

**COMMITTEE OF THE WHOLE   JUNE 16, 2008**

**SITE DEVELOPMENT FILE DA.08.028  
IVY GLEN DEVELOPMENTS INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.028 (Ivy Glen Developments Inc.) BE APPROVED, 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 signage details shall be approved by the Vaughan Development Planning Department, and specifically:
      - the west elevation of Building "A" shall be enhanced to provide a more appropriate interface with the abutting community to the west;
      - additional landscaping shall be provided in the stormwater management pond area to the immediate west of the subject lands; and,
      - the ariscraft cultured stone proposed on the building elevations shall be replaced with natural stone;
    - ii) the final site servicing and grading plans, and stormwater management report shall be approved by the Vaughan Engineering Department;
    - iii) the Owner shall satisfy all requirements of the Region of York Transportation Services Department and the Toronto and Region Conservation Authority;
    - iv) the Owner shall provide to the Development Planning Department a copy of the final stamped approved drawings by the Block 18 Control Architect;
    - v) all hydro requirements of PowerStream Inc. shall be satisfied; and,
    - vi) the Owner shall file a Minor Variance application with the Committee of Adjustment for approval of the variances required to implement the proposed development, and their decision shall be final and binding.

**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 a local commercial plaza consisting of two, one-storey buildings (Buildings "A" and "B") totaling 1,561.8 m<sup>2</sup> with 77 parking spaces, as shown on Attachment #2.

## Background - Analysis and Options

### Location

The 0.57 ha subject lands are located at the northwest corner of Ivy Glen Drive and Dufferin Street, being Block 172 on Registered Plan 65M-3935, in Part of Lot 19, Concession 3 (Planning Block 18), City of Vaughan. The surrounding land uses are shown on Attachment #1.

### Official Plan and Zoning

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

The subject lands are zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1230). The proposed commercial uses, including a day nursery, comply with the Zoning By-law; however site-specific zoning exceptions are required to implement the proposed site plan, as follows:

	<b>By-law 1-88 Requirement (Exception 1230)</b>	<b>Proposed Changes</b>
Minimum front yard setback – Building "B" (Ivy Glen Drive)	11.0 m	3.0 m
Minimum rear yard setback (north property line) – Building "A"	9.0 m	5.0 m
Minimum rear yard setback to an Institutional Use (Day Nursery)	15.0 m	5.0 m
Minimum exterior yard setback (Dufferin Street) – Building "B"	11.0 m	4.1 m
Minimum interior yard setback (west property line) – Building "A"	9.0 m	4.0 m
Minimum interior yard setback to an Institutional Use (Day Nursery)	15.0 m	5.0 m
Minimum required parking spaces	94	77
Minimum landscaping buffer abutting an Open Space Zone (north property line)	2.4 m	0.2 m
Minimum landscape strip along a lot line abutting a street line	6.0 m	3.0 m (Ivy Glen Drive); 4.7 m (site triangle); and 4.1 m (Dufferin Street)
Minimum parking aisle width	6.0 m	5.9 m

Many of the zoning exceptions are a result of the location of Building "B" being brought close to the Dufferin Street and Ivy Glen Drive property lines. The location of the building creates a better relationship between the building and the street, particularly given the direct entrance from the street located at the corner of Building "B". The reduced setbacks for Building "A" are primarily

adjacent to the storm pond and open space area and therefore should have minimal impact on the adjacent lands, subject to the comments in this report. The reduced parking standard is supported by a traffic study discussed later in this report. Accordingly, the Development Planning Department can support the variances requested.

#### Site Plan Review

The Development Planning Department is generally satisfied that the proposed site plan, building elevations and landscaping plan, as shown on Attachments #2, #3, #4, and #5, are satisfactory. The Development Planning Department recommends that the interface between Building "A" and the residential development and open space to the west be improved. In this respect, it is recommended that the west elevation of Building "A" as shown on Attachment #4 be architecturally enhanced and that additional landscaping be provided in the abutting stormwater pond area to the satisfaction of the Development Planning Department. The Development Planning Department also recommends that the ariscraft cultured stone proposed on the elevations of Buildings "A" and "B" be replaced with natural stone. In addition, the landscape plan shown on Attachment #3, illustrates a landscape buffer along Dufferin Street that wraps around the daylight triangle. The Development Planning Department recommends that the landscape buffer be removed along a portion of the daylight triangle in order to provide pedestrian access directly to the Building "B" entrances shown on Attachment #5. The Development Planning Department will work with the Owner to resolve these issues.

The Block 18 Control Architect, being The Planning Partnership, has reviewed the development proposal and provided initial comments, dated April 21, 2008, that focuses on improving the building elevations and material colour. The Owner must satisfy the requirements of the Block 18 Control Architect and the drawings must be stamped approved by The Planning Partnership prior to execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect.

The Vaughan Engineering Department has reviewed the servicing, grading and storm water management plans and has provided redlined comments, which have been forwarded to the Owner. The Owner must satisfy all requirements of the Engineering Department.

According to By-law 1-88, the proposed development requires 94 parking spaces, whereas, the site plan shows 77 parking spaces, and therefore is deficient 17 parking spaces. Vehicular access to the site is provided by a full movement driveway onto Ivy Glen Drive and a right-in / right-out driveway on Dufferin Street. The Owner has submitted a Parking Study by BA Group Transportation Consultants, dated June 5, 2008, which supports a reduction of the Shopping Centre parking standard from 6 parking spaces per 100 m<sup>2</sup> gross floor area to 5 parking spaces per 100 m<sup>2</sup> gross floor area, based on the following conclusions:

- a) the prevailing parking supply standard for larger retail centres across the Greater Toronto Area is 5 spaces per 100 m<sup>2</sup> gross floor area. Smaller centres tend to have reduced parking demands compared to larger centres due to the shorter duration of stay of customers; and,
- b) parking supply standards for day nursery uses are generally less than 5 spaces per 100 m<sup>2</sup> gross floor area.

The Vaughan Engineering Department has reviewed the parking study and concurs with the findings.

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

#### Oak Ridges Moraine

The subject lands are designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Plan) and as a result, the Owner has submitted an Oak Ridges Moraine Conformity Report in support of

the application prepared by Dillon Consulting, dated May 30, 2008, for the review and approval of the City and TRCA. The report concludes that the development conforms to the Oak Ridges Moraine Plan and that the development of the subject lands will have minimal, if any, impacts to the existing ecological functions and hydrological features of the Oak Ridges Moraine Plan. The Development Planning Department has reviewed the report and concurs with its conclusions.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the development proposal and the Oak Ridges Moraine Conformity Report prepared by Dillon Consulting and was satisfied that the subject development proposal does not negatively impact or compromise the Plan Area. The TRCA requires the following conditions be incorporated in the Site Plan Agreement or Letter of Undertaking, whichever is in effect:

- a) the Owner carry out or cause to carry out, to the satisfaction of the TRCA, the recommendations of the TRCA technical report, dated June 6, 2008, and referenced as Condition #1 in the said report;
- b) the Owner agrees to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
- c) the Owner obtain all necessary permit(s) pursuant to Ontario Regulation 166/06 from the TRCA; and
- d) the Owner erect a permanent fence along the north property limit abutting the open space valleyland block.

#### Sustainability

The applicant has advised that the following sustainable features will be provided within the building design:

- a) soak away trench galleries for grass swales along the west property line abutting Building "A";
- b) all walkways on the subject lands are permeable pavers, which permit ground water infiltration;
- c) bicycle racks will be located on the subject lands; and,
- d) the south parking lot portion of the site (south of Building "A") will be paved with "Eco Stone" pavers to permit ground water infiltration.

#### 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 subject lands abut Dufferin Street, which is under the jurisdiction of the Regional Municipality of York. The Regional Transportation Services Department has provided their standard conditions of site plan approval, including that the Owner provide a passenger standing area and shelter pad on Dufferin Street, which has been identified on the landscape plan shown on Attachment #3. The Owner is required to satisfy all requirements of the York Region Transportation Services Department prior to the execution of the Site Plan Agreement or Letter of Undertaking. A condition of approval is included in this respect.

## **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 1561.8m<sup>2</sup> local commercial plaza is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the comments and conditions in this report.

## **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations – Building “A”
5. Elevations – Building “B”

## **Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Manager of Development Planning

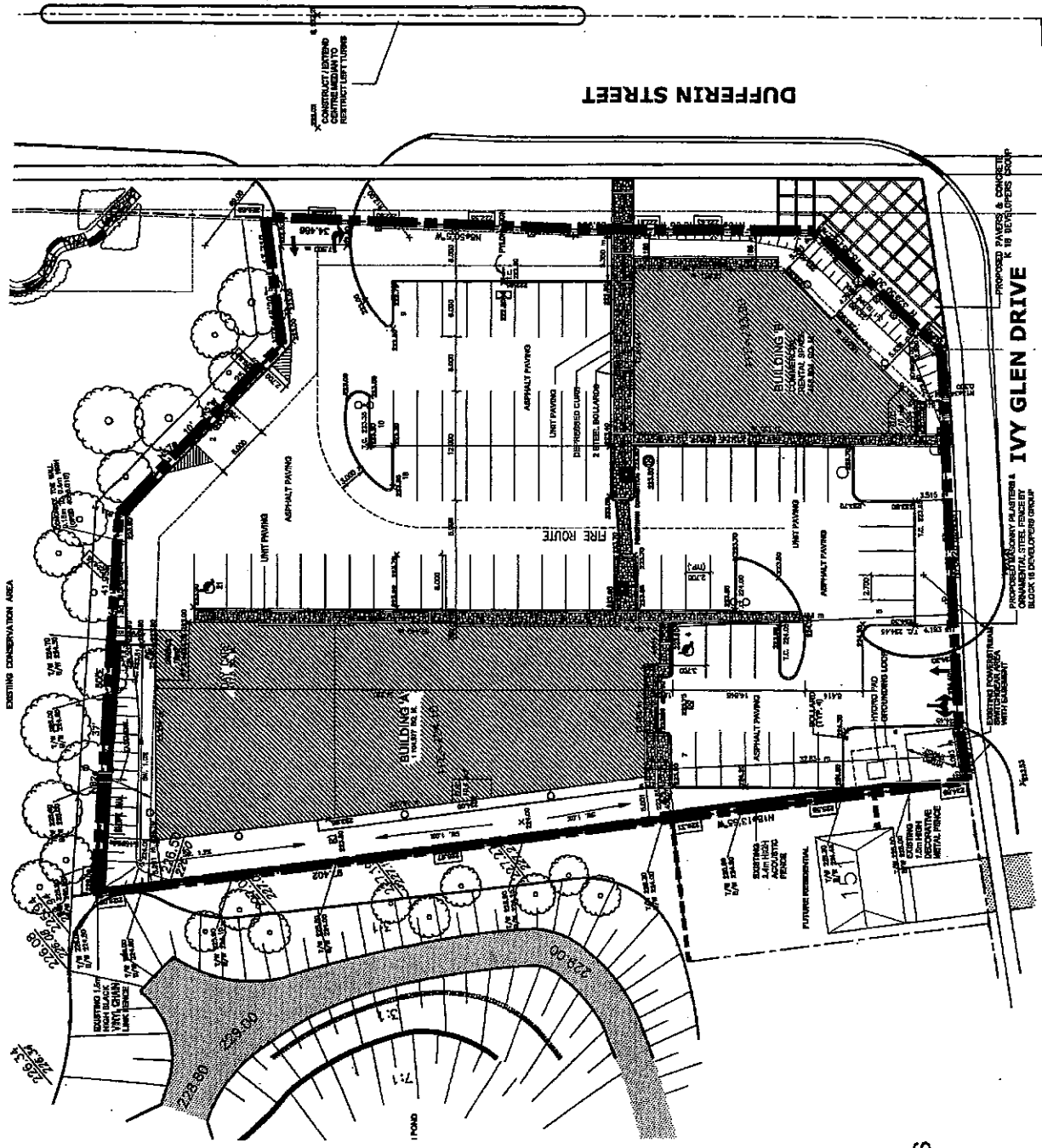
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**LEGEND**

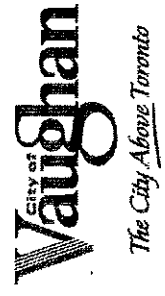
- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

**SUBJECT LANDS**



# Attachment 2

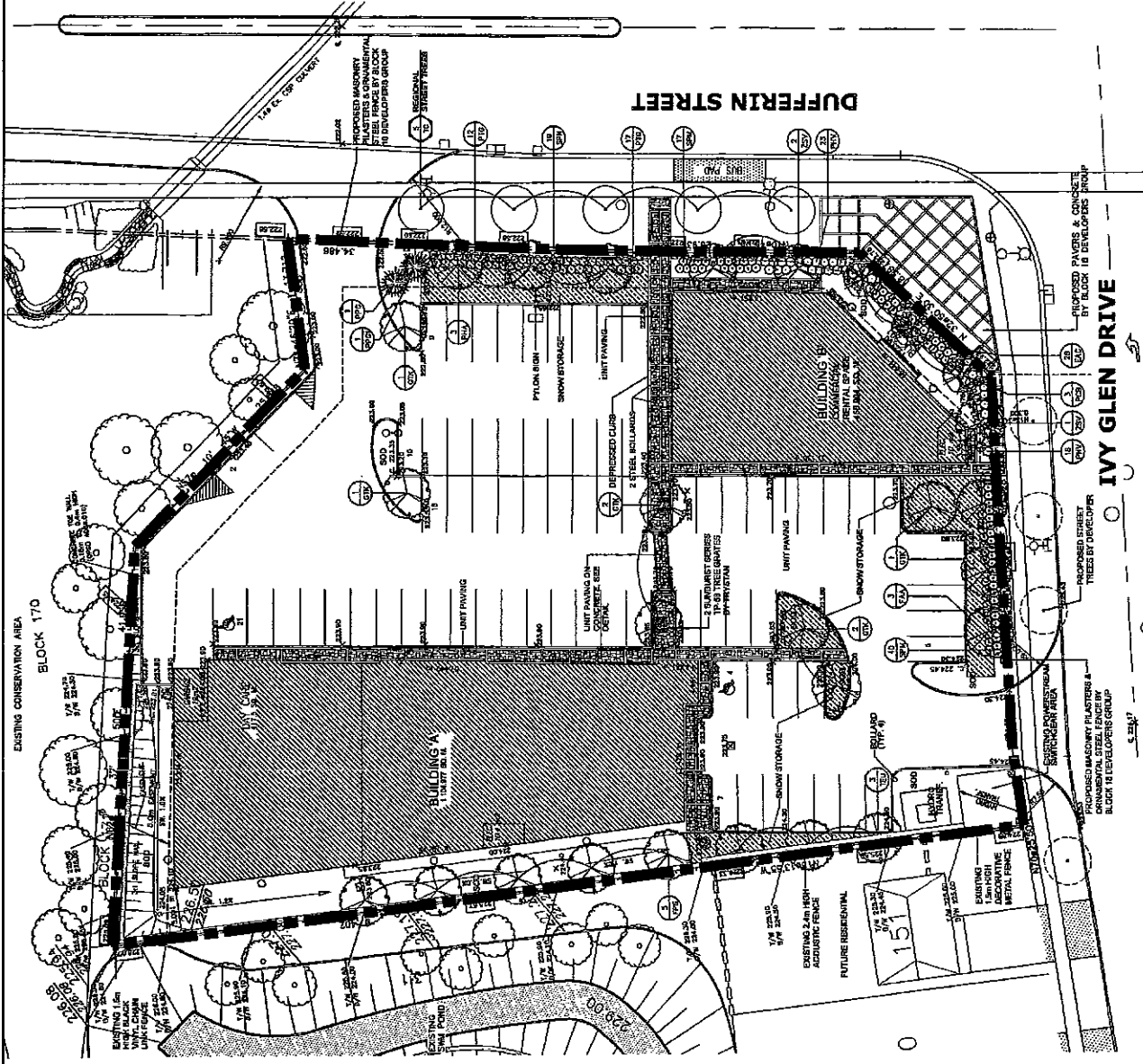
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 June 10, 2008



Development Planning Department

## Site Plan

Part of Lot 19,  
 Concession 3  
 APPLICANT:  
 IVY GLEN DEVELOPMENTS INC.  
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SUBJECT LANDS  
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# Landscape Plan

Part of Lot 19,  
 Concession 3

APPLICANT:  
 IVY GLEN DEVELOPMENTS INC.

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*The City Above Toronto*

Development Planning Department

# Attachment 3

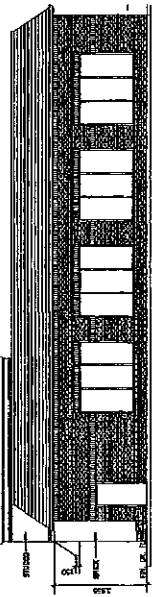
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May 15, 2008



ASPHALT SHINGLE ROOF

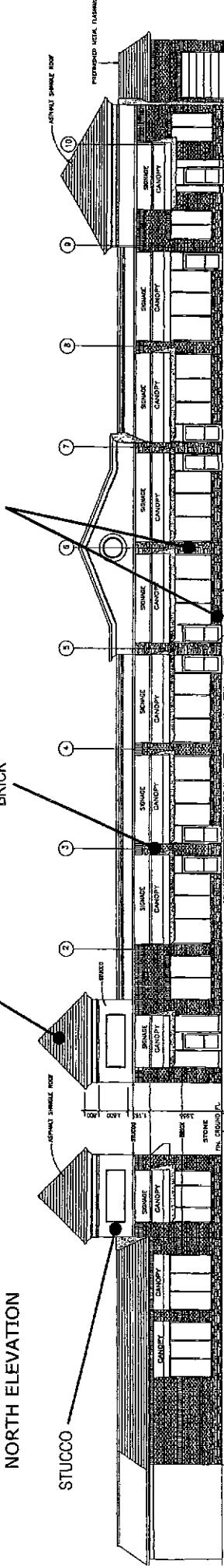


NORTH ELEVATION

ASPHALT SHINGLE ROOF

ARISCRRAFT CULTURED STONE  
(COLOUR TO MATCH STREETSCAPE  
MASONRY PILASTERS)

BRICK

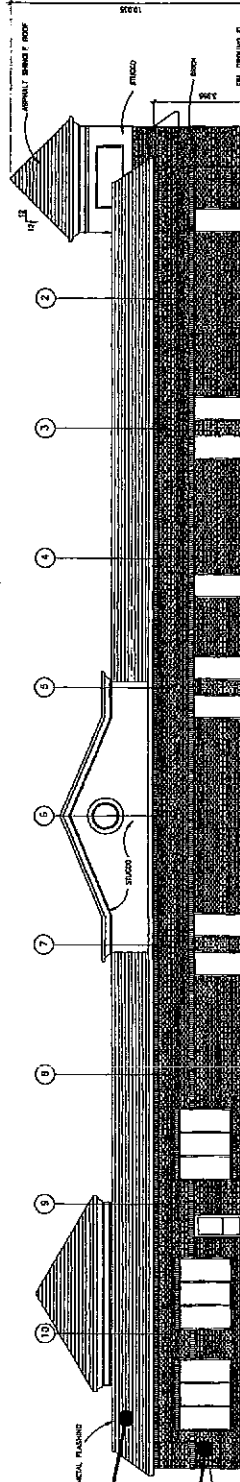


SOUTH ELEVATION

ELEVATION ALONG DUFFERIN STREET

PREFINISHED  
METAL FLASHING

BRICK



REAR (WEST) ELEVATION

# Elevations - Building "A"

Part of Lot 19,  
Concession 3

APPLICANT:  
IVY GLEN DEVELOPMENTS INC.

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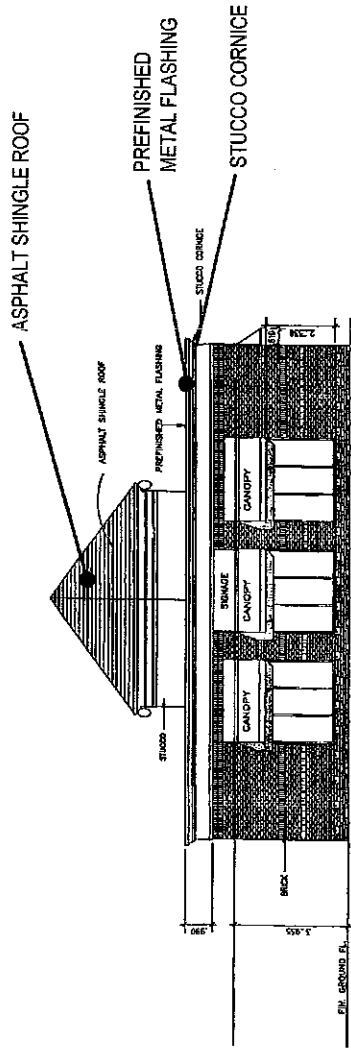
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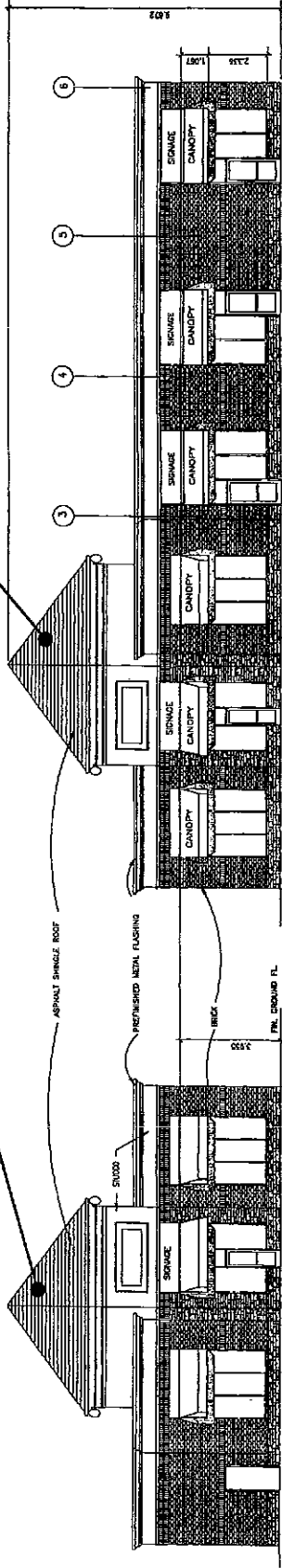
June 10, 2008



NORTH ELEVATION

ASPHALT SHINGLE ROOF

ASPHALT SHINGLE ROOF



ELEVATION ALONG IVY GLEN ROAD

ELEVATION ALONG DUFFERIN STREET

PREFINISHED METAL FLASHING

ASPHALT SHINGLE ROOF

STUCCO

PREFINISHED METAL FLASHING

ASPHALT SHINGLE ROOF

STUCCO

PREFINISHED METAL FLASHING

ASPHALT SHINGLE ROOF

PREFINISHED METAL FLASHING

ROSEWOOD LIGHTS

BRICK

STONE

BRICK

BRICK

BRICK

BRICK

BRICK

BRICK

BRICK

BRICK

BRICK

BRICK

BRICK

ARISCAFT CULTURED STONE

CORNER ELEVATION

ARISCAFT CULTURED STONE

# Elevations - Building "B"

Part of Lot 19,  
Concession 3

APPLICANT:  
IVY GLEN DEVELOPMENTS INC.



The City Above Toronto

Development Planning Department

# Attachment 5

FILE No.:  
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Not to Scale

June 10, 2008