

**COMMITTEE OF THE WHOLE FEBRUARY 23, 2010**

**SITE DEVELOPMENT FILE DA.09.080  
RUTHERFORD SHOPPING CENTRE  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.080 (Rutherford Shopping Centre) BE APPROVED, to permit a 483m<sup>2</sup> addition to an existing multi-unit commercial building and minor revisions to the site layout as shown on Attachments #3, #5 and #6, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, and landscaping plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing and grading plans, stormwater management report, parking and on-site vehicular circulation shall be approved by the Vaughan Engineering Department.

**Contribution to Sustainability**

The applicant has advised that the proposed addition will be constructed to match the quality of the existing building currently on the site.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The purpose of this Site Development Application is to facilitate the following amendments, as shown on Attachment #3, to the approved site plan for the subject lands:

- i) a 483m<sup>2</sup> addition to an existing unit (Shoppers Drug Mart) within Building "A" of an overall 4,282.9m<sup>2</sup> multi-unit commercial building;
- ii) the removal of the existing internal walkway and driveway along the north side of Building "A", and inclusion of a new public sidewalk on a portion of Turning Leaf Drive to connect to a new internal walkway to Building "A";
- iii) revisions to the existing driveway aisles and parking areas; and,
- iv) a minor redesign of the drive-through for Building "B" (TD Bank).

## **Background - Analysis and Options**

### Location

The 1.97 ha subject lands are located at the northwest corner of Islington Avenue and Rutherford Road being Block 132 on Plan 65M-3413, known municipally as 5100 Rutherford Road, City of Vaughan, as shown on Attachments #1 and #2.

### Official Plan and Zoning

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600. The proposed addition to the existing commercial building conforms to the Official Plan.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1052). The proposed development complies with By-law 1-88, as amended.

### Site Plan Review

The proposed site plan on Attachment #3 shows the existing neighbourhood commercial plaza (Buildings "A" and "B") and the location of the proposed 483 m<sup>2</sup> addition along the north elevation of Building "A". The addition is proposed to be constructed with an off-white/gray precast panel system and glazing that matches the existing building both in quality and colour. The east elevation facing Islington Avenue includes new glazing, the relocation of the main entrance and replaces the old corporate signage with new illuminated corporate signage and smaller data signage for the proposed Shoppers Drug Mart expansion. The north elevation facing Turning Leaf Drive, matches the existing building both in quality and colour, and includes new corporate illuminated signage, smaller illuminated data signage and 4 spandrel windows with changeable vinyl graphic applications. The south elevation entails only minor changes related to signage for the proposed addition. The west elevation for the addition will be consistent with the rear of the existing building. The proposed elevations are shown on Attachment #5.

In order to facilitate the proposed addition, modifications to the approved site plan (Attachment #4) are required. The revised site plan shown on Attachment #3 includes the removal of the existing walkway and east-west driveway aisle located along the north side of Building "A". The plan provides for the introduction of a new pedestrian walkway connection into the site by extending the existing public sidewalk on the west side of Islington Avenue westward along Turning Leaf Drive and then connecting to the pedestrian walkway in front of Building "A". The public sidewalk extension will be constructed at the Owner's expense and will require Regional approval as it will be located within the Regional right-of-way. The Owner will be required to satisfy all conditions of the Region or York. In addition, portions of the parking area, internal pedestrian connections and planting on the site have also been changed from the original plan shown on Attachment #4, including a revised drive-through configuration around Building "B", and a revised parking configuration along the south property line as shown on Attachment #3. A total of 286 parking spaces will be provided on the site, which exceeds the required parking of 284 spaces with the proposed building addition and revisions to the parking layout.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3, #5 and #6, respectively, and will continue to work with the Owner to finalize the details. The final site plan, building elevations and landscaping plan must be approved to the satisfaction of the Development Planning Department.

### Servicing/Site Circulation

The Owner has submitted a site grading and servicing plan together with a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department. The Vaughan Engineering Department has reviewed the plans as it relates to site circulation and pedestrian connectivity, and are generally satisfied with the latest plans, and will continue to work with the owner to finalize any outstanding issues. A condition of approval to this effect is included in the recommendation of this report.

### Relationship to Vaughan Vision 2020/Strategic Plan

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 has been circulated the application for their consideration. As the applicant proposes the extension of the public sidewalk from Islington Avenue onto Turning Leaf Drive, which is located within the Regional right-of-way, the Owner will be required to satisfy all requirements of the Region of York.

### Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the comments from City Departments and the area context. The Vaughan Development Planning Department is generally satisfied with the proposed development for a 483 m<sup>2</sup> addition to the existing building, along with the revisions to the building elevations, parking layout and site access and egress required to facilitate the addition. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

### Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Approved Site Plan
5. Elevations – Building 'A'
6. Landscape Plan

### Report prepared by:

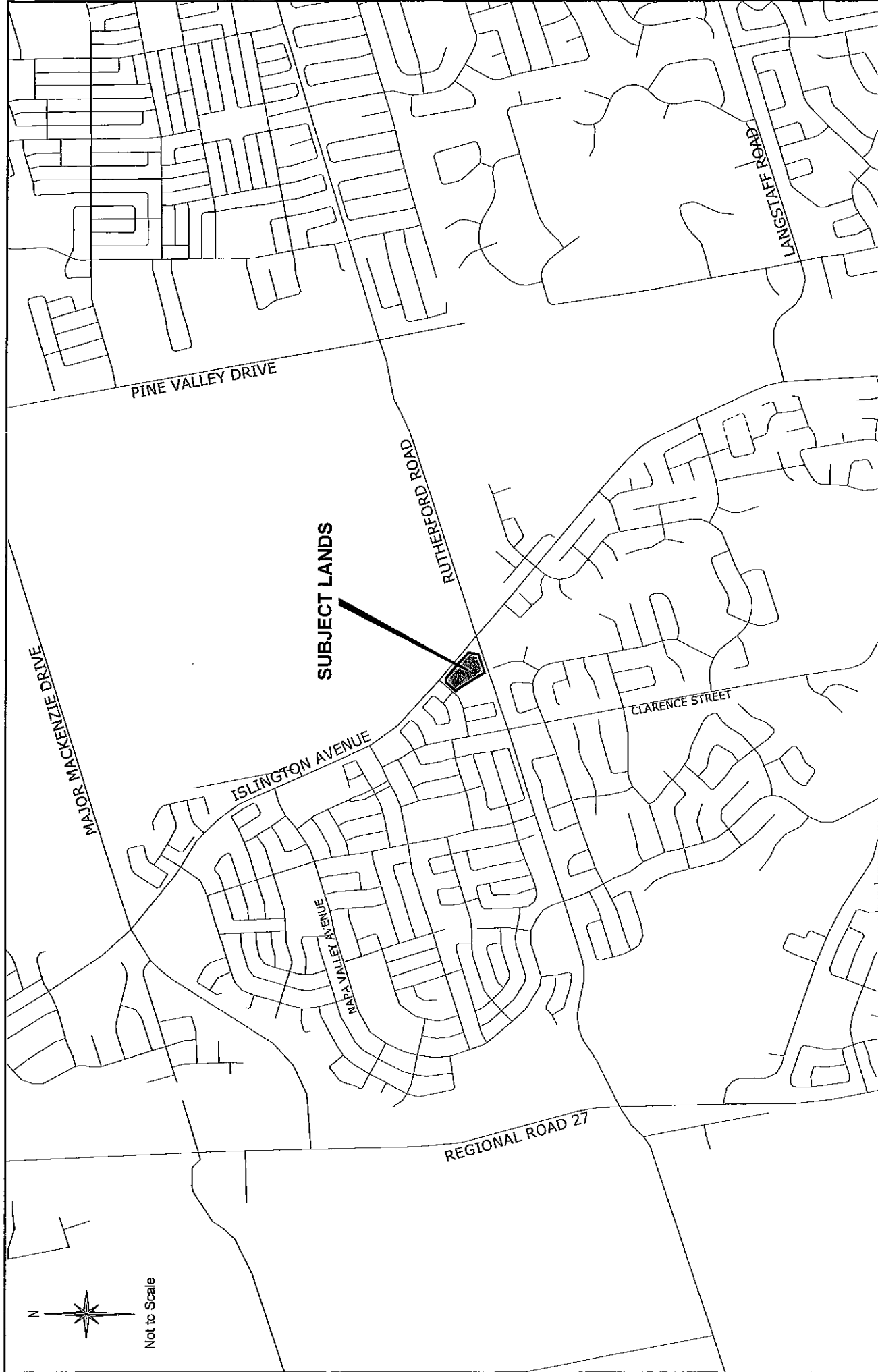
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



# Context Location Map

Location: Part of Lot 16,  
Concession 7

Applicant:  
Rutherford Shopping Centre  
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Development Planning Department

# Attachment

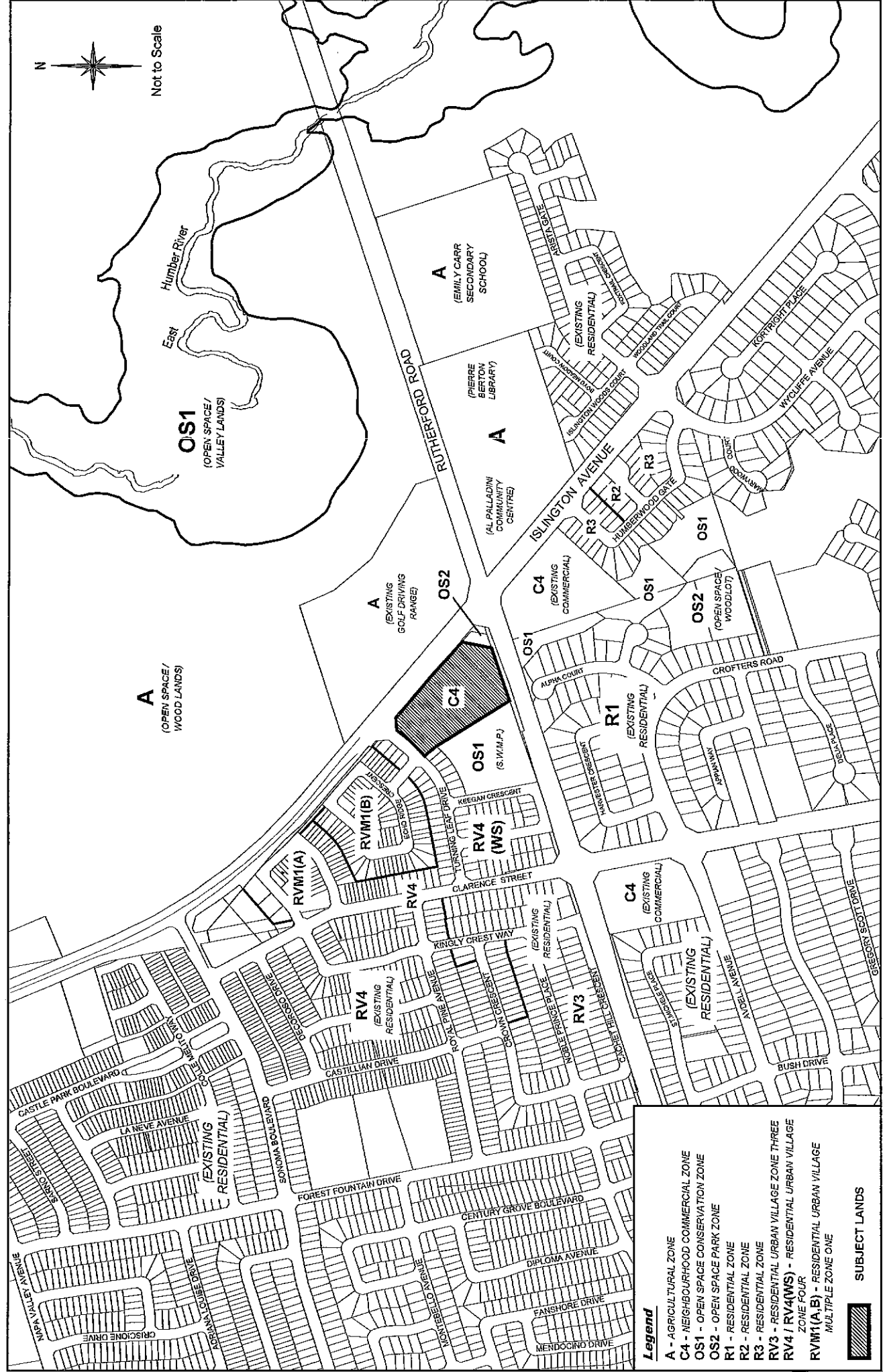
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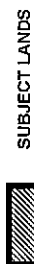


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**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 / RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A, B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE



SUBJECT LANDS

# Location Map

Location: Part of Lot 16,  
Concession 7

Applicant:  
Rutherford Shopping Centre

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# Attachment

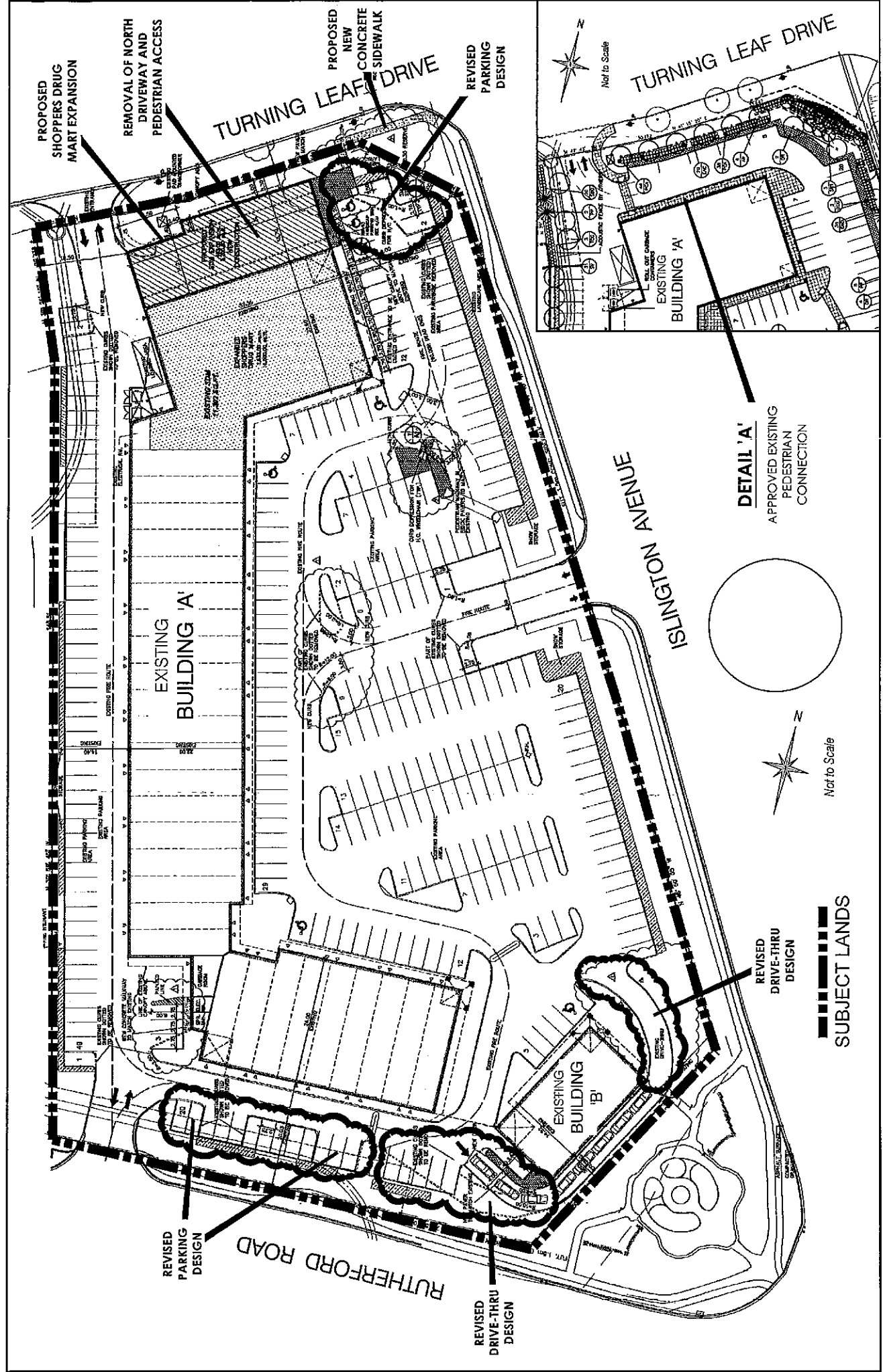
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**DETAIL 'A'**  
 APPROVED EXISTING  
 PEDESTRIAN  
 CONNECTION



**REMOVED DRIVEWAY**  
 SUBJECT LANDS

**REMOVED DRIVEWAY**  
 SUBJECT LANDS

**REMOVED DRIVEWAY**  
 SUBJECT LANDS

SEE ATTACHMENT 3  
FOR PROPOSED  
SHOPPERS DRUG MART  
EXPANSION

TURNING LEAF DRIVE

SEE ATTACHMENT 3  
FOR REVISED  
PARKING LAYOUT

BUILDING 'A'

BUILDING  
'B'

SEE ATTACHMENT 3  
FOR REVISED  
PARKING LAYOUT

RUTHERFORD ROAD

SEE ATTACHMENT 3  
FOR REVISED  
DRIVE-THRU  
LANES

ISLINGTON AVENUE



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**SUBJECT LANDS**

# Approved Site Plan

LOCATION:  
Part of Lot 16, Concession 7

APPLICANT:  
Rutherford Shopping Centre

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The City Above Toronto

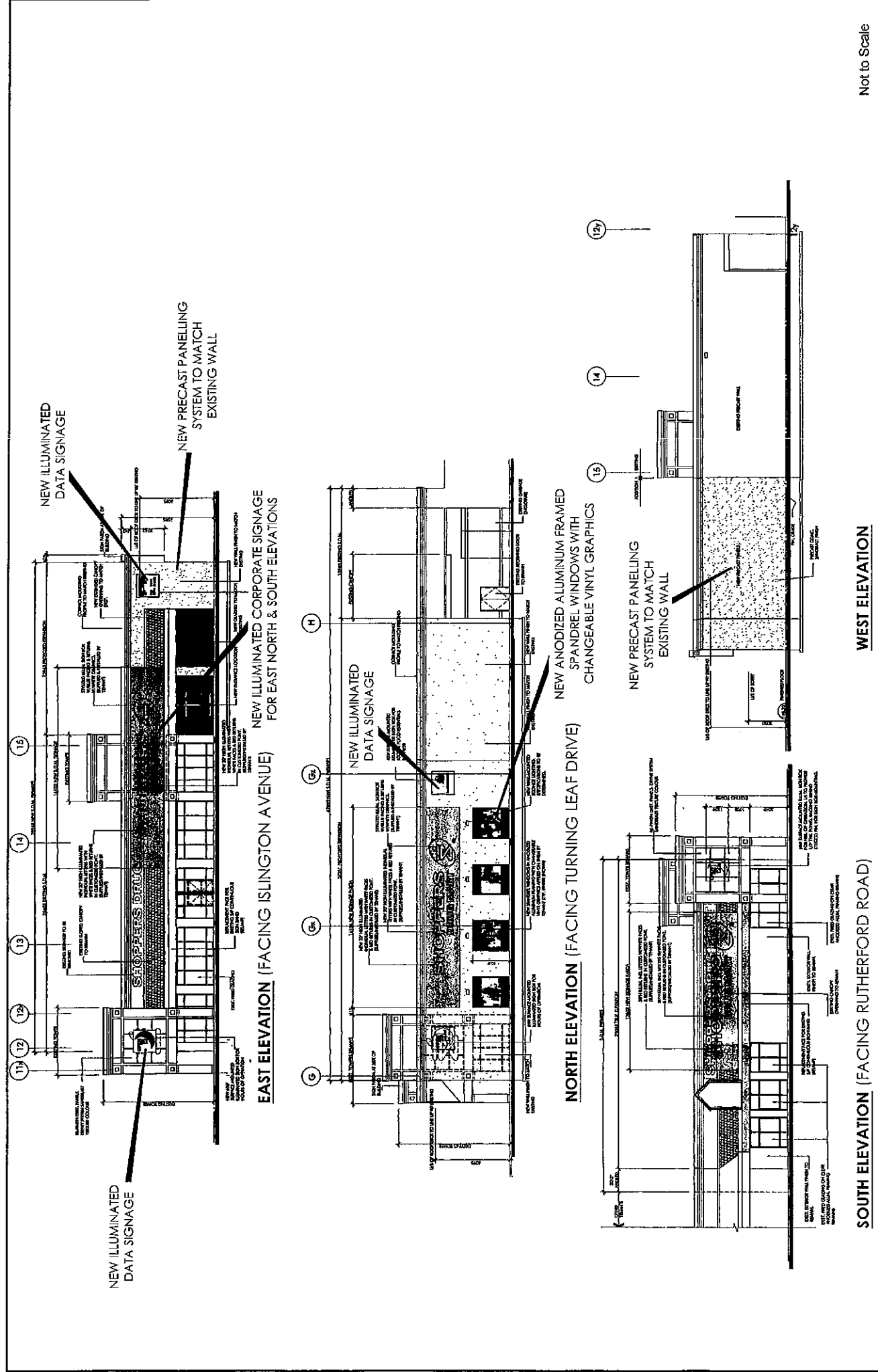
Development Planning Department

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DA.09.080

DATE:  
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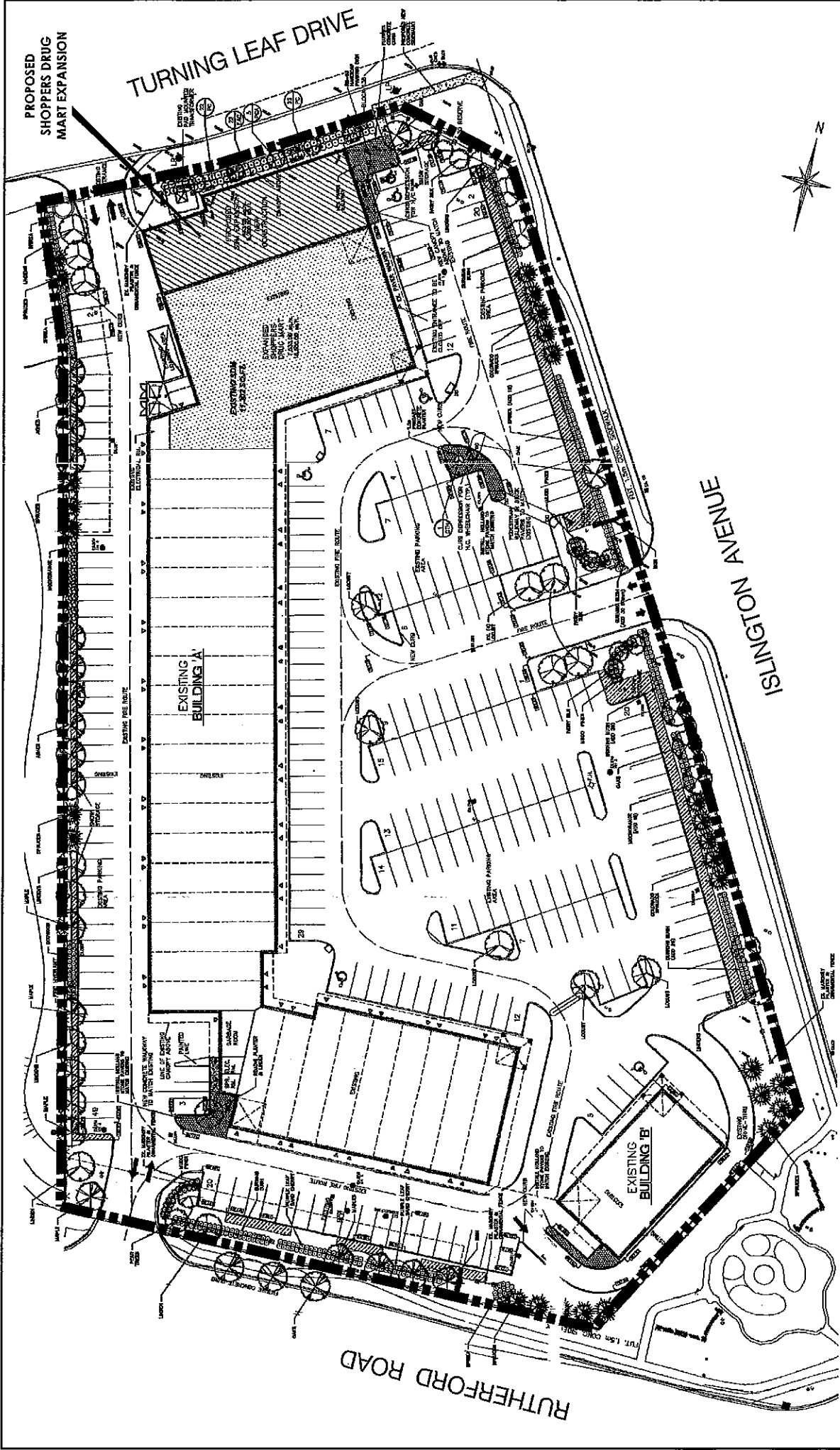
**Elevations - Building 'A'**

Location: Part of Lot 16, Concession 7

Applicant: Rutherford Shopping Centre

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# Landscape Plan

Location: Part of Lot 16,  
Concession 7

Applicant:  
Rutherford Shopping Centre

MAP/TA/ATTACHMENTS/DA/09/080/045



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