone base.

The final building elevations shall be approved to the satisfaction of the Development Planning Department.

Parking and Transportation

The parking area has been located to the south of the building with the 2 provided handicapped spaces located in close proximity to the main entrance. The site requires 77 parking spaces of which 60 spaces are located within the development area, and 17 spaces are located on the adjacent lot to the south. The Applicant is aware that this parking configuration will require a Minor Variance application and approval from the Committee of Adjustment. The required parking for the applicant's site plan shown on Attachment #3 is calculated as follows:

$$1,273 \text{ m}^2 \text{ GFA @ } 6.0 \text{ parking spaces/100m}^2 \text{ GFA} = 77 \text{ parking spaces}$$

The Applicant has submitted a Service Vehicle Access Study to determine the impact of the delivery patterns on traffic which is currently under review and must be approved to the satisfaction of the City Engineering Department and the Region of York Transportation and Works Department.

Services

The Owner has submitted site-servicing and grading plans and a stormwater management report, which must be approved to the satisfaction of the City's Engineering Department.

The site will be serviced by private garbage pick-up and snow storage will be maintained on site.

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 site plan must be reviewed and approved to the satisfaction of the Region of York Transportation and Works Department, as the site has frontage on Bathurst Street and the proposed development will intensify use of the overall Promenade Shopping Mall (see Attachment #2). The Owner is required to satisfy all Region of York Transportation and Works Department requirements.

Conclusion

The Development Planning Department has reviewed Site Development File DA.07.031 in accordance with the policies of OPA #210 (Thornhill-Vaughan Community Plan) and OPA #672, the requirements of By-law 1-88 as amended by site-specific Exception 9(480), and in the context of the surrounding land uses. The Development Planning Department is satisfied with the proposed development subject to the comments, conditions and recommendations contained in this report. The proposed application to permit an LCBO retail store as shown on Attachment #3, conforms to the policies of the area Official Plan and is considered to be compatible with the existing surrounding land uses, and can be supported, together with the variances that will be required to be obtained from the Committee of Adjustment.

Attachments

1. Location Map
2. Overall Site Plan
3. Site Plan
4. Landscape Plan
5. Building Elevations

Report prepared by:

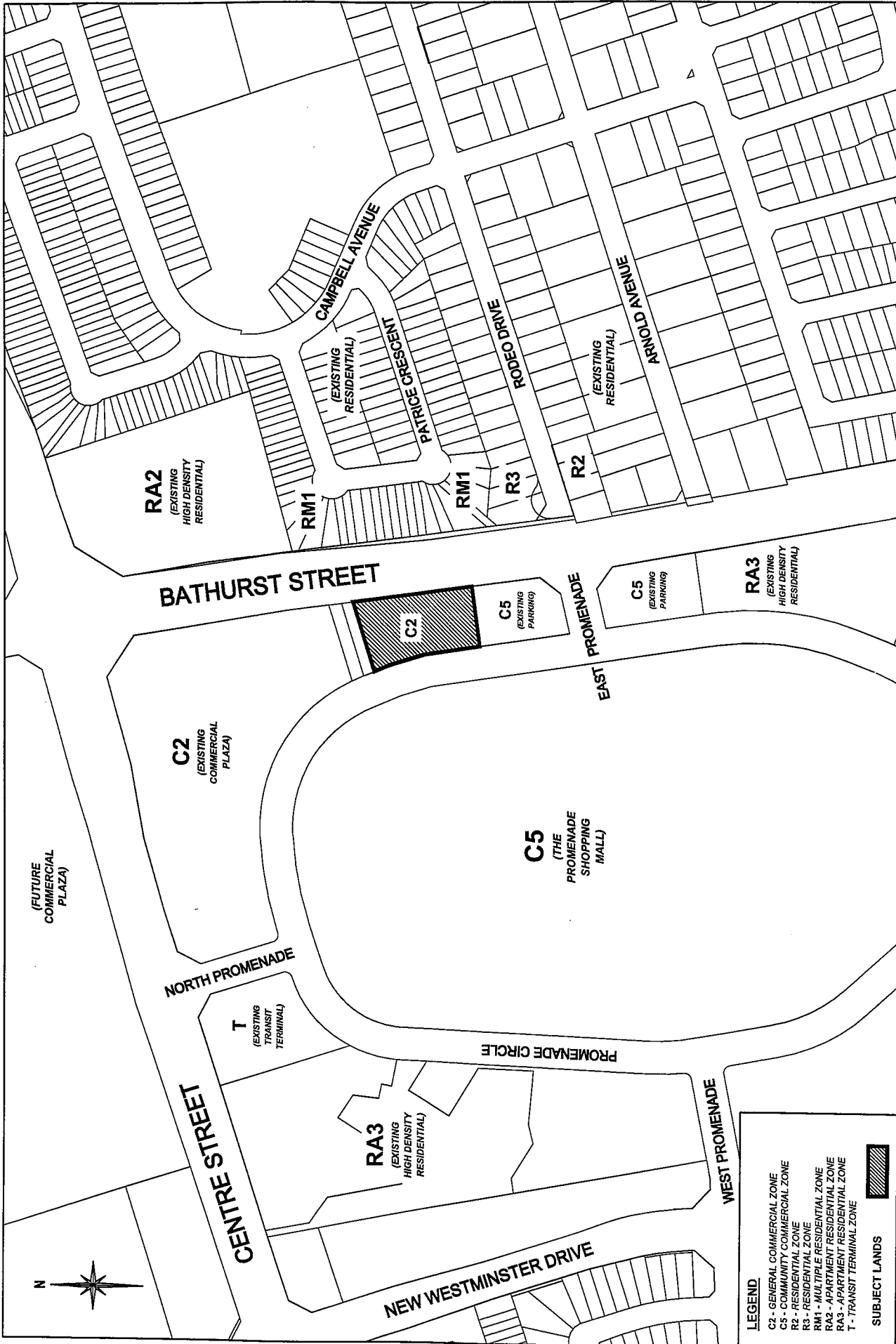
Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 5,
Concession 2

APPLICANT:
THE CADILLAC FAIRVIEW CORPORATION

RA.DP.FY.1 ATTACHMENT 5 (A) (06.07.031)



The City Above Toronto

Development Planning Department

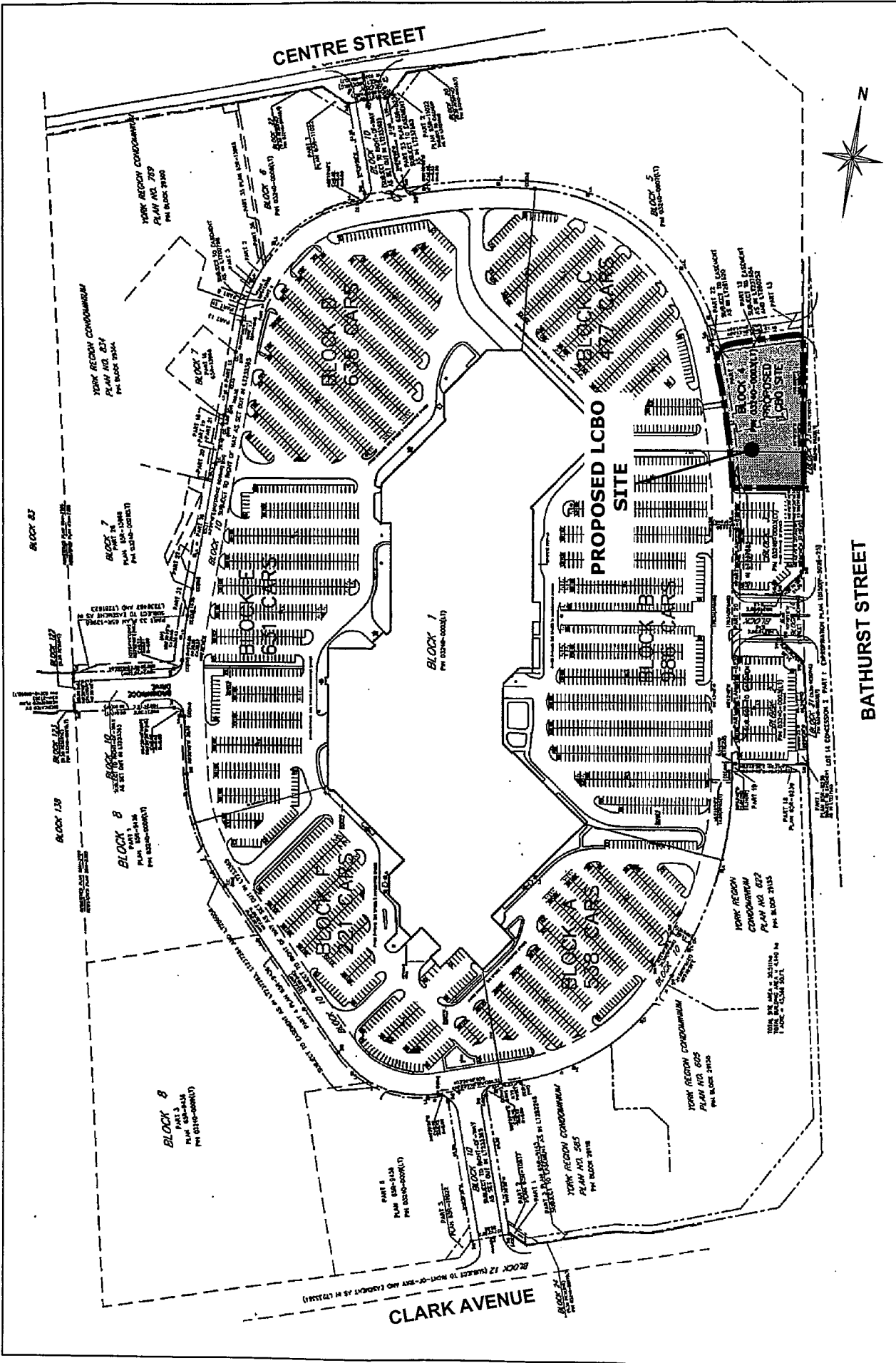
Attachment

FILE No.:
DA.07.031

Not to Scale

June 7, 2007





Attachment 2

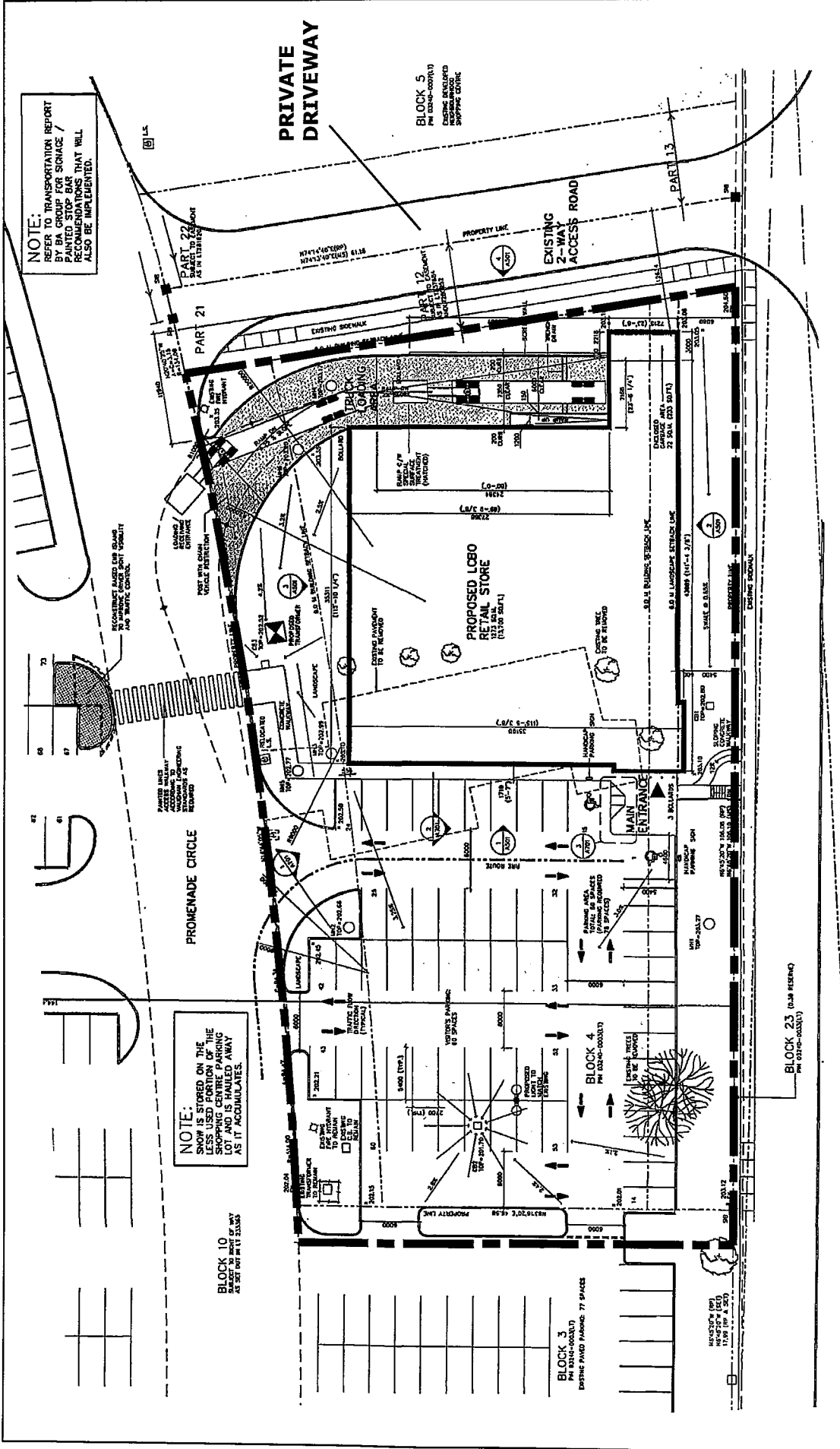
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 June 5, 2007



Development Planning Department

Overall Site Plan

Part of Lot 5,
 Concession 2
 APPLICANT:
 THE CADILLAC FAIRVIEW CORPORATION
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NOTE:
REFER TO TRANSPORTATION REPORT BY BA GROUP FOR SIGNAGE / MUTUAL VISION REQUIREMENTS THAT WILL ALSO BE IMPLEMENTED.

NOTE:
SNOW IS STORED ON THE LESS USED PORTION OF THE SHOPPING CENTRE PARKING LOT AND IS HAULED AWAY AS IT ACCUMULATES.

BLOCK 10
PART OF LOT 5, CONCESSION 2
AS SET OUT IN T-2238

BLOCK 3
PART 12 OF CONCEPT PLAN
EXISTING PAVED PARKING: 77 SPACES

BLOCK 23 (p.28 RESERVE)
PART 13 OF CONCEPT PLAN



BATHURST STREET

SUBJECT LANDS

Attachment 3

FILE No.: DA.07.031
Not to Scale
June 7, 2007

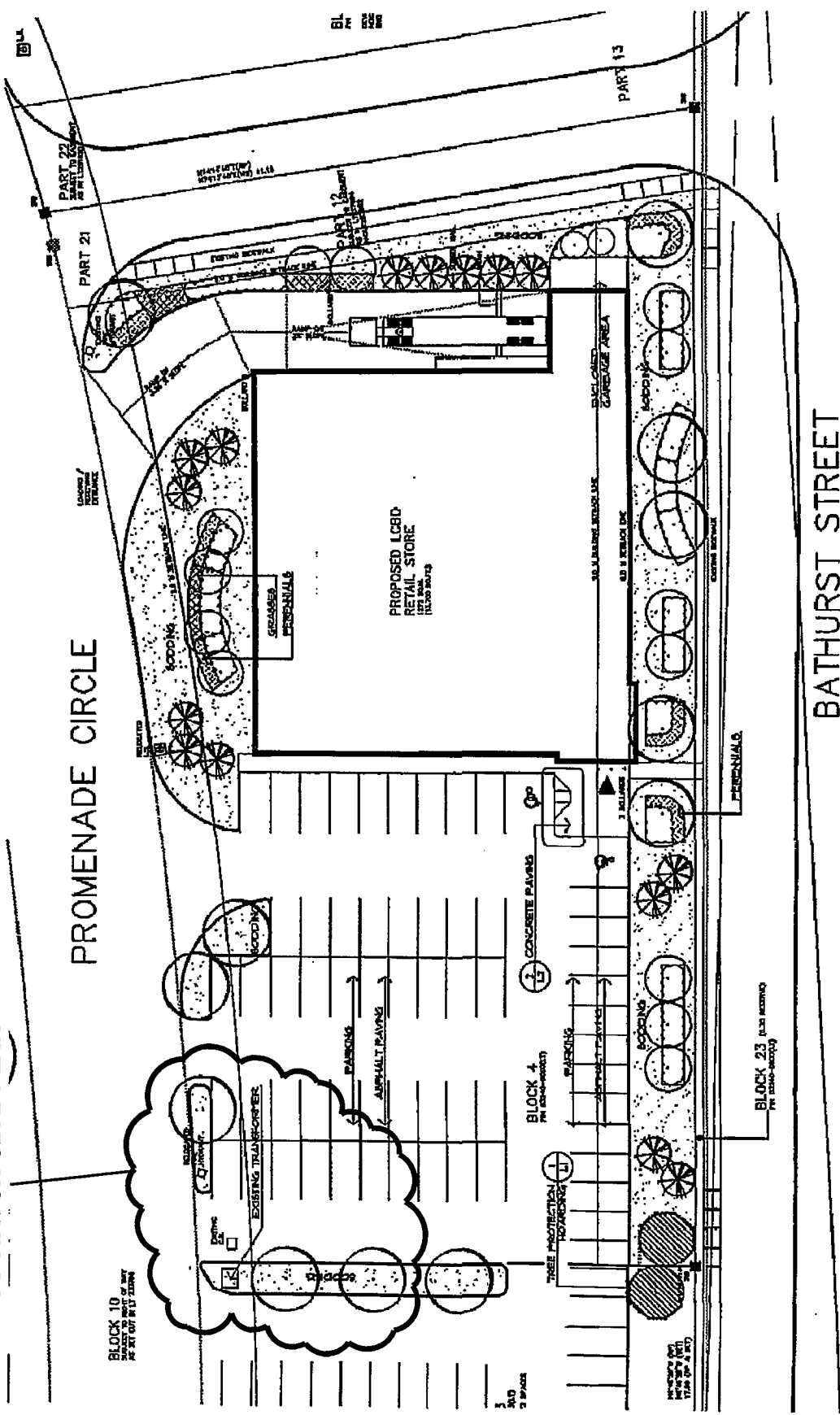


Development Planning Department

Site Plan

Part of Lot 5,
Concession 2
APPLICANT:
THE CADILLAC FAIRVIEW CORPORATION
N:\DPT\1 ATTACHMENTS\DA.07.031

FINAL LANDSCAPE PLAN WILL BE REVISED TO MATCH SITE PLAN



Landscape Plan

Part of Lot 5,
Concession 2

APPLICANT:
THE CADILLAC FAIRVIEW CORPORATION

NA\DT\1 ATTACHMENTS\DA\da.07.031

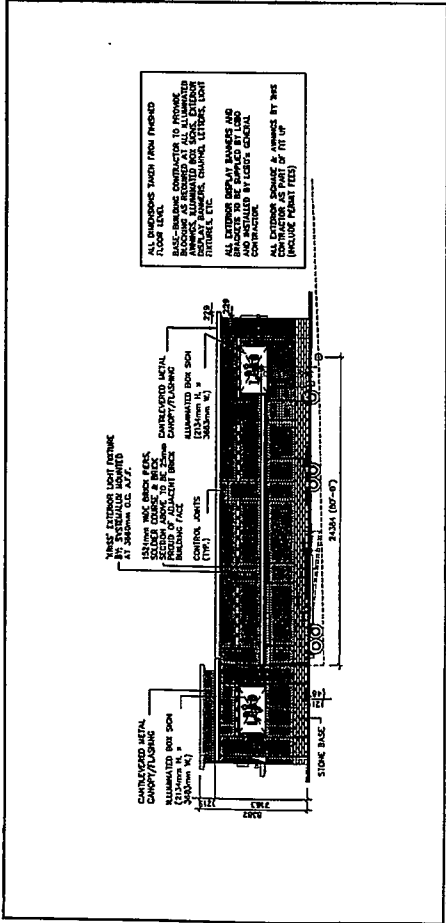


Development Planning Department

Attachment 4

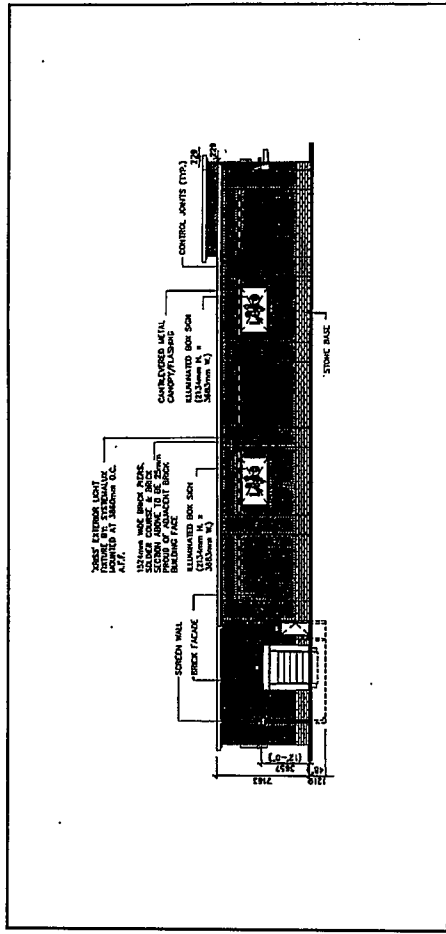
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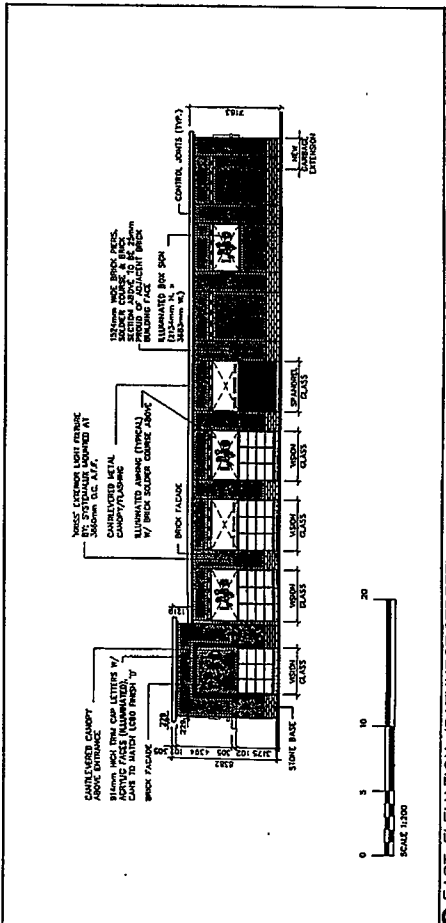
4 NORTH ELEVATION

SCALE: 1:200 REF: A101



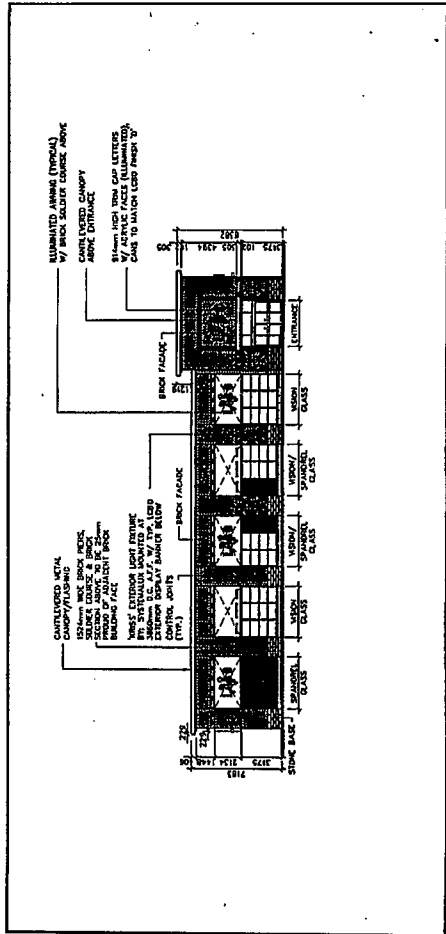
3 WEST ELEVATION

SCALE: 1:200 REF: A101



2 EAST ELEVATION (BATHURST STREET)

SCALE: 1:200 REF: A101



1 SOUTH ELEVATION

SCALE: 1:200 REF: A101

Elevation Plan

Part of Lot 5,
Concession 2

APPLICANT:
THE CADILLAC FAIRVIEW CORPORATION

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The City Above Toronto

Development Planning Department

Attachment 5

FILE No.:
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