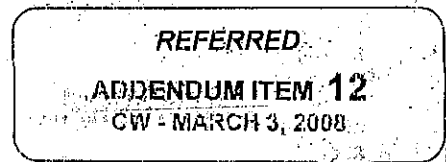


12.1



COMMITTEE OF THE WHOLE – MARCH 3, 2008

SITE DEVELOPMENT FILE DA.07.047
EMBEE PROPERTIES LIMITED

(Referred from the Council meeting of February 25, 2008)

Council, at its meeting of February 25, 2008, adopted the following:

That this matter be referred to the Committee of the Whole meeting of March 3, 2008, to allow discussion with the Ward Councillor and the applicant.

Recommendation of the Committee of the Whole meeting of February 19, 2008:

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2008, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Report of the Commissioner of Planning, dated February 19, 2008

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.047 (Embee Properties Limited) BE APPROVED to permit a 9,844.08 m² commercial retail development, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect:
 - i) the final site plan, building elevations, landscape plan and cost estimate, and sample building materials, shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plan, and stormwater management and noise reports shall be approved by the Engineering Department;
 - iii) a Minor Variance Application to facilitate the zoning exceptions required to implement the proposed site development as discussed in this report be approved by Vaughan Committee of Adjustment, and the decision shall be final and binding;
 - iv) all requirements of the Region of York Transportation Services Department shall be satisfied; and
 - v) all hydro requirements of PowerStream Inc. shall be satisfied;
 - b) that the site plan agreement or letter of undertaking, whichever is in effect, shall contain the following provision:
 - i) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City. The Agreement shall be regarding, but not limited to, all cost

12.2

sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 18. This Agreement shall also provide a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland dedication shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy". If required, non-participating owners shall be required to pay additional cash-in-lieu to the City.

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.07.047) on the subject lands shown on Attachment #1, to permit a 9,844.08 m² commercial retail development, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 is 4.04 ha in size, vacant, and located at the southwest corner of Dufferin Street and Major Mackenzie Drive, being Block 210 on Registered Plan 65M-3932, City of Vaughan. The surrounding land uses are shown on Attachment #1.

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" overlay designation by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed commercial development conforms to the Official Plan.

Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone, subject to Exception 9(1229), by By-law 1-88. The proposed commercial use is permitted by the Zoning By-law. However, the following variances are required to facilitate the proposed site plan:

Standard	By-law 1-88 Requirement	Proposed
Minimum Front Yard Setback (Dufferin Street)	11.0 m	5.32 m
Minimum Rear Yard Setback (Laramie Crescent)	15.0 m	6.0 m
Minimum Exterior Yard Setback (Major Mackenzie Drive)	11.0 m	6.0 m
Minimum Setback to a Residential Zone (Laramie Crescent)	22.5 m	6.0 m

12.3

Maximum Gross Floor Area	7,000 m ²	9,844.08 m ²
Required Parking Spaces	591	493
Stacking for drive-through lanes (Buildings 'E' and 'F')	8 cars	4 cars
Maximum Building Height (Building 'A')	11.0 m	11.6 m
Minimum Landscape strip width along a lot line abutting a street line	6.0 m	<ul style="list-style-type: none"> ▪ 4.98 m (Freedom Trail); ▪ 3.32 m abutting sight triangle (Freedom Trail and Dufferin Street); ▪ 0.55 m abutting sight triangle (Dufferin Street and Major Mackenzie Drive)
Loading Spaces	Not located between a building and a street	<ul style="list-style-type: none"> ▪ Permit loading between Building 'A' and Freedom Trail; ▪ Permit loading between Building 'C' and Dufferin Street

The Development Planning Department can support the variances required to implement the proposed site plan shown on Attachment #2. The reductions to the minimum front (Dufferin Street) and exterior side (Major Mackenzie Drive) yards will allow the buildings to be located closer to the street, thereby enhancing the streetscape. The reduced landscaping abutting Freedom Trail and the sight triangles is supportable given the proposed overall landscape plan and amenities (i.e. hard surfaced piazza at Major Mackenzie Drive and Dufferin Street) for the site. The increased building height for Building "A" is required only at the northeast corner of the building to accommodate a raised corner entry feature and will not impact on the adjacent properties. The proposed loading areas are located at the back of the site, and away from Dufferin Street, but screened from the residential area to the west by the proposed buildings, and therefore, will not impact on the streetscape or the adjacent residential uses. The parking deficiency is discussed later in this report. The configuration of the subject lands, which front onto public streets on all sides, can pose obstacles to the functionality and design of the commercial development, thereby necessitating site-specific zoning exceptions.

The Owner is required to submit a Minor Variance Application to the City for consideration of the proposed variances by the Committee of Adjustment at a future meeting date. A condition of approval is included requiring that the minor variance application be approved by Vaughan Committee of Adjustment, and shall be final and binding, prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect.

Site Design

The site plan, as shown on Attachment #2, consists of 6 commercial buildings, of which Buildings 'A' and 'B' are attached and Buildings 'C', 'D', 'E', and 'F' are free-standing with single tenancy. The proposed buildings are all one-storey in height.

The pertinent site statistics are as follows:

Proposed Gross Floor Area	
Building 'A' (Food Store)	4,257.89 m ²
Building 'B' (Retail Units)	1,844.21 m ²
Building 'C' (Drug Store)	1,582.94 m ²

12.4

Building 'D' (LCBO)	1,021.90 m ²
Building 'E' (Bank)	626.19 m ²
Building 'F' (Bank)	510.95 m ²
Total Gross Floor Area	9,844.08 m ²
Lot Coverage	24.37% m ²
Landscaped Area	7,724.60 m ² (19.12%)

The site is designed with the buildings located along the perimeter of the lot and the parking generally located in the centre. The configuration of the buildings on the subject lands, which has frontage on four (4) public streets, maximizes store front exposure to Dufferin Street and Major Mackenzie Drive. However, the configuration of the buildings and the exposure to all four public streets will result with the proposed loading areas for Buildings 'A', 'C' and 'D' facing Freedom Trail and Dufferin Street. The Development Planning Department is satisfied that the proposed loading areas will be appropriately screened by walls and soft and hard landscaping features. All garbage areas will be enclosed and form part of the buildings.

The site plan shows two drive-through locations located at Buildings 'E' and 'F', which are slated for financial institution uses and will be screened with landscaping from Freedom Trail and Dufferin Street.

Four access points are proposed to the site. The Major Mackenzie Drive access will be limited to a right-in and right-out access. The main entry to the commercial site will be by way of a full movement, unsignalized driveway from Dufferin Street. The site will also be accessed to the south by two ingress-egress driveways from Freedom Trail. A signalized intersection will be located at Freedom Trail and Dufferin Street, which will assist with controlling vehicular traffic to and from the subject lands.

Pedestrian connections to the site will be provided by means of public sidewalks on Dufferin Street, Major Mackenzie Drive, Freedom Trail and Laramie Crescent. Particular attention has been made to providing pedestrian access to Laramie Crescent for the benefit of the surrounding local residents, which will be by way of a walkway and stair feature between Buildings 'B' and 'C'.

The Development Planning Department is satisfied with the overall site layout, subject to the conditions of approval in this report being fulfilled.

Landscaping

The Owner has submitted a landscape plan for the proposed development, as shown on Attachment #3. The landscape plan consists of a mix of coniferous and deciduous trees and ground plantings utilized along the property boundaries and within the site to provide green spaces in the parking area, line pedestrian walkways, and provide screening. The plan also illustrates hard landscaping treatments, featured as corner piazza designs at the corners of Dufferin Street and Major Mackenzie Drive and Dufferin Street and Freedom Trail. A proposed circular concrete curb planter will be a prominent landscape feature at the corner of Dufferin Street and Major Mackenzie Drive. The internal pedestrian connections are identified by concrete unit pavers. The street line along Laramie Crescent is proposed to be heavily landscaped to beautify both the pedestrian access on the site and to provide visual screening of Buildings "A", "B" and "C".

The Development Planning Department has reviewed the landscape plan and is generally satisfied with the proposed landscaping provided that the Owner provides details of the benches, bike rings and trash receptacles to support pedestrian and bicycle modes of circulation and that the metal used for the decorative fencing throughout the landscaped areas is to be aluminum for weather-resistance and electrostatically powder-coated for superior paint adhesion. Galvalume

or steel is not acceptable. In addition, plantings will be required within the rear 6m of the daylight triangle at Dufferin Street and Major Mackenzie Drive to the satisfaction of the City and Region of York. The Owner has been advised that a landscape cost estimate must be submitted for review and approval by the Development Planning Department.

Parking

The minimum parking requirement under By-law 1-88 for the proposed development is calculated as follows:

Required Commercial Parking Ratio	Gross Floor Area	Required Parking
5 spaces per 100 m ² GFA	9,844.08 m ²	= 591 spaces
Total Required Parking		= 591 spaces

The Owner has submitted a parking study prepared by BA Group Transportation Consultant, which proposes a reduced parking ratio and number of parking spaces as follows:

Proposed Reduced Parking Ratio	Gross Floor Area	Proposed Parking
5 spaces per 100 m ² GFA	9,844.08 m ²	= 493 spaces
Total Proposed Parking		= 493 spaces

The City Engineering Department has reviewed the parking study and concurs with the proposed parking standards. The Engineering Department also has no objection to the reduction of the drive through stacking lanes from the By-law requirement of 8 cars to 4 cars for the financial institution use in Buildings 'E' and 'F'.

The Owner is required to submit a minor variance application, as discussed above, to include the reduction of parking from the required 591 spaces to 493 spaces and the reduction of the 8 car stacking lane requirement to 4 cars for the proposed drive through lanes. The minor variance application must be approved by the Committee of Adjustment and their decision must be final and binding prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect.

Building Elevations

The proposed elevations for Buildings 'A' to 'F' are shown on Attachments #4 to #9. The primary building materials used for the development is stone base with brick accents on stucco surface. Signage will be single channel illuminated with awning signs throughout the elevations. All roof top mechanical equipment will not be visible from the street for all buildings fronting onto Major Mackenzie Drive, Dufferin Street, Freedom Trail, and Laramie Crescent.

Building 'A' is comprised of a combination of brick columns with stucco finishing on a stone base, which references the Eagle's Nest Golf Course located north of Major Mackenzie Drive. The entry into Building 'A' (supermarket) is indicated by the ground level vision glazing leading up to the tower feature, which is accented by spandrel glass above. Building 'B' (multi-unit commercial) has cornice-styled parapets and is accented with brick and stucco treatments, similar to the Building 'A' elevations. Vision glazing will line the store fronts facing Dufferin Street while spandrel glazing will line the rear of the building facing Laramie Crescent, which will be screened from the street with the proposed landscape treatment, as shown on Attachments #3, #4 and #5. The main entry elevation for Building 'C' (Attachment #6 - Drug Store), east elevation, will be lined with vision glazing to animate the commercial development. The north elevation will feature

12.6

spandrel windows in clear anodized aluminum framing with vinyl graphics applied by the tenant with accented corner vision glazing for additional visible store activity on Major Mackenzie Drive.

Building 'D' (LCBO), which will anchor the development at the corner of Dufferin Street and Major Mackenzie Drive, will be well animated with vision glazing windows and doors on the elevations that are exposed to the street (north, south and east elevations) as shown on Attachment #7. Building 'E' (CIBC bank) features a double height vision glazing entry along the Dufferin Street frontage with a sage colour exterior masonry as shown on Attachment #8. Building 'F' (Scotia bank) features a sign tower entry feature composed of red aluminum composite panels with elevations treated in a combination of buff colour face brick and a stone base as shown on Attachment #9. All elevations will be treated with vision glazing in an effort to provide visual connectivity with activity from the street.

The Development Planning Department is generally satisfied with the proposed building elevations, subject to the Owner providing a sample of the proposed building materials to the satisfaction of the Development Planning Department. The Owner has been notified of this request and a condition of approval is included in this respect.

Block 18 Control Architect Approval

The proposed site plan and elevation drawings have been approved to the satisfaction of the Block 18 Control Architect, The Planning Partnership, on November 27, 2007.

Servicing

The Owner will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. All hydro requirements must be addressed to the satisfaction of PowerStream Inc. Waste disposal services and snow removal will be carried out by private contractors.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region of York Transportation Services Department is protecting a 42.6 m right-of-way for the intersection of Dufferin Street and Major Mackenzie Drive, both Regional arterial roads. York Region has advised that the Owner shall, as a condition of site plan approval, convey to York Region the entire frontage of the site adjacent to Major Mackenzie Drive and Dufferin Street, and provide the following, free of all costs and encumbrances:

- i) sufficient property to provide a 21.3 m setback from the centreline of both Major Mackenzie Drive and Dufferin Street;
- ii) an additional 2.0 m widening, 70.0 m long with a 60 m taper on Major Mackenzie Drive measured from the proposed west property line of Dufferin Street; and
- iii) sufficient property to provide a 20.0 m by 20.0 m daylighting triangle at the south west corner of Major Mackenzie Drive and Dufferin Street.

The Owner will be required to satisfy all requirements of the Region of York. A condition of approval is included in this respect.

Conclusion

12.7

The Development Planning Department has reviewed Site Development File DA.07.047 in accordance with the policies of OPA #600 and OPA #604, the requirements of By-law 1-88, and in the context of the surrounding land uses. The Development Planning Department is generally satisfied with the proposed application to permit a commercial plaza consisting of 6 single-storey, multi-unit and freestanding commercial buildings totaling 9,844.08 m² and can support the proposed development, subject to the comments and recommendations in this report, and the Owner obtaining approval of the necessary variances from the Committee of Adjustment.

The proposed development conforms with the Official Plan, and the commercial uses are permitted by By-law 1-88, and the development is compatible with the surrounding land uses.

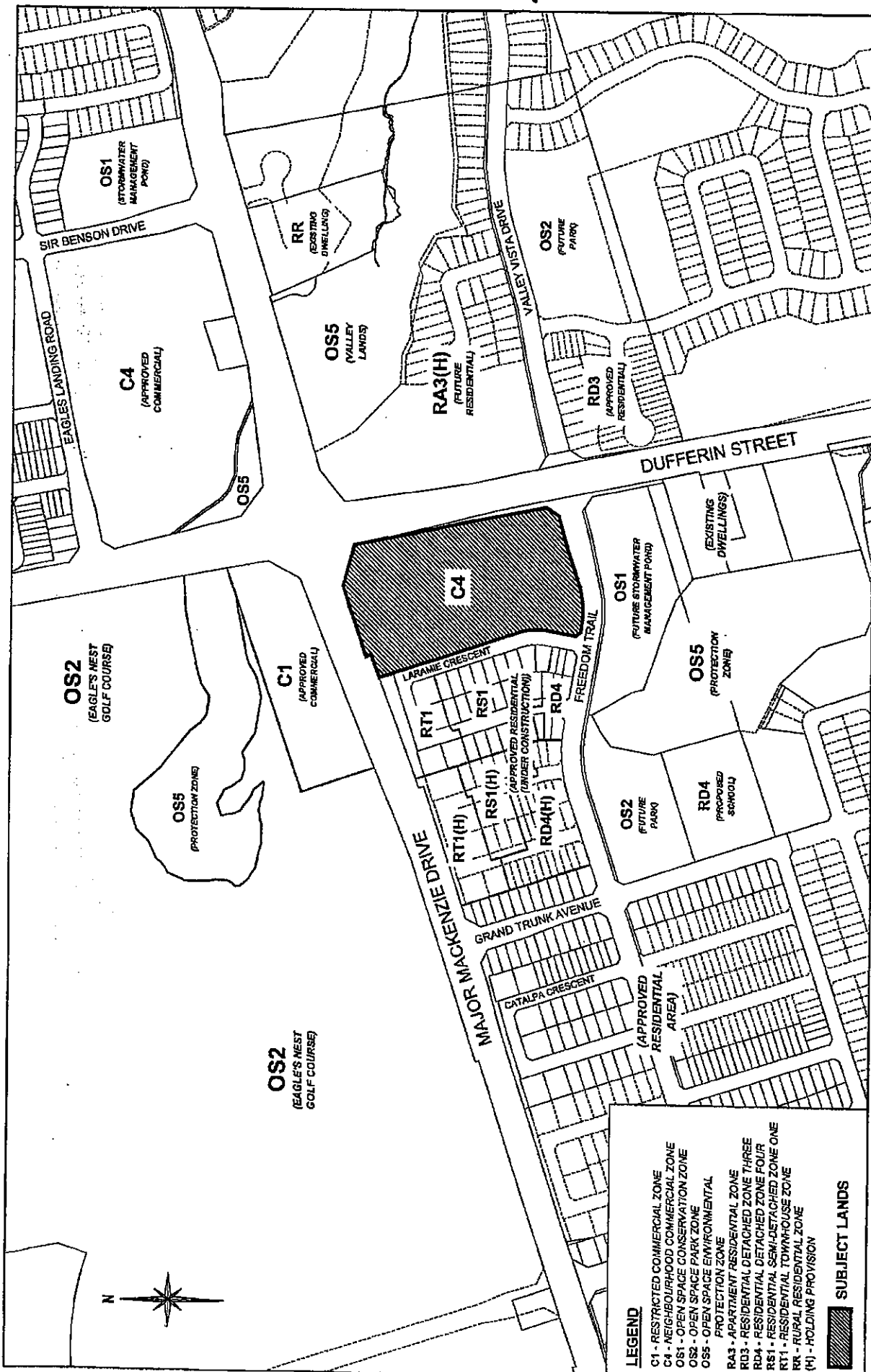
Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Partial Elevations – Buildings 'A' and 'B'
5. Partial Elevations – Buildings 'A' and 'B'
6. Elevations - Building 'C'
7. Elevations - Building 'D'
8. Elevations - Building 'E'
9. Elevations - Building 'F'

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM



- LEGEND**
- C1 - RESTRICTED COMMERCIAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS3 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - RD3 - RESIDENTIAL DETACHED ZONE THREE
 - RD4 - RESIDENTIAL DETACHED ZONE FOUR
 - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
 - RT1 - RESIDENTIAL TOWNHOUSE ZONE
 - RR - RURAL RESIDENTIAL ZONE
 - (H) - HOLDING PROVISION
- SUBJECT LANDS**

Location Map

Part of Lot 20,
Concession 3

APPLICANT:
EMBEE PROPERTIES LIMITED

MAP 1 - ATAGHENSIS.VA.06.07.047



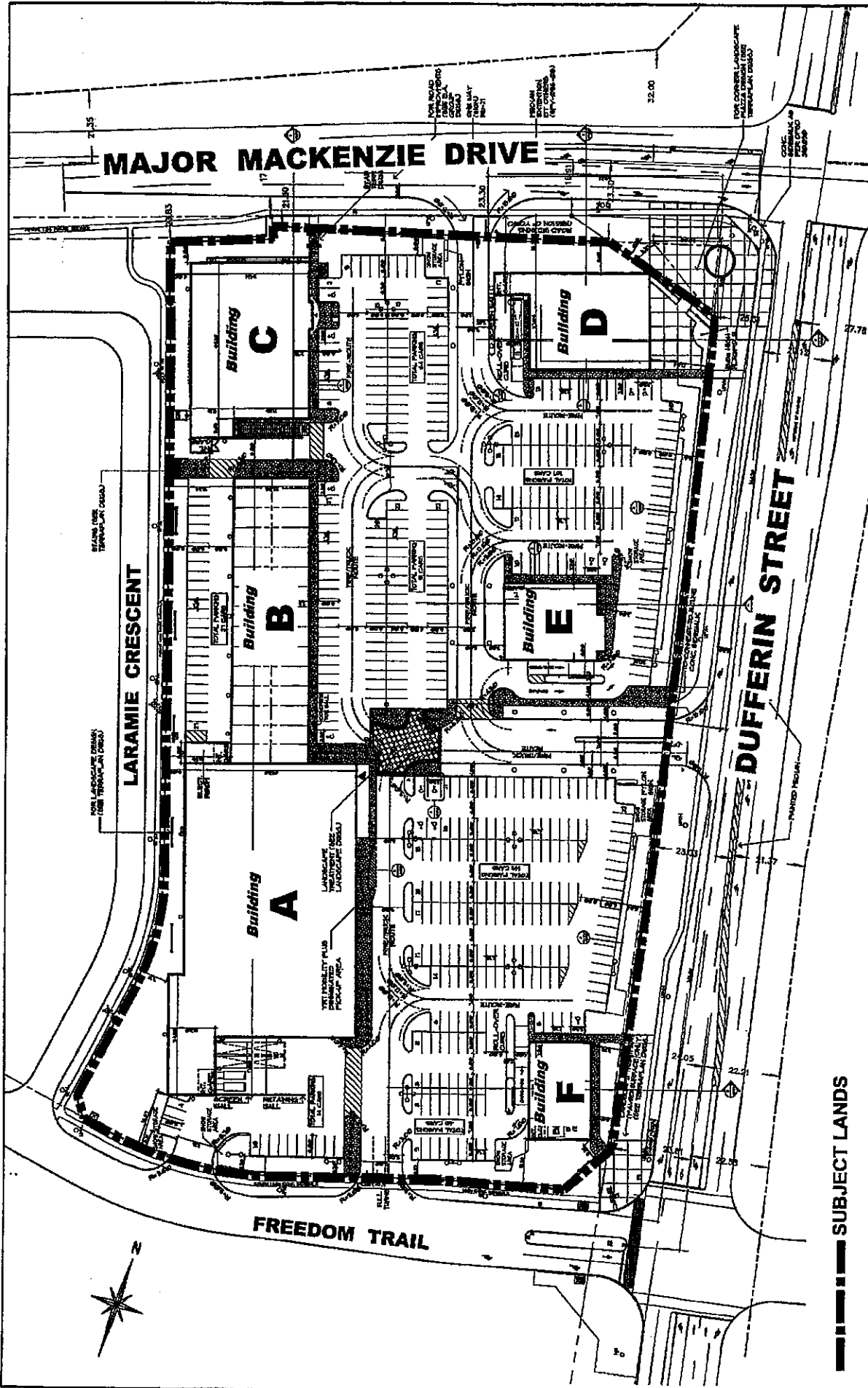
Development Planning Department

Attachment

FILE No.:
DA.07.047

Not to Scale
January 24, 2008

12.9



Attachment 2

FILE No.: DA.07.047
 Not to Scale
 January 24, 2008



The City Above Toronto

Development Planning Department

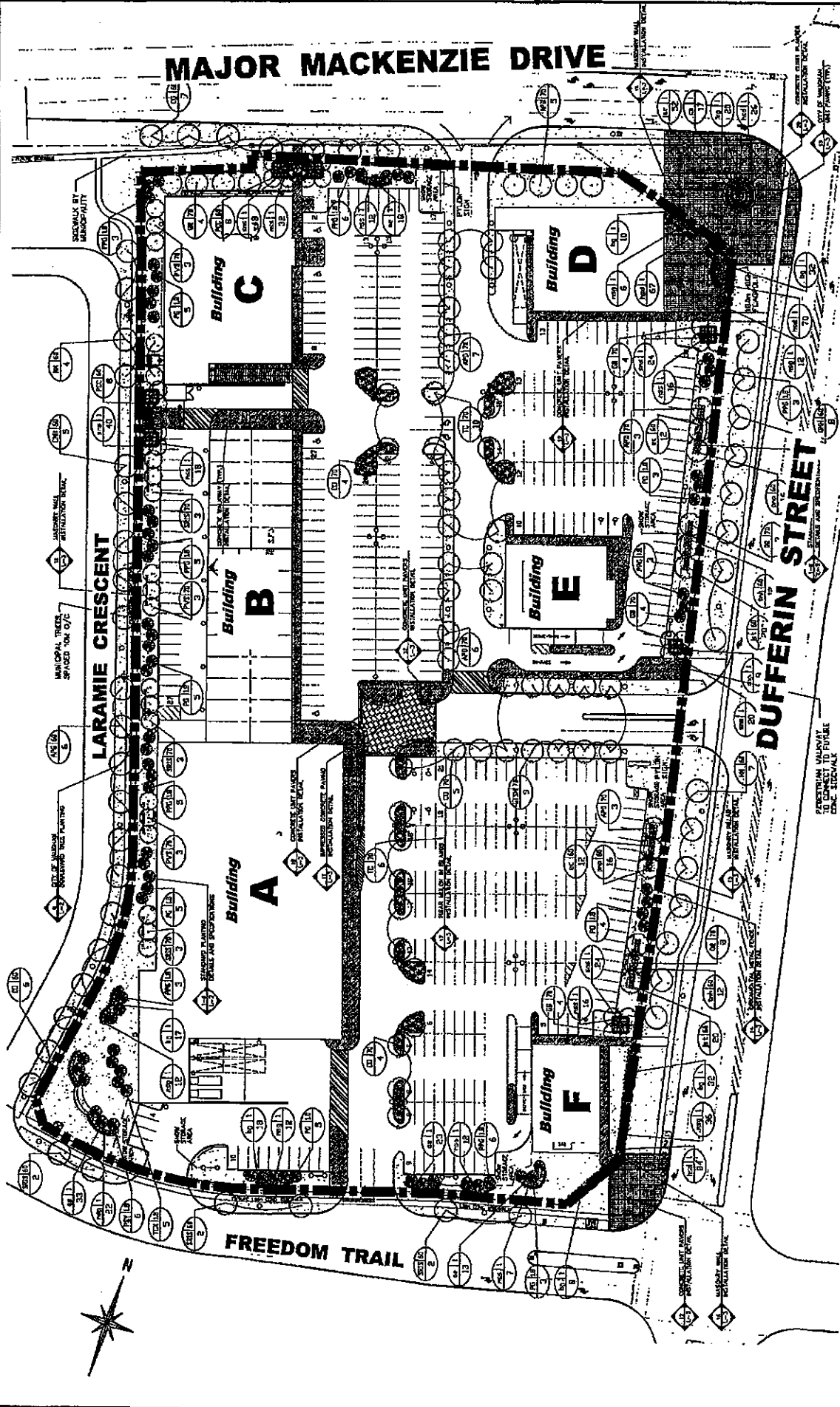
Site Plan

Part of Lot 20,
 Concession 3

APPLICANT:
 EMBEE PROPERTIES LIMITED

NA\07\1 ATTACHMENTS\DA\06.07.047

12.10



SUBJECT LANDS

Landscape Plan

Part of Lot 20,
Concession 3

APPLICANT:
EMBEE PROPERTIES LIMITED

NOTIFY: ATTACHMENTS DA\16.07.047



The City Above Toronto

Development Planning Department

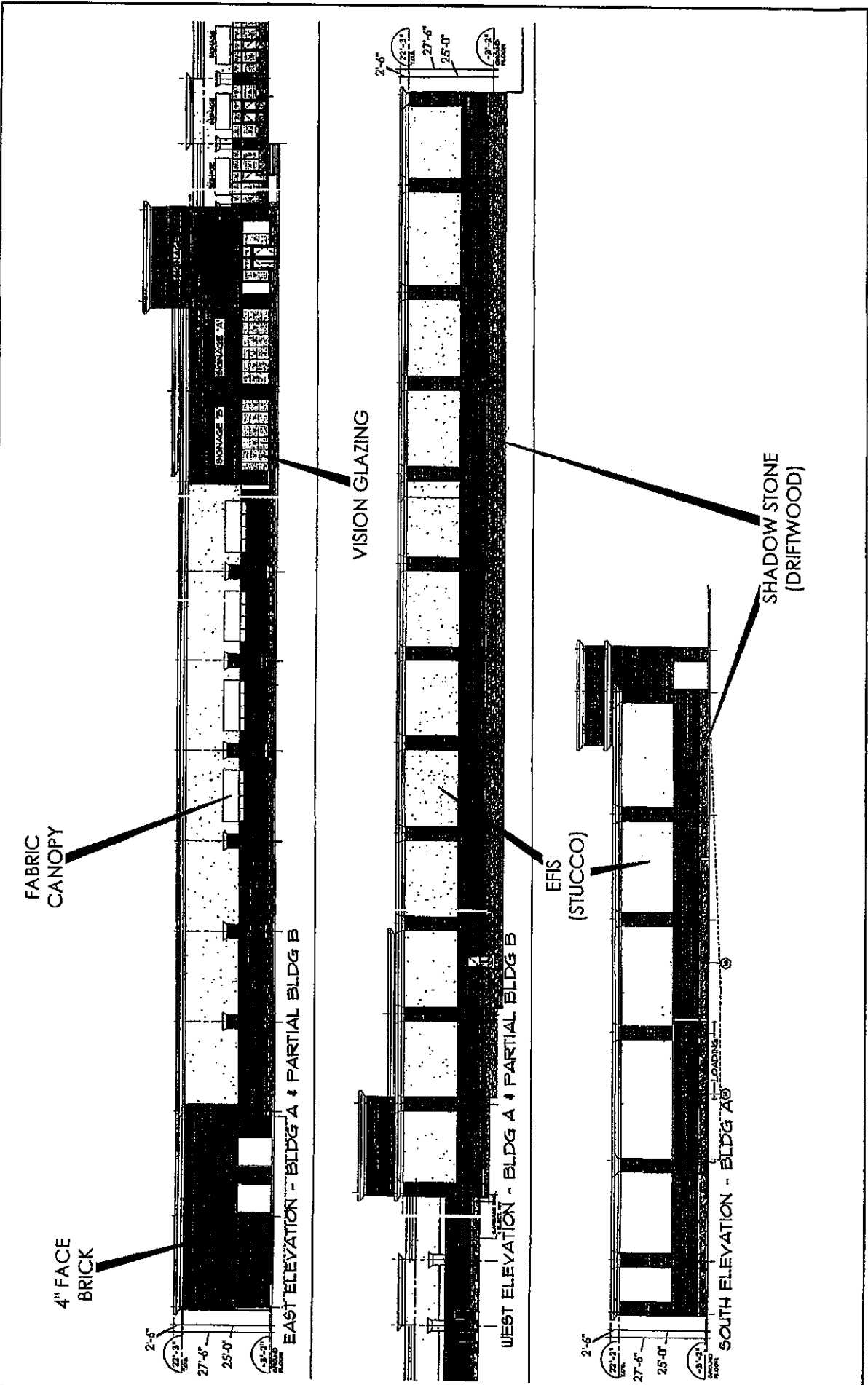
Attachment

3

FILE No.:
DA\07.047

Not to Scale

January 24, 2008



Partial Elevations-Buildings 'A' & 'B'

Part of Lot 20,
Concession 3

APPLICANT:
EMBEE PROPERTIES LIMITED

NA/PTV1 ATTACHMENTS/DA/06.07.047



Development Planning Department

Attachment 4

FILE No.:
DA.07.047

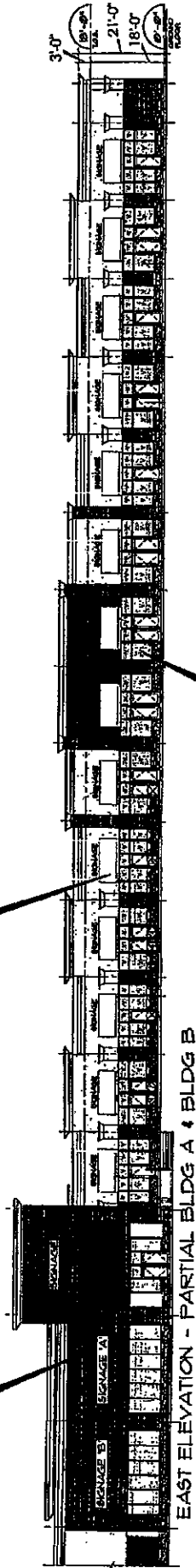
Not to Scale

January 24, 2008

12.12

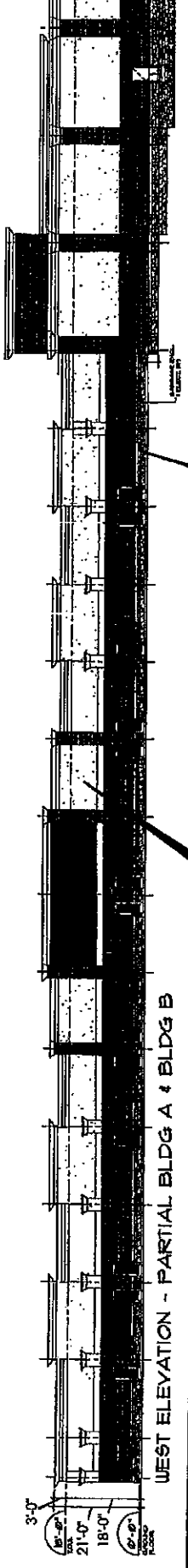
FABRIC CANOPY

4" FACE BRICK



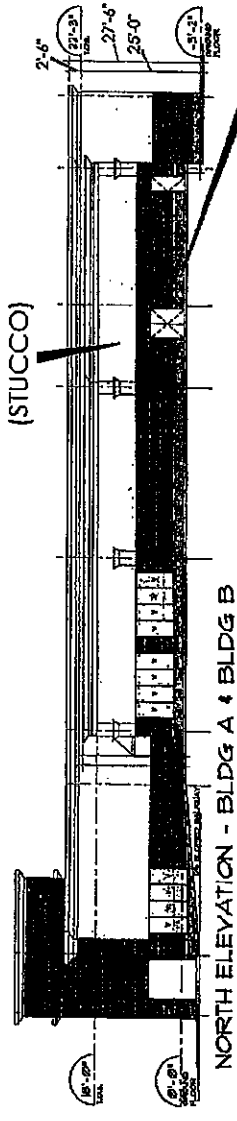
EAST ELEVATION - PARTIAL BLDG A & BLDG B

VISION GLAZING



WEST ELEVATION - PARTIAL BLDG A & BLDG B

EFIS (STUCCO)



NORTH ELEVATION - BLDG A & BLDG B

SHADOW STONE (DRIFTWOOD)

Partial Elevations-Buildings 'A' & 'B'

Part of Lot 20, Concession 3

APPLICANT: EMBEE PROPERTIES LIMITED

VA.07.047 ATTACHMENT 5



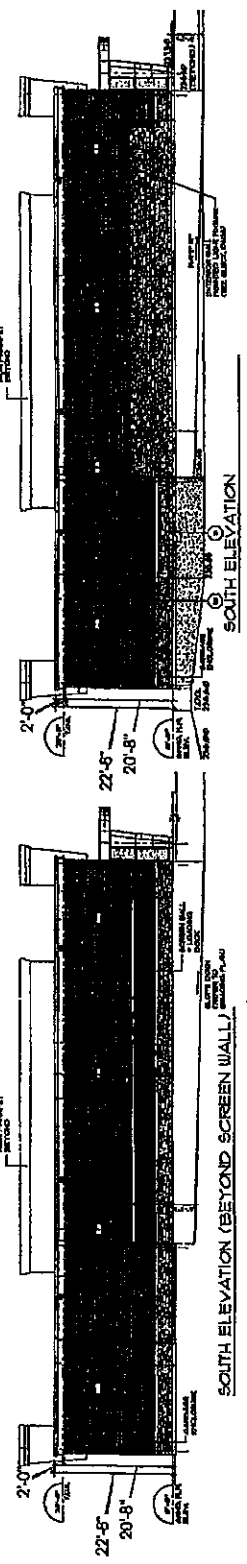
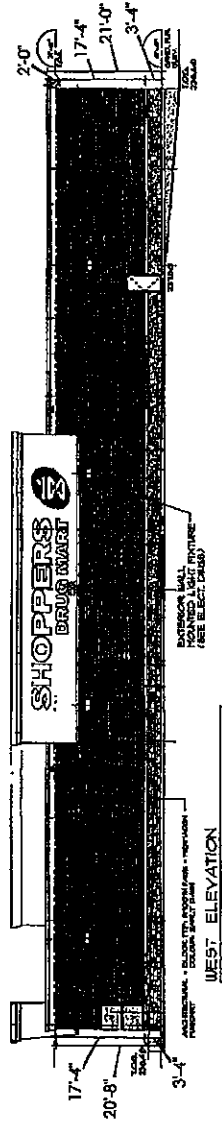
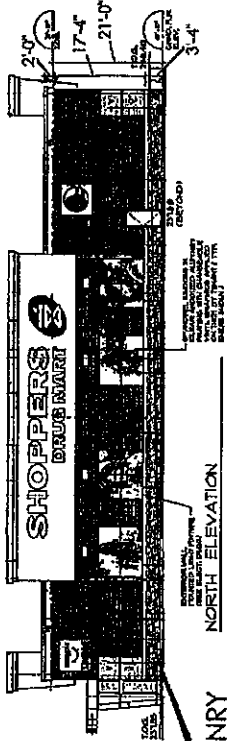
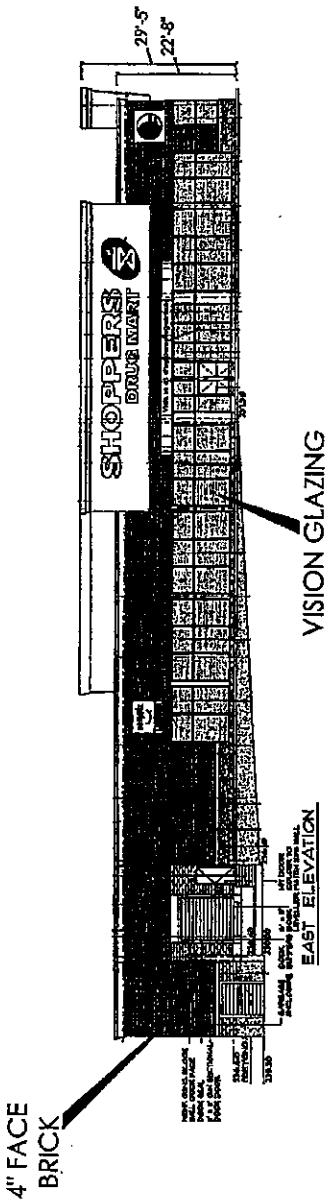
Development Planning Department

Attachment 5

FILE No.: DA.07.047

Not to Scale

January 24, 2008



Elevations-Building 'C'

Part of Lot 20,
Concession 3

APPLICANT:
EMBEE PROPERTIES LIMITED

N:\BTV - ATTACHMENTS\DA\06.07.047



Development Planning Department

Attachment

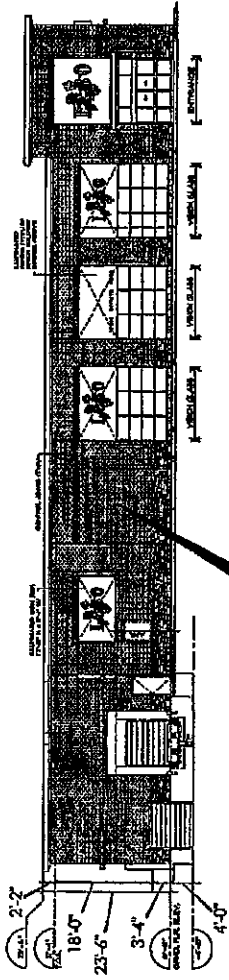
FILE No.:
DA.07.047

Not to Scale

January 24, 2008

6

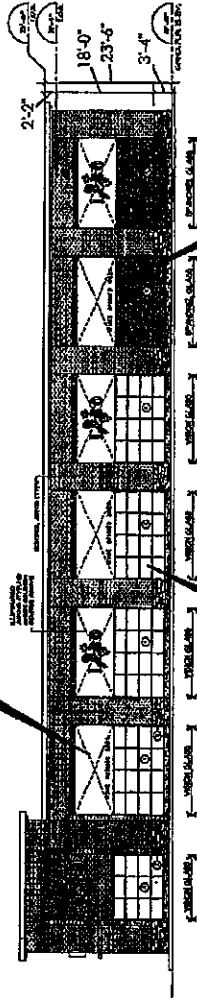
12.14



SOUTH ELEVATION

GREY
BRICK

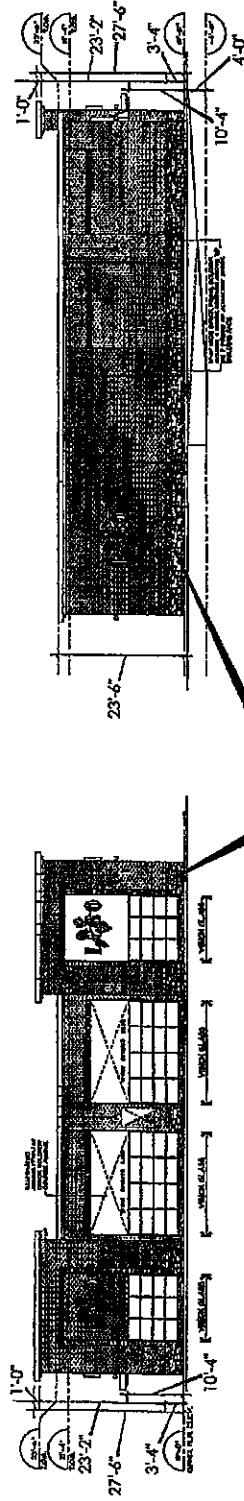
ILLUMINATED AWNING



NORTH ELEVATION

VISION GLAZING

SPANDREL GLAZING



EAST ELEVATION

SHADOW STONE
(DRIFTWOOD)

WEST ELEVATION

Elevations-Building 'D'

Part of Lot 20,
Concession 3

APPLICANT:
EMBEE PROPERTIES LIMITED

HA07E1 ATTACHMENTS.DWG 07.047



The City Above Toronto

Development Planning Department

Attachment 7

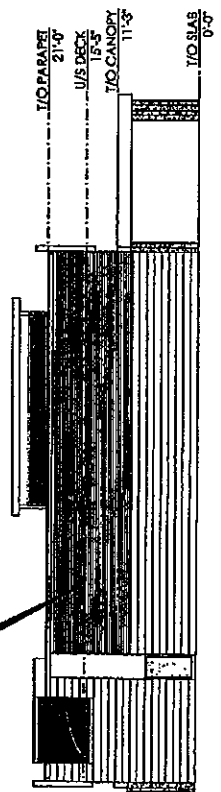
FILE No.:
DA.07.047

Not to Scale

January 24, 2008

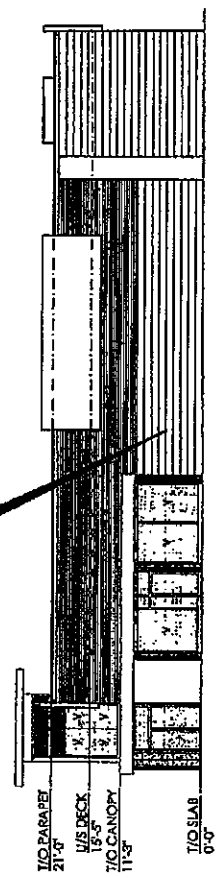
12.15

EXTERIOR STONE
(SAGE COLOUR)

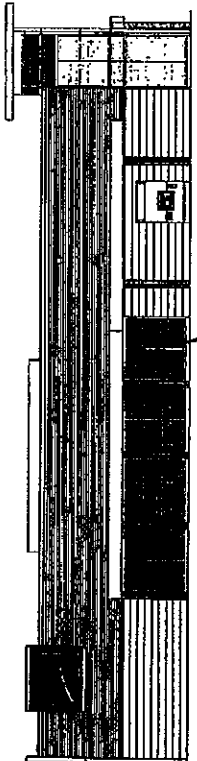


WEST ELEVATION

EXTERIOR STONE
(SAGE & SEPIA COLOUR)

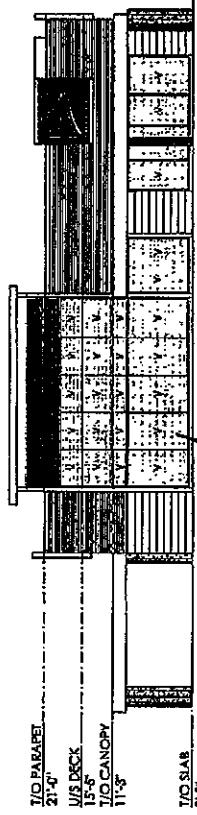


NORTH ELEVATION



SOUTH ELEVATION

SPANDREL GLAZING



EAST ELEVATION

VISION GLAZING

Elevations-Building 'E'

Part of Lot 20,
Concession 3

APPLICANT:
EMBEE PROPERTIES LIMITED

HA/3/F1.1 ATTACHMENTS/DA 16-07.047



Development Planning Department

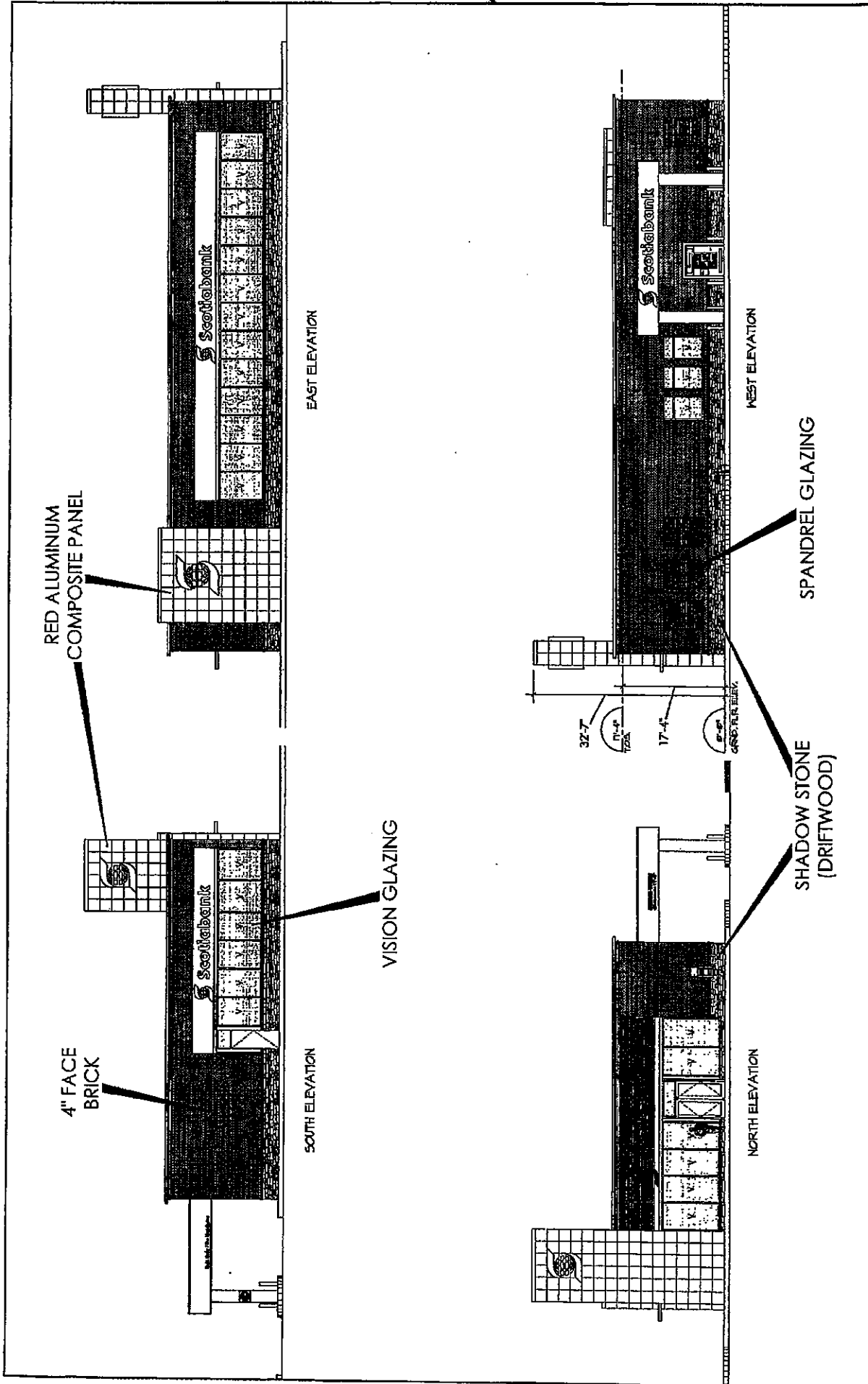
Attachment

8

FILE No.:
DA.07.047

Not to Scale
January 24, 2008

12.16



Elevations-Building 'F'

Part of Lot 20,
Concession 3
 APPLICANT:
 EMBEE PROPERTIES LIMITED
NO. 0071 - ATTACHMENTS DA.07.047



Development Planning Department

Attachment 9
 FILE No.:
 DA.07.047
 Not to Scale
 January 24, 2008