

**ZONING BY-LAW AMENDMENT FILE Z.11.011
SITE DEVELOPMENT FILE DA.11.032
THE SUN VALLEY GROUP LIMITED
WARD 3**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.011 (The Sun Valley Group Limited) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands zoned C4(H) Neighbourhood Commercial Zone, as shown on Attachment #2, to permit a commercial plaza and day nursery, thereby effectively zoning all of the subject lands C4 Neighbourhood Commercial Zone.
2. THAT Site Development File DA.11.032 (The Sun Valley Group Limited) BE APPROVED, as red-lined, to facilitate the development of two multi-unit commercial buildings with a total Gross Floor Area (GFA) of 2,198.72 m² and one, single use 514.78 m² building for a Day Nursery, as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, landscape cost estimate, building elevations and signage details shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the applicant shall submit a comprehensive traffic impact study, which shall be approved by the Vaughan Development/Transportation Engineering Department, and the recommendations contained in the final approved document shall be implemented by the applicant; and,
 - iv) Minor Variance Application A182/11 shall be approved by the Vaughan Committee of Adjustment and shall be in full force and effect.

Contribution to Sustainability

The Owner has advised that the following sustainable features will be provided within the building and site design:

- i) drought tolerant landscaping materials and bio-swale infiltration trench;
- ii) bicycle racks to promote an alternative to car use;
- iii) interlocking pavers for all walkways to permit water infiltration;
- iv) garbage receptacles to include double containers for recycled bottles and cans; and,
- v) locally sourced building materials to be used.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment File Z.11.011 to remove the Holding Symbol "(H)" from the subject lands zoned C4(H) Neighbourhood Commercial Zone, as shown on Attachment #2, thereby effectively zoning all of the subject lands C4 Neighbourhood Commercial Zone; and,
2. A Site Development File DA.11.032 to facilitate the development of two, multi-unit commercial buildings totaling 2,198.72m² GFA and one, single use 514.78 m² building for a Day Nursery, as shown on Attachments #3 to #7.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the southwest corner of Hawkview Boulevard and Vellore Woods Boulevard, municipally known as 125, 135 and 145 Hawkview Boulevard, within Planning Block 32 West, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" overlay and "Vellore Urban Village" by OPA #600 and the Block 32 West Plan. This designation permits neighbourhood commercial uses, including retail stores, pharmacy, bank, and business and professional offices.

The subject lands are also designated "Mid-Rise Mixed-Use" with a maximum height of 6-storeys and a maximum Floor Space Index of 2.0 by the new City of Vaughan Official Plan 2010, which is subject to Regional approval. Retail uses are permitted within the "Mid-Rise Mixed-Use" designation.

The proposed development would provide neighbourhood commercial uses to serve the surrounding residential area. The proposal conforms to the Official Plans.

Zoning and Removal of "H" Holding Provision

The subject lands are zoned C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1180). The Owner has submitted a Zoning By-law Amendment Application (File Z.11.011) to remove the Holding Symbol from the subject lands in order to facilitate the proposed commercial development. On September 22, 2003, Vaughan Council enacted Zoning By-law 336-2003 to place a Holding provision on the property, which could be removed upon Council's approval of a site plan for the property.

Site Development Application DA.11.032 has been reviewed and the Vaughan Development Planning Department is satisfied that the site is appropriately designed, subject to some minor elevation revisions outlined later in this report. Should Council approve the Site Development Application, a By-law to remove the Holding Symbol "(H)" can be enacted by Council on July 6, 2011.

The proposed development requires the approval of variances to the C4 Zone standards by the Vaughan Committee of Adjustment. These variances are discussed later in the staff report.

Site and Building Design

The site plan shown on Attachment #3 proposes three, one-storey buildings. Building "A" (145 Hawkview Boulevard) abutting Vellore Woods Boulevard is a multi-unit commercial building consisting of 862.03 m² of GFA. Building "B" (125 Hawkview Boulevard) abutting Hawkview Boulevard is a multi-unit commercial building consisting of 1,336.69 m². Building "C" (135 Hawkview Boulevard) is a single use, 514.78 m² building proposed for a Day Nursery, with a 367 m² outdoor play area located south of the building. Sidewalks are proposed along the north and east property lines, to provide pedestrian connections to the site. Two vehicular accesses are provided; one from Hawkview Boulevard and one from Vellore Woods Boulevard. All driveway aisles accommodate two-way vehicular traffic, and 118 parking spaces are provided.

The landscape plan shown on Attachment #4, includes a 6.0 m wide landscape strip abutting Vellore Woods Boulevard and Hawkview Boulevard, and additional landscaping along the southerly lot line, and the northwest corner of the site. Two outdoor patio areas are proposed adjacent to the east facades of Buildings "A" and "B", which encroach into the 6.0 m wide landscape strip along Vellore Woods Boulevard. These areas will be appropriately designed to the satisfaction of the Development Planning Department. The site will be landscaped with coniferous, deciduous and ornamental trees, and a mix of shrubs, perennials and ornamental grasses.

The building elevations are shown on Attachments #5 to #7. A pylon sign is proposed at the northeast corner of the site, as detailed on Attachment #6. Buildings "A" and "B" have front elevations on both sides of the building, and all 3 buildings incorporate the use of brick and cultured stone with asphalt shingle roofs. On June 28, 2011, the Owner met with members of the Development Planning Department, Development/Transportation Engineering Department, the Vellore Woods Ratepayers' Association, the Local Councillor and one Regional Councillor. These discussions led to some minor revisions to the building elevations. The Owner has agreed to provide the following changes to the elevations:

- i) Buildings "B" and "C" are to be amended to include a raised central gable in order to break-up the building mass, as red-lined on Attachments #6 and #7;
- ii) additional canopies on the Building "B" north façade (facing Hawkview Boulevard) will be provided, as red-lined on Attachment #6; and,
- iii) all signage on the site shall be one uniform colour, in channel-lit lettering.

The Vaughan Development Planning Department is generally satisfied with the site plan, landscape plan and building elevations, subject to the above-noted revisions, and will continue to work with the Owner to finalize the details. The final site layout, building elevations, landscape plan and signage details must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Minor Variances

The Owner has submitted a Minor Variance Application (File A182/11) to address the following variances to the requirements of the C4 Neighbourhood Commercial Zone of Zoning By-law 1-88:

| | By-law Standard | By-law 1-88 Requirements (C4 Neighbourhood Commercial Zone) | Proposed Exceptions to the C4 Zone of By-law 1-88 |
|----|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| a. | Minimum Front Yard (North) | 11 m | 6.1 m – Building “B” |
| b. | Minimum Interior Side Yard (West) | 11 m | 1.5 m – Building “C” |
| c. | Minimum Exterior Side Yard (East) | 11 m | 6.5 m – Building “A” 9.5 m – Building “B” |
| d. | Minimum Rear Yard (South) | 15 m | 8.5 m – Building “A” 11.7 m – Building “C” |
| e. | Minimum Setback to an Institutional Use (Day Nursery – Building “C”) | 15 m | 1.5 m - West 11.7 m - South |
| f. | Minimum Setback from an ‘R’ Residential Zone to any Building Structure | 22.5 m | 15.8 m (to centreline of Hawkview Boulevard) |
| g. | Minimum Width of Landscape Strip (abutting Vellore Woods Boulevard) | 6.0 m to be used for no other purpose than landscaping | Permit two (2) outdoor patios to encroach into the required landscape strip |
| h. | Minimum Parking Requirements | 6.0 parking spaces per 100 m ² GFA (2713.5m ² =163 spaces) Note: 163 spaces does not include outdoor patio areas | A minimum of 118 parking spaces to facilitate the proposed development including the outdoor patios |
| i. | Outdoor Patio Requirements | The parking required for the outdoor patio shall be equal to that required for the main eating establishment use | Parking for the 2 proposed outdoor patio uses shall not be required |

The proposed variances for the reduced building setbacks are considered to be minor in nature, as these variances will facilitate buildings located closer to the street, which is desirable from an urban design and streetscape perspective. Permitting two patios within the landscape strip

abutting Vellore Woods Boulevard is also considered acceptable, adding to a more pedestrian friendly, urban environment. The exceptions to facilitate a permitted Day Nursery use can be supported as this use serves the community, and is located in a safe location on the property.

The Owner has submitted a Parking and Site Circulation Study prepared by Cole Engineering, supporting 119 parking spaces on the site. Through the review of the site plan, the Development Planning Department has removed a parking space and is satisfied that the proposed 118 spaces is appropriate for the site.

Vaughan Development/Transportation Engineering Department

The final site servicing and grading plan must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

The Transportation Engineering Section has requested a comprehensive traffic impact study to address the following issues:

- review of existing traffic operations and examine potential future deficiencies (5 year planning horizon) and possible improvements to the surrounding road network (e.g. requirement of dedicated right turn/left turn lane at the Proposed Access/Vellore Woods Blvd);
- determine if possible all-way stop controls meet the Provincial all-way stop warrant at Vellore Woods Boulevard/ Hawkview Boulevard;
- cut-through traffic survey and impact on adjacent residential community due to potential traffic delay at signalized intersection;
- complete analysis to quantify the operational impact on existing intersections (signalized and non-signalized intersections) due to additional traffic of the proposed development;
- vehicles queuing analysis at Vellore Woods Boulevard/ Rutherford Road; and,
- a Travel Demand Management program should also be included in the report; the number of single occupancy vehicles can be reduced with the TDM strategies.

The applicant is required to submit this traffic impact study to be approved by the Vaughan Development/Transportation Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. The recommendations contained in the final approved document shall be implemented by the applicant. A condition to this effect has been included in the recommendation of this report

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that cash-in-lieu of parkland dedication has been paid in accordance with Section 42 of the Planning Act and the City's "Cash-in-Lieu of Parkland Policy".

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 has reviewed the applications and has no objections to its approval.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.11.011 to remove the Holding Symbol "(H)" on the subject lands, and Site Development File DA.11.032, in accordance with the policies of the Official Plan, Zoning By-law 1-88, and comments from City Departments, and the area context. The Development Planning Department is generally satisfied with the two proposed multi-unit commercial buildings and one Day Nursery building with outdoor play area, subject to minor red-lined revisions. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application to remove the "H" Holding provision and the Site Development Application, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Building "A"
6. Red-Lined Elevations - Building "B" & Proposed Pylon Sign
7. Red-Lined Elevations - Building "C"

Report prepared by:

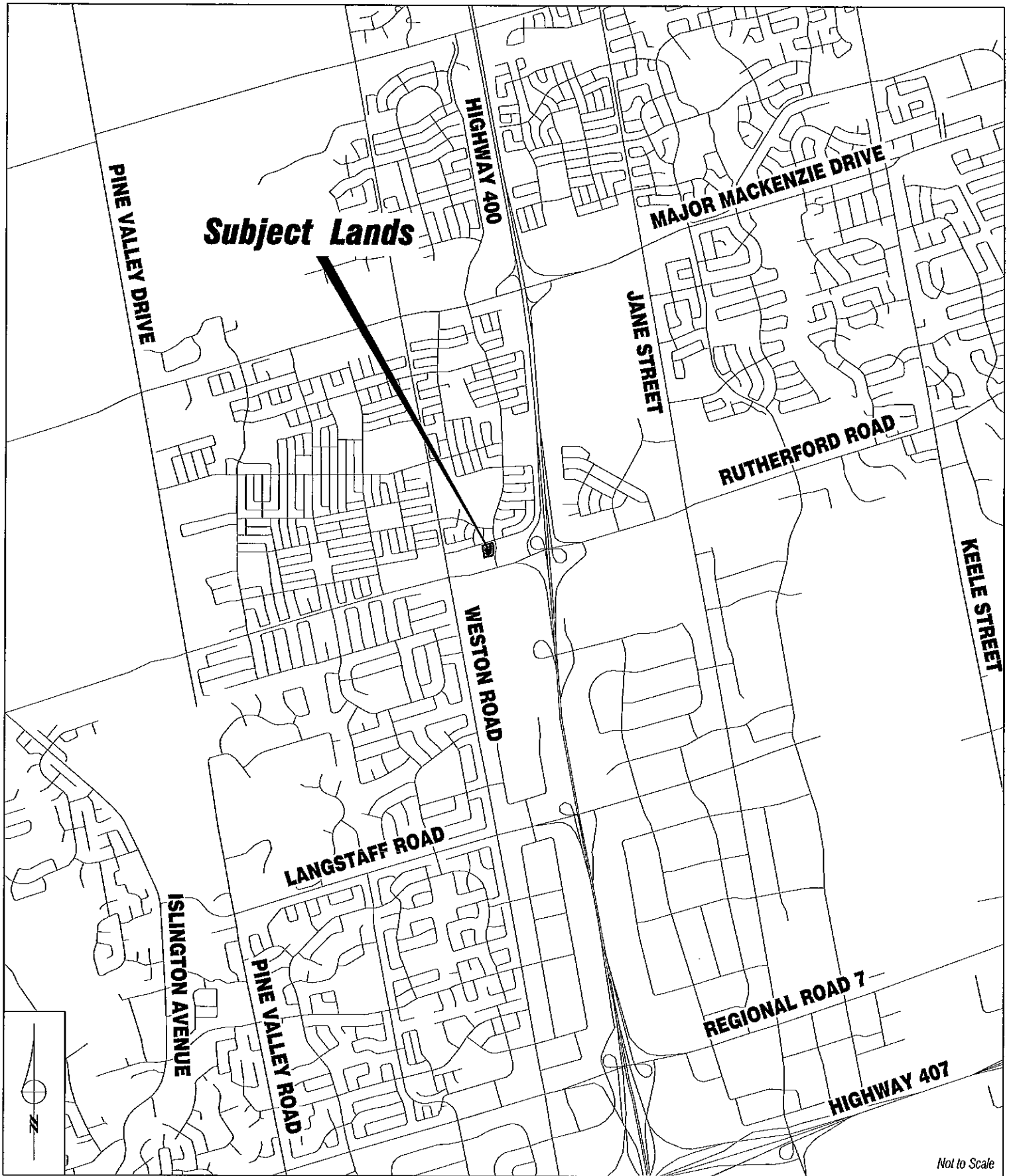
Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

LOCATION:
Part of Lot 16, Concession 5

APPLICANT:
The Sun Valley Group Limited

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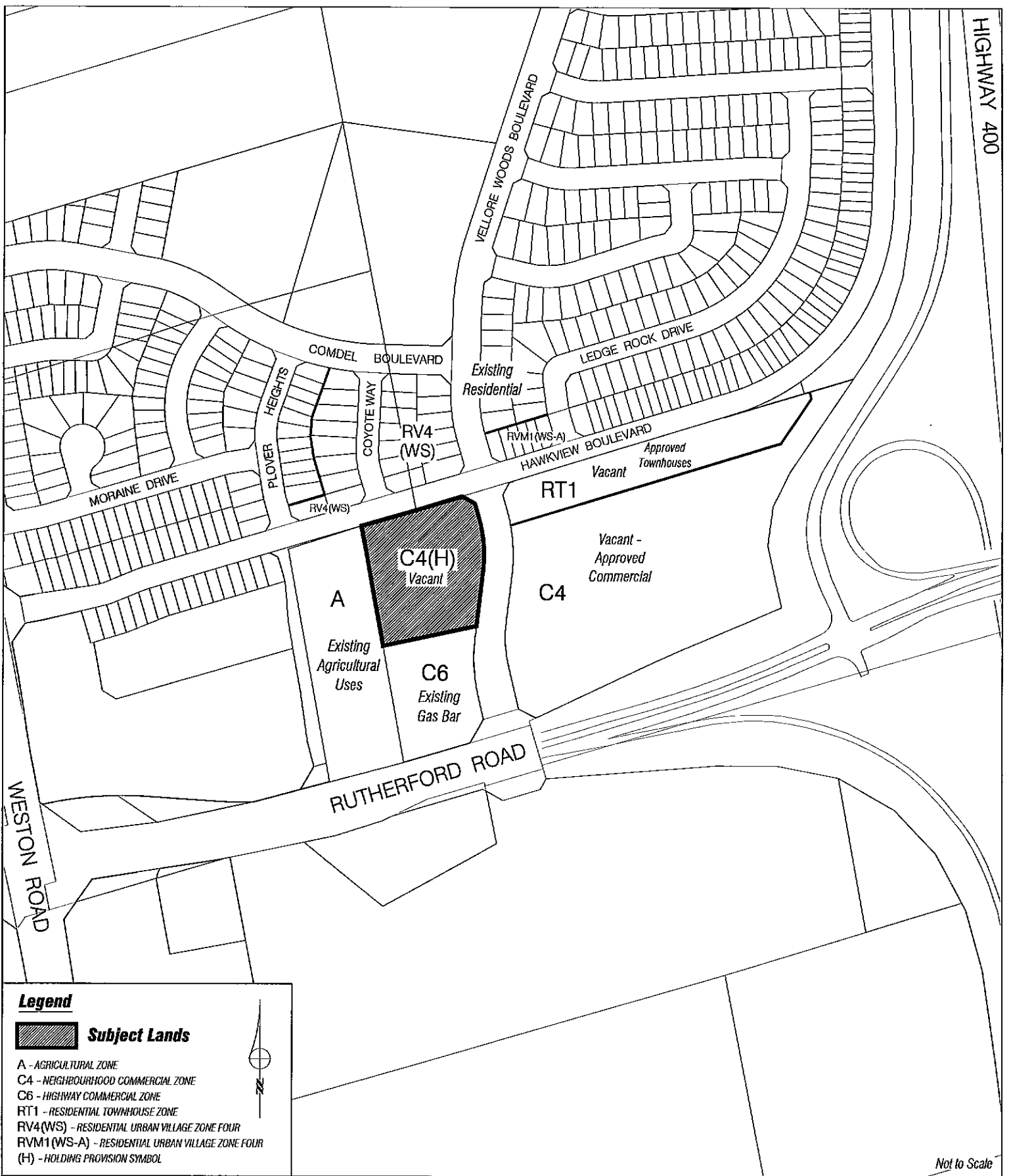


Attachment

FILE:
DA.11.032 / Z.11.011

DATE:
July 6, 2011

1



Legend

 **Subject Lands**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(WS-A) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- (H) - HOLDING PROVISION SYMBOL



Not to Scale

Location Map

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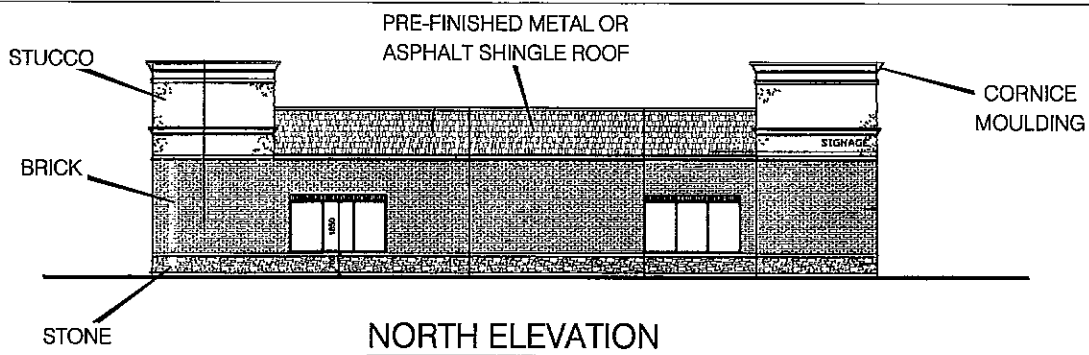


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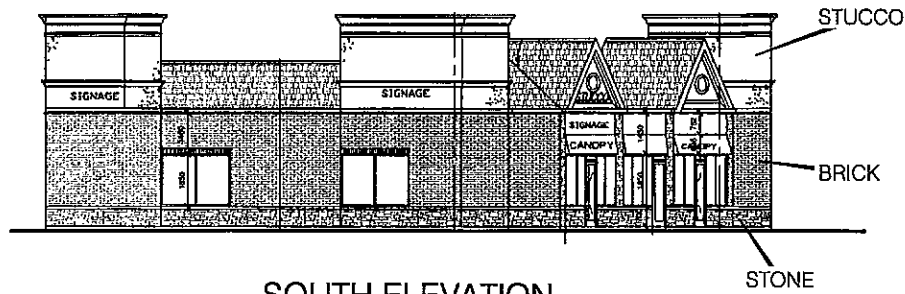
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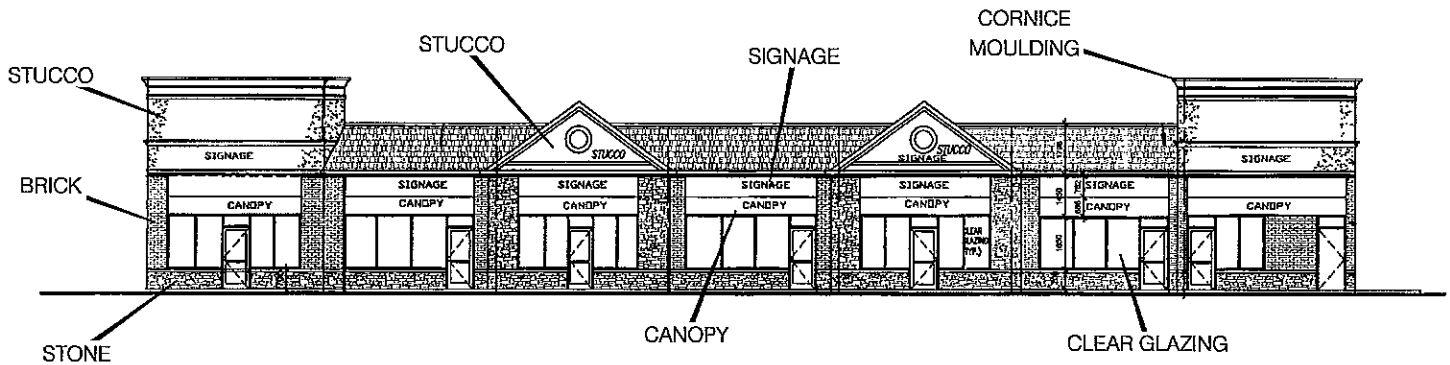
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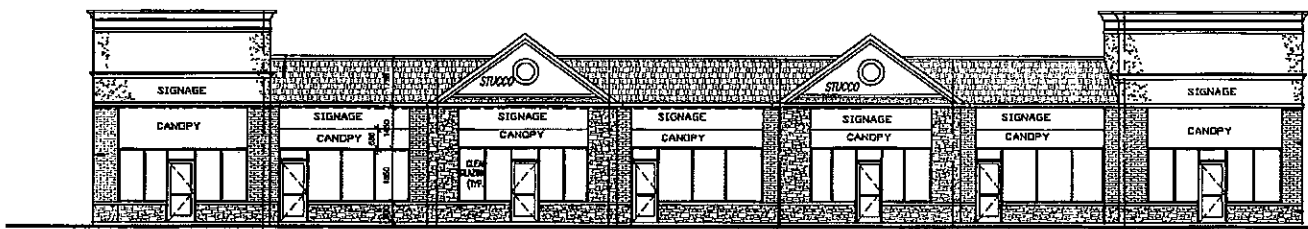
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION (FACING VELLORE WOODS BOULEVARD)



WEST ELEVATION

Subject Land

Not to Scale

Elevations - Building 'A'



Attachment

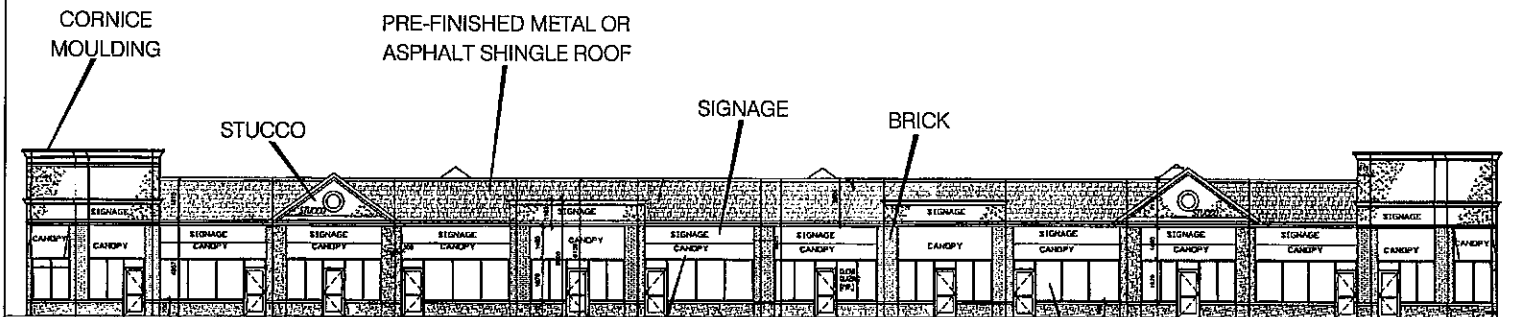
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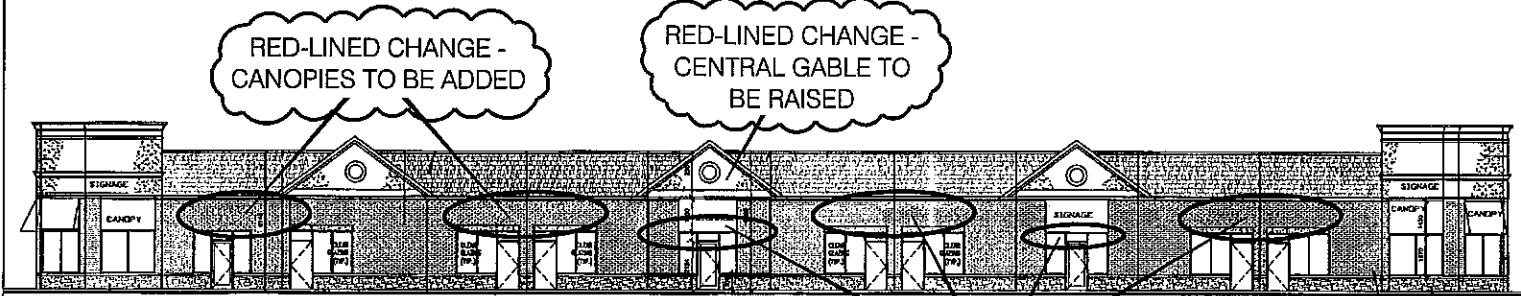
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APPLICANT:
The Sun Valley Group Limited

LOCATION:
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SOUTH ELEVATION



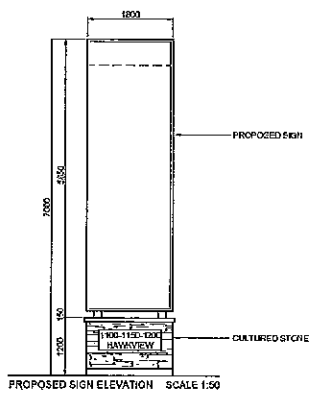
NORTH ELEVATION (FACING HAWKVIEW BOULEVARD)



EAST ELEVATION (FACING VELLORE WOODS BOULEVARD)



WEST ELEVATION



PROPOSED PYLON SIGN

Not to Scale

Red-Lined Elevations - Building 'B' & Proposed Pylon Sign



Attachment

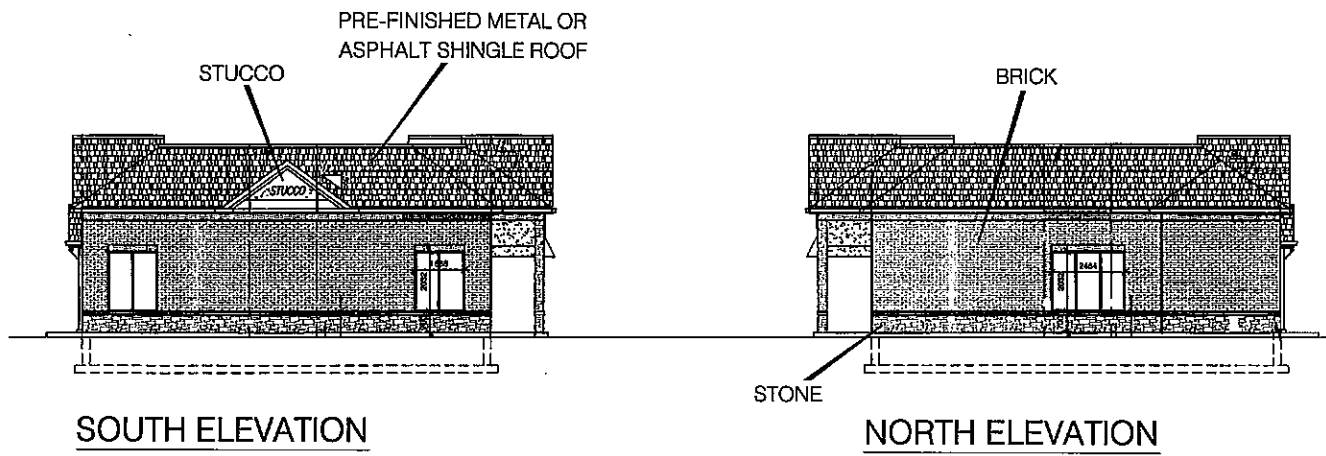
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DATE: July 6, 2011

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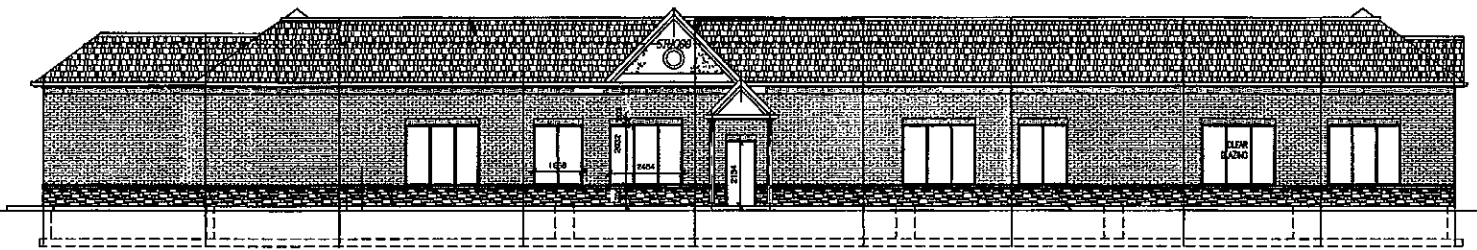
APPLICANT: The Sun Valley Group Limited
 LOCATION: Part of Lot 16, Concession 5

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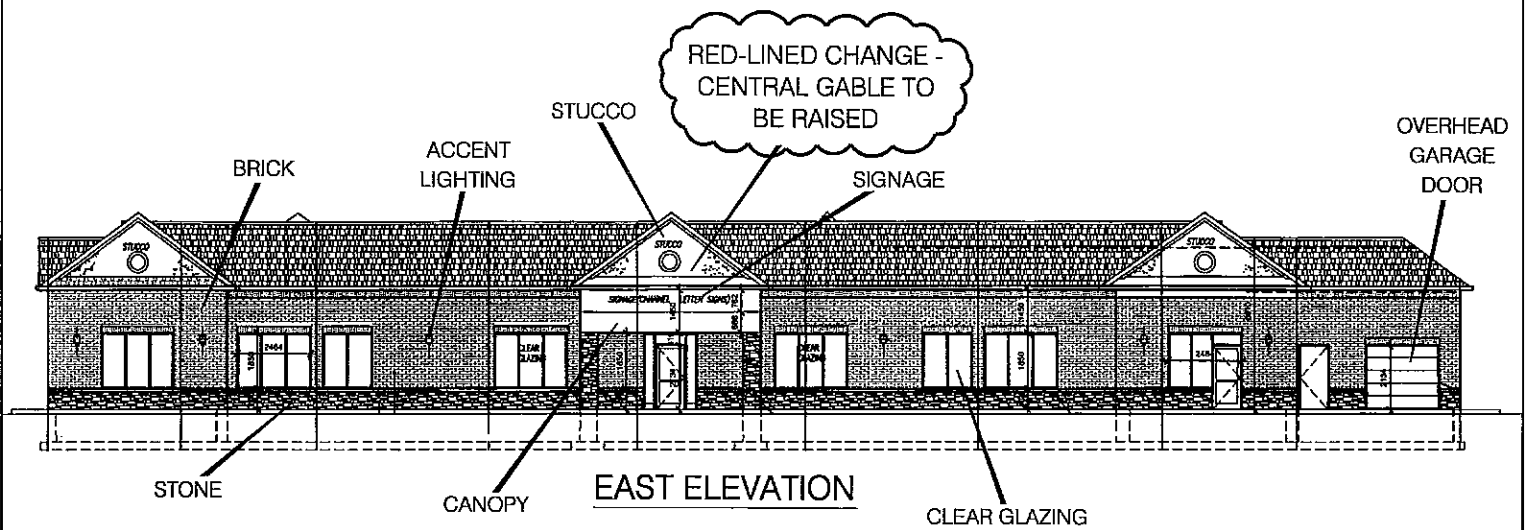


SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

Red-Lined Elevations - Building 'C'



Attachment

APPLICANT:
The Sun Valley Group Limited

LOCATION:
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FILE:
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DATE:
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