

COMMITTEE OF THE WHOLE FEBRUARY 4, 2008

SITE DEVELOPMENT FILE DA.07.087 **LORWOOD HOLDINGS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.087 (Lorwood Holdings Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscape plan and signage plans for Buildings 'C' and 'E', shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, and stormwater management report, shall be approved by the Engineering Department;
 - iii) the applicant shall satisfy all requirements of the Region of York Transportation and Works Department and the Toronto and Region Conservation Authority; and,
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied.

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 on the subject lands shown on Attachment #1, to facilitate the construction of two, one-storey retail/commercial buildings (Buildings "C" and "E") totaling 1,254.2 m² within an existing commercial plaza, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northwest corner of Rutherford Road and Jane Street, being Block 38 on Registered Plan 65M-3645, City of Vaughan. The surrounding land uses are:

- North - Julliard Elementary School (RVM2 Residential Urban Village Multiple Dwelling Zone), valleylands (OS1 Open Space Conservation Zone)
- South - Rutherford Road; Vaughan Mills Shopping Centre and associated outparcel sites (SCD Shopping Centre District Zone and C1 Restricted Commercial Zone, respectively)
- East - Jane Street; high density residential under construction (RA3 Apartment Dwelling Zone)

West - Julliard Drive; Canadian Tire (C5 Community Commercial Zone), residential (RVM1(B) Residential Urban Village Multiple Dwelling Zone)

The subject lands are 3.45 ha in size and are currently developed with an existing commercial development consisting of two buildings (Buildings "A" and "B") previously approved under Site Development File DA.05.015. Building 'A' is a multi-unit building having a gross floor area of 5,211.62 m² and Building 'B' is a single tenant building with an outdoor patio (McDonald's) having a gross floor area of 405 m², as shown on Attachment #2.

Official Plan

The subject lands are designated "High Density Residential/Commercial (Special Policy)" by OPA #600 and are part of the Vaughan Centre Secondary Plan Area. The Official Plan permits a range of commercial/retail, office and restaurant uses on the subject property, and includes the following policies that are applicable to this site:

- the site shall be developed with a prestigious "landmark" development; and,
- the urban design objectives of the Official Plan shall be maintained.

The proposal is consistent with the uses permitted by the Official Plan, and incorporates a future 3-storey office building (Building "D") at the corner of Jane Street and Rutherford Road as a "landmark" structure, together with the implementation of good urban design that will facilitate the evolving commercial land uses within the Vaughan Centre Secondary Plan Area, west of Jane Street.

The Development Planning Department is satisfied that the proposed development is compatible with the existing and planned land uses in the surrounding area and conforms to the Official Plan.

Zoning

The subject lands are zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(1243), which permits the proposed commercial/retail uses.

Urban Design Guidelines

The property is subject to Urban Design Guidelines and an Open Space Master Plan, prepared by Terraplan Landscape Architects and Viljoen Architect Inc. The Guidelines establish principles for sites with multiple buildings. Specifically, the document proposes that smaller buildings be located along Rutherford Road with larger anchor buildings located along the northern boundary, with parking situated internally to the site.

The site plan is consistent with the Guidelines with respect to the location of the commercial/retail buildings. The future office building (Building 'D'), as shown on Attachment #2, is located close to the corner of Jane Street and Rutherford Road, to create massing and a landmark building at this prominent intersection location. To date, the Owner has not submitted a site plan application for the approval of the office building.

The Guidelines also provide direction respecting the edge treatment along the perimeter of the site. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the plan.

Site Plan

The subject lands are currently developed with two buildings, including a multi-unit building (Building "A") located along the north property line and a freestanding restaurant (Building "B") located at the corner of Rutherford Road and Julliard Drive. The Owner is proposing two

separate buildings (Buildings "C" and "E"), both one-storey in height and intended for commercial purposes as shown on Attachment #2. Building 'D' is identified as a future three-storey office building. The site is designed with the existing and proposed buildings located along the perimeter of the lot, with parking in the centre.

Building "C" is located adjacent to Jane Street, north of the site entrance. Building 'E' is a two unit, square shaped building that is located to the west of the existing driveway on Rutherford Road, and includes a 46.45 m² patio. All garbage areas will be incorporated within each building. The location of the proposed Buildings 'C' and 'E' and the existing McDonald's restaurant along the perimeter of the site facilitates strong pedestrian connections from the street into the site.

Three existing driveway access points provide access to the site including a right-in/right-out on each of Rutherford Road and Jane Street, and a full-movement driveway on Julliard Drive. The Owner will be required to submit a subsequent site plan application for Building 'D' for approval by Council, at a future date.

Elevations

The proposed elevations for Building "C" and "E", as shown on Attachments #4 and #5 respectively, are consistent in terms of architectural design and materials with the existing Building 'A'. The primary building materials consist of a combination of brick, stucco and glazing. The east elevation of Building 'C' abuts Jane Street with continuous glazing at the pedestrian level and with stucco and brick veneer above. The main entrance is located under an ornamental tower and oriented towards the parking area on the west elevation. Building 'E' fronts onto Rutherford Road with continuous glazing on the ground floor and stucco up above. The west elevation for Building 'E' includes the main storefront comprised of glass and brick at the pedestrian level.

Stucco is used as an accent material on the upper half of each building and is applied in various earth tone shades to create a visual interest to the buildings. A stucco cornice molding is provided along the upper edge of each building. The west elevation of Building 'C' and the north elevation of Building 'E' are comprised of brick and stucco and includes the service doors.

All roof-top mechanical equipment will be screened from street view for both buildings. The final building elevations must be approved to the satisfaction of the Development Planning Department.

Parking

The subject lands are zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(1243), which requires that parking be calculated at a rate of 5 spaces/100 m² of gross floor area for the retail/commercial uses and 3.5 spaces/100 m² gross floor area devoted to the office uses (Building "B"). The applicant submitted a parking study prepared by iTrans Consulting Inc. in support of the original Site Development Application (File DA.05.015), which included all the anticipated buildings on the site (i.e. Buildings "A" to "E" inclusive). This study was reviewed and approved by the Vaughan Engineering Department. The minimum parking space requirement for the proposed ultimate development on the site is calculated as follows:

Existing Buildings 'A' and 'B': 5,616.62 m² @ 5 parking spaces/100 m² GFA = 281 spaces

Proposed Buildings 'C' and 'E': 1,254.2 m² @ 5 parking spaces/100 m² GFA = 63 spaces

Future Building 'D' (3-storey Office Building):

2,787 m² @ 3.5 parking spaces/100 m² GFA = 98 spaces

Total Number of Parking Spaces Required = 442 spaces

Total Number of Parking Spaces Provided = 460 spaces

The proposed parking supply exceeds the minimum By-law requirement by 18 spaces.

Landscape Plan

The proposed landscape plan is shown on Attachment #3. The site landscaping already exists, however the proposed landscaping to be provided around Buildings 'C' and 'E' will be added and must be to the satisfaction of the Development Planning Department.

Servicing

The Owner has submitted detailed engineering drawings, including site servicing and grading plans and a storm water management report, which must be approved by the Vaughan Engineering Department.

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

Garbage and snow removal services will be privately contracted.

Parkland Dedication

The Owner satisfied the Parkland Dedication requirement under the Planning Act through the registration of the original subdivision, and therefore, no additional cash-in-lieu payment is required for the subject site plan application.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth to Economic Vitality".

Regional Implications

The Region of York has no objections to the proposed development.

Conclusion

The Development Planning Department has reviewed the subject Site Development Application proposing two additional commercial buildings to the existing commercial development in the context of the Official Plan and Zoning By-law and the surrounding land uses.

The proposed development is consistent with the previous concept site plan for the subject lands that was considered and approved by Council under Site Development File DA.05.015. The two proposed commercial buildings are also consistent and compatible in terms of architectural design and materials used with the existing buildings on the subject lands. The proposed development conforms to the Official Plan and complies with the requirements of By-law 1-88.

Accordingly, the Development Planning Department can recommend approval of the application, subject to the conditions in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations – Building 'C'
5. Elevations – Building 'E'

Report prepared by:

Margaret Holyday, Planner, ext. 8216

Mauro Peverini, Senior Planner, ext. 8407

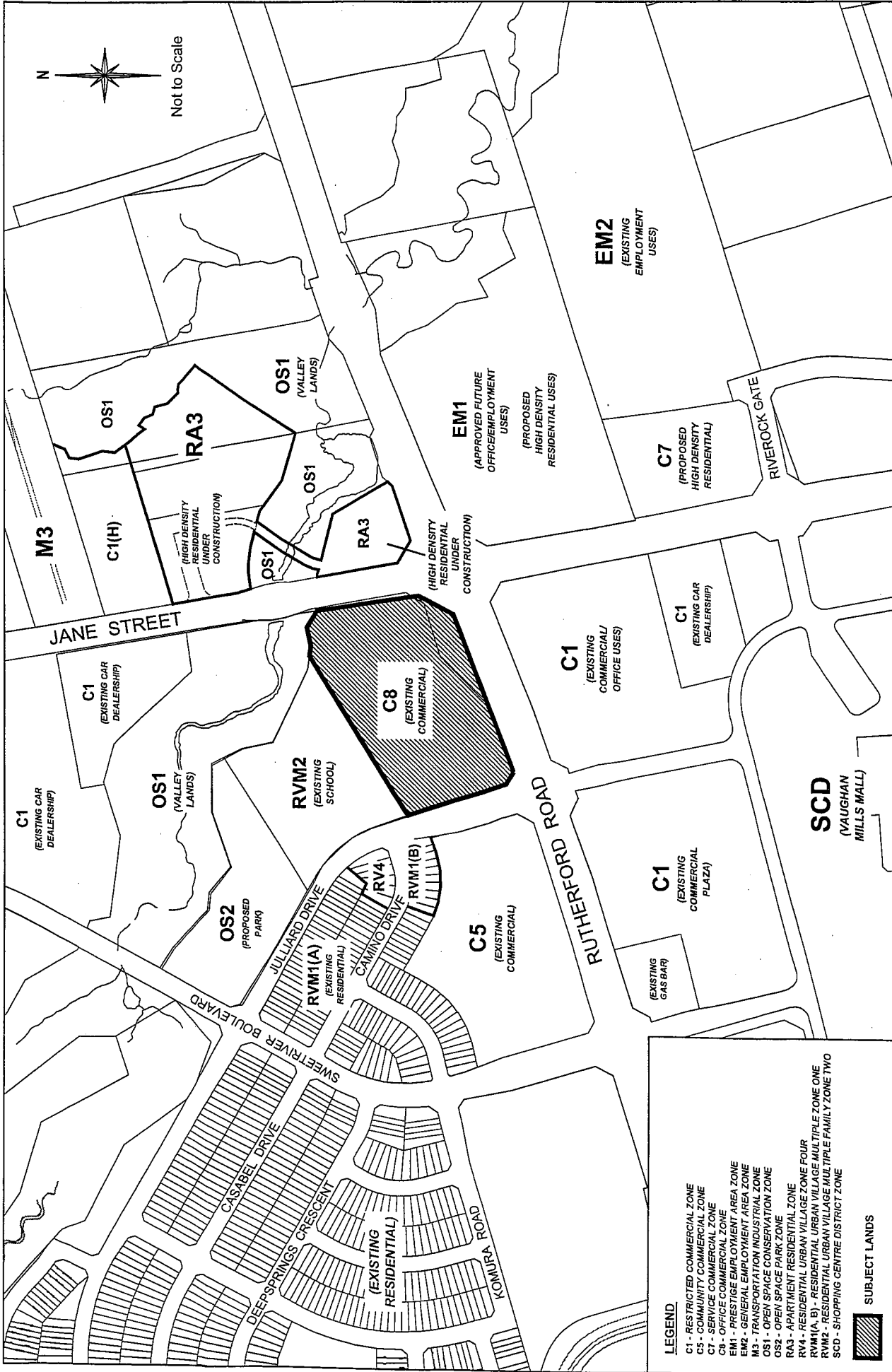
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- C1 - RESTRICTED COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - OFFICE EMPLOYMENT ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A, B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- SCD - SHOPPING CENTRE DISTRICT ZONE



SUBJECT LANDS

Location Map

Part of Lot 16,
Concession 5

APPLICANT:
LORWOOD HOLDINGS INC.

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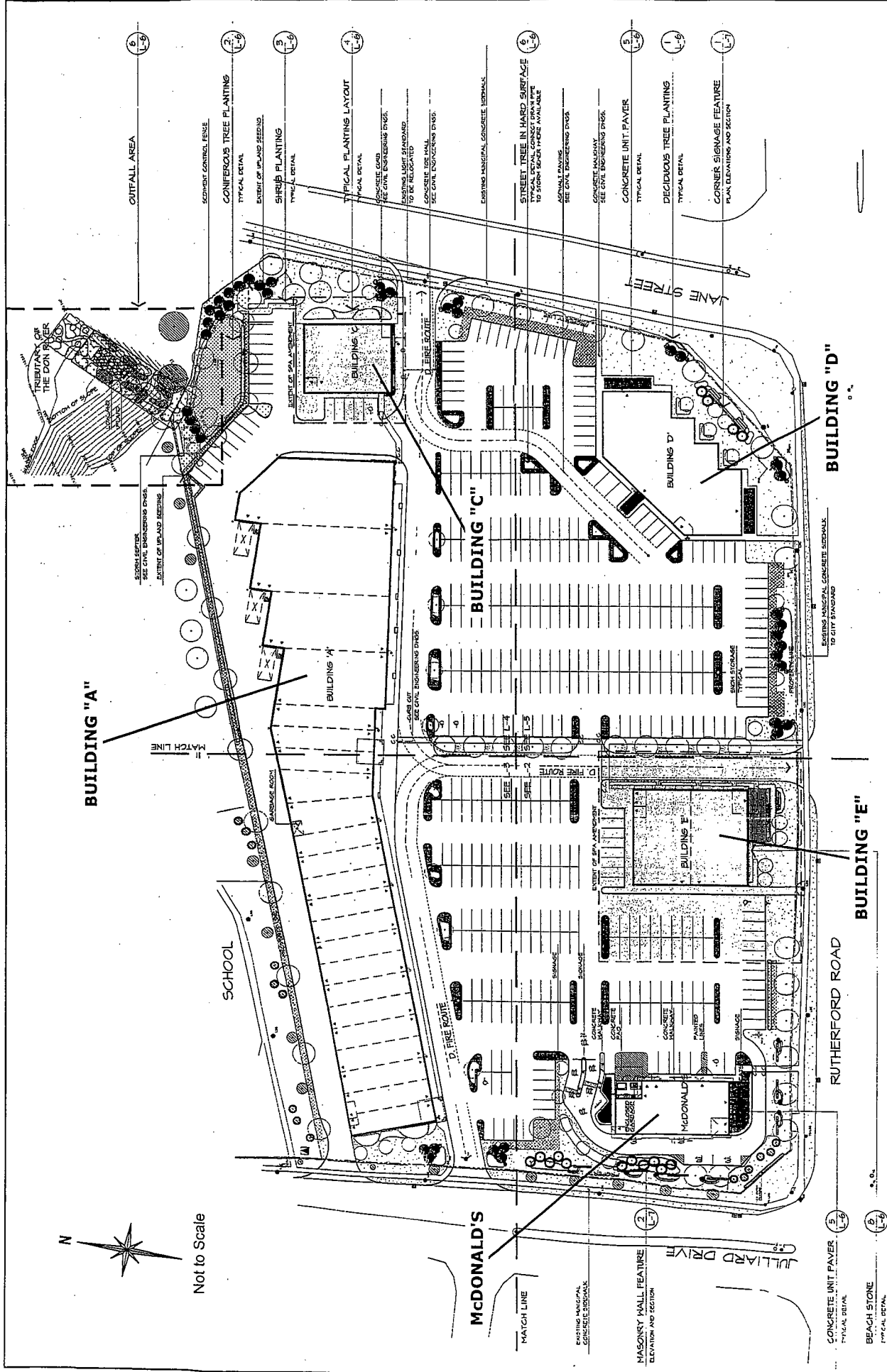
Development Planning Department

Attachment 1

FILE No.:
DA.07.087
RELATED FILE:
DA.05.015
January 8, 2008



Not to Scale



Landscape Plan

Part of Lot 16,
Concession 5
APPLICANT:
LORWOOD HOLDINGS INC.
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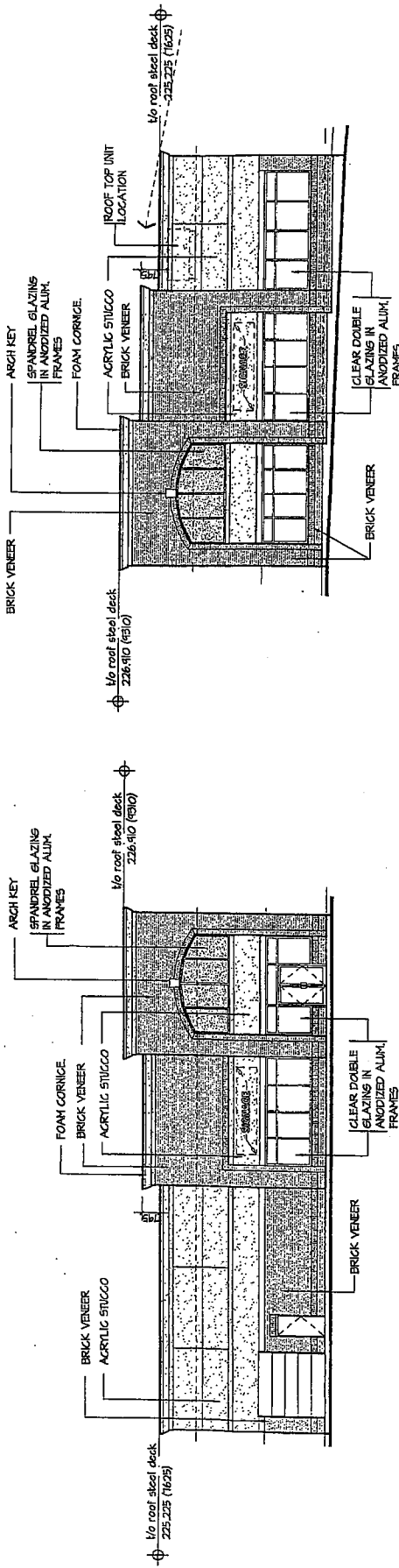


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Attachment

FILE No.:
DA.07.087
RELATED FILE:
DA.05.015
January 7, 2008

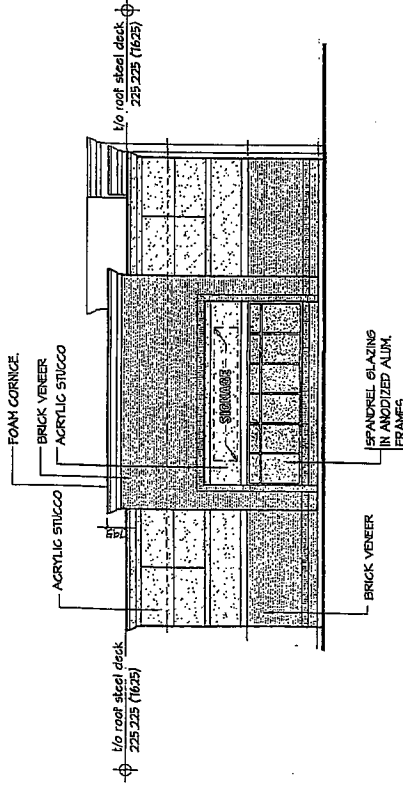
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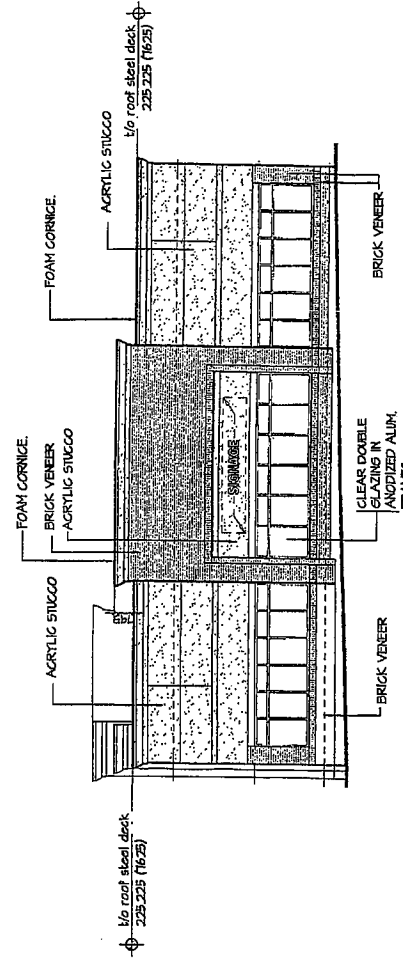
1 WEST ELEVATION
A-3.0 SCALE: 1/150

2 SOUTH ELEVATION
A-3.0 SCALE: 1/150

NOTE:
BRICK VENEER - DESERT ROSE BY HANSON BRICK



3 NORTH ELEVATION
A-3.0 SCALE: 1/150



4 EAST ELEVATION JANE STREET
A-3.0 SCALE: 1/150

Elevations - Building 'C'

Part of Lot 16,
Concession 5

APPLICANT:
LORWOOD HOLDINGS INC.

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City of
Vaughan

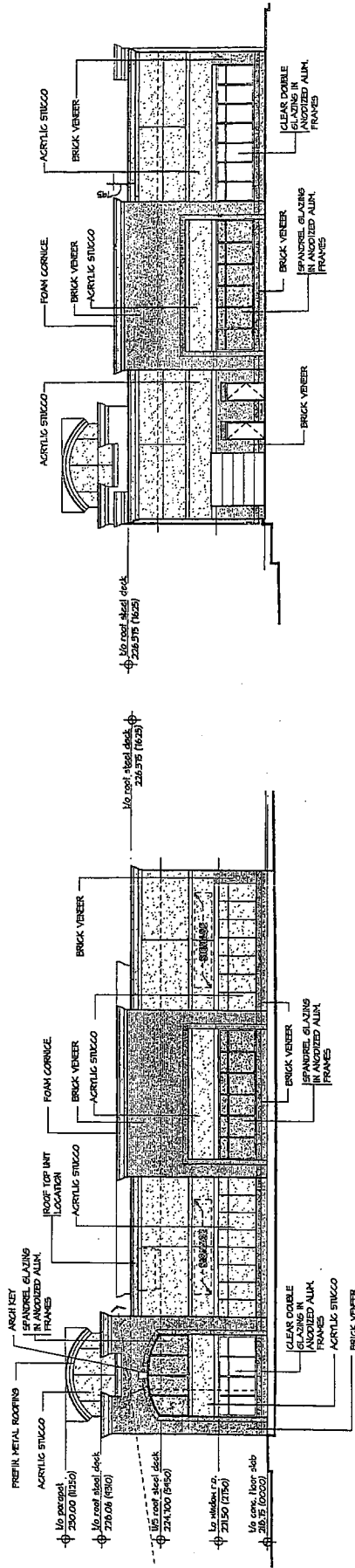
The City Above Toronto

Development Planning Department

Attachment

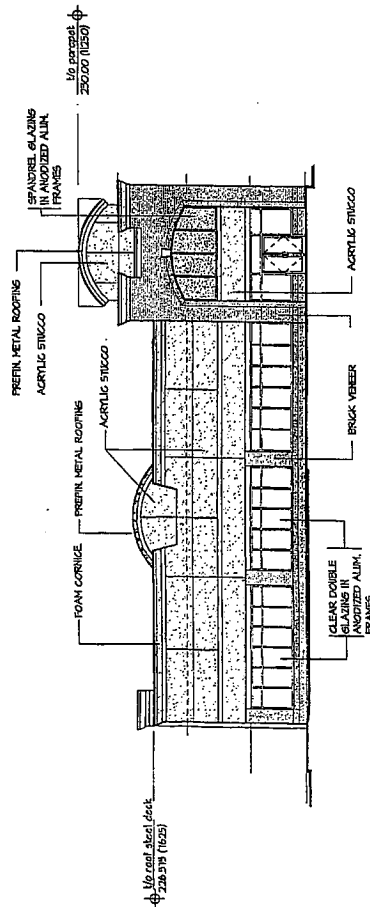
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DA.05.015
January 7, 2008

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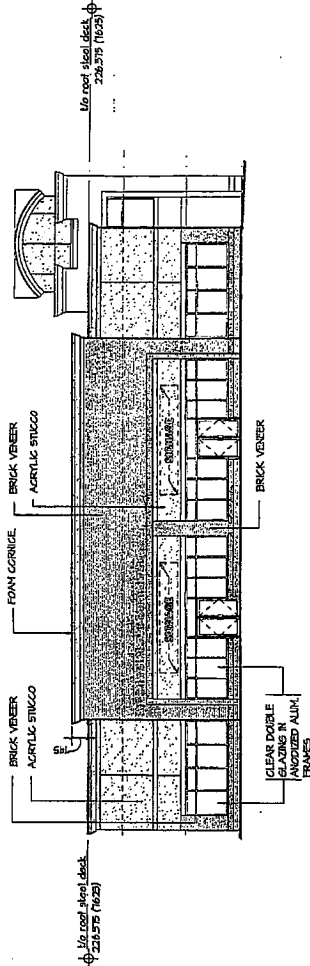


1 EAST ELEVATION
A-30 SCALE: 1/150

2 NORTH ELEVATION
A-30 SCALE: 1/150



3 SOUTH ELEVATION RUTHERFORD ROAD
A-30 SCALE: 1/150



4 WEST ELEVATION
A-30 SCALE: 1/150

NOTE:
BRICK VENEER - DESERT ROSE BY HANSON BRICK

Elevations - Building 'E'

Part of Lot 16,
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APPLICANT:
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Attachment

FILE No.:
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RELATED FILE:
DA.05.015
January 7, 2008

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