

**3. OFFICIAL PLAN AMENDMENT FILE OP.08.002
ZONING BY-LAW AMENDMENT FILE Z.08.013
FCHT HOLDINGS (ONTARIO) CORPORATION**

P.2008.17

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.002 and Z.08.013 (FCHT Holdings (Ontario) Corporation) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On April 11, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of April 24, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the development of 10 commercial buildings, ranging in size and height, and served by both surface and underground parking, as shown on Attachments #2 to #8 inclusive:

1. An application to amend the Official Plan (File OP.08.002), specifically OPA #600, to permit an increase in the maximum Gross Leasable Area (GLA) from 20,000m² to 26,000m², comprising a total increase of 6,000 m², on the subject lands shown on Attachment #1.
2. An application to amend the Zoning By-law (File Z.08.013), specifically By-law 1-88, to permit the following exceptions to the C4 Neighbourhood Commercial Zone, to implement the site plan shown on Attachment #2:
 - i) a minimum 2 m front yard setback (east), whereas the By-law requires 11 m (Bathurst Street is deemed the front lot line; 2 m is measured from the east side of Building #4, with the setbacks for the other buildings ranging from 4.6 m to 6.7m);
 - ii) a minimum 8.9 m rear yard setback (west), whereas the By-law requires 15 m (Ilan Ramon Boulevard is deemed the rear lot line; 8.9 m is measured from the west side of Building #1, with the setbacks for the other buildings ranging from 9.2m to 17.5m);
 - iii) a minimum 6.6m exterior side yard setback (north), whereas the By-law requires 11 m (George Kirby Street is deemed the north exterior side lot line; 6.6 m is measured from the north side of Building #3, with the setbacks for the other buildings ranging from 9 m to 13.8 m);

- iv) a 0 m exterior side yard setback (south), whereas the By-law requires a minimum of 11 m (Rutherford Road is deemed the south exterior side lot line; the 0 m setback is measured from the proposed seasonal outdoor garden centre, with the setbacks for the other buildings ranging from 3.3 m to 5.5 m);
- v) a 0m wide landscape strip along Rutherford Road, whereas the By-law requires a minimum of 6 m abutting all street lines (0m is measured from the proposed seasonal outdoor garden centre, with the balance of the landscape strip ranging from 3.3 m to 9 m in width);
- vi) a minimum 2 m wide landscape strip along Bathurst Street, whereas the By-law requires 6 m abutting all street lines (2m is measured from the east side of Building #4, with the balance of the landscape strip ranging from 4.6 m to 6.9 m in width);
- vii) a 7.6 m and a 9 m wide (north) driveway access along George Kirby Street and Ilan Ramon Boulevard, respectively, whereas the By-law permits a maximum driveway width of 7.5 m;
- viii) a 14m wide driveway access for the most southern access along Ilan Ramon Boulevard, whereas the By-law permits a maximum driveway width of 13.5m which serves the movement of trucks to a loading space or loading area;
- ix) no loading spaces for Buildings 6, 8, 9 and 10, whereas the By-law requires one loading space each for all single tenant commercial buildings that exceed 500m²;
- x) outside storage in the form of a seasonal outdoor garden centre, whereas the By-law prohibits outside storage of goods, materials or equipment (the seasonal garden centre is accessory to the proposed food store in Building #1);
- xi) a minimum of 1281 parking spaces (707 surface and 574 underground spaces), whereas the By-law requires 1681 parking spaces;
- xii) 13 m and 15.2 m building heights for Buildings #1 and #2, respectively, whereas the By-law permits a maximum building height of 11m;
- xiii) 28,016.52 m² total site GFA (Gross Floor Area), whereas the By-law permits a maximum of 7000 m²; and,
- xiv) any other zoning exceptions that may be required to facilitate the proposed development.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northwest corner of Rutherford Road and Bathurst Street, in Part of Lot 16, Concession 2, City of Vaughan.

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600, and zoned "C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1217). The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the applicable City and Regional Official Plan policies, Provincial policies, and By-law 1-88, including the appropriateness of permitting an increase in GLA (gross leasable area), and the zoning exceptions required to implement the site plan;
- ii) comments will be required from York Region with respect to the existing and proposed accesses, transit stops/facilities, servicing and any planned road widenings, which may affect the ability to develop the site;
- iii) review will be given to storm water management, sanitary/water servicing, and lot grading, through the related site plan approval process, to the satisfaction of the Vaughan Engineering Department;
- iv) review will be given to the Phase 1 ESA (Environmental Site Assessment) for the subject property, which must be approved to the satisfaction of the Vaughan Engineering Department;
- v) review will be given to the Transportation and Traffic Study for the subject property, which must be approved to the satisfaction of the Vaughan Engineering Department and York Region Transportation Services Department;
- vi) review will be given to the Planning Justification Report for the subject lands, which must be approved to the satisfaction of the Development Planning Department;
- vii) review will be given to identifying any additional zoning exceptions to the C4 Neighbourhood Commercial Zone to facilitate the development of the proposed site plan;
- viii) review will be given to the related site plan application, to facilitate a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the surrounding area;
- ix) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved;
- x) review will be given to the provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act for this development; and,
- xi) review will be given to the building elevation and landscape plans in the context of the approved urban design guidelines for Block 11, through the related site plan approval process, to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2020

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York and the Town of Richmond Hill for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular the proposed increase in gross leasable area and the zoning exceptions required to implement the site development, will be reviewed in consideration of the policies in the Official Plan, the requirements of By-law 1-88, existing and planned uses in the surrounding area, and the related Site Development Application (File DA.08.013).

Attachments

1. Location Map
2. Site Plan
3. Underground Parking and Second Storey Plan
4. Elevation Plan-Building 1
5. Elevation Plan-Building 2
6. Elevation Plan-Buildings 3 and 4
7. Elevation Plan-Buildings 5, 6, and 7
8. Elevation Plan-Buildings 8, 9, and 10

Report prepared by:

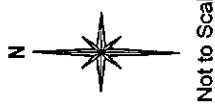
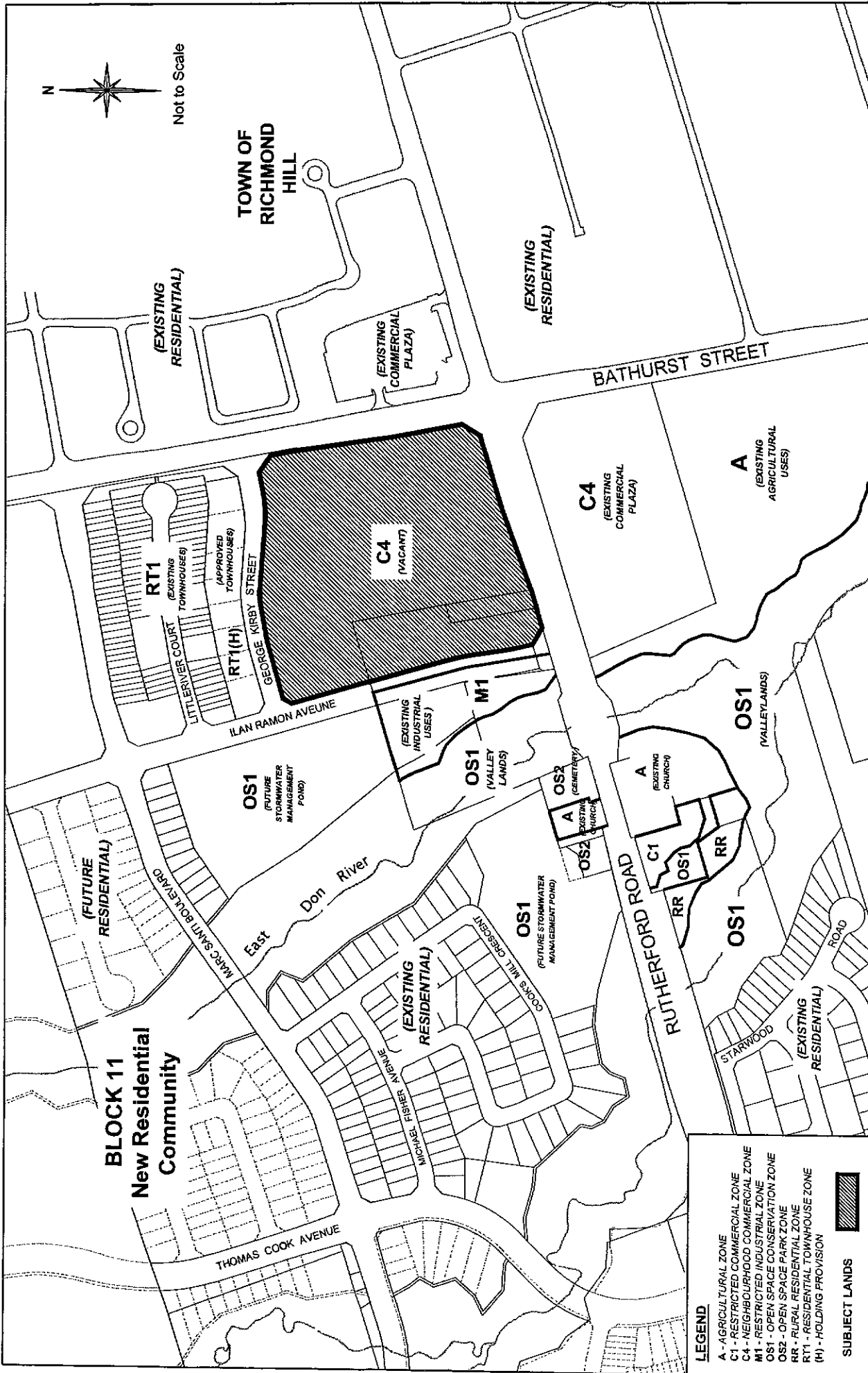
Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Manager of Development Planning

/LG



**Block 11
New Residential
Community**

**TOWN OF
RICHMOND
HILL**

- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - M1 - RESTRICTED INDUSTRIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - RR - RURAL RESIDENTIAL ZONE
 - RT1 - RESIDENTIAL TOWNHOUSE ZONE
 - (H) - HOLDING PROVISION
- SUBJECT LANDS**

Attachment

FILE No.:
OP.08.002 & Z.08.013
RELATED FILE:
DA.08.013

April 28, 2008



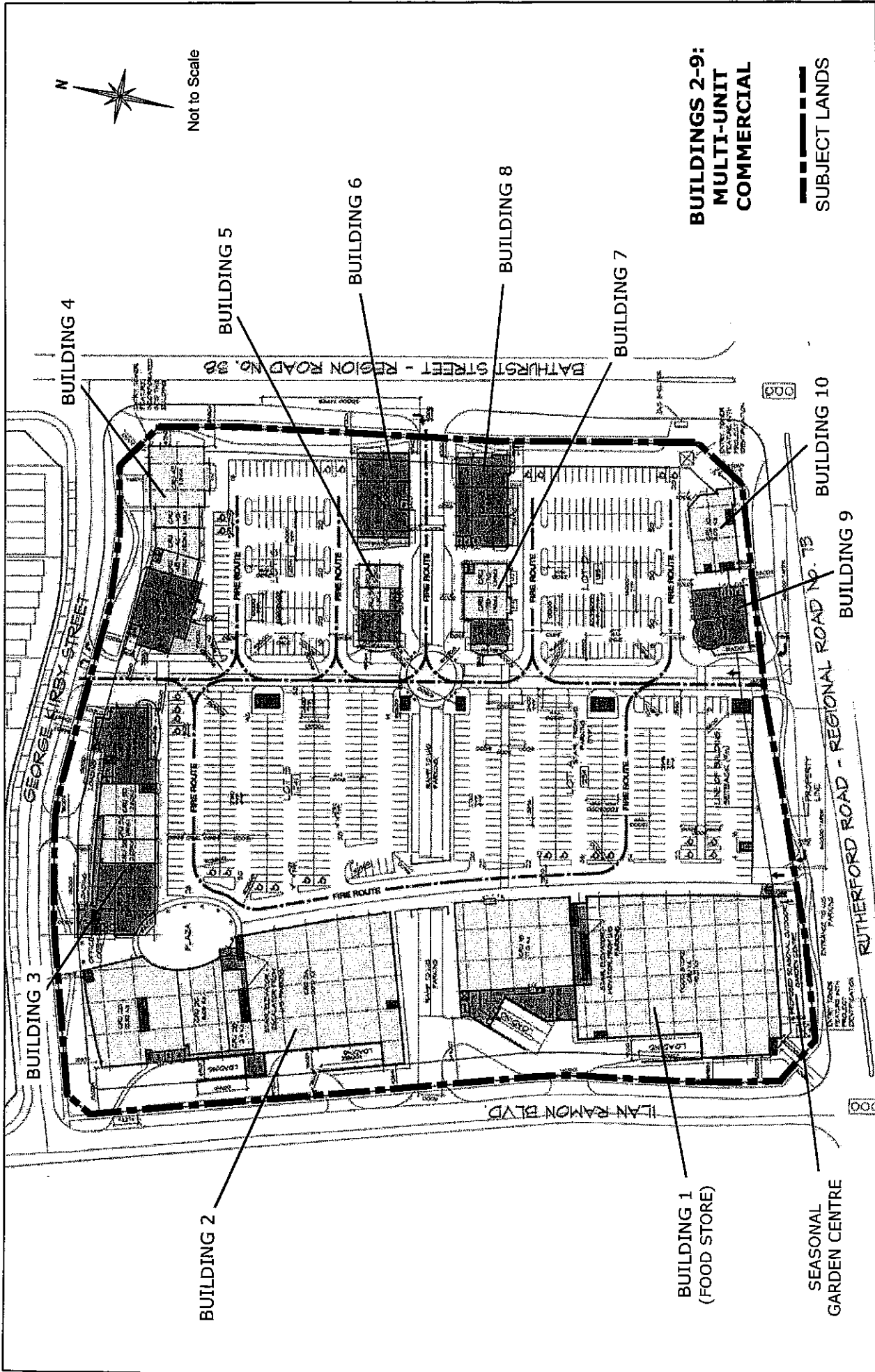
Development Planning Department

Location Map

Part of Lot 16,
Concession 2

APPLICANT:
FCHT HOLDINGS (ONTARIO) CORPORATION

NA\DFY1 - ATTACHMENTS\OP\op_08.002z_08.013



Not to Scale

**BUILDINGS 2-9:
MULTI-UNIT
COMMERCIAL**

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SUBJECT LANDS**

Attachment 2
FILE No. OP.08.002 & Z.08.013
RELATED FILE: DA.08.013
April 28, 2008



The City Above Toronto

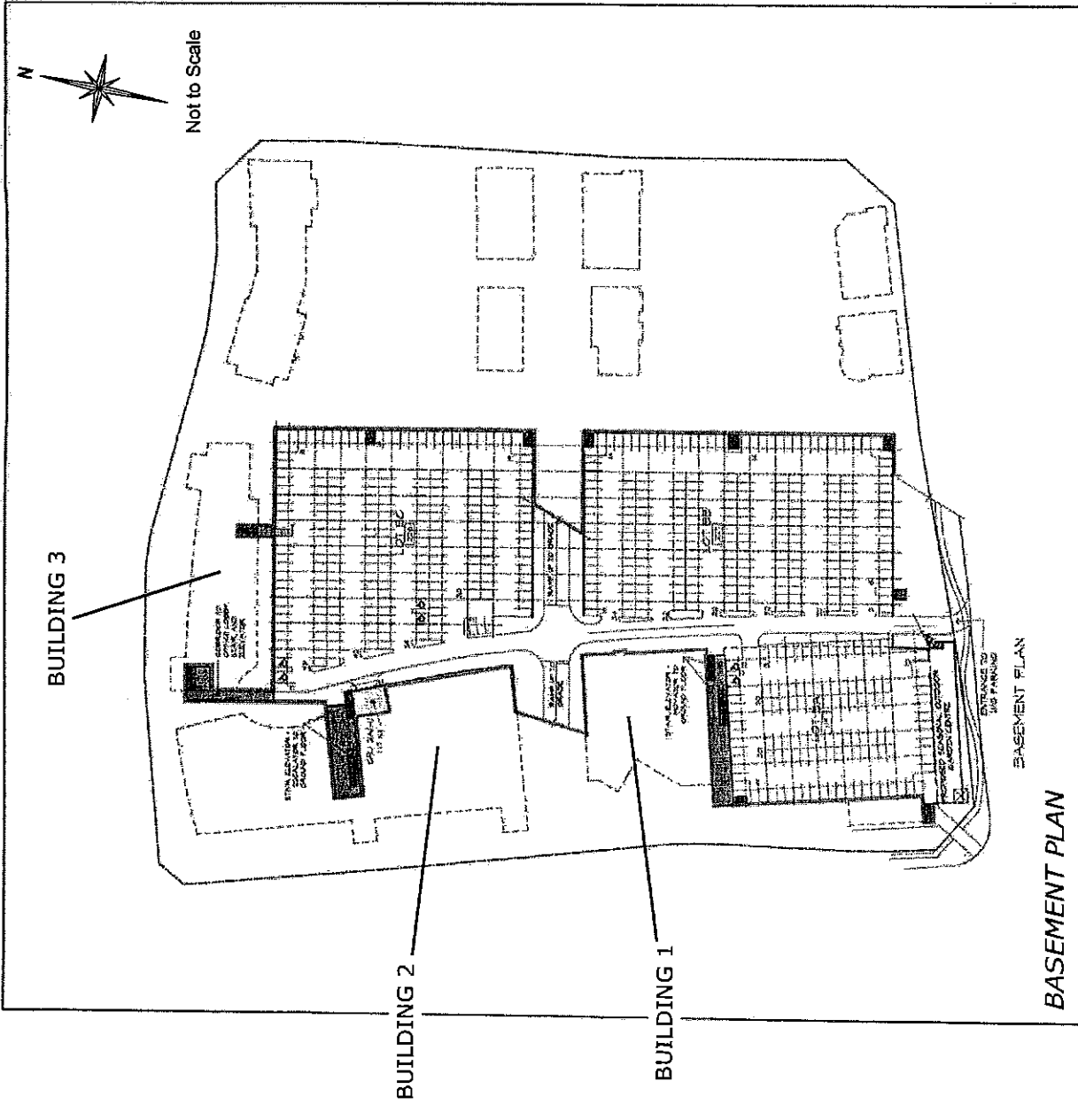
Development Planning Department

Site Plan

Part of Lot 16,
Concession 2

APPLICANT:
FCHT HOLDINGS (ONTARIO) CORPORATION

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UPPER LEVEL PLANS

BASEMENT PLAN

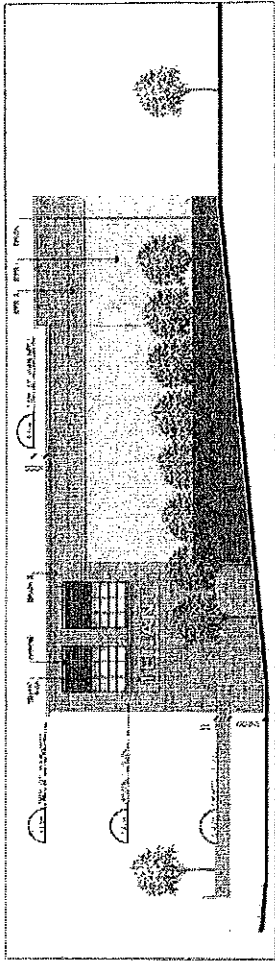
Underground Parking Plan & Second Storey Plan



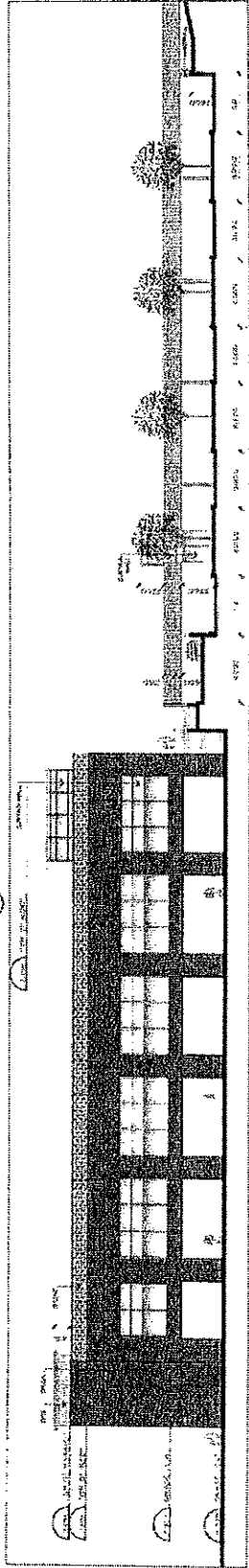
Development Planning Department

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 FILE No. OP.08.002 & Z.08.013
 RELATED FILE: DA.08.013
 April 28, 2008

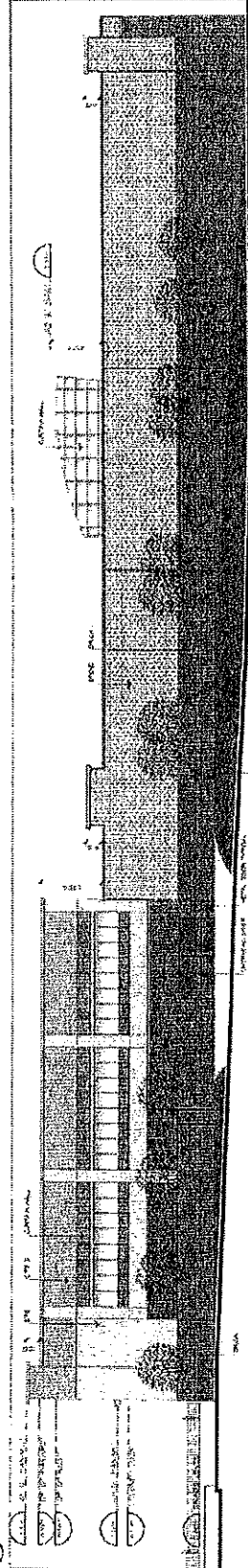
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 Part of Lot 16, Concession 2
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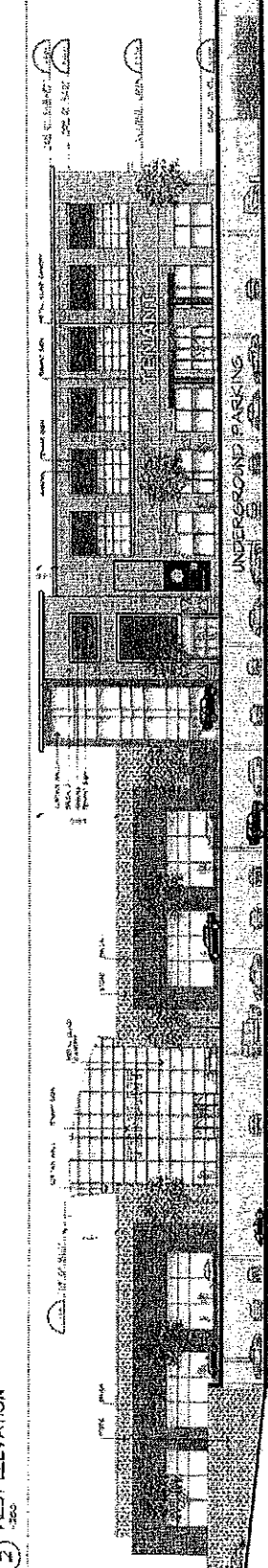
④ NORTH ELEVATION
1:200



⑤ SOUTH ELEVATION
1:200



② WEST ELEVATION
1:200



① EAST ELEVATION
1:200

Elevation Plan - Building "1"

APPLICANT: FCHT HOLDINGS
(ONTARIO) CORPORATION

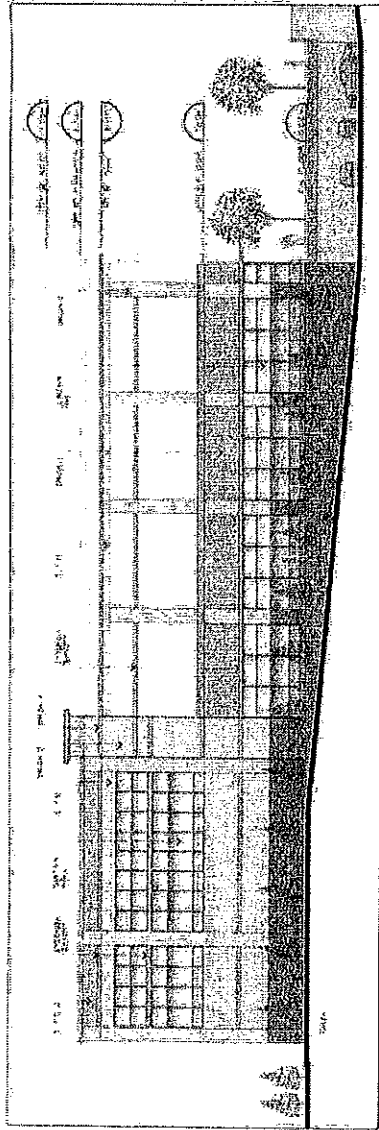
Part of Lot 16,
Concession 2

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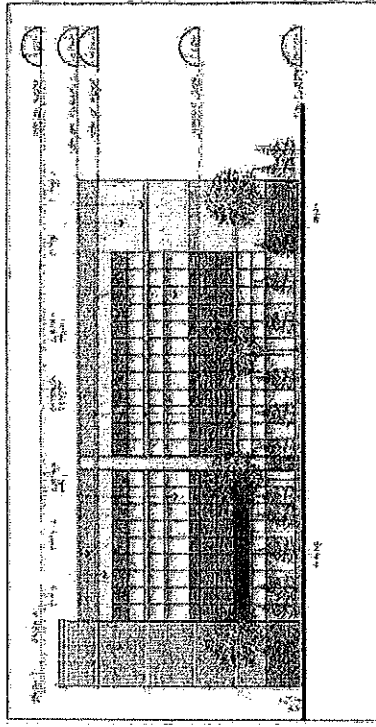


Development Planning Department

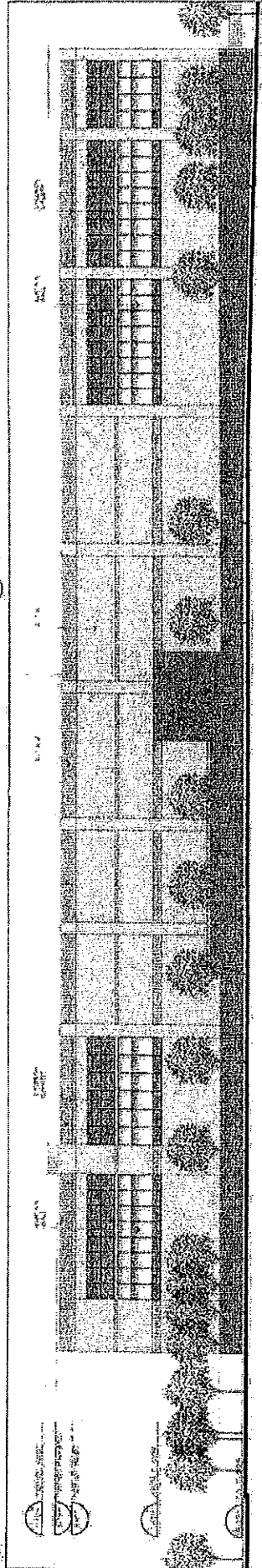
Attachment 4
FILE No.
OP.08.002 & Z.08.013
RELATED FILE:
DA.08.013
April 28, 2008



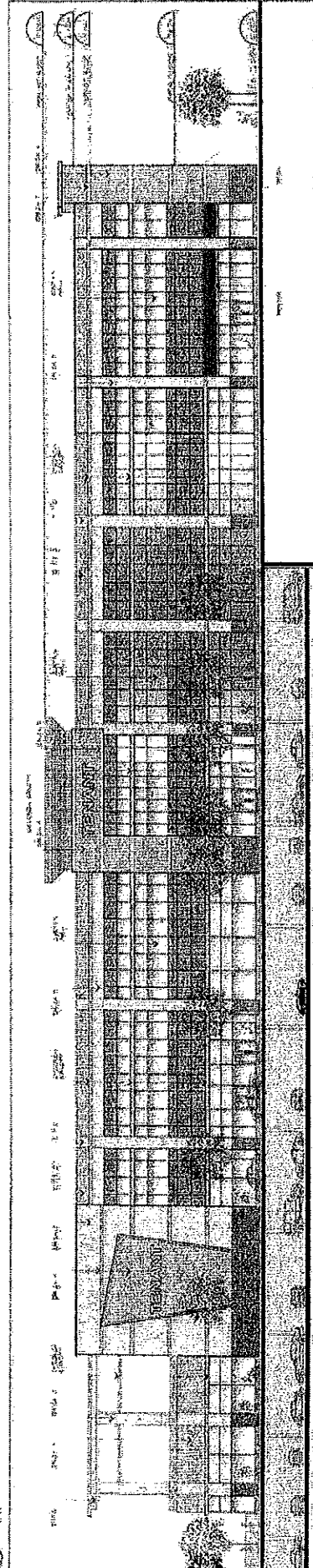
4 SOUTH ELEVATION
1:200



5 NORTH ELEVATION
1:200



3 WEST ELEVATION
1:200



1 EAST ELEVATION
1:200

Elevation Plan - Building "2"

APPLICANT: FCHT HOLDINGS
(ONTARIO) CORPORATION
Part of Lot 16,
Concession 2

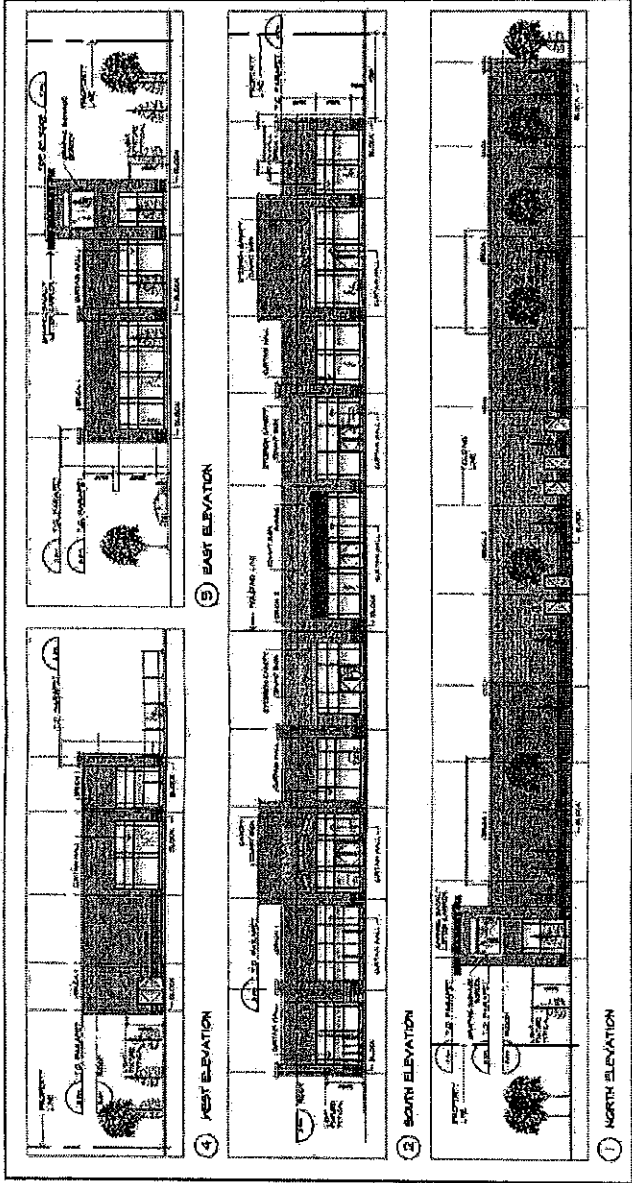
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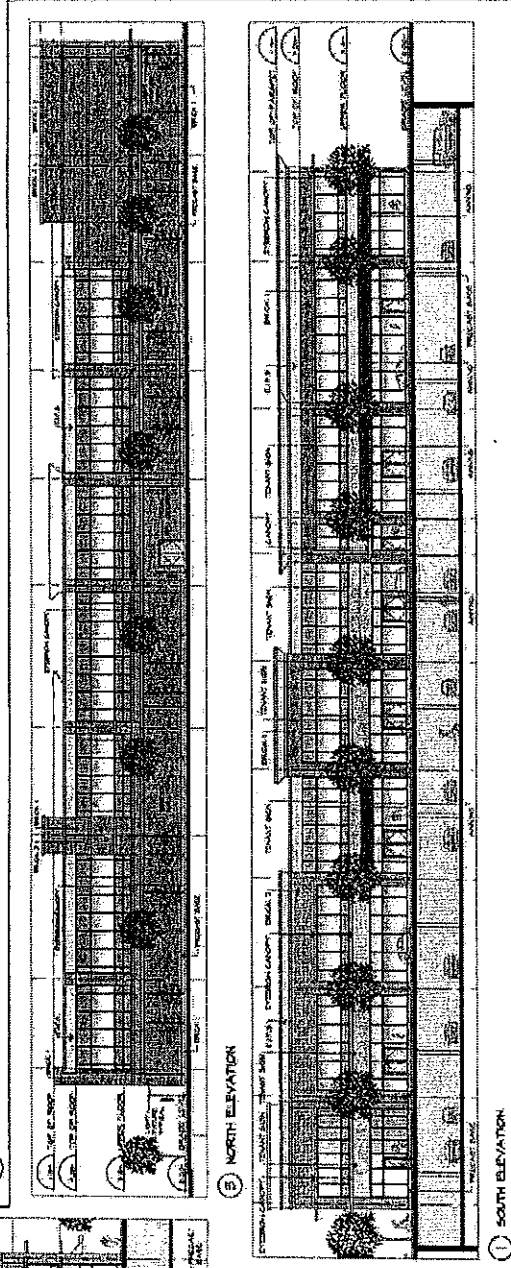
Development Planning Department

Attachment 5

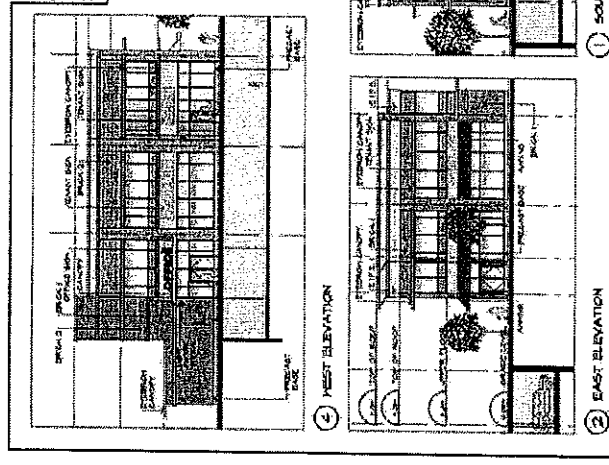
FILE No. OP.08.002 & Z.08.013
RELATED FILE: DA.08.013
April 28, 2008



① NORTH ELEVATION
② BUILDING 4 - ELEVATIONS
③ SOUTH ELEVATION



① SOUTH ELEVATION
② EAST ELEVATION
③ NORTH ELEVATION



① BUILDING 3 - ELEVATIONS
② WEST ELEVATION
③ EAST ELEVATION

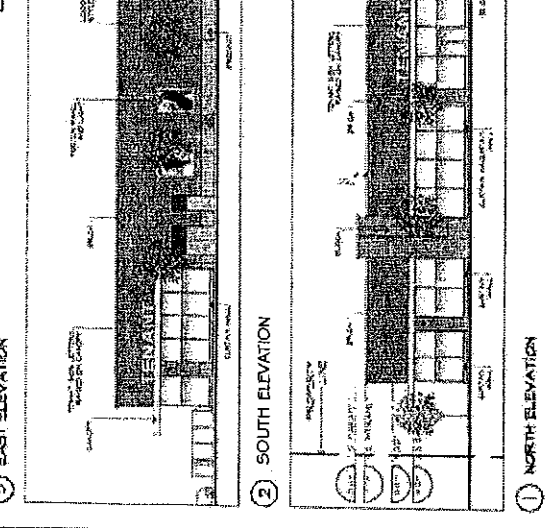
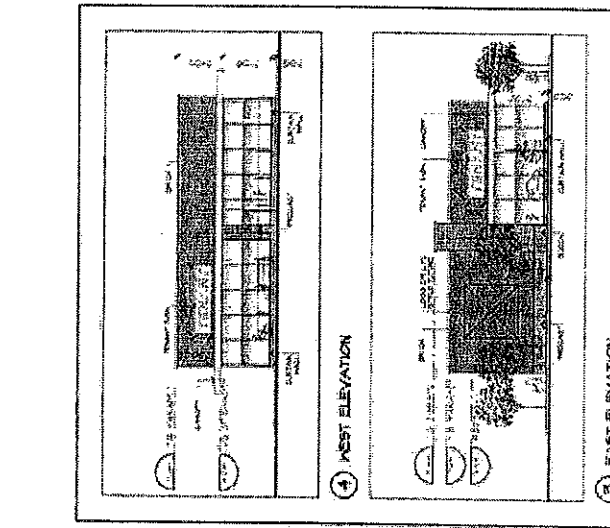
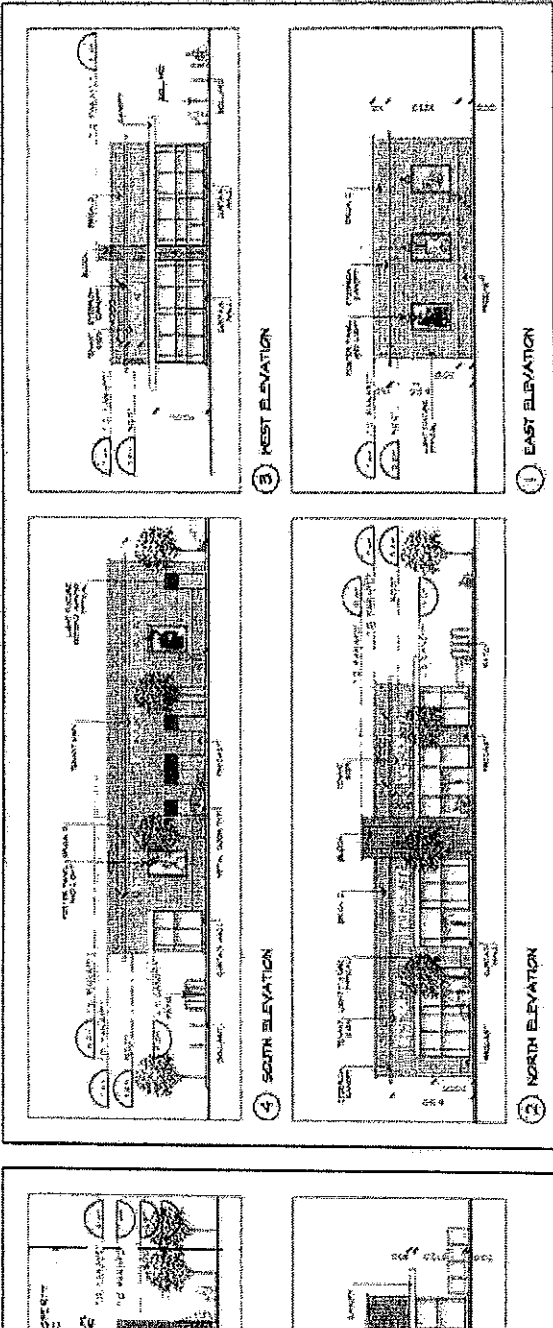
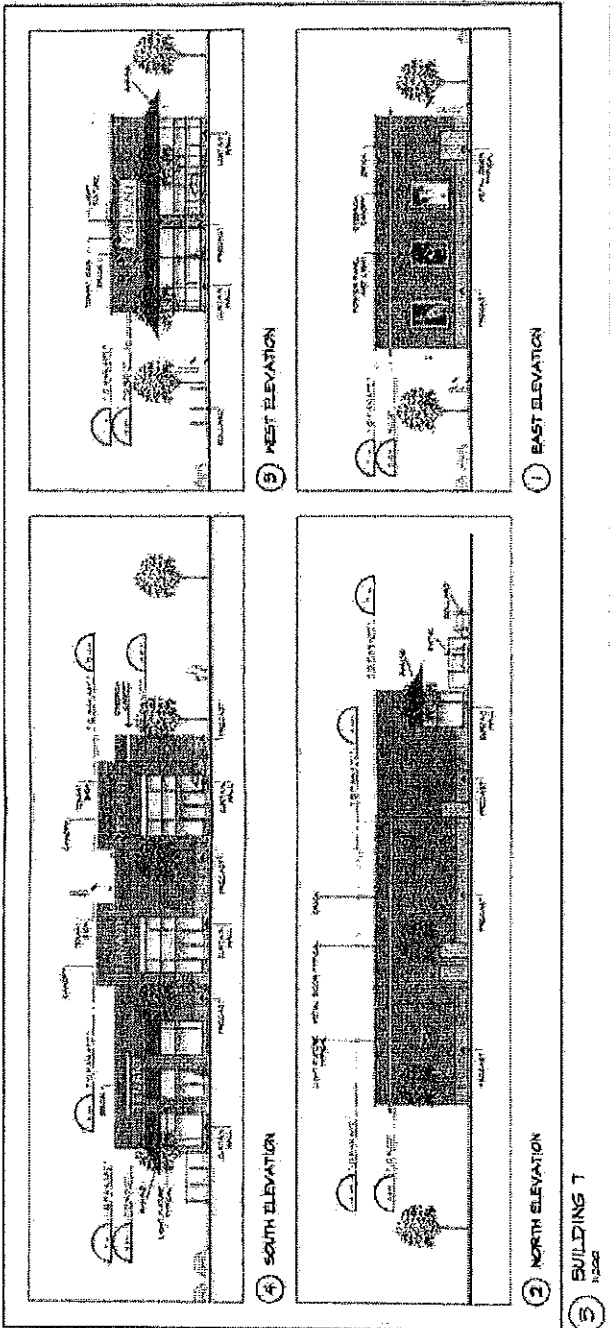
Elevation Plan - Buildings "3" & "4"

APPLICANT: FCHT HOLDINGS
(ONTARIO) CORPORATION
Part of Lot 16,
Concession 2

NA\DT\1 ATTACHMENTS\DP\08.002z.08.013



Development Planning Department



Elevation Plan - Buildings "5", "6" & "7"

APPLICANT: FCHT HOLDINGS (ONTARIO) CORPORATION
 Part of Lot 16, Concession 2

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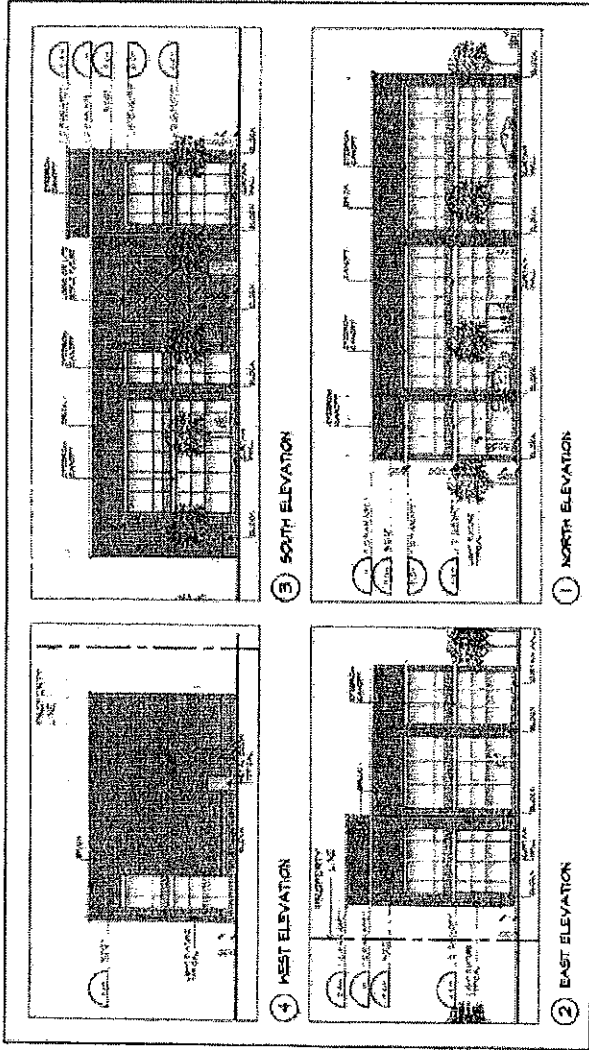


Development Planning Department

Attachment 7

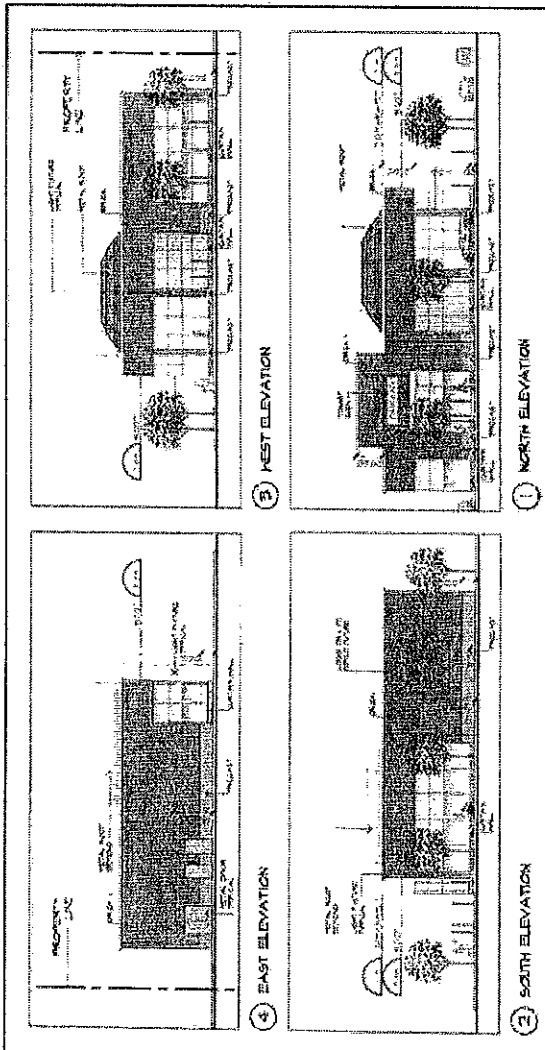
FILE No. OP.08.002 & Z.08.013
 RELATED FILE: DA.08.013

April 28, 2008



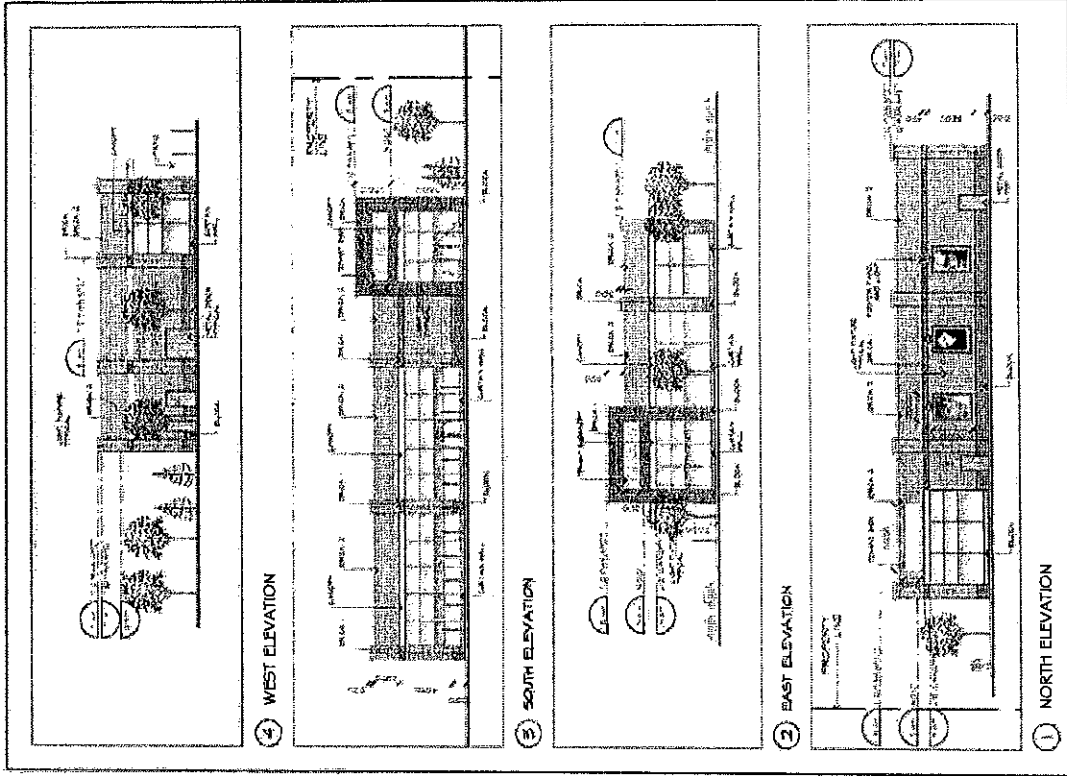
④ WEST ELEVATION
 ③ SOUTH ELEVATION
 ② EAST ELEVATION
 ① NORTH ELEVATION

③ BUILDING 10 ELEVATIONS
 1:2000



④ WEST ELEVATION
 ③ SOUTH ELEVATION
 ② EAST ELEVATION
 ① NORTH ELEVATION

③ BUILDING 4 - ELEVATIONS
 1:2000



④ WEST ELEVATION
 ③ SOUTH ELEVATION
 ② EAST ELEVATION
 ① NORTH ELEVATION

③ BUILDING 8 - ELEVATIONS
 1:2000

Elevation Plan - Buildings "8", "9" & "10"

APPLICANT: FCHT HOLDINGS
 (ONTARIO) CORPORATION
 Part of Lot 16,
 Concession 2

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Development Planning Department