

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 16, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

16

**SITE DEVELOPMENT FILE DA.13.025
JANET MORSE (2164478 ONTARIO LTD.)
WARD 5 - VICINITY OF CENTRE STREET AND YONGE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.025 (Janet Morse (2164478 Ontario Ltd.)) BE APPROVED, to permit a 68.06 m², one-storey addition to the existing commercial building on the subject lands shown on Attachments #1 and #2, in the manner shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the amending Site Plan Agreement:
 - i) the final grading plan and stormwater management brief shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - ii) the Owner shall satisfy all requirements of the Vaughan Cultural Services Division.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- i) high efficiency water heater and furnace;
- ii) operable windows for ventilation and light;
- iii) two stream garbage and recycling waste disposal;
- iv) drought tolerant plant material; and,
- v) permeable brick pavers for the walkway.

Economic Impact

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

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Purpose

The Owner has submitted Site Development File DA.13.025, to permit a 68.06 m², one-storey building addition on the north side of the existing commercial building located at 24 Centre Street as shown on Attachments #3 to #5. The Owner proposes to demolish 43.39 m² of existing building area to accommodate the building addition.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Centre Street, west of Yonge Street (24 Centre Street). The existing commercial property has 59.66 m of frontage on Centre Street and a depth of 40.25 m. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are located within the Village of Thornhill Heritage District and designated “Low Density Residential” by in-effect OPA #210 (Thornhill Community Plan); and, “Low Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. OPA #210 permits business and professional offices, and/or retail commercial uses on properties that are designated “Low Density Residential” and within the Village of Thornhill Heritage District. The proposal conforms to the Official Plans.

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88 and subject to Exception 9 (41), which permits a business, or professional office and a photography studio on the subject lands. In addition, Exception 9(41) deems the properties located at 18, 24 and 34 Centre Street (the subject property and the lots on each side) as one lot for the purposes of zoning compliance (i.e: parking requirements, building setbacks, etc.). The proposal complies with Zoning By-law 1-88.

Site Plan Review

The subject lands are developed with a 1½ storey, 169.85 m² commercial building as shown on Attachment #3, which was approved by Vaughan Council on May 12, 2003 (File DA.03.013) and one Site Plan Agreement has been executed for the properties municipally known as 18, 24 and 34 Centre Street. The Owner is proposing to construct a one-storey 68.06 m² addition on the north side of the existing commercial building, as shown on Attachments #3 to #5. The Owner proposes to demolish the northerly 43.39 m² to accommodate the new 68.06 m² addition. Internal renovations will also be made to the building. The Owner proposes to remove two existing spruce trees and an existing hedge to accommodate a new walkway, a barrier free ramp, and new steps and landing that will provide access to a new easterly entrance, as shown on Attachments #3 to #5. No changes are being proposed to the existing parking area located at the rear of the building. The Vaughan Development Planning Department is satisfied with the proposed site plan.

Elevations

The proposed elevations are shown on Attachment #5, and include brick, operable windows framed with aluminum shutters, and asphalt shingles that match the existing 1 ½ storey building, and a new wood door (east elevation). The east elevation includes a barrier free ramp, and new

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steps with a landing, which will be constructed of wood. The existing signage in the front yard will remain unchanged. The Vaughan Development Planning Department is satisfied with the proposed building elevations.

Landscape Plan

The landscape plan consists of two deciduous red oak trees that will be planted on the west side of the new addition to replace two spruce trees and a hedge that will be removed on the east side of the existing building, as shown on Attachment #4. A proposed walkway will be constructed using brick pavers between 18 and 24 Centre Street. The Vaughan Development Planning Department is satisfied with the proposed landscape plan.

Heritage Conservation

The Vaughan Cultural Services Division has reviewed the application and provides the following comments:

1. The structure at 24 Centre Street is located in the Thornhill Heritage Conservation District and is therefore designated under Part V of the Ontario Heritage Act. The property is also listed in the City of Vaughan's Register of Property of Cultural Value.
2. All new construction, renovations, and alterations of the subject property require review by Cultural Services staff, a Heritage Permit, and approval from the Heritage Vaughan Committee, in addition to other applicable City permits.
3. Cultural Services staff submitted comments to the applicant on December 20, 2012, in response to a preliminary submission. The comments were addressed in the formal submission dated April 2, 2013. The application was considered by Heritage Vaughan Committee on April 17, 2013, and the following recommendation was adopted:

- "1) That Heritage Vaughan approve the proposed addition to 24 Centre Street subject to the following conditions:
 - i) That proposed building materials be reviewed and approved by Cultural Services staff.
 - ii) That the applicant submit detailed drawings to be reviewed by Cultural Services staff that clearly depict the details of the brickwork, windows, arches, shutters, accessibility ramp and doors.
2. That the applicant be advised that if there are any new changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided."

The Vaughan Cultural Services Division will continue to work with the Owner to finalize the details of the proposal. The Owner must satisfy all requirements of the Vaughan Cultural Services Division. A condition to this effect is included in recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposal and provides the following comments:

The Owner must submit a storm water management brief indicating that the proposed site plan will not affect the existing grades and/or drainage pattern, as well as, have no

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- i) adverse impact on the storm water management on the adjacent property, signed and sealed by a professional engineer.
- ii) The Owner must submit a grading plan that identifies construction limits, existing and proposed grades, and the location of the existing/proposed catchbasins.

The final plans and report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

- i) Lead and Promote Environmental Sustainability
The Owner will be incorporating the sustainable site and building features identified in this report.

The proposed development includes a two stream waste disposal system that will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy. The proposed landscape plan includes drought tolerant plant material and permeable brick pavers.
- ii) Preserve Our Heritage and Support, Diversity, Arts & Culture
The Owner is proposing to retain and upgrade the structure at 24 Centre Street which is designated under Part V of the Ontario Heritage Act and listed in the City of Vaughan's Register of Property of Cultural Value. The Vaughan Cultural Services Division and Heritage Vaughan Committee have reviewed the proposal and support the proposed development subject to the comments in this report.
- iii) Plan and Manage Growth & Economic Well Being

The proposed development implements the City's current Official Plan and the Vaughan Official Plan 2010. The proposal for a one-storey addition maintains the existing use on the property and the heritage character of the area.

Regional Implications

The application was circulated to the Region of York Transportation and Community Planning Department for review and comment. The Region has no objection to the approval of the application, as the subject property fronts onto a City road.

Conclusion

Site Development File DA.13.025 has been reviewed in accordance with OPA #210, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposal conforms to the Official Plan policies and Zoning By-law 1-88, and maintains the heritage character of the area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.025 to permit a 68.09 m² one-storey addition to the existing commercial building, subject to the conditions contained in this report.

Attachments

- 1. Context Location Map
- 2. Location Map

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3. Site Plan
4. Landscape Plan
5. Elevation Plan

Report prepared by:

Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE JUNE 11, 2013

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Recommendation

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5. Elevation Plan

Report prepared by:

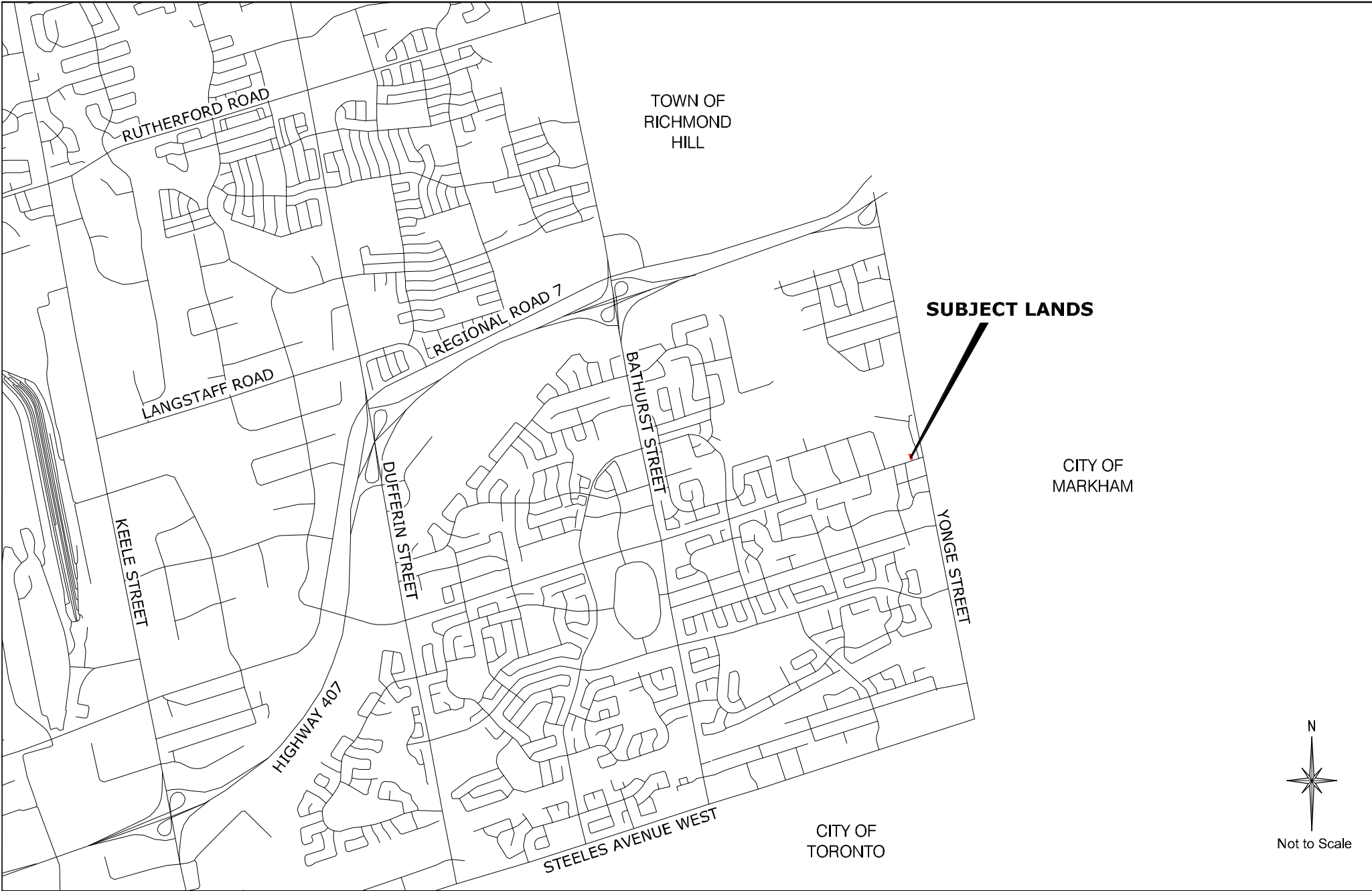
Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



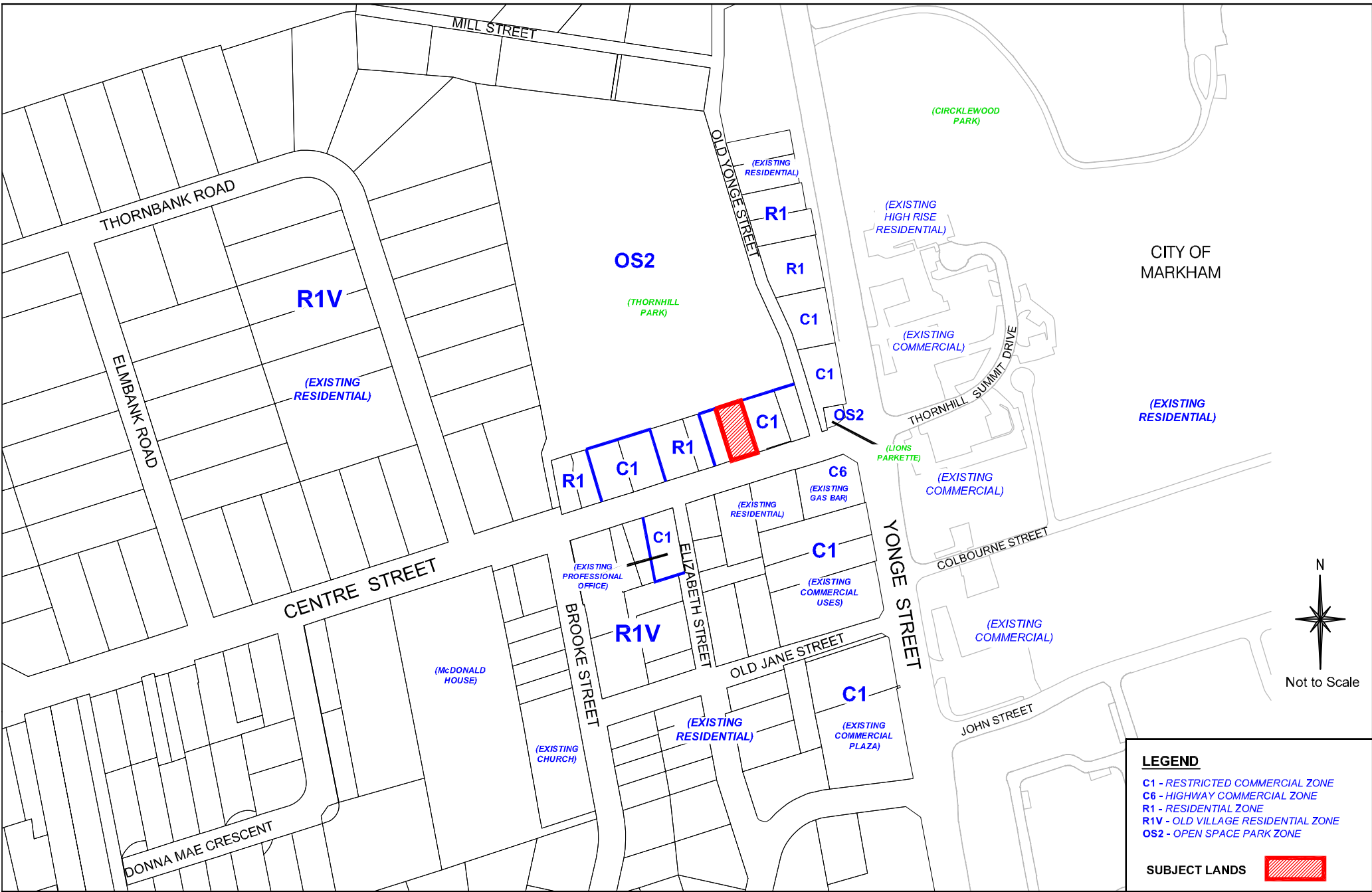
Context Location Map

Part of Lot 31,
Concession 1

Applicant:
JANET MORSE (2164478 ONTARIO LTD.)

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Location Map

Part of Lot 31,
Concession 1

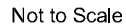
Applicant:
JANET MORSE (2164478 ONTARIO LTD.)

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Attachment
2

File: DA.13.025
Not to Scale
Date: June 11, 2013



Attachment 4

File: DA.13.025

Not to Scale

Date: June 11, 2013

Date: June 11, 2013



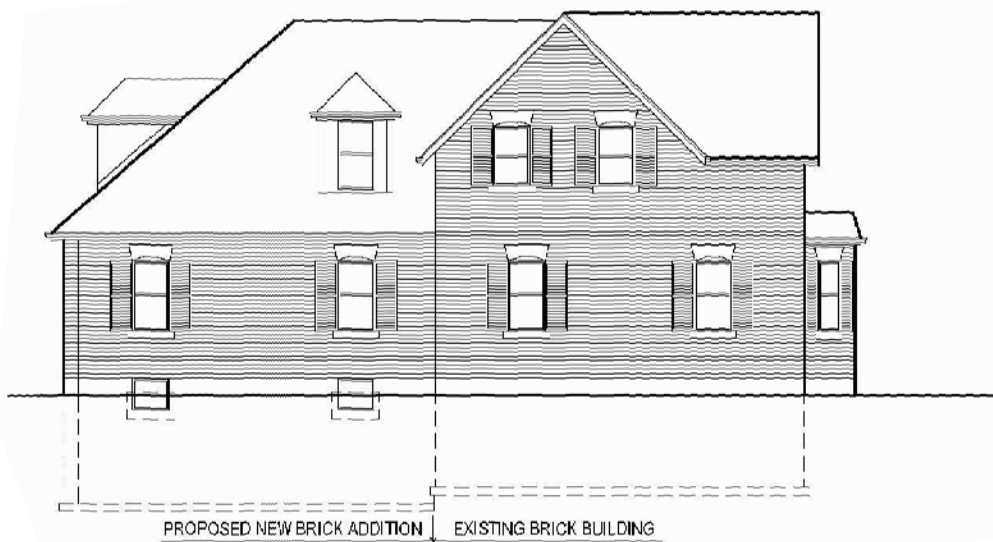
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FRONT (SOUTH) ELEVATION - FACING CENTRE STREET



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

*** MATERIALS TO MATCH
EXISTING HERITAGE BRICK**

Elevation Plan

Part of Lot 31,
Concession 1

Applicant:
JANET MORSE (2164478 ONTARIO LTD.)

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Attachment
5

File: DA.13.025

Not to Scale

Date: June 11, 2013