

COMMITTEE OF THE WHOLE APRIL 20, 2009

**SITE DEVELOPMENT FILE DA.07.065
STRATHERN HEIGHTS INVESTMENTS INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.065 (Strathern Heights Investments Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final building elevations shall be approved by the Development Planning Department and shall specifically address the following amendments:
 - a) an upgrade to the north elevation of Building "D" consisting of vision glazing and architectural articulation;
 - b) all buildings shall include a stone veneer base consistent with development throughout the Block 33 West community; and,
 - c) additional architectural fenestration for the north elevation of Building "C".
 - ii) the final site plan and landscape plan shall be approved by the Development Planning Department;
 - iii) that the required Minor Variance and Consent applications shall be approved by the Committee of Adjustment; and,
 - iv) that all required approvals be obtained from the Region of York and the Ministry of Transportation.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the site plan, landscape plan and building elevations shown on Attachments #2, #3, #4, #5, #6, and #7 for Site Development File DA.07.065 on the subject lands shown on Attachment #1, to facilitate the development of the property shown on Attachment #1 with 4 commercial buildings having a total combined gross floor area (GFA) of 3,085.80 m², as shown on Attachment #2.

Background - Analysis and Options

Location

The subject lands are located on the east side of Cityview Boulevard, south of Teston Road, being Block 199 on Plan 65M-3914, in Part of Lot 24, Concession 5, City of Vaughan as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "High Performance Area" by OPA #600 and are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1218). The proposed commercial development conforms to the Official Plan.

Committee of Adjustment

The Owner has filed a Minor Variance Application (File A082/09) with the Committee of Adjustment requesting the following variances to By-law 1-88 to facilitate the proposed development:

- a) permit a minimum unit size less than 465 m², whereas the By-law requires a minimum unit size of 465 m²;

Buildings "A" and "D" are proposed to be multi-unit buildings with various units ranging in size from approximately 70 m² to 100 m². The subject lands are zoned EM1 Prestige Employment Area Zone, subject to Exception 9(1218). In addition to permitted employment uses, this exception also permits a range of commercial uses on the site including, but not limited to, bakery, eating establishments, personal service shop and retail store, which can vary in unit size, and are often less than 465 m² in size. Building "B" (Tim Horton's) and Building "C" (TD Bank) are proposed to be a single unit commercial buildings with a gross floor area (GFA) of 241.55m² and 463 m² respectively, and would face the Highway 400 frontage. The Development Planning Department is of the opinion that given the nature of the permitted uses on the property, this variance is minor and can be supported.

- b) permit a side yard setback of 3.5 m for Building "A", whereas the By-law requires 6 m side yard;

If approved, the south side of Building "A" (rear) would be sited adjacent to a row of parking provided on the adjacent lot to the south and therefore, a minimum setback of 3.5m is considered acceptable.

- c) provide for 133 parking spaces, whereas the By-law requires a minimum of 173 parking spaces;

The Owner has submitted a parking study prepared by Cole Engineering in support of the 40 space parking deficiency, which has been approved by the Engineering Department.

- d) the stacking lane associated with Building "B" is not totally curbed for separation from the parking area, whereas the By-law requires the stacking lane to be totally curbed.

The applicant is requesting that an area of the drive-through lane not be curbed, in order to provide access to the garbage area located at the southeast corner of the building for garbage trucks. The Engineering Department has reviewed the proposed garbage pick-up area and site circulation and have no concerns.

- e) permit a shared access driveway between the subject lands and the adjacent lands to the south, also owned by the applicant, whereas the by-law does not permit shared access.

The applicant is requesting a proposed shared access driveway, which would provide a full movement access for the subject lands through the property to the south, which is also owned by the applicant and subject to Site Development Application File DA.07.004. The lands to the south would also require a minor variance for the same shared access. In addition, both properties require a mutual Consent for the shared access. Both the Minor Variance applications and Consent applications are to be approved. The Development Planning Department can support the required variance and consent.

A condition in the Recommendation Section of this report is included which requires that the Minor Variance and Consent applications required to implement the development shall be approved by the Committee of Adjustment.

Site Plan Review

The proposed development includes 4 commercial buildings, 3 of which face Highway 400 (Buildings "B", "C" and "D"), as shown on Attachment #2. These buildings are setback a minimum of 14m from the Ministry of Transportation (MTO) right-of-way, as required. The site is served by one right-in/right-out access from Cityview Boulevard. The applicant is proposing a shared driveway access, as shown on Attachment #2, between the subject lands and the property to the south, (File DA.07.004 also owned by the applicant) in order to utilize the full movement access located opposite Shelbourne Drive on the southerly parcel for vehicles exiting the site and making a left turn onto Cityview Boulevard. This traffic movement is not possible from the driveway of the subject lands due to the centre median on Cityview Boulevard. Both Buildings "B" and "C" are single-user buildings (TD Bank and Tim Hortons) and propose drive-through facilities.

Buildings "A" and "D" are both multi-unit commercial buildings. Building "A" is located on the southwest portion of the site with the main store fronts facing north, internal to the site. The majority of parking is provided for in the centre of the site. Building "D" is located at the northwest end of the site, and includes a day nursery use with an outdoor play area proposed adjacent to the northwest corner of the building. Subject to minor revisions, the proposed site layout is considered acceptable.

Landscape Plan

The landscape plan shown on Attachment #3 includes a variety of deciduous and coniferous trees and shrubs within the 6 metre landscape strip adjacent to Cityview Boulevard and the 14 metre strip adjacent to the Highway 400 ramp. Additional plantings are also proposed adjacent to certain parking areas. The final landscape plan, including detail drawings and landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #4, #5, #6 and #7. Building "A", as shown on Attachment #4, is 7.4 metres in height to top of parapet, and is comprised primarily of a beige stucco finish, with vertical brick columns (red-brown) throughout. The parapet includes vertical sandstone colour columns also comprised of stucco. The base of the building is proposed to be stone veneer. The north elevations (front) provides for 9 commercial units with clear vision glass windows and doors. Building "D", as shown on Attachment #7 is comprised of the same building materials and colours as Building "A", with a building height of 7.4 metres to top of parapet. The main entrances to this building are located on the south elevation, and consist of glass. A loading area and garbage room are provided at the east end of the south elevation, setback from the main entrances to the building and are not visible from Highway 400.

The base of the building is also proposed to be stone veneer. Both Buildings "A" and "D" include sign areas with illuminated surface mounted letters. The Development Planning Department recommends changes to Building "D" to include additional visual glazing and architectural articulation on the north elevation which faces the Highway 400 ramp. A condition to this affect is included in the Recommendation Section of this report.

Building "B" is 5.4 metres in height to top of parapet, and is mostly comprised of brown brick, with 2 rows of beige soldier course brick and beige stucco finish along the majority of the top of the building. The top of the south, west and east elevations include signage (Tim Hortons), as shown on Attachment #5. The west elevation provides for the main double glass door entrance to the building. Additional large glass windows are also provided for on the west and south elevations. The base of this building also includes a stone veneer base, similar to Buildings "A" and "D".

Building "C" (TD Bank) as shown on Attachment #6, is approximately 5.8 metres in height to the top of the parapet, with a 9 m high architectural tower feature at the northwest corner of building that incorporates signage. The building is comprised of a combination of light beige brick veneer and brown stucco. The tower includes beige architectural block, and stucco. The Development Planning Department recommends improvements to the north elevation of Building "C", including additional architectural fenestration as this elevation has a high visual exposure to Highway 400 and currently is proposed to be a blank wall. The Development Planning Department have also recommended that this building include a stone veneer base, as proposed for the other 3 commercial buildings within this development. The requested improvements to the elevations are included in the Recommendation Section of this report.

The roof top mechanical equipment is proposed to be screened from the view of Cityview Boulevard and Highway 400 for all buildings on the property.

Sustainability

The applicant has advised that the following sustainable features will be incorporated into the building design:

- i) the glazing system for all buildings will be made up of thermally-broken curtain wall system with low emissivity glass coating;
- ii) compliance with ASHRAE Standards;
- iii) well insulated (R20) walls and roof contribute to energy efficiency;
- iv) all roof top units are screened from view by a continuous building parapet, which mitigates both sound emitted by the roof top units and visual exposure;
- v) locally manufactured exterior building materials; and,
- vi) light coloured roof finishes to cut down heat generated by the roof.

Ministry of Transportation (MTO)

The Ministry of Transportation has reviewed the proposal and require that all final plans are submitted for their review and approval, prior to their issuance of a building and land use permit.

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 has no objections to the proposed development. All plans are subject to their approval and a condition to this affect is included in the Recommendation section of this report.

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 4 building commercial development is appropriate and compatible with the existing and permitted uses in the surrounding area, subject to the comments in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions outlined in the Recommendation section of this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building "A"
5. Elevations - Building "B"
6. Elevations - Building "C"
7. Elevations - Building "D"

Report prepared by:

Carmela Marrelli, Planner, ext. 8791

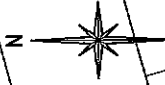
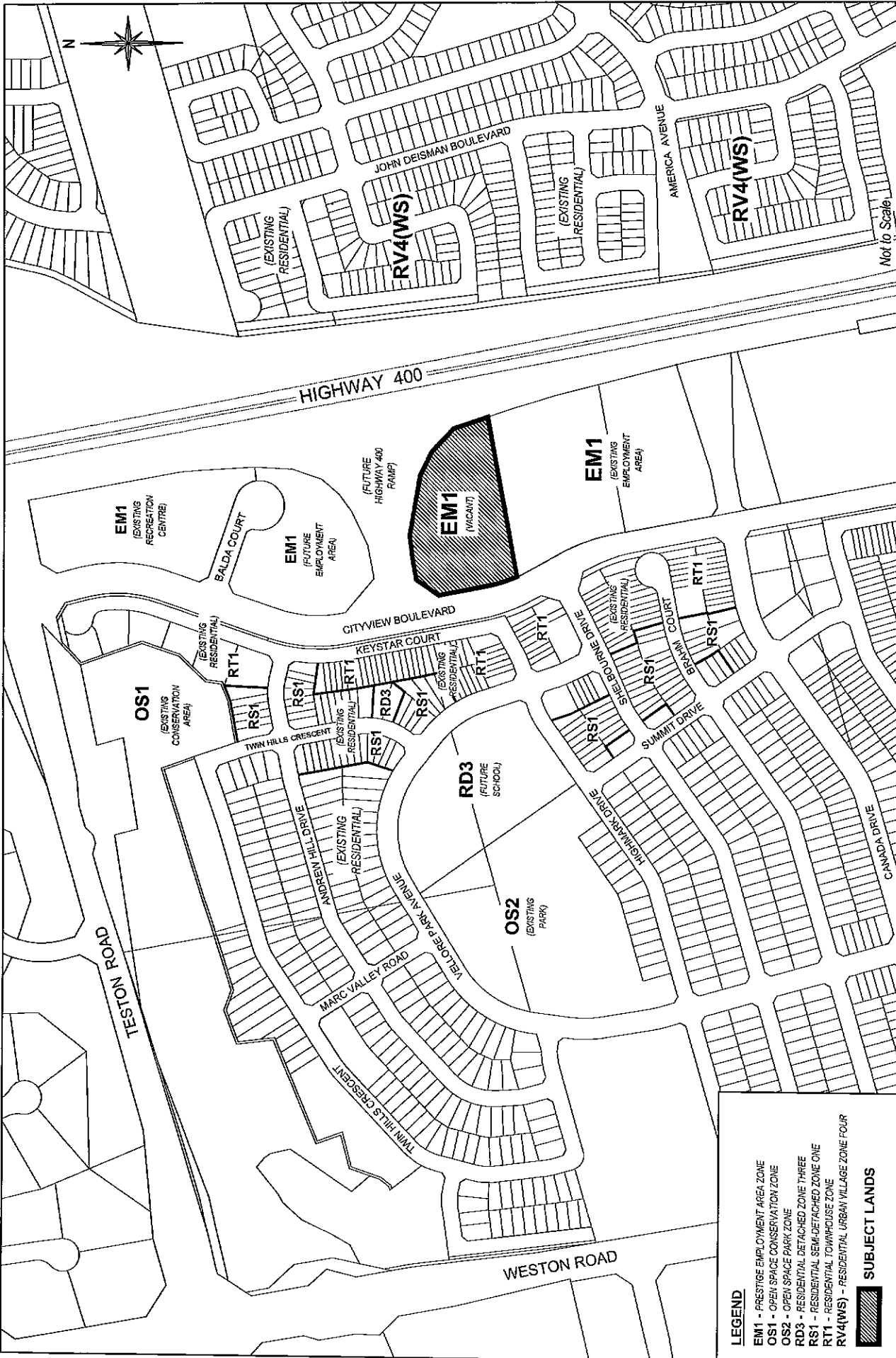
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Not to Scale

- LEGEND**
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - RD3 - RESIDENTIAL DETACHED ZONE THREE
 - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
 - RT1 - RESIDENTIAL TOWNHOUSE ZONE
 - RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- SUBJECT LANDS**
- [Hatched Box] SUBJECT LANDS

Location Map

Part of Lot 24,
Concession 5

APPLICANT:
STRATHERN HEIGHTS INVESTMENTS INC.

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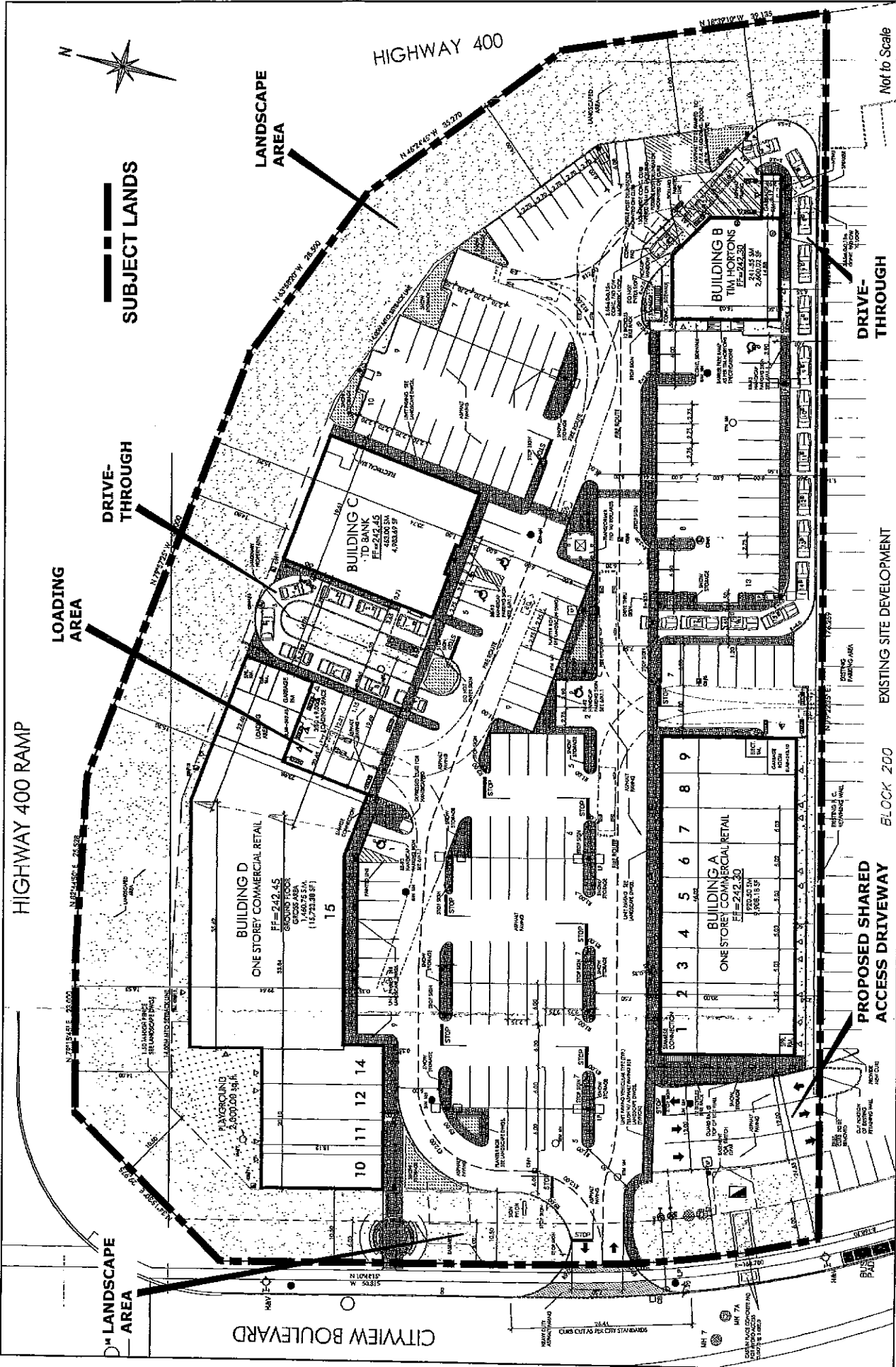


Development Planning Department

Attachment 1

FILE No.:
DA.07.065

March 13, 2009



Site Plan

Part of Lot 24,
Concession 5
APPLICANT:
STRATHERN HEIGHTS INVESTMENTS INC.

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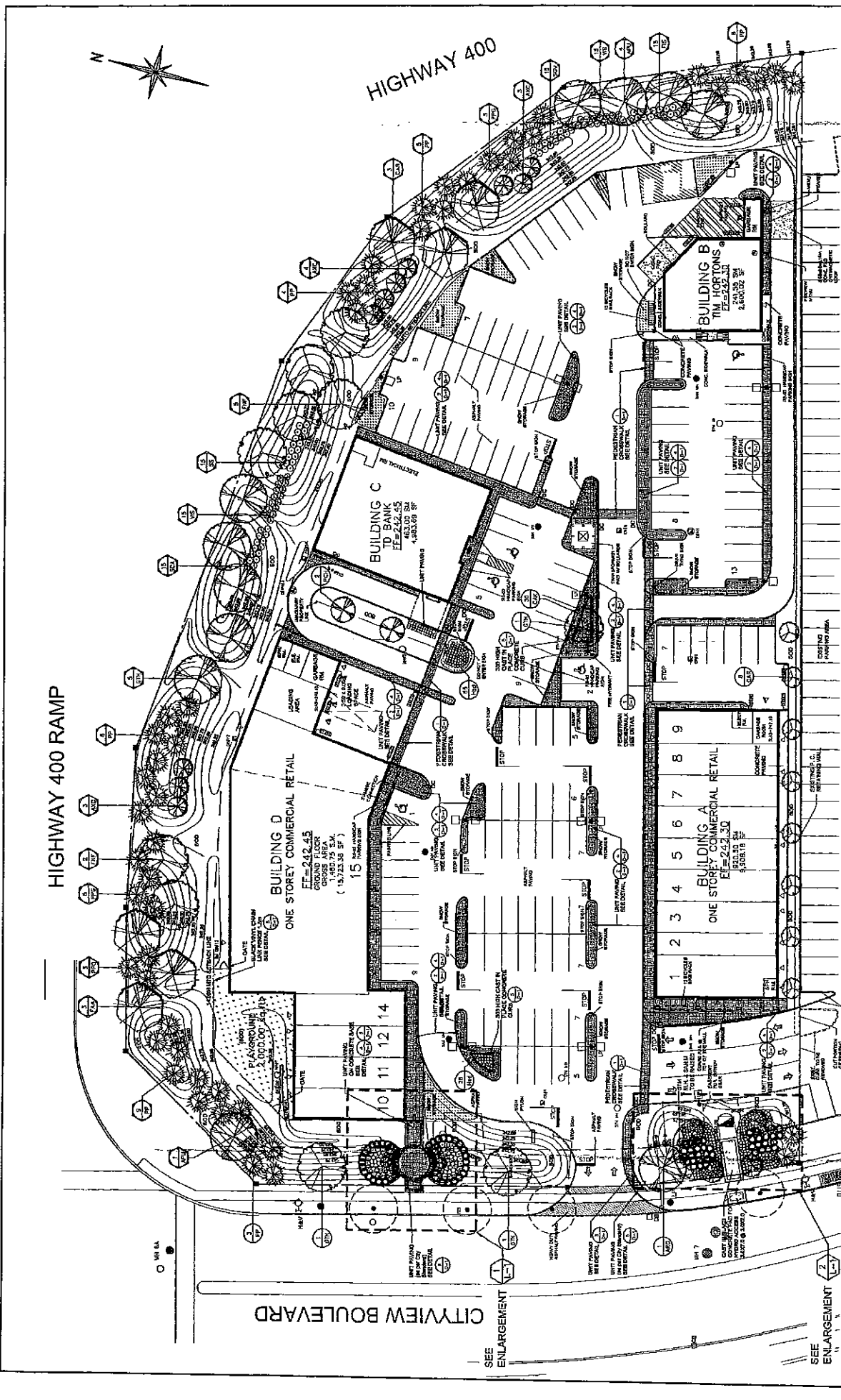
The City Above Toronto
Development Planning Department

Attachment 2

FILE No.:
DA-07.065

April 7, 2009

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Attachment 3

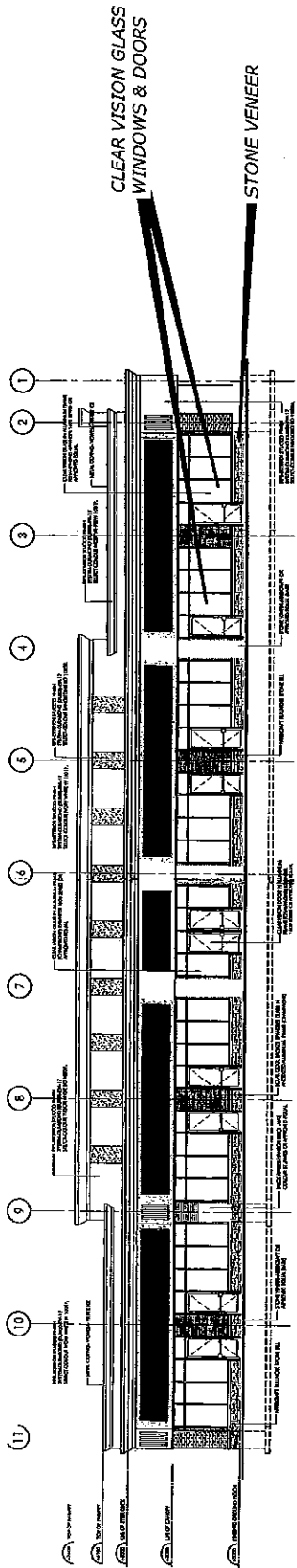
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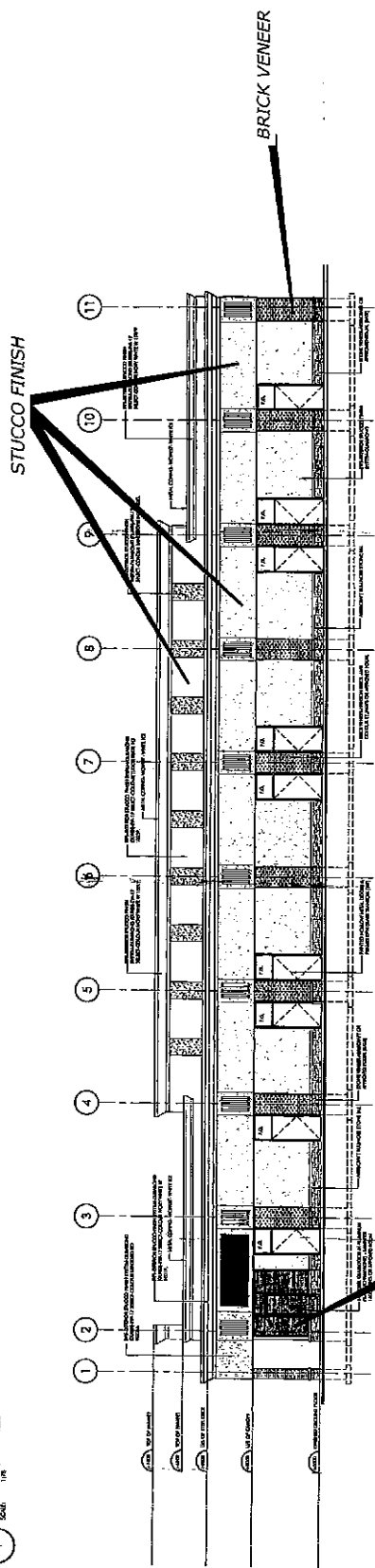
The City Above Toronto
 Development Planning Department

Landscape Plan

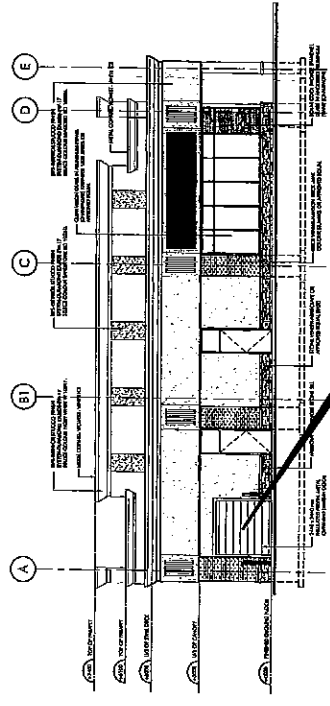
Part of Lot 24,
 Concession 5
 APPLICANT:
 STRATHERN HEIGHTS INVESTMENTS INC.
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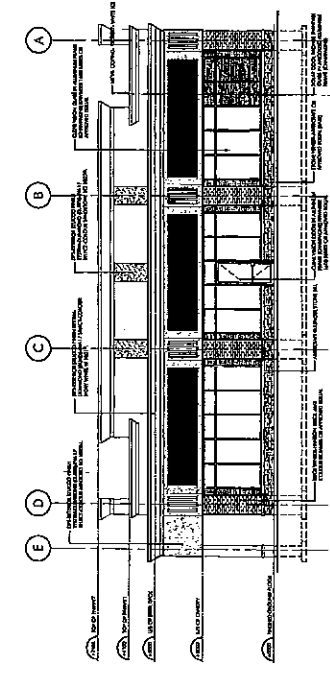
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SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Not to Scale

Elevations - Building 'A'

Part of Lot 24,
Concession 5

APPLICANT:
STRATHERN HEIGHTS INVESTMENTS INC.

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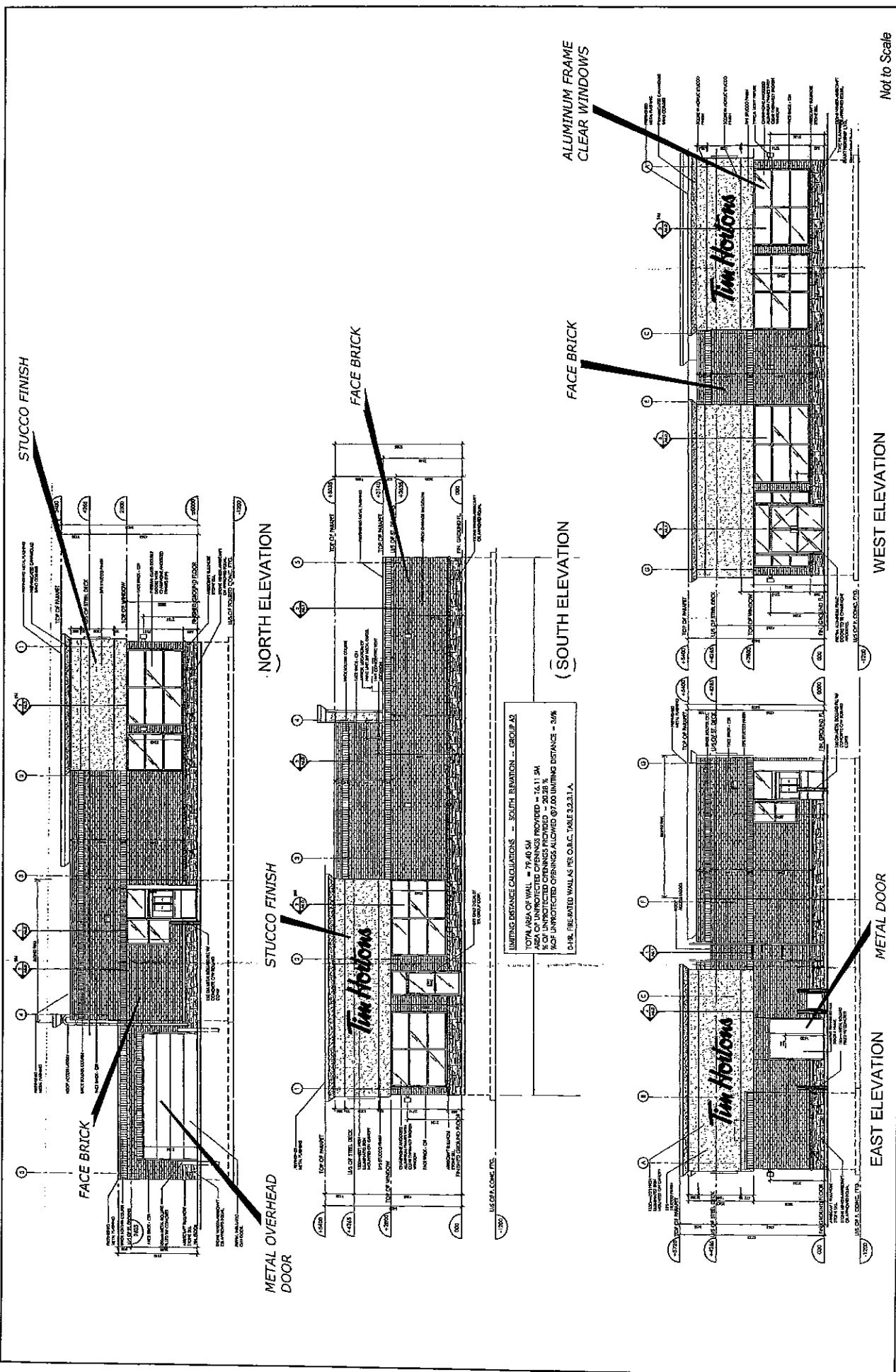


Development Planning Department

Attachment 4

FILE No.:
DA.07.065

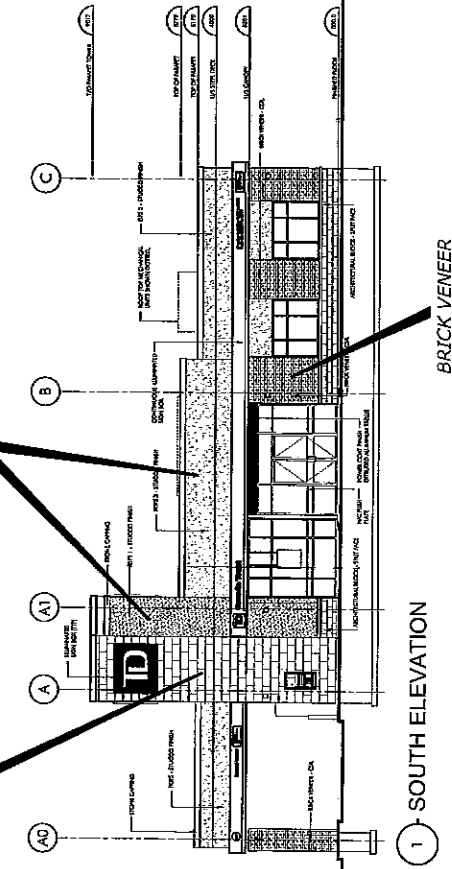
March 13, 2009



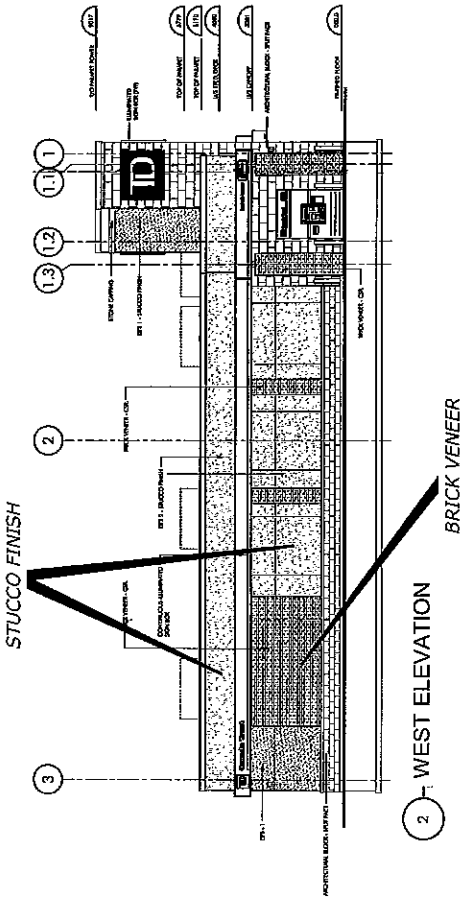
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ARCHITECTURAL BLOCK

STUCCO FINISH

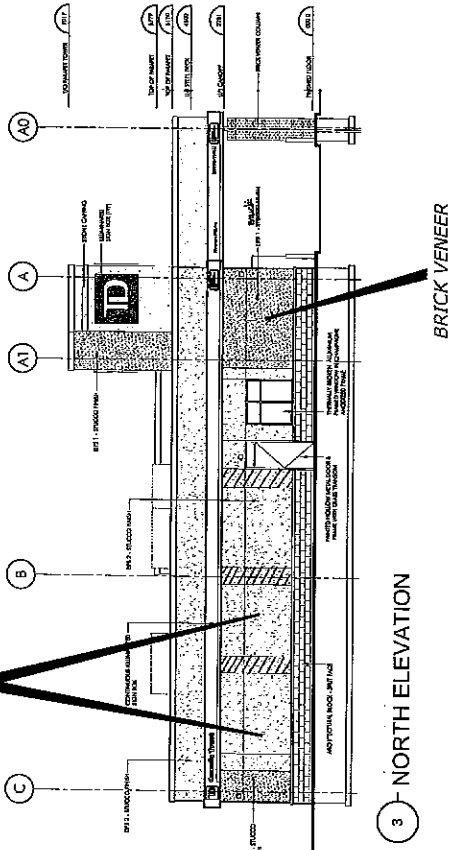


1 SOUTH ELEVATION



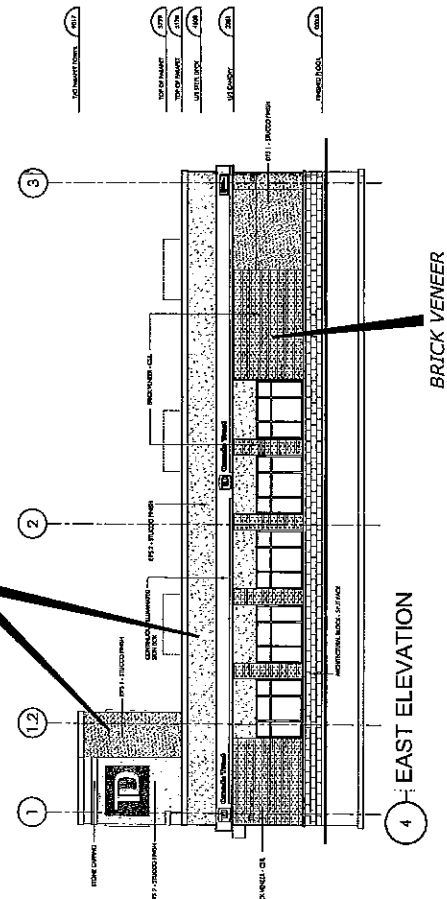
2 WEST ELEVATION

STUCCO FINISH



3 NORTH ELEVATION

STUCCO FINISH



4 EAST ELEVATION

Not to Scale

Elevations - Building 'C'

Part of Lot 24,
Concession 5

APPLICANT:
STRATHERN HEIGHTS INVESTMENTS INC.

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The City Above Toronto

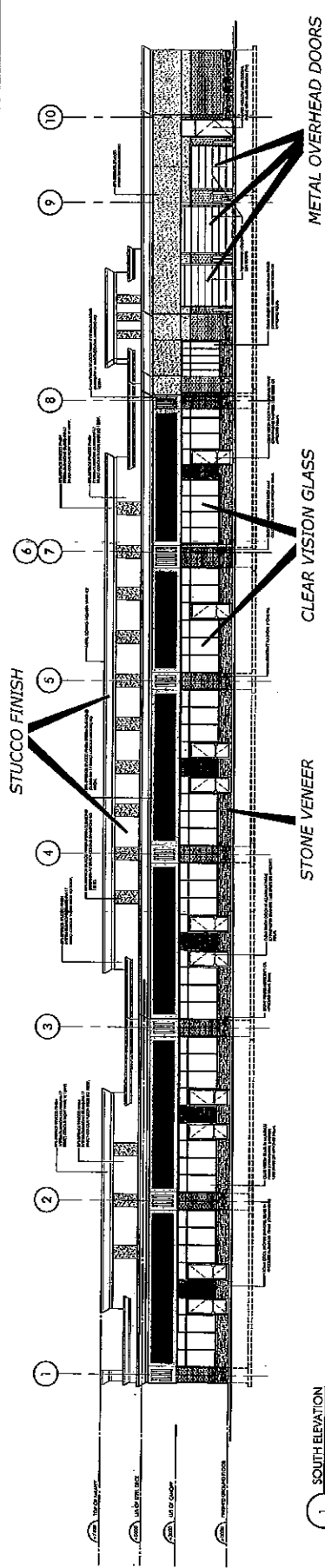
Development Planning Department

Attachment

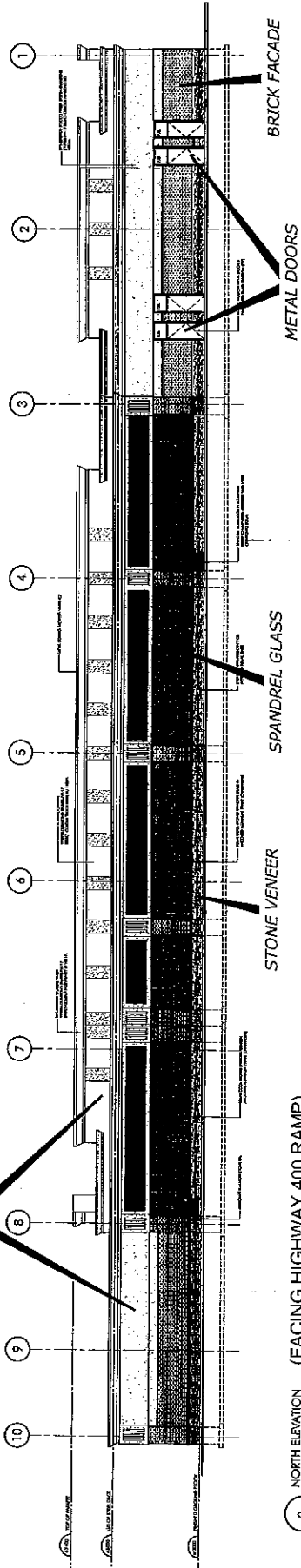
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March 13, 2009

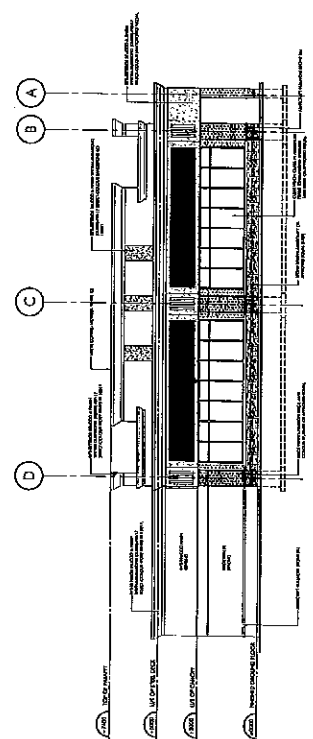
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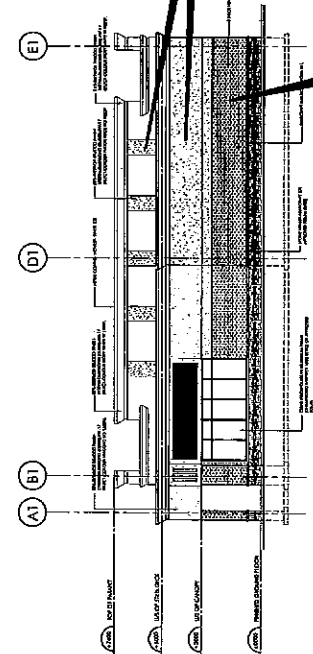
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION (FACING HIGHWAY 400 RAMP)
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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Elevations - Building 'D'

Part of Lot 24,
Concession 5
APPLICANT:
STRATHERN HEIGHTS INVESTMENTS INC.
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Development Planning Department

Attachment 7

FILE No.:
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March 13, 2009