

**4. ZONING BY-LAW AMENDMENT FILE Z.09.035
 GIRONA FINANCIAL GROUP
 WARD 3**

P.2010.12

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.035 (Girona Financial Group) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: January 29, 2010
- b) Circulation Area: 150 m and to the Vellore Woods Ratepayer's Association
- c) Comments Received as of February 9, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.035), to rezone the vacant subject lands (Attachments #1 and #2) from C4 Neighbourhood Commercial Zone subject to Exception 9(1180) of By-law 1-88 to C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone, to facilitate the development of 9 multi-unit commercial buildings and 5 street townhouse blocks, consisting of 36 residential street townhouse units as shown on Attachments #3 to #14, and to permit the following site-specific exceptions:

1. Proposed Exceptions to the C4 Neighbourhood Commercial Zone:

	By-law Standard	By-law 1-88 Requirements (C4 Zone)	Proposed Exceptions to By-law 1-88 (C4 Zone)
a.	Minimum Landscape Strip Width Abutting a Street (Rutherford Road)	6m	3m
b.	Minimum Front Yard (Vellore Woods Boulevard)	11m	6m
c.	Minimum Exterior Side Yard (Rutherford Road)	11m	10.5m
d.	Maximum Gross Floor Area	7000m ²	7537.35m ²

	By-law Standard	By-law 1-88 Requirements (C4 Zone)	Proposed Exceptions to By-law 1-88 (C4 Zone)
e.	Minimum Setback from a Residential Zone	22.5m	14.5m
f.	Minimum Number of Parking Spaces	452 spaces (6 spaces/100m ²)	377 spaces (5 spaces/100m ²)

2. Proposed Exceptions to the RT1 Residential Townhouse Zone:

	By-law Standard	By-law 1-88 Requirements (RT1 Zone)	Proposed Exceptions to By-law 1-88 (RT1 Zone)
a.	Maximum Number of Townhouse Units Constructed in a Row	6 units	8 units (Townhouse Blocks "L", "M" and "N")
b.	Minimum Lot Frontage	6m/unit	5.8m/unit
c.	Maximum Building Height	11m	12m

Other zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Northwest corner of Rutherford Road and Highway #400, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay by OPA #600. The proposed rezoning conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> C4 Neighbourhood Commercial Zone, subject to Exception 9(1180), which permits four commercial building envelopes and their respective C4 Zone standards. An amendment to Zoning By-law 1-88 is required to rezone the property from C4 Neighbourhood Commercial Zone to the proposed C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone to provide the necessary zoning exceptions to facilitate the proposed commercial and medium density residential development.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the property to C4 and RT1 Zones to permit the proposed 9 commercial buildings and 36 street townhouses on the subject lands and the site-specific zoning exceptions required to facilitate this development will be reviewed with regard to compatibility with other uses in the surrounding area.
c.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ The related Site Development Application (File: DA.09.075) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading. At this time, the recommendations to the applicant to improve the site plan and building elevations include but are not be limited to: revised building elevations to include double-sided entry points to the proposed commercial buildings for Buildings "A", "D", "E" and "F" shown on Attachment #3, to increase pedestrian access via Vellore Woods Boulevard and Rutherford Road (see next point); substantially enhanced commercial building facades and materials that are residential in character and complementary to the proposed residential on site and in the surrounding community; and, the provision of a 1.5 m wide sidewalk along the south side of Hawkview Boulevard from Vellore Woods Boulevard east to the Osprey Drive intersection. The Development Planning Department will continue to work with the applicant in this regard, together with any comments received at the Public Hearing and through the further processing of the applications. The final site plan, elevation plan, and landscape plan and details will be approved to the satisfaction of the Development Planning Department. ▪ The " Medium Density Residential - Commercial" designation of OPA #600 permits retail and office uses provided all such uses face a primary (Vellore Woods Boulevard) or arterial (Rutherford Road) road. All 9 commercial buildings face (front) the internal parking lot. The site plan and building elevations must be revised to address this policy, as noted earlier. ▪ The applicant will need to demonstrate to the Development Planning Department that the 3 end townhouse units in the most easterly townhouse block are of appropriate size and configuration to provide a comfortable living, environment for the future townhouse owners, and is compatible with the adjacent Highway 400 landscape buffer.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Review will be given to the site plan to identify any additional zoning exceptions to both the C4 Neighbourhood Commercial Zone and RTI Residential Townhouse Zone that may be required to facilitate the proposed development, if approved.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands and shall be approved by the Control Architect for Planning Block 32 West.
e.	Engineering Requirements	<ul style="list-style-type: none"> ▪ Review will be given to stormwater management, sanitary and water servicing, and lot grading, and to the Functional Servicing Report, to the satisfaction of the Vaughan Engineering Department; the availability of water and sanitary sewage servicing capacity for the residential units must be identified and allocated by Council, if approved.
f.	Phase 1 Environmental Report and Soil Investigation Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environment Site Assessment) and the Soil Investigation Report submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
g.	Ministry of Transportation	<ul style="list-style-type: none"> ▪ The subject lands abut Highway #400. The Ministry of Transportation (MTO) is protecting a 14m right-of-way along the Highway #400 corridor in order to facilitate any future widening. The application has been circulated to MTO for review and comment. Any issues will be addressed when the technical report is considered. The Owner shall satisfy all requirements of the Ministry of Transportation.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In addition, the Development Planning Department will continue to work with the applicant through the site plan process, to address the recommended revisions to the related site plan and building elevations for File DA.09.075 as identified in the Preliminary Review Section of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations - Building "A"
5. Elevations - Building "B"
6. Elevations - Building "C"
7. Elevations - Building "D"
8. Elevations - Building "E"
9. Elevations - Building "F"
10. Elevations - Building "G"
11. Elevations - Building "H"
12. Elevations - Building "J"
13. Elevations - 8 unit Townhouse Block(s)
14. Landscape Plan

Report prepared by:

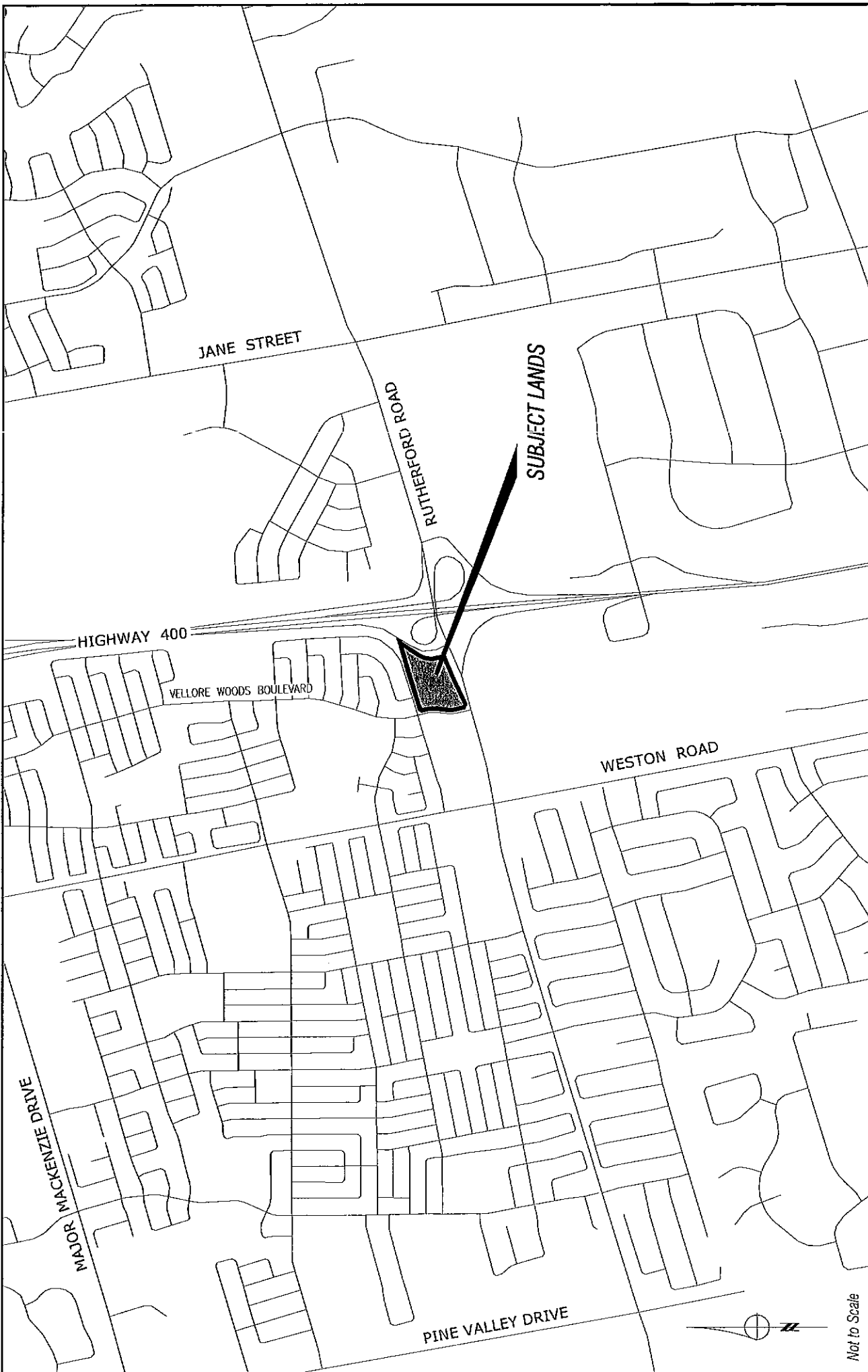
Christina Napoli, Planner, ext. 8483
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG





Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- RV4(W/S) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RV4(W/S) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- (H) - HOLDING PROVISION SYMBOL

Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group



Development Planning Department

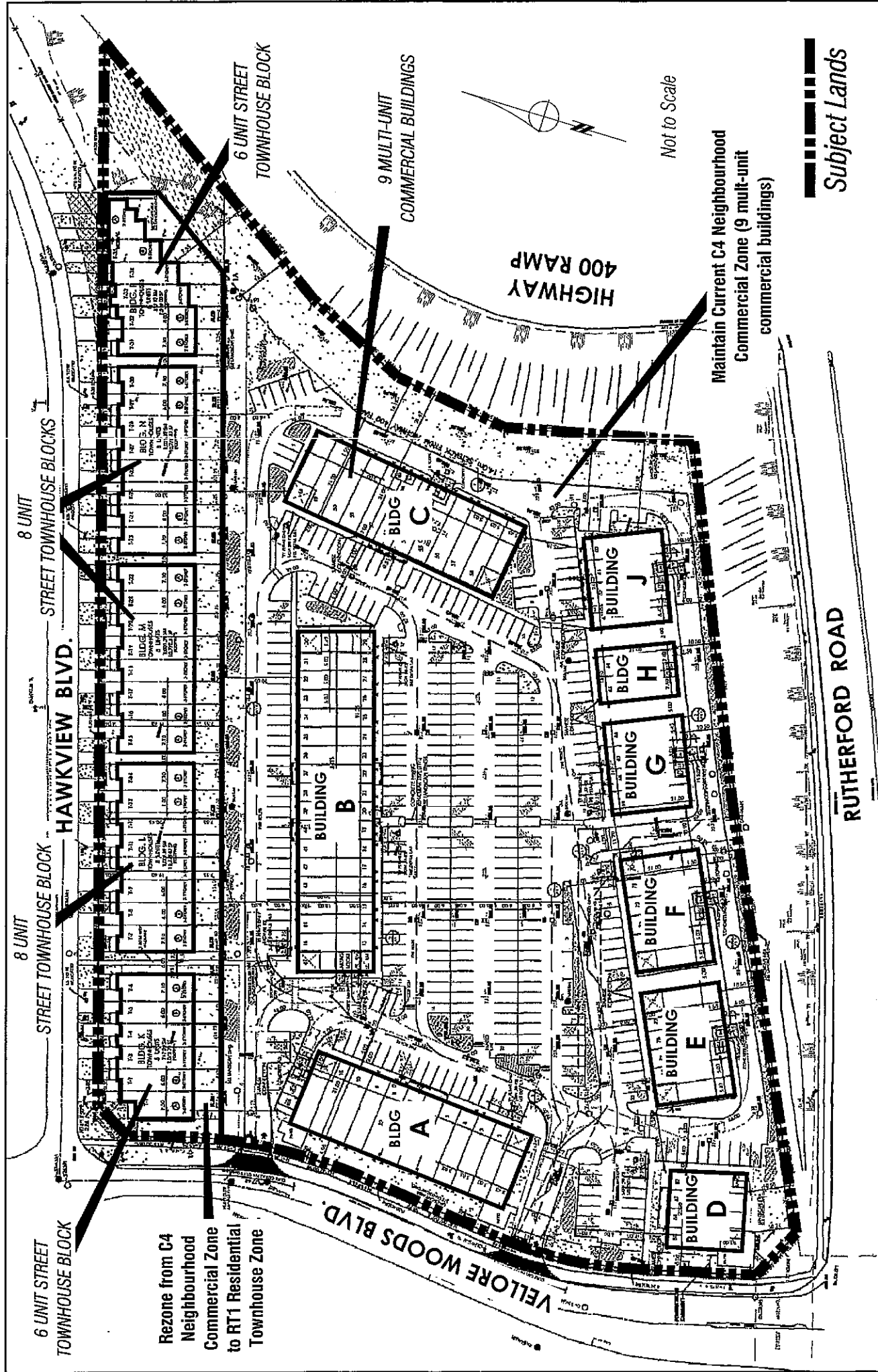
Attachment

FILES:
DA.09.075, Z.09.035

DATE:
December 04, 2009

2

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Site Plan

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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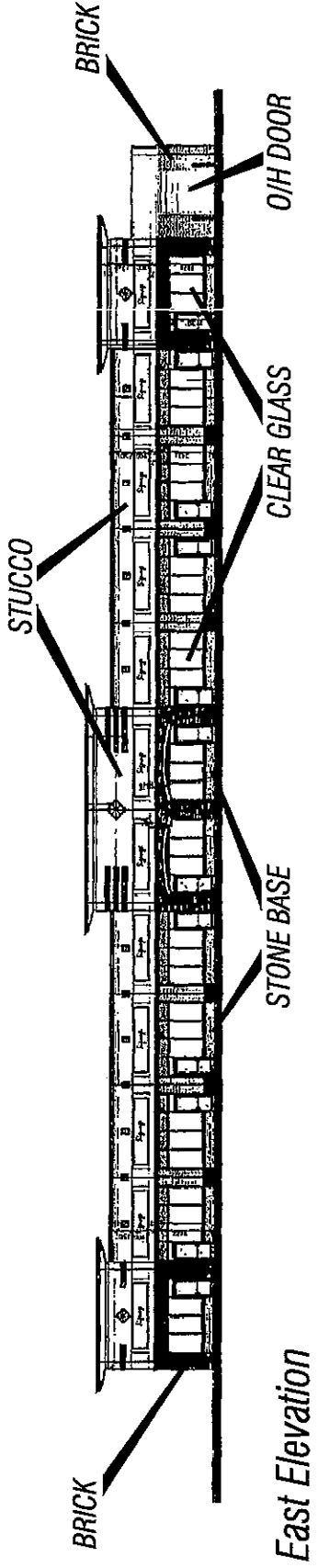
Development Planning Department

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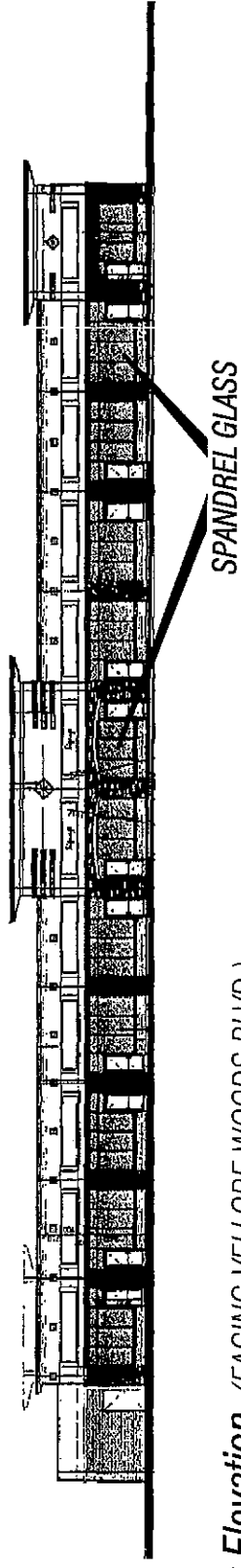
FILES:
DA.09.075, Z.09.035

DATE:
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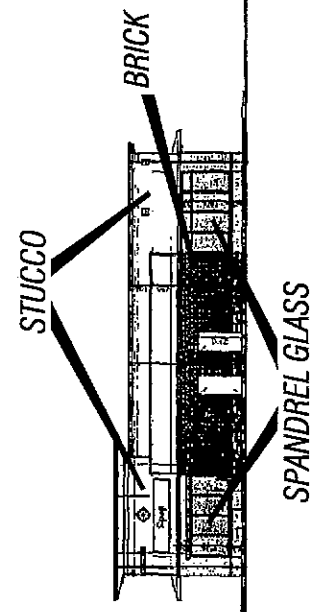
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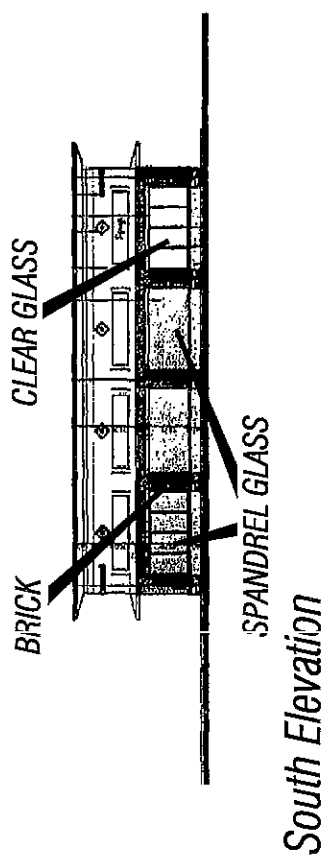
East Elevation



West Elevation (FACING VELLORE WOODS BLVD.)



North Elevation



South Elevation

**Typical Elevations - Multiple
Unit Commercial Buildings**

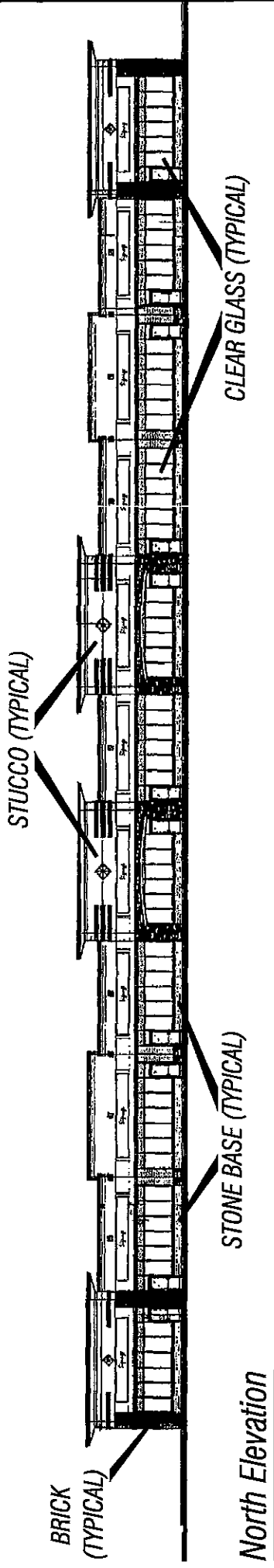
APPLICANT:
Girona Financial Group

LOCATION:
Part of Lots 16, Concession 5

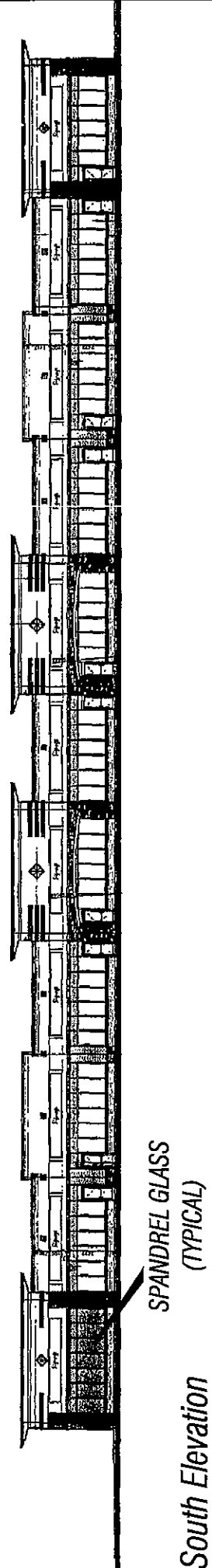


Development Planning Department

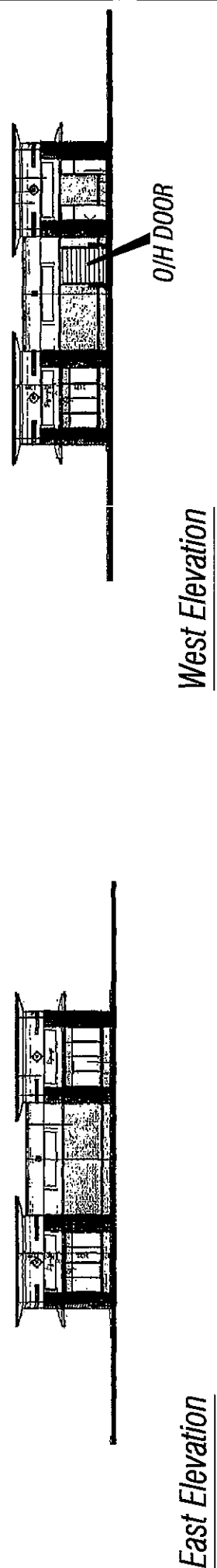
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North Elevation



South Elevation



West Elevation

Elevations - Building 'B'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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Attachment

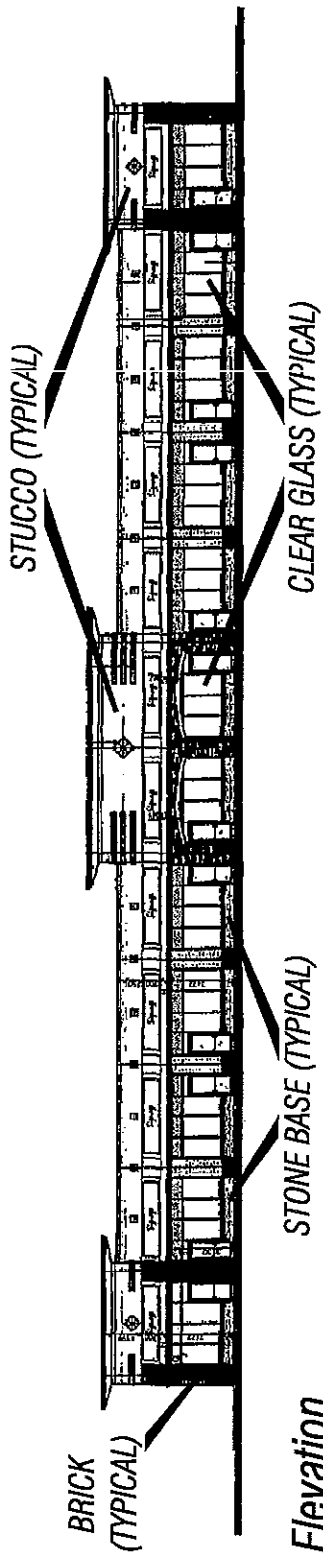
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DATE:
December 04, 2009

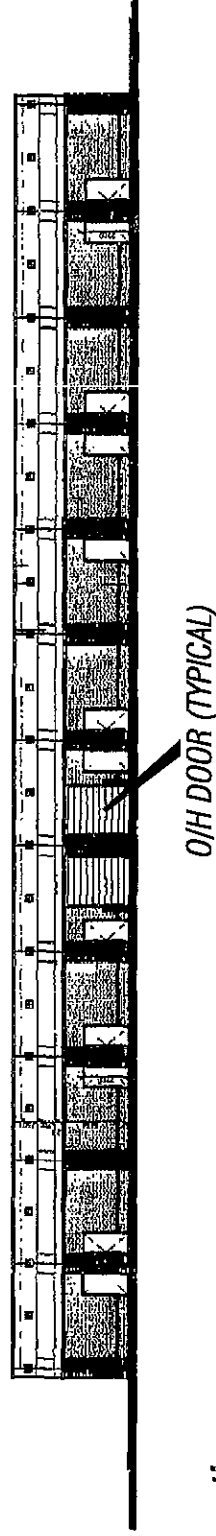


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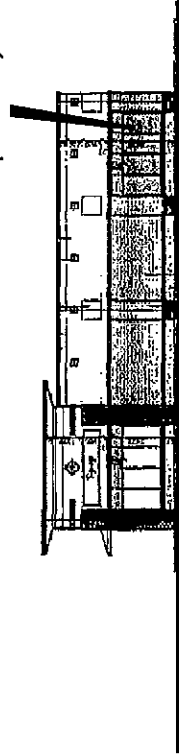


West Elevation



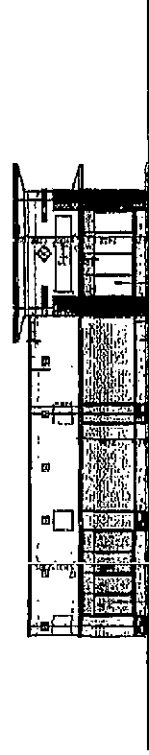
East Elevation

SPANDREL GLASS
(TYPICAL)



South Elevation

North Elevation



Elevations - Building 'C'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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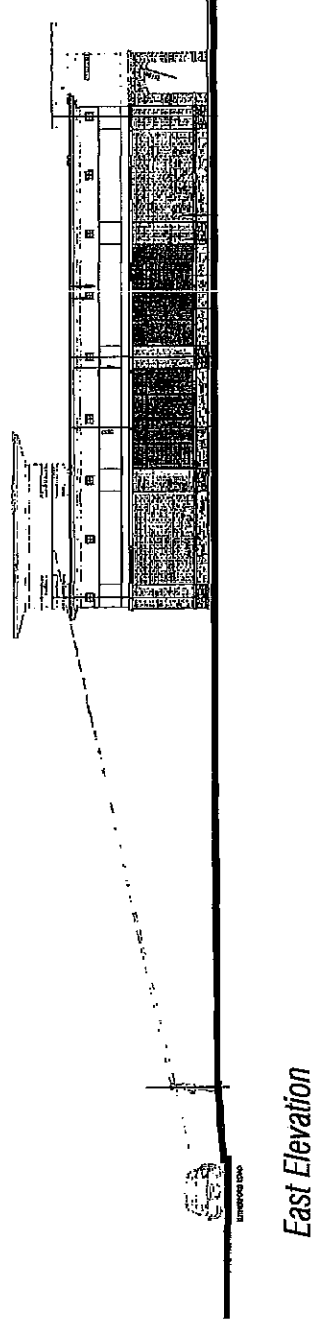
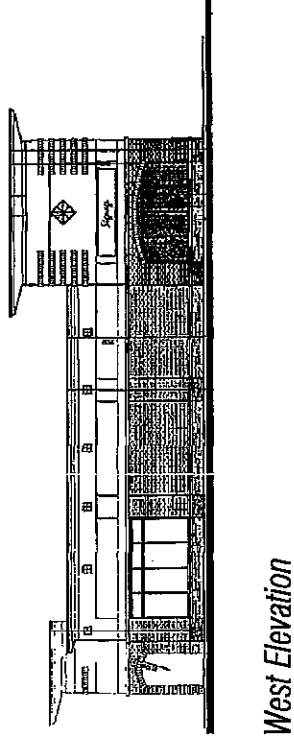
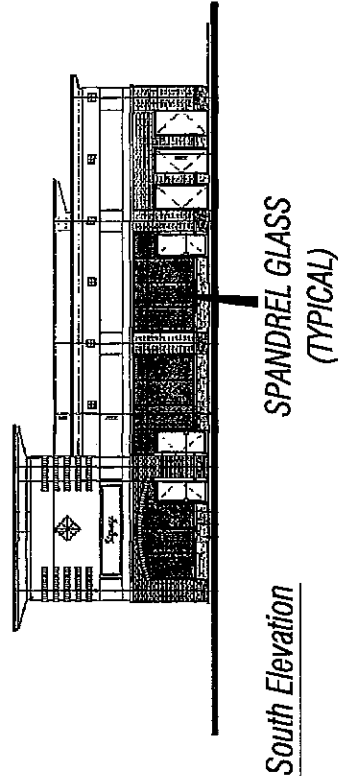
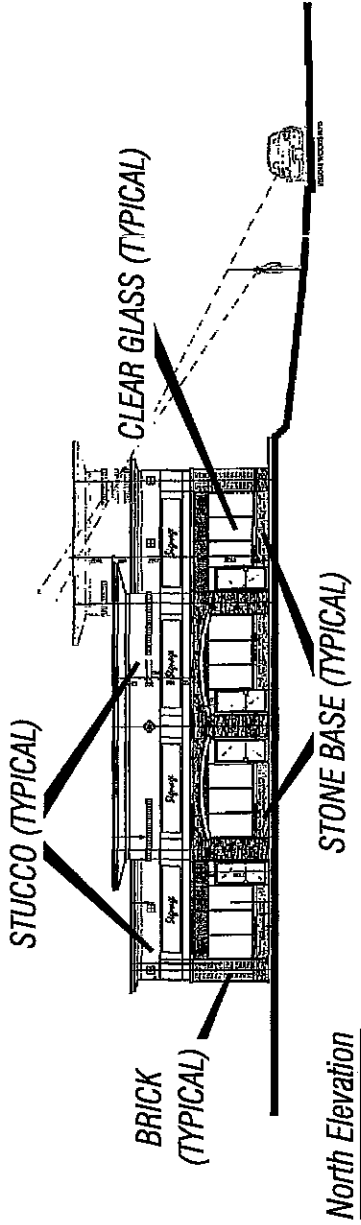
Development Planning Department

Attachment

FILES:
DA.09.075, Z.09.035

DATE:
December 04, 2009

6



Elevations - Building 'D'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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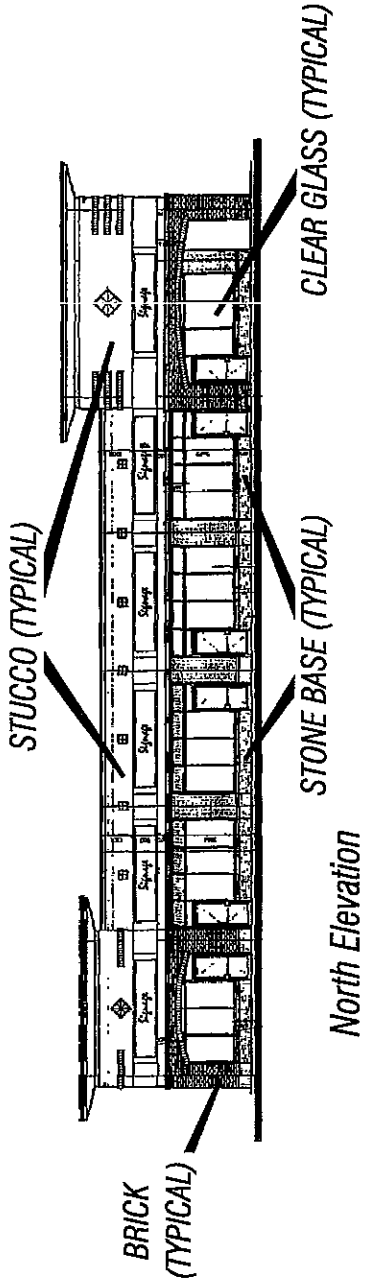
Development Planning Department

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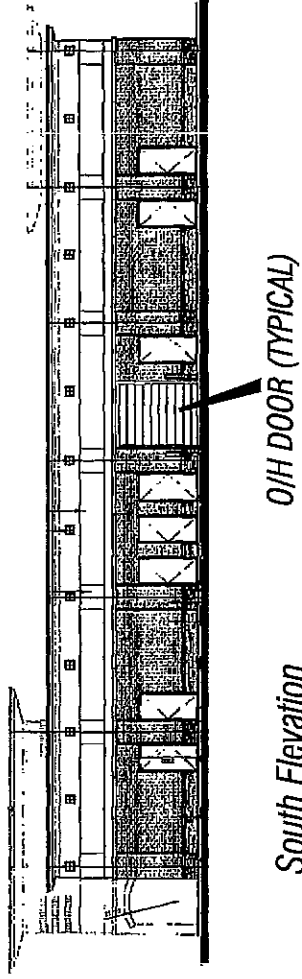
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DATE:
December 04, 2009

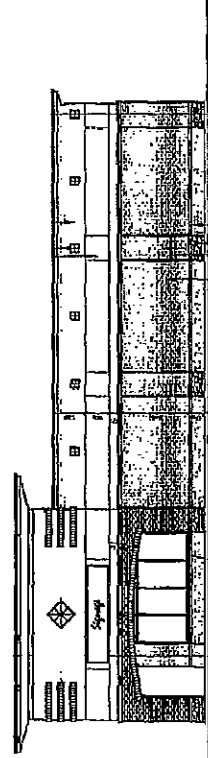
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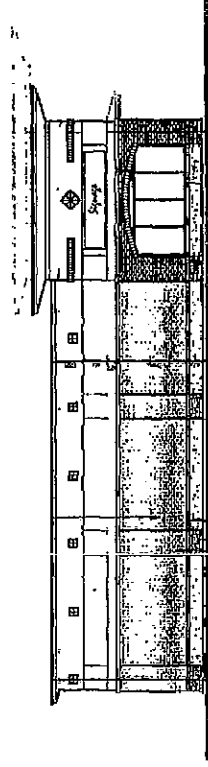
North Elevation



South Elevation



East Elevation



West Elevation

Elevations - Building 'E'

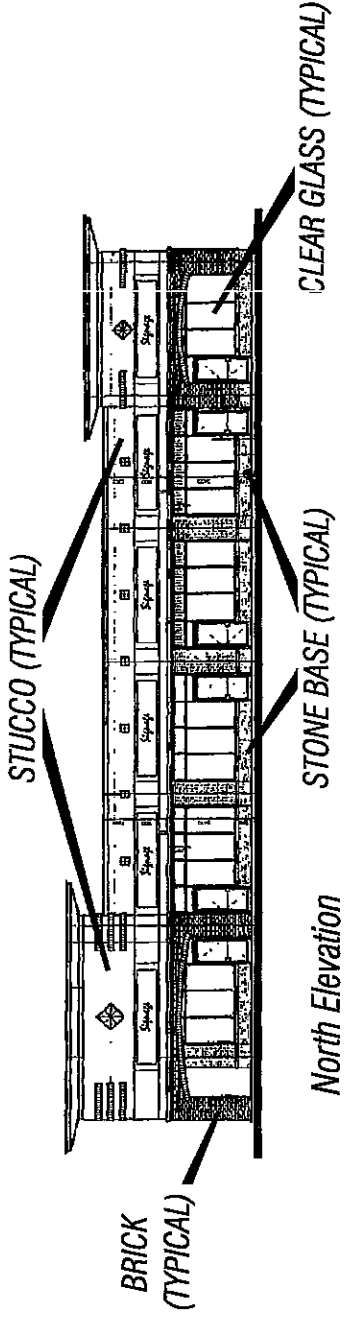
LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

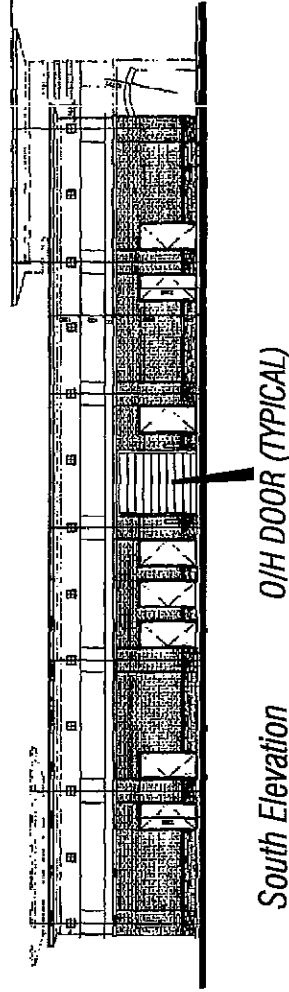
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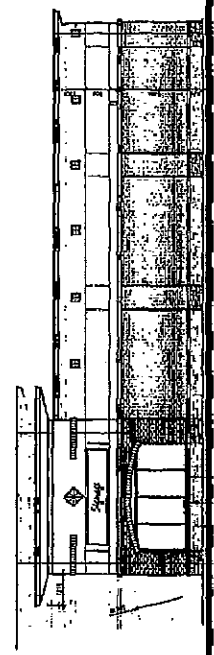
Development Planning Department



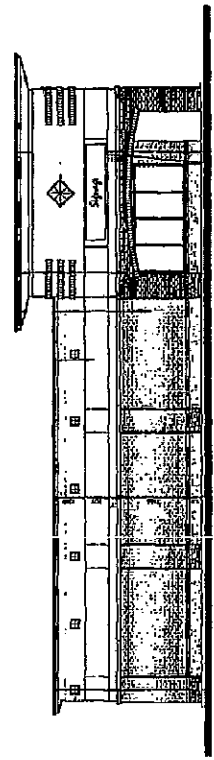
North Elevation



South Elevation



East Elevation



West Elevation

Elevations - Building 'F'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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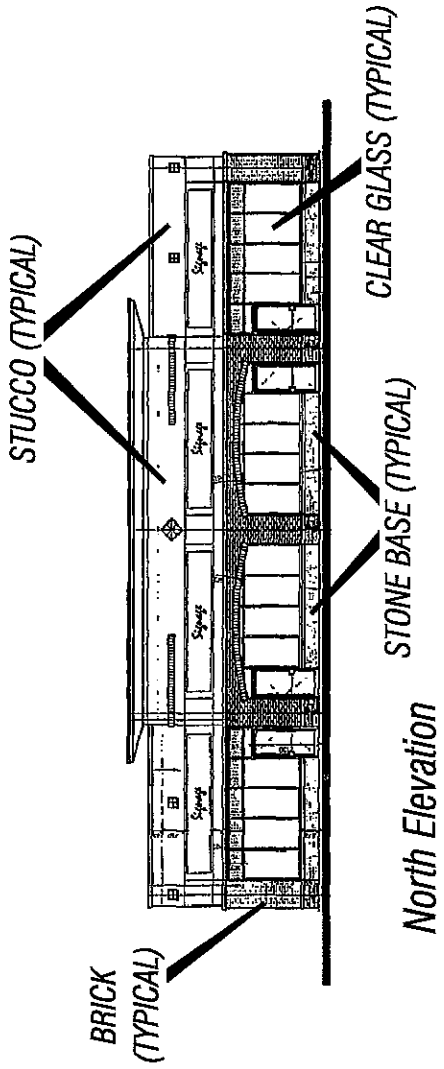
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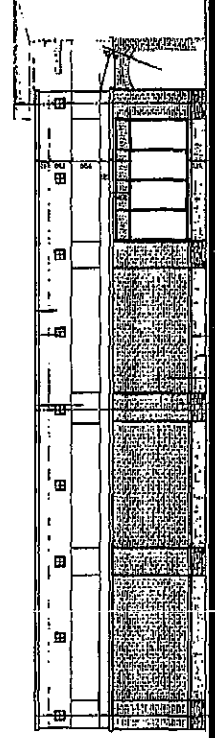
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DATE:
December 04, 2009

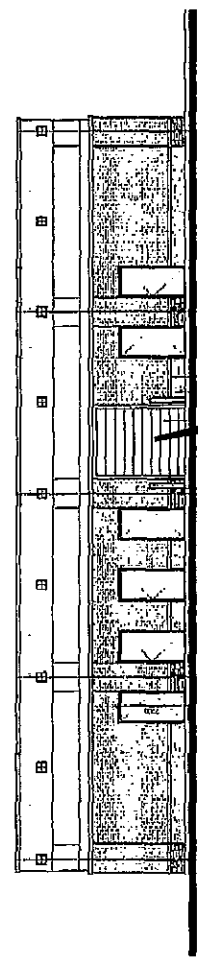
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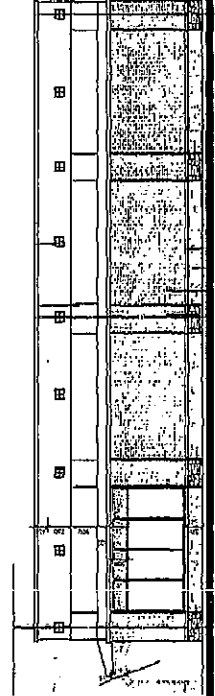
North Elevation



East Elevation



South Elevation



West Elevation

Elevations - Building 'G'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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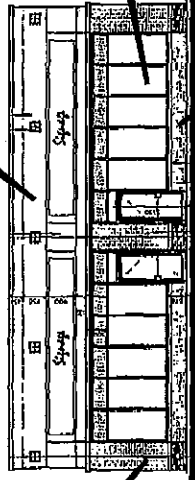
Development Planning Department

STUCCO (TYPICAL)

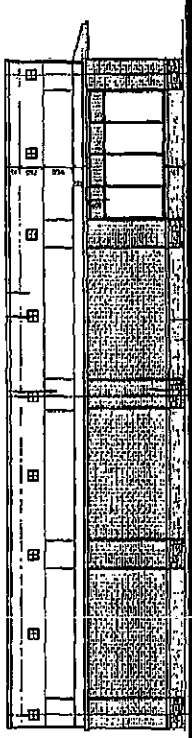
BRICK
(TYPICAL)

CLEAR GLASS (TYPICAL)

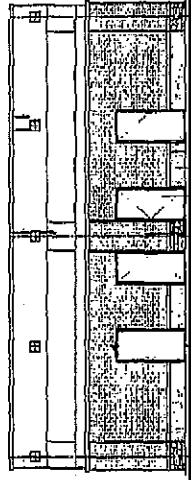
STONE BASE (TYPICAL)



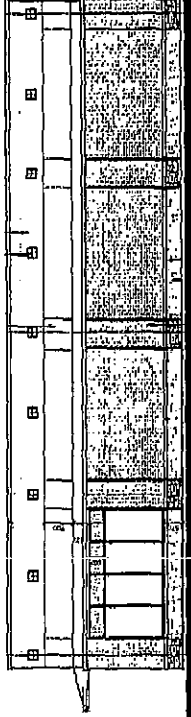
North Elevation



East Elevation



South Elevation



West Elevation

Elevations - Building 'H'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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Development Planning Department

Attachment

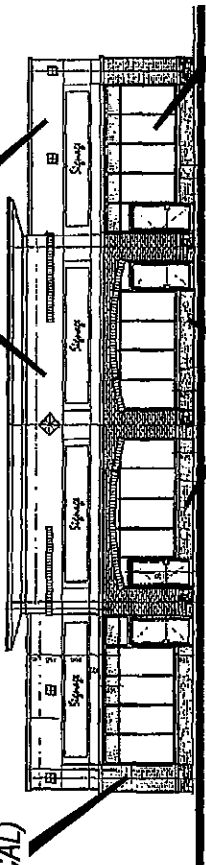
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DATE:
December 04, 2009

11

STUCCO (TYPICAL)

BRICK (TYPICAL)

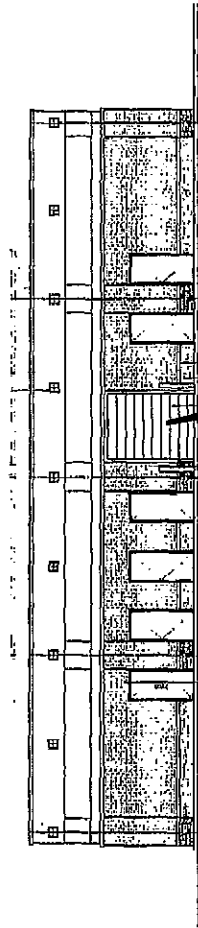
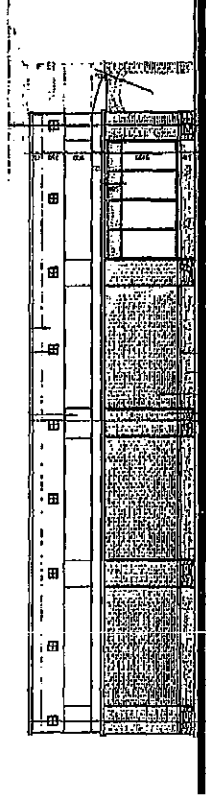


CLEAR GLASS (TYPICAL)

STONE BASE (TYPICAL)

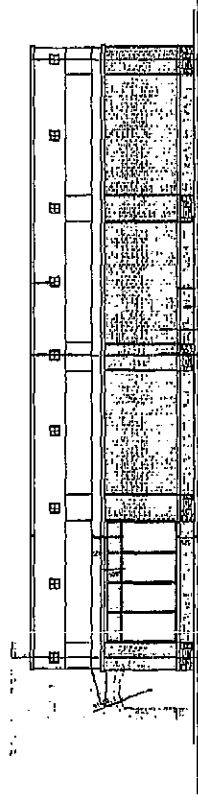
North Elevation

East Elevation



South Elevation

West Elevation



Elevations - Building 'J'

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group

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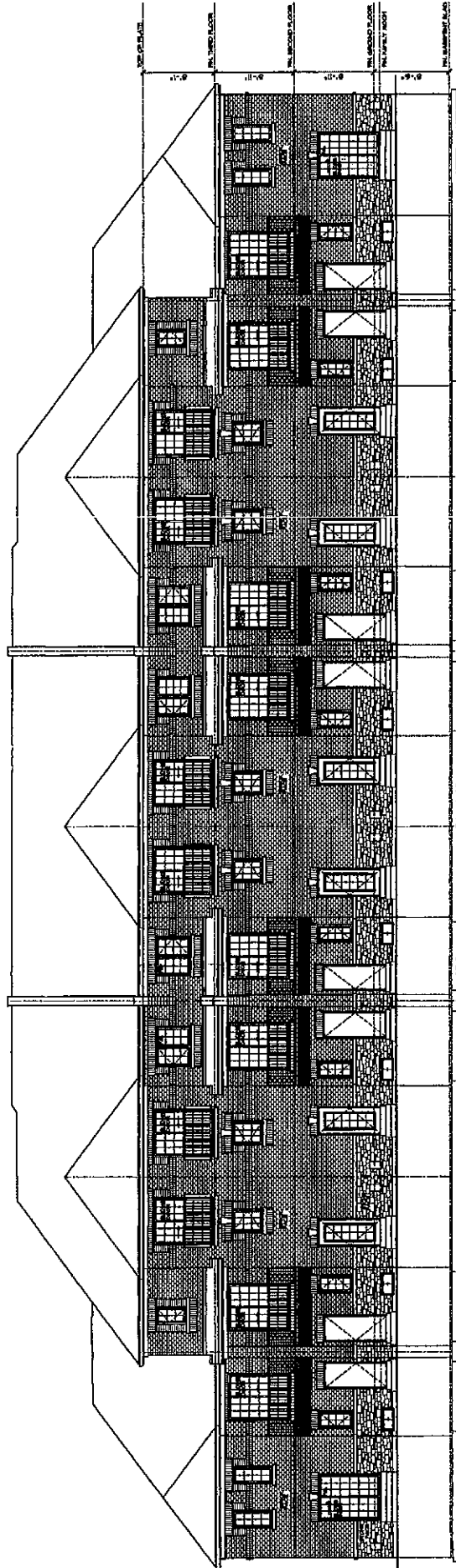
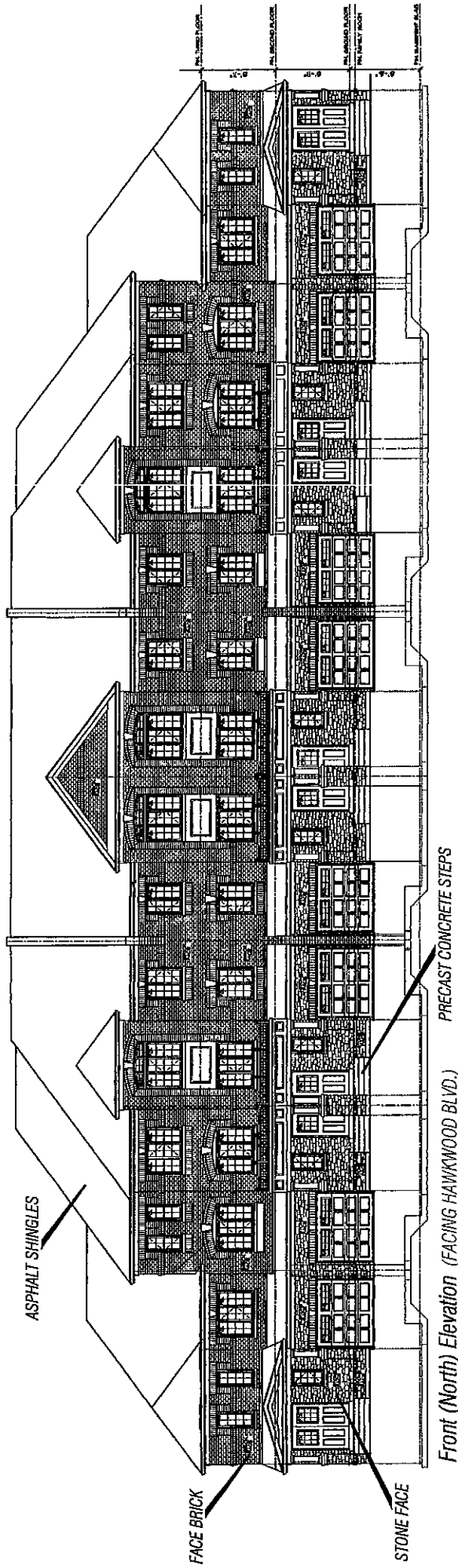
Development Planning Department

Attachment

FILES:
DA.09.075, Z.09.035

DATE:
December 04, 2009

12



Typical Elevations - Street
Townhouse Block(s)



APPLICANT:
 Girona Financial Group

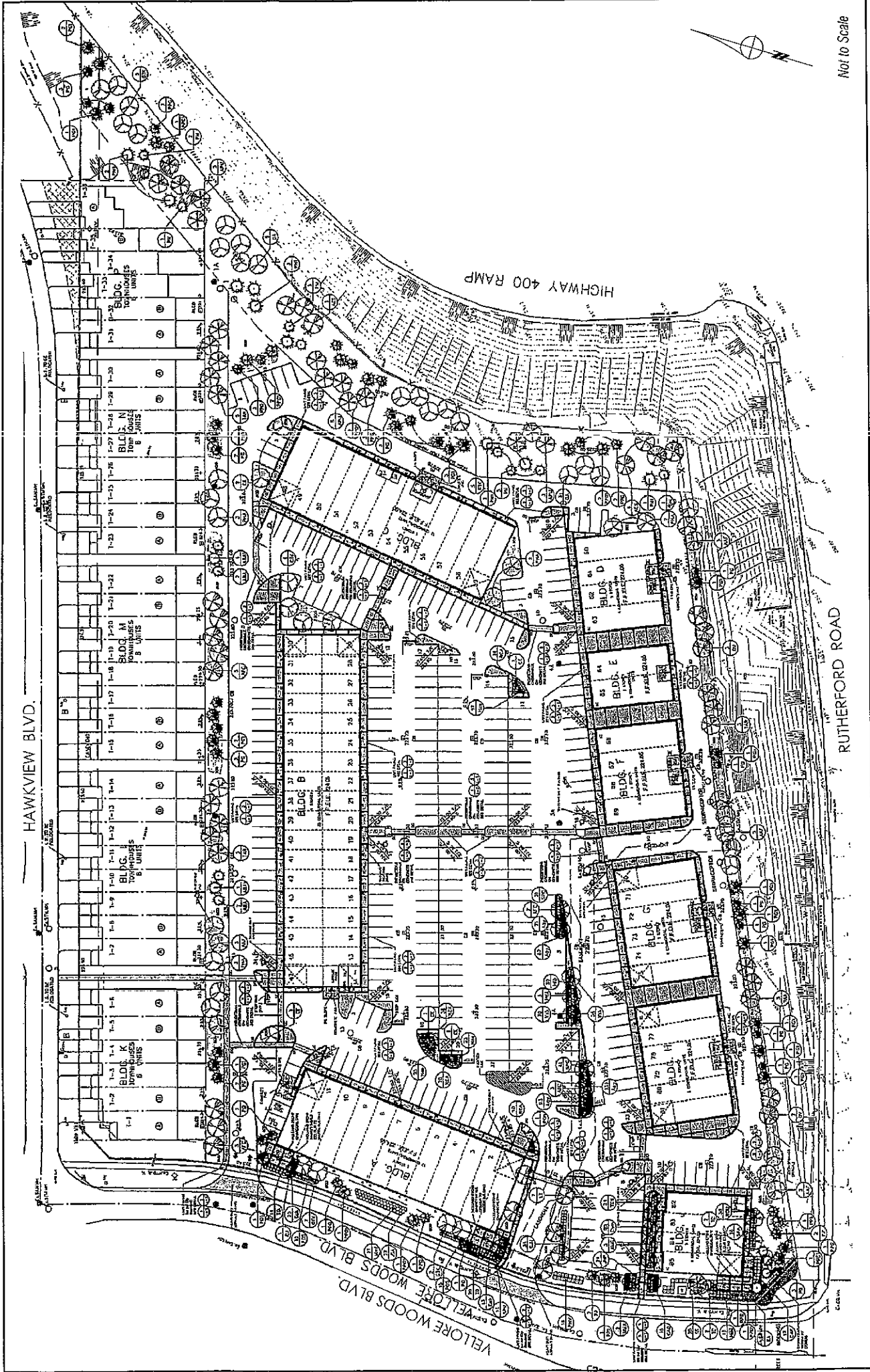
LOCATION:
 Part of Lots 16, Concession 5

Development Planning Department

Attachment

FILES: DA.09.075, Z.09.035
 DATE: January 13, 2010

13



Not to Scale

Landscape Plan

LOCATION:
Part of Lots 16, Concession 5

APPLICANT:
Girona Financial Group



The City Above Toronto

Development Planning Department

Attachment

FILES:
DA 09.075, Z.09.035

DATE:
January 13, 2010

14