

COMMITTEE OF THE WHOLE MAY 31, 2011

**SITE DEVELOPMENT FILE DA.11.026
2056668 ONTARIO INC.
WARD 4**

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.026 (2056668 Ontario Inc.) BE APPROVED, to permit new building elevations for approved commercial Building "F" (The Beer Store) and minor adjustments to the existing/approved site plan and landscape plan, as shown on Attachments #6 to #9, subject to the following condition:
 - a) that prior to final Site Plan approval, the Owner shall satisfy all requirements of the Vaughan Development Planning Department.

Contributions to Sustainability

The applicant has advised that the following sustainable features will be provided within the design of Building "F":

- i) upgraded roof insulation;
- ii) timed exterior lighting;
- iii) occupancy sensors; and,
- iv) low-E argon coated double glazed windows.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.026 to amend approved Site Development File DA.06.055, shown on Attachments #3 to #5, to permit minor revisions to the approved elevations for Building "F" (The Beer Store), and to the approved site plan and landscape plan shown on Attachments #6 to #9.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the northeast corner of Dufferin Street and Major Mackenzie Drive, within Planning Block 12, City of Vaughan. The site is developed with 11 commercial buildings.

On June 25, 2007, Vaughan Council approved Site Development File DA.06.055 to permit a commercial development, including Building "F", as shown on Attachments #3 to #5. The overall commercial development, with the exception of Building "F", is constructed and currently partially occupied.

Official Plan and Zoning

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The subject lands are designated "Mid-Rise Mixed Use" by the new City of Vaughan Official Plan 2010, which is pending approval from the Region of York. The proposal conforms to the Official Plans.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1198). Due to minor adjustments to the approved building location, an exterior side yard setback (south) of 7.75 m is proposed, whereas, By-law 1-88 requires a minimum of 11 m. As a result, the Owner has submitted a Minor Variance Application (File A105/11), which was approved by the Vaughan Committee of Adjustment on April 11, 2011.

Site Plan Review

The Owner proposes minor changes (Attachments #6 to #9) to the approved site plan, including:

- seven additional parking spaces in front of Building "F";
- the widening of the existing driveway at Major Mackenzie Drive (to accommodate truck deliveries to Building "F");
- the approved landscaping around Building "F" of the building has been modified to include additional soft landscaping, in lieu of an outdoor patio, which was previously approved by Site Development File DA.06.055, as shown on Attachment #3;
- some additional landscaping is proposed in the parking area located in front of Building "F";
- changes to the site statistics identified on Attachment #6; and,
- the building elevations are modified to incorporate the elements of "The Beer Store" corporate design, while being consistent with the existing commercial plaza.

The Vaughan Development Planning Department is generally satisfied with the proposed revisions to the site plan, building elevations and landscape plan, as shown on Attachments #6 to #9, and will continue to work with the applicant to finalize the details. A condition to this effect is included in the recommendation of this report.

The Vaughan Development/Transportation Engineering Department is satisfied with the servicing, grading and storm water management plans.

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

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, OPA #604, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed revisions to the approved site plan, landscape plan and building elevations. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the condition in this report.

Attachments

1. Context Location Map
2. Location Map
3. Approved Site Plan
4. Approved Landscape Plan
5. Approved Building "F" Elevations
6. Proposed Site Plan
7. Proposed Landscape Plan
8. Proposed Building "F" North and South Elevations
9. Proposed Building "F" West and East Elevations

Report prepared by:

Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Not to Scale

TOWN OF
RICHMOND
HILL



Attachment

File: DA.11.026
Related File: DA.06.055

Date:
May 5, 2011



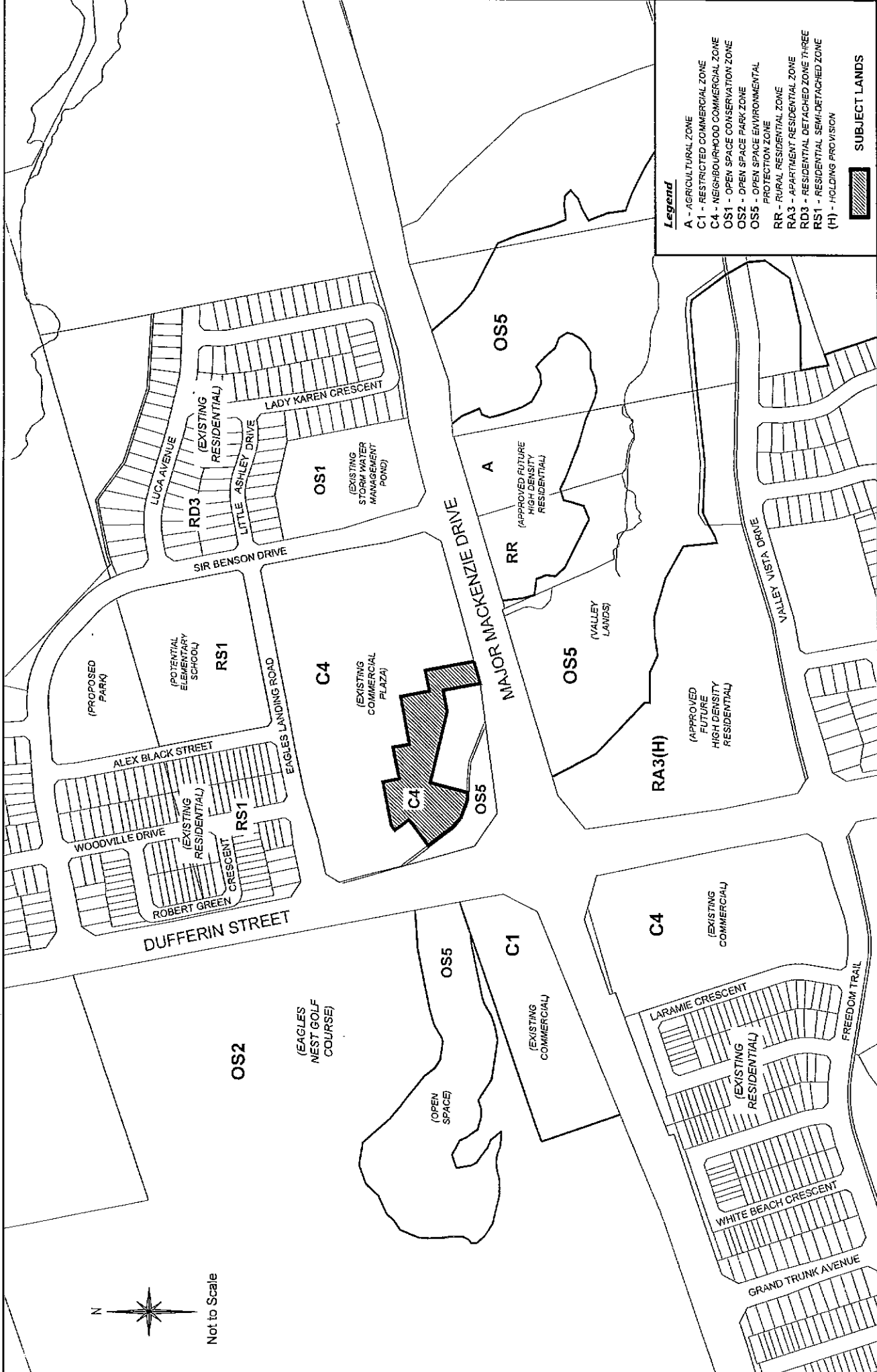
Context Location Map

Location: Part of Lot 21,
Concession 2

Applicant:
2056668 Ontario Inc.



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Legend

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED 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
- RA3 - APARTMENT RESIDENTIAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE
- (H) - HOLDING PROVISION



SUBJECT LANDS

Location Map

Location: Part of Lot 21,
Concession 2

Applicant:
2056668 Ontario Inc.



Attachment

File: DA.11.026
Related File: DA.06.055

Date:
May 5, 2011

2

SIR BENSON DRIVE

EAGLES LANDING ROAD

MAJOR MACKENZIE DRIVE

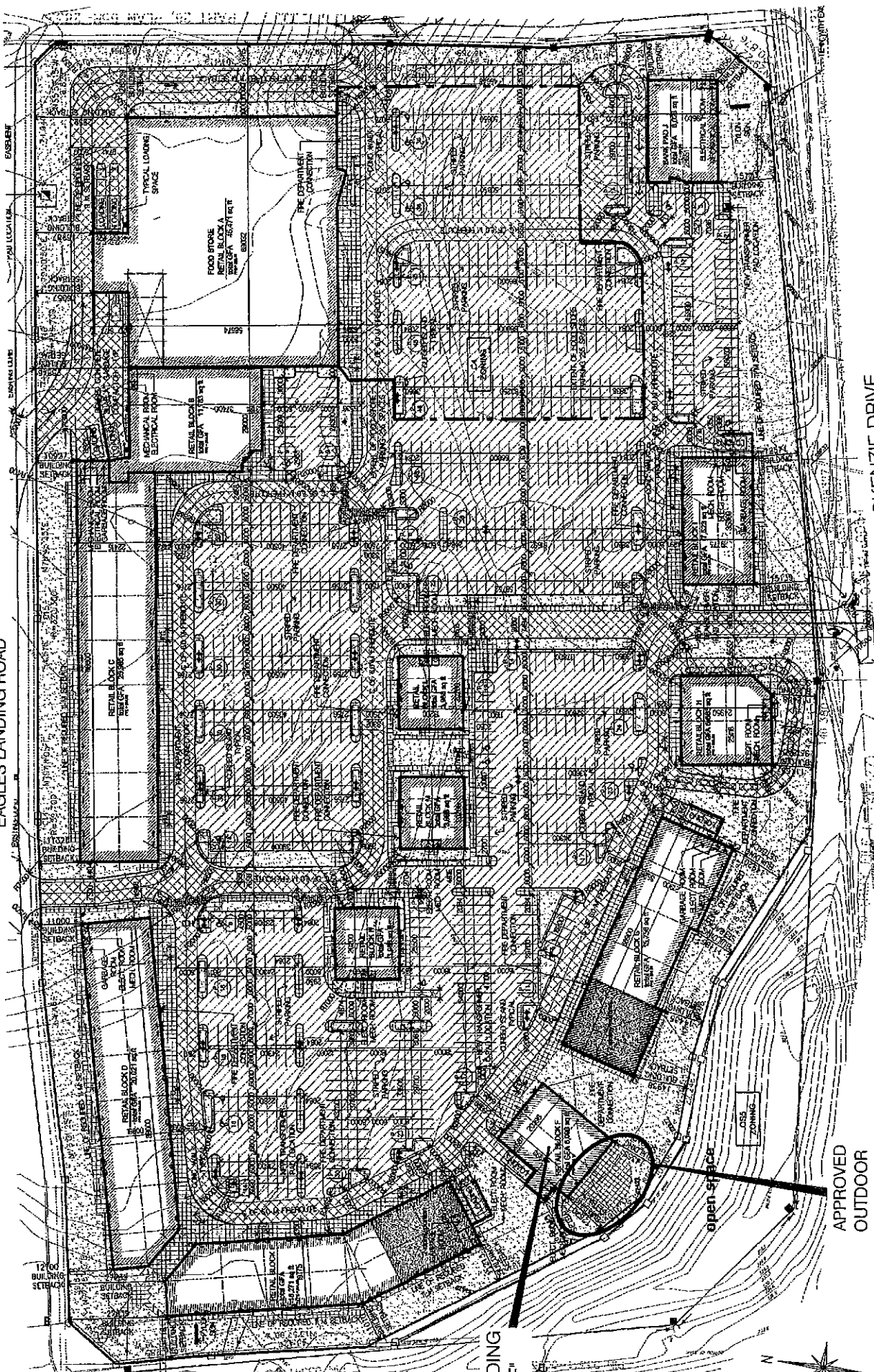
DUFFERIN STREET

BUILDING "F"

open space

APPROVED
OUTDOOR
PATIO

Not to Scale



Approved Site Plan

Location: Part of Lot 21,
Concession 2

Applicant:
2056668 Ontario Inc.

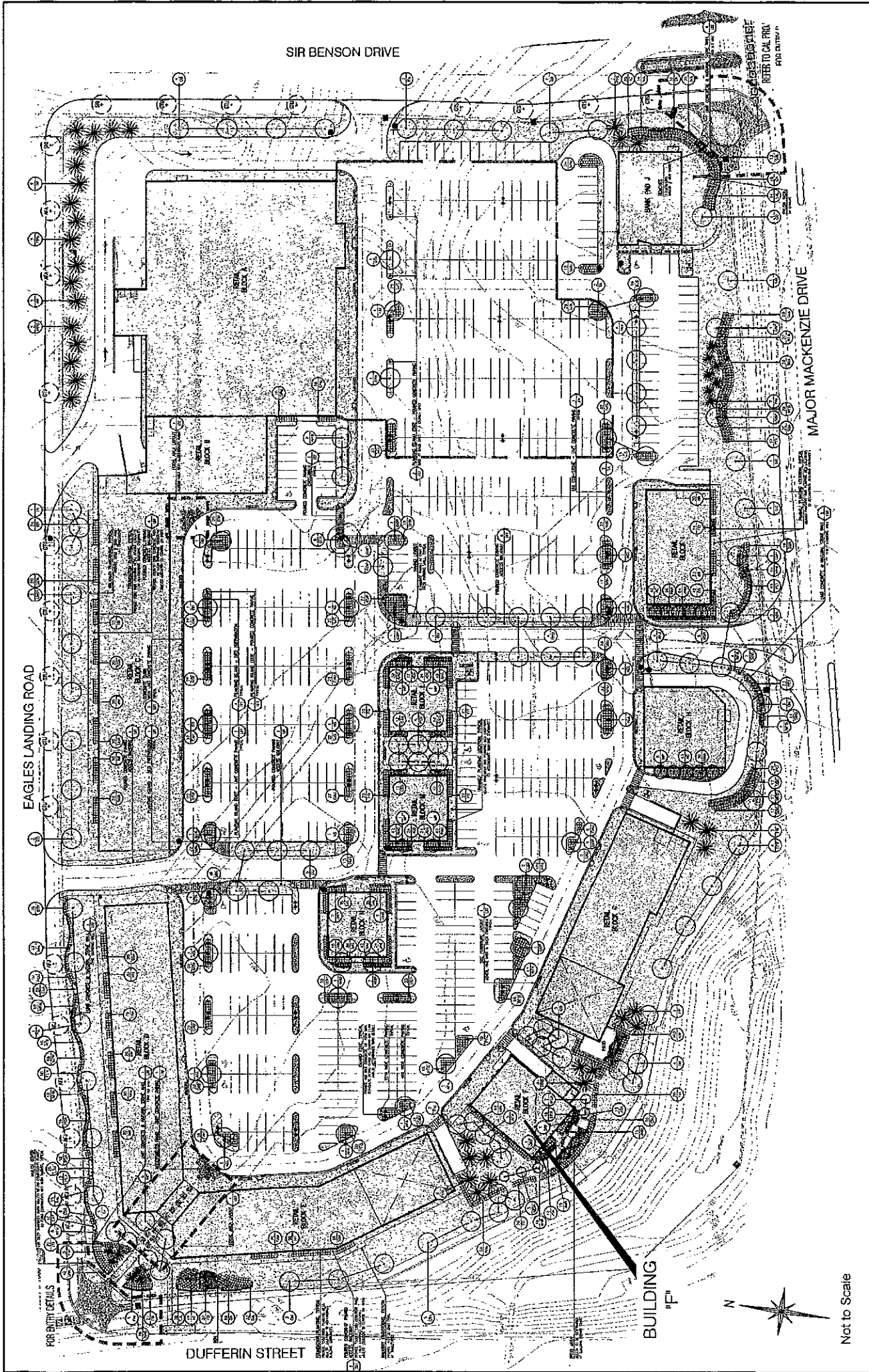


Development Planning Department

Attachment

File: DA.11.026
Related File: DA.06.055
Date:
May 5, 2011

3



Approved Landscape Plan

Location: Part of Lot 21,
Concession 2

Applicant:
2056668 Ontario Inc.

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Attachment

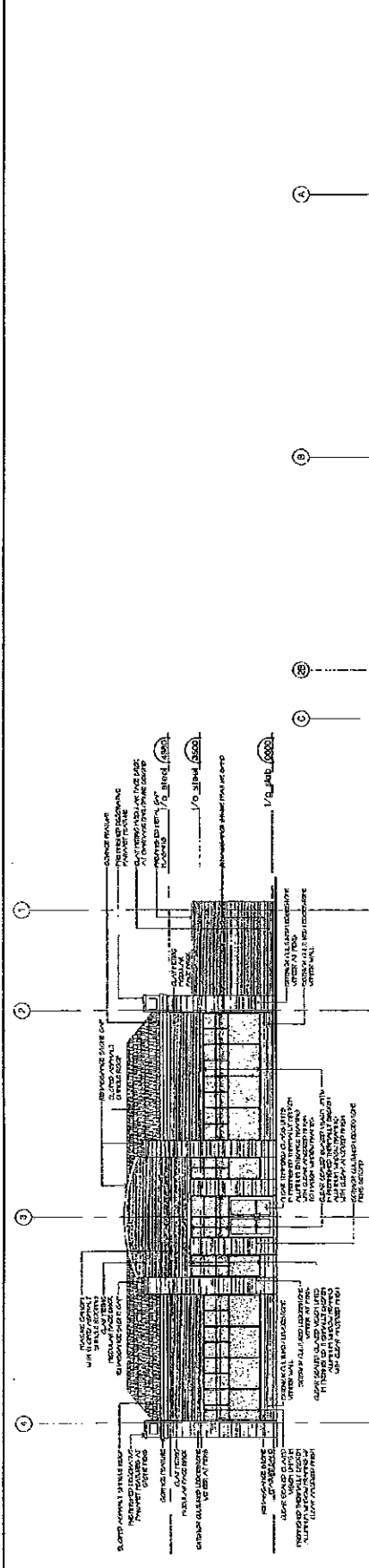
File: DA.11.026
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May 5, 2011

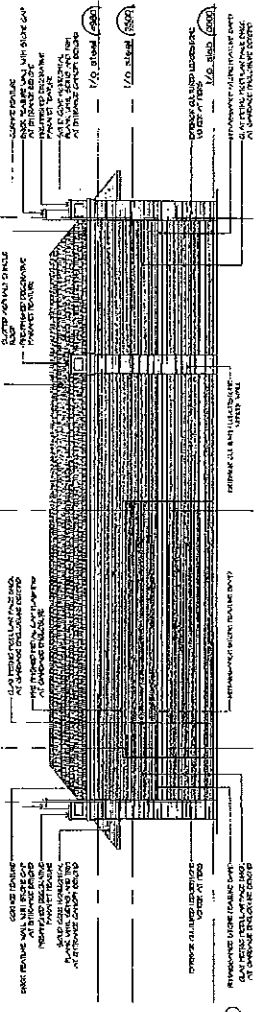


VAUGHAN
Development Planning Department

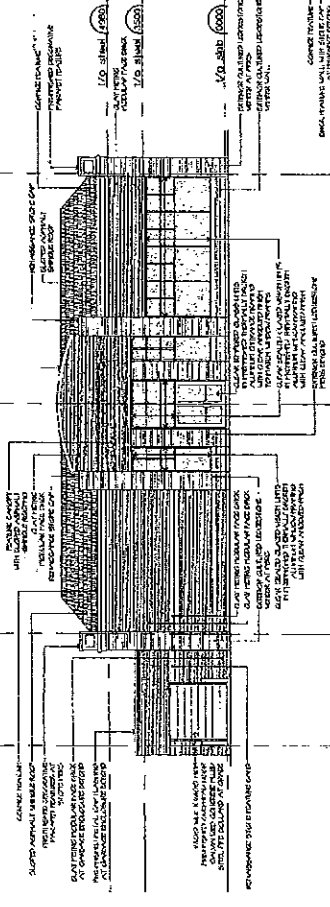
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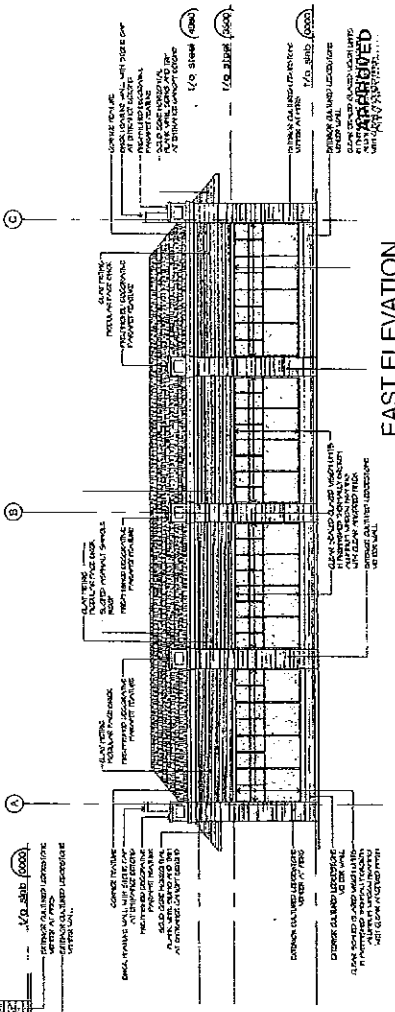
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



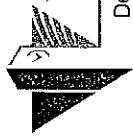
EAST ELEVATION

Not to Scale

Approved Building "F" Elevations

Location: Part of Lot 21,
Concession 2

Applicant:
2056668 Ontario Inc.



VAUGHAN
Development Planning Department

Attachment

File: DA.11.026
Related File: DA.06.055

Date:
May 5, 2011

5

11/11/11 11:41:00 AM

SIR BENSON DRIVE

THE FOLLOWING ARE THE MINOR CHANGES TO THE APPROVED SITE PLAN:

1. INCREASE IN PAVED AREA FROM 48.82% TO 49.28%;
2. DECREASE IN LANDSCAPING FROM 27.81% TO 27.03%;
3. DECREASE IN BUILDING "F" GFA FROM 557,34m² TO 549,70m²; AND,
4. DECREASE IN PROVIDED OVERALL PARKING FROM 861 TO 853 SPACES (REQUIRED PARKING IS 783 SPACES).

EAGLES LANDING ROAD

DUFFERIN STREET

BUILDING "F"



Not to Scale

ADDITION OF 7 PARKING SPACES ALONG FRONT ENTRANCE OF BUILDING "F"

MINOR CHANGES TO CURB TO ACCOMMODATE TRUCK MOVEMENT

MAJOR MACKENZIE DRIVE

SUBJECT LANDS

Proposed Site Plan

Location: Part of Lot 21, Concession 2

Applicant: 2056668 Ontario Inc.

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Development Planning Department

Attachment

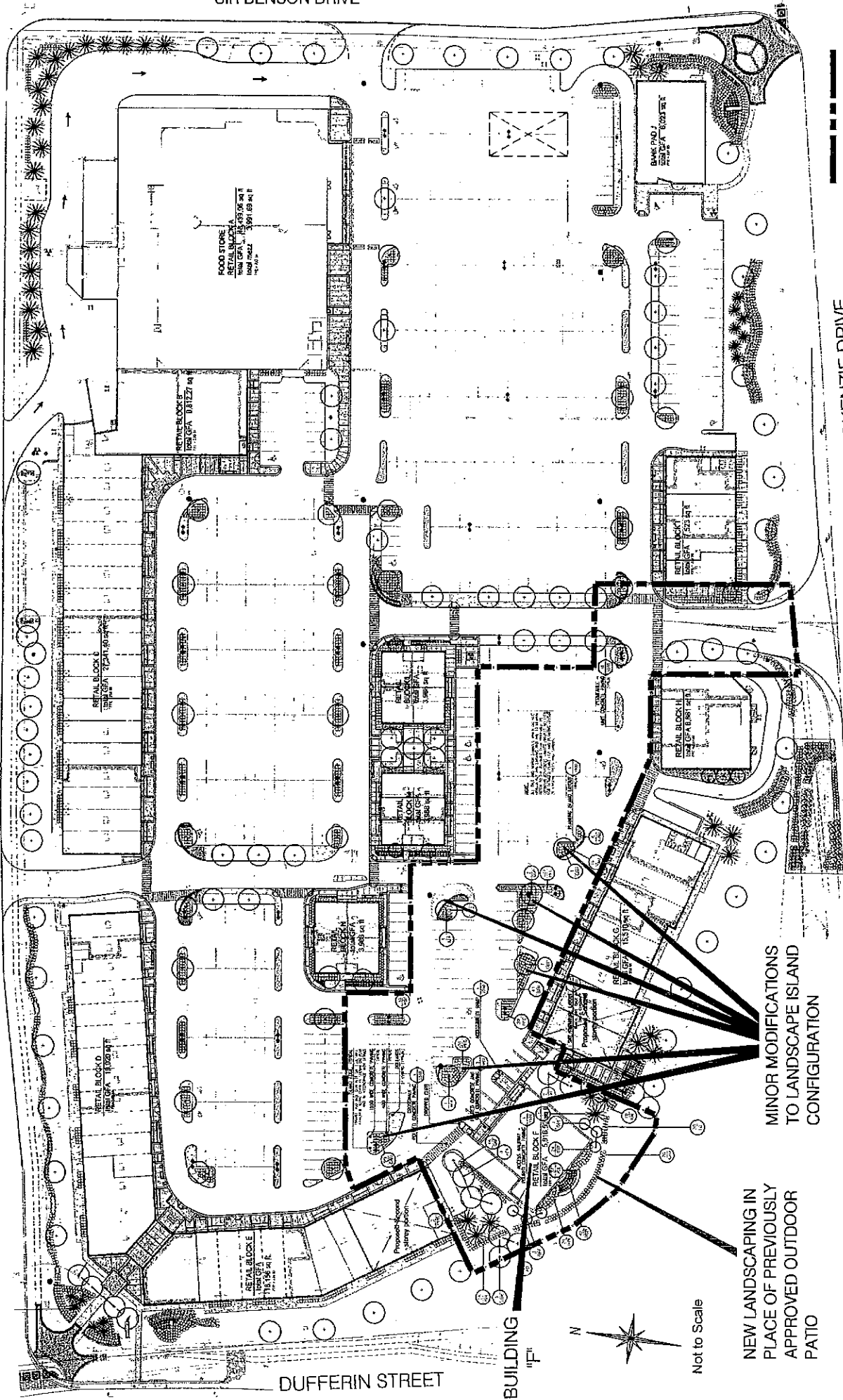
File: DA.11.026
Related File: DA.06.055

Date: May 5, 2011

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SIR BENSON DRIVE

EAGLES LANDING ROAD



SUBJECT LANDS

MAJOR MACKENZIE DRIVE

DUFFERIN STREET

BUILDING

N

Not to Scale

NEW LANDSCAPING IN PLACE OF PREVIOUSLY APPROVED OUTDOOR PATIO

MINOR MODIFICATIONS TO LANDSCAPE ISLAND CONFIGURATION

Proposed Landscape Plan

Location: Part of Lot 21, Concession 2

Applicant: 2056668 Ontario Inc.

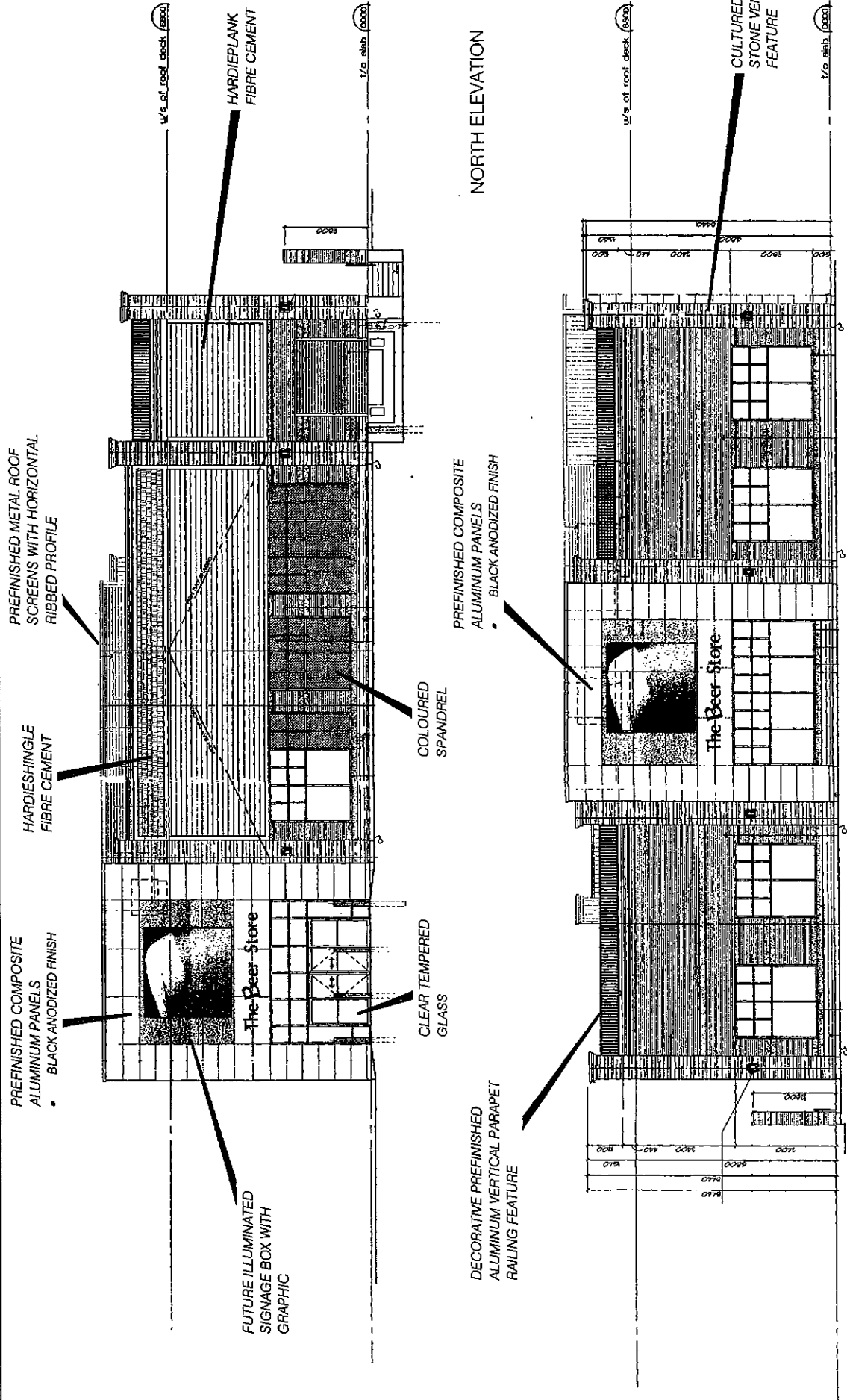
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Attachment 7

File: DA.11.026
Related File: DA.06.055

Date: May 5, 2011



Not to Scale

Proposed Building "F" - North & South Elevations

Applicant: Ontario Inc.
2056668

Location: Part of Lot 21,
Concession 2

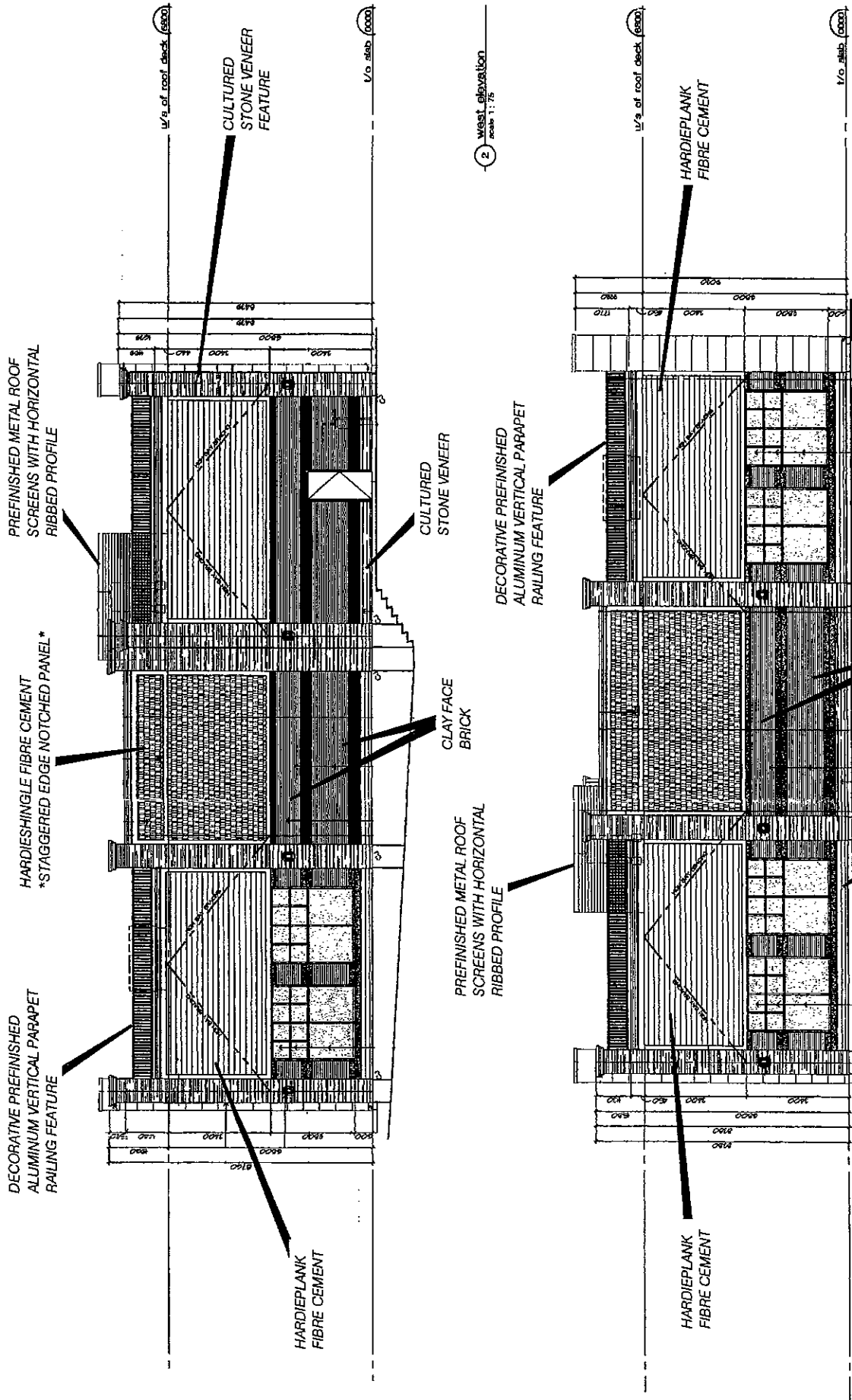


Attachment

8

File: DA.11.026
Related File: DA.06.055

Date:
May 5, 2011



1 East elevation
scale 1:75
Not to Scale

Proposed Building "F" - West & East Elevations

Applicant: 2056668 Ontario Inc.
Location: Part of Lot 21,
Concession 2



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