

COMMITTEE OF THE WHOLE JUNE 17, 2002

**SITE DEVELOPMENT FILE DA.01.087
ZONING BY-LAW AMENDMENT FILE Z.01.082
693359 ONTARIO LTD.
REPORT #P.2002.13**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.01.082 (693359 Ontario Ltd.) BE APPROVED, and that the implementing by-law:
 - a) rezone the subject lands to C1 Restricted Commercial Zone, limited to Business or Professional Office uses; and,
 - b) provide any necessary exceptions to implement the approved site plan, including reduced front yard, parking, landscape widths and driveway access.

2. THAT Site Development Application DA.01.087 (693359 Ontario Ltd.) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, including internal garbage storage redlined on Attachment '2', and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan, including a north/south sidewalk connection along the east side of the building, shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans, and stormwater management report shall be approved by the Engineering Department;
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and,
 - v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.
 - b) That the site plan agreement include the following provisions:
 - i) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - ii) the Owner shall dedicate any required road widenings, daylight triangles, 0.3m reserves, and easements free of all costs and encumbrances, to the appropriate agency or authority as required; and,

- iii) the Owner shall, upon future development of the adjacent lands to the north and south, acquire and/or grant from or to (as the case may be) any adjacent landowners all necessary cross-easements for the purpose of mutual internal driveway connections, in accordance with Official Plan Amendment #467, all required easements to be determined and in a form satisfactory to the City.
3. THAT the comprehensive conceptual design scheme to guide the evaluation of individual site developments for the lands between Regional Road #7 and Rockview Gardens Avenue, as shown on Attachment '6', BE APPROVED.

Purpose

On December 11, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C1 Restricted Commercial Zone, limited to Business or Professional Office uses.

A Site Plan Application was submitted in support of the rezoning for a two-storey, 1,670.7m² multi-unit office building, requiring exceptions to the C1 Zone standards.

Background - Analysis and Options

The subject lands are located on the east side of Keele Street, south of Regional Road #7, being Part of Lot 26 on Plan 2468 (7689 Keele Street), in Lot 5, Concession 3, City of Vaughan. The 0.36 ha site has 47.7m frontage on Keele Street, with a lot depth of 73.3m, and is developed with a detached dwelling. The surrounding land uses are:

- North - residential (R1V Old Village Residential Zone)
- South - residential (R1V Old Village Residential Zone)
- East - residential (R1V Old Village Residential Zone)
- West - Keele Street; prestige employment (EM1 Prestige Employment Area Zone)

On January 25, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, three responses have been received, with the following summarized comments:

- the Keele Street centre lane is partly designated as a left-turn lane for southbound traffic, but has evolved into a southbound express lane for traffic turning onto Jardin Drive;
- concern that the proposed office building will increase traffic and the risk of collision in the centre lane for northbound traffic turning left into 7622 Keele Street (opposite to the subject lands);
- suggest converting the centre lane into a continuous left-turn lane, serving northbound and southbound traffic, marked with effective signage;
- issues of noise, fumes, hours of operation, mechanical and storage facilities, servicing, lighting, parking, internal traffic circulation, orientation, drainage, fencing, and screening requirements will adversely impact the adjacent properties; and,
- the development must be of scale and form complimentary and compatible with the character of a low density residential community.

The recommendation of the Committee of the Whole on February 18, 2002, to receive the Public Hearing and forward a comprehensive report to a future Committee meeting; and, that Staff review the streetscape aspects on both sides of Keele Street from Jardin Drive to Regional Road #7, was ratified by Council on February 25, 2002.

Staff will be undertaking the streetscape review on both sides of Keele Street from Jardin Drive to Regional Road #7, under a separate report to a future Committee of the Whole meeting. Through this review, Staff will also request the Region of York Transportation and Works Department to undertake a comprehensive review of the traffic management issues affecting the Keele Street centre lane. This review includes lands that are external to the subject property, and therefore the separate report is necessary.

Official Plan

The subject lands are designated "*Commercial Area*" by OPA #467, which provides opportunities for business and professional offices, and compatible service commercial uses, limited to low parking and traffic generators, that serve the needs of the business and residential community. The proposed rezoning and site development conforms to the Official Plan.

Concept Plan

The policies of OPA #467 state that the building(s) shall be directed toward Keele Street, with parking to be oriented to the rear and side yards. Also, that a comprehensive conceptual design scheme to guide the evaluation of individual site developments within the area is to be submitted, for approval by Council, showing the ultimate development of a shared internal traffic, access, and parking system for the subject properties. The applicant has prepared a concept plan (Attachment '6') which has been found to conform to OPA #467.

The concept plan shows internal driveway connections for the 6 properties on the east side of Keele Street, between Regional Road #7 and Rockview Gardens Avenue, specifically 7651 to 7733 Keele Street. The driveway connections link the said properties, providing a right-in/right-out on Regional Road #7 and a full access to the signalized intersection at Rockview Gardens Avenue. The ultimate development of the shared internal access system, and the reduction of driveway accesses from 6 to 3, will assist in managing traffic movement on Keele Street.

Zoning

The subject lands are zoned R1V Old Village Residential Zone by By-law No. 1-88. The proposed rezoning to C1 Restricted Commercial Zone, limited to business or professional office uses would facilitate the construction of the two-storey, 1,670.7m² multi-unit office building.

By-law 1-88 defines a "Business or Professional Office" as: "the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic."

Given the nature of the uses outlined in the above definition, it is not expected that there will be excessive noise or odours generated, nor will the hours of operation adversely impact the adjoining residential community.

The following exceptions to the C1 Zone will be required to implement the site plan:

- minimum 7m front yard, whereas 9m is required;

- minimum 57 parking spaces, whereas 58 spaces are required;
- minimum 1.4m wide (north) and 0.2m wide (south) landscape strip, whereas 2.4m is required; and,
- a maximum driveway access of 9m, whereas 7.5m is permitted.

In view of the above, Staff is satisfied the proposed rezoning to the C1 Zone to permit business and professional offices is in conformity with the Official Plan. Similarly, the proposed exceptions to the C1 Zone Standards are appropriate in achieving the objectives of the Official Plan.

Site Design

The site plan consists of a two-storey, 1,670.7m² multi-unit office building. The building is oriented in a north/south direction, with the main entrance located close to the streetline of Keele Street, and the parking area located behind.

An externally screened garbage enclosure is located at the northeast corner of the building. Due to the proximity of the adjacent residential community, Staff recommends that the garbage enclosure be internalized, thereby eliminating any adverse impacts associated with external garbage areas (i.e. odours, pick-up noise, and unsightly and unkempt areas).

To ensure that the external lighting does not extend to the adjoining residential community, the final drawings must be consistent with the site plan agreement provision that requires all outside lighting to be directed downward and inward from adjacent land uses and public streets. If, in the opinion of Vaughan Engineering Department or other authorities having jurisdiction over adjacent residential areas and public streets, lighting shields are necessary to stop direct peripheral lighting to such areas and streets, then the Owner shall erect same forthwith.

Parking/Access

Vehicle access to the site is from a full movement driveway on Keele Street with future driveway connections proposed at the rear of the site, which will eventually link with the adjoining properties to the north and south. Arrangements will be made through the site plan agreement, and a Committee of Adjustment application if necessary, to secure any required easements for shared driveway and aisles.

There are two sidewalk connections from Keele Street leading to an internal north/south sidewalk connection along the front (west side) of the building, with links to the three doorway entrances to the building. There are three additional doorway entrances at the rear of the building (east side), providing direct access to the parking lot.

By-law 1-88 requires a minimum of 58 parking spaces (3.5 spaces/100m² of GFA), whereas 57 spaces have been provided, including 1 barrier free parking space. Staff has no objection to this reduction, and can support the proposed zoning exception.

The Engineering Department and the Region of York Transportation and Works Department shall approve the access on Keele Street, and on-site vehicular circulation.

Building Elevations

The two-storey office building consists of a reddish brown toned brick facade, including a band of dark brown brick between the first and second floor double glazed windows set in pre-finished aluminum. Two decorative wood window projections are located on the second floor of both the west and east elevations, providing cover for the door entrances. A brown coloured, asphalt shingled, pitched roof covers the rooftop mechanical units.

Staff is of the opinion that the two-storey building elevations, including the pitched shingled roof, incorporates a residential design, and is complimentary to and compatible with the character of the existing low density residential community. The final elevations must be to the satisfaction of the Community Planning and Urban Design Departments.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous trees along Keele Street, with additional shrubs, bushes, planting beds and sod areas along all four sides of the building. A concrete walkway provides pedestrian access between the front and rear of the building. Staff has redlined the landscape plan to continue the walkway connection along the east side of the building, which would link each of the access doors.

A 1.8 metre high wood privacy fence is proposed for the north, south and east property lines, and includes landscape buffers consisting of shrubs and bushes. The final landscape plan must be to the satisfaction of the Urban Design Department.

Servicing

The site has access to hydro, water, and sanitary and storm sewers. The Applicant has submitted detailed engineering drawings, including site servicing and grading plans and a stormwater management report, which must be approved by the Engineering Department.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Conclusion

Staff has reviewed the Site Plan and Zoning By-law Amendment applications, and the conceptual design scheme for the area, in accordance with the Official Plan, and have no objections to their approval. The proposed rezoning to C1 Restricted Commercial Zone, limited to a business or professional office use only, would facilitate the development of the two-storey, 1,670.7m² multi-unit office building. Staff is satisfied that the proposed rezoning and exceptions to the C1 Zone standards are appropriate in achieving the objectives of the Official Plan.

The streetscape review of both sides of Keele Street from Jardin Drive to Regional Road #7, a separate request by Council at the public hearing for this item, will be forwarded by Staff in a report to a future Committee of the Whole meeting. Through this review, Staff will also request the Region of York provide a comprehensive review of the traffic management issues affecting the Keele Street centre lane.

Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan, as redlined
4. Elevations (east and west)
5. Elevations (north and south)
6. Keele Street/Regional Road #7 Concept Plan

Report prepared by:

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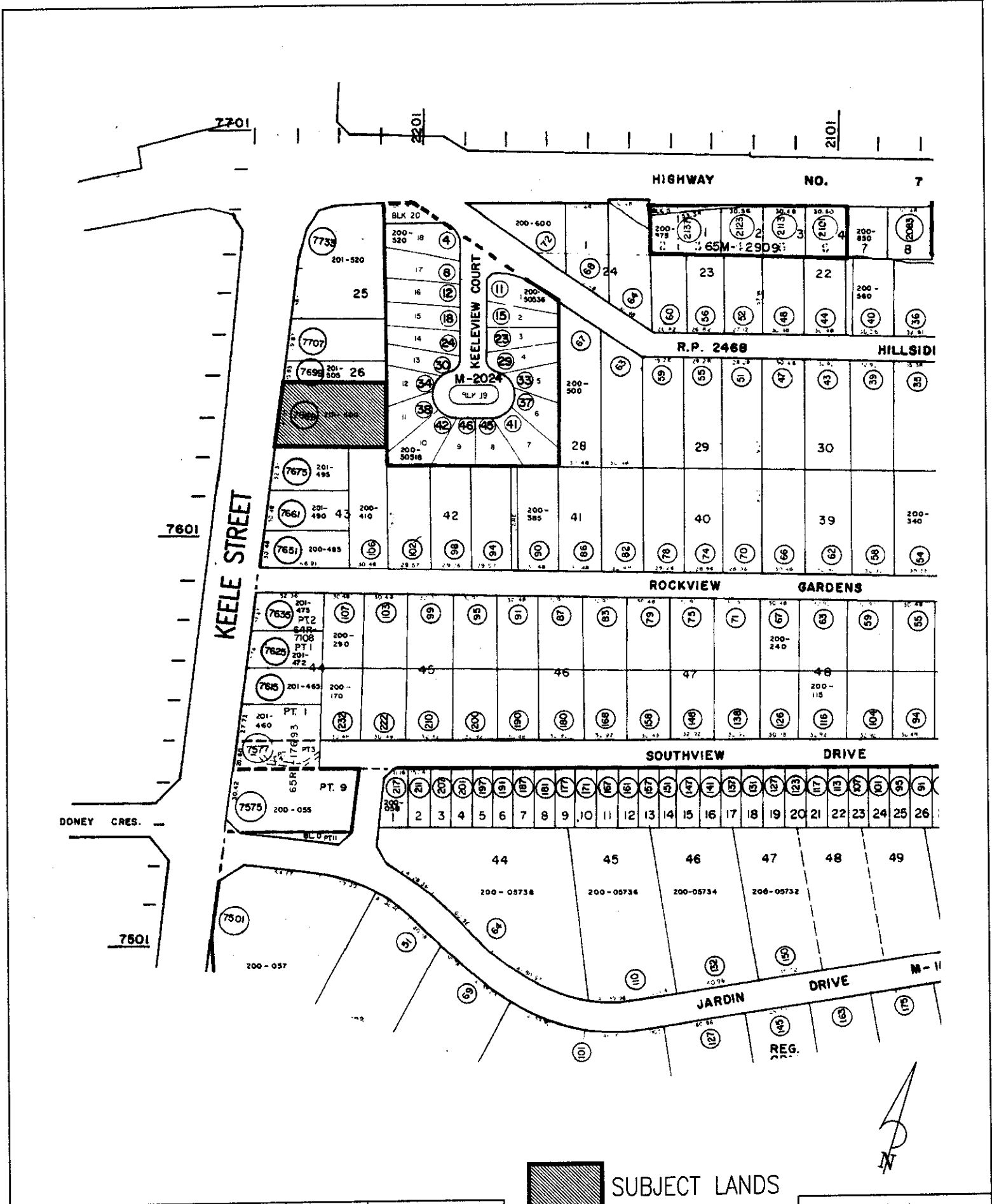
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
DA.01.087	Part Lot 5, Con. 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

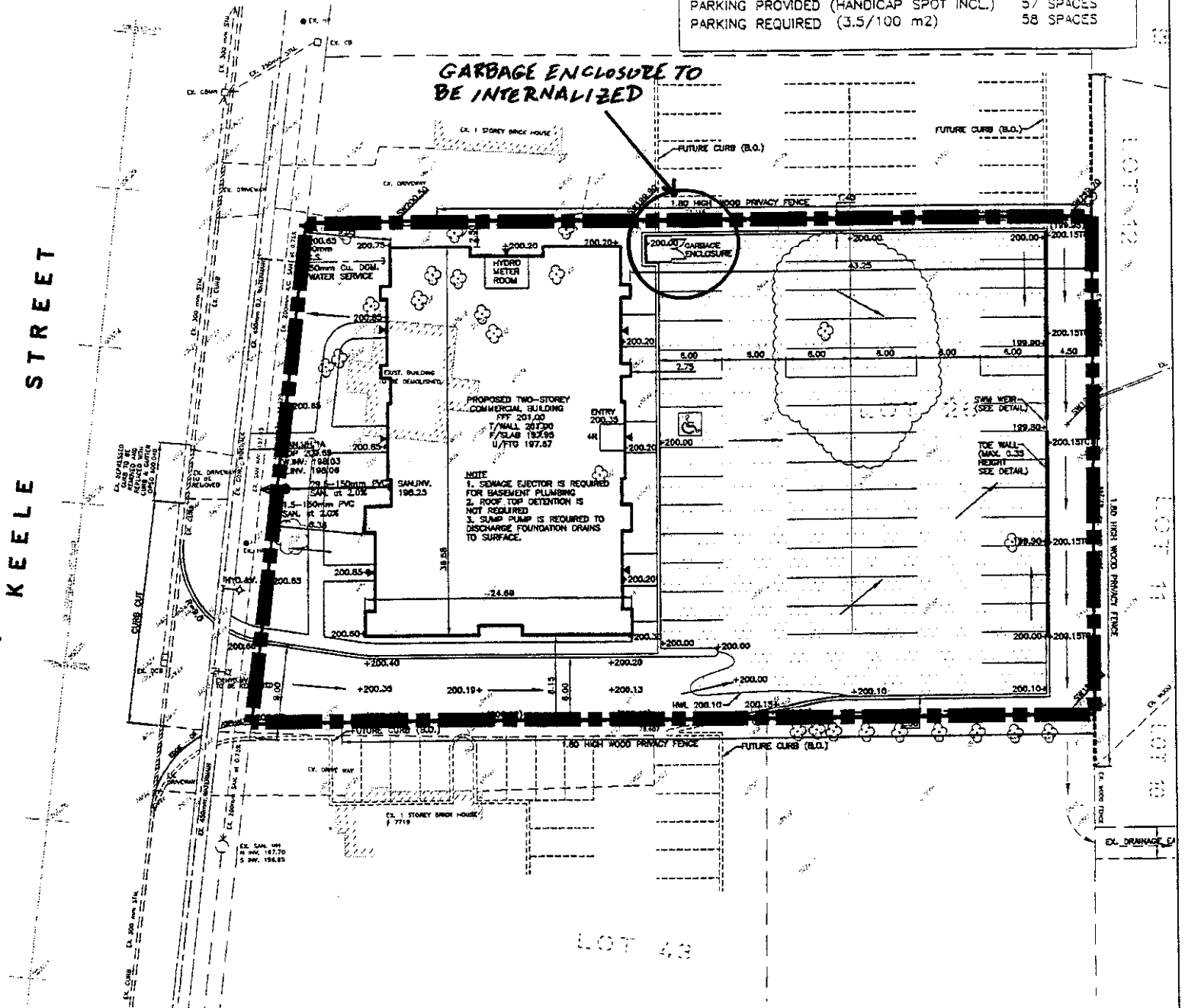
APPLICANT:
693359 ONTARIO LIMITED

DATE:	12/18/2001
SCALE:	NOT TO SCALE

 SUBJECT LANDS

SITE DEVELOPMENT

SITE AREA	3,589 m ²	
BUILDING G.F.A.	1,670.7 m ²	
BUILDING AREA	835.4 m ²	
LOT COVERAGE	(835.4 m ²)	23.3 %
LANDSCAPED AREA	(905.6 m ²)	25.2 %
PAVING AREA	(1,848.0 m ²)	51.5 %
PARKING PROVIDED (HANDICAP SPOT INCL.)	57 SPACES	
PARKING REQUIRED (3.5/100 m ²)	58 SPACES	

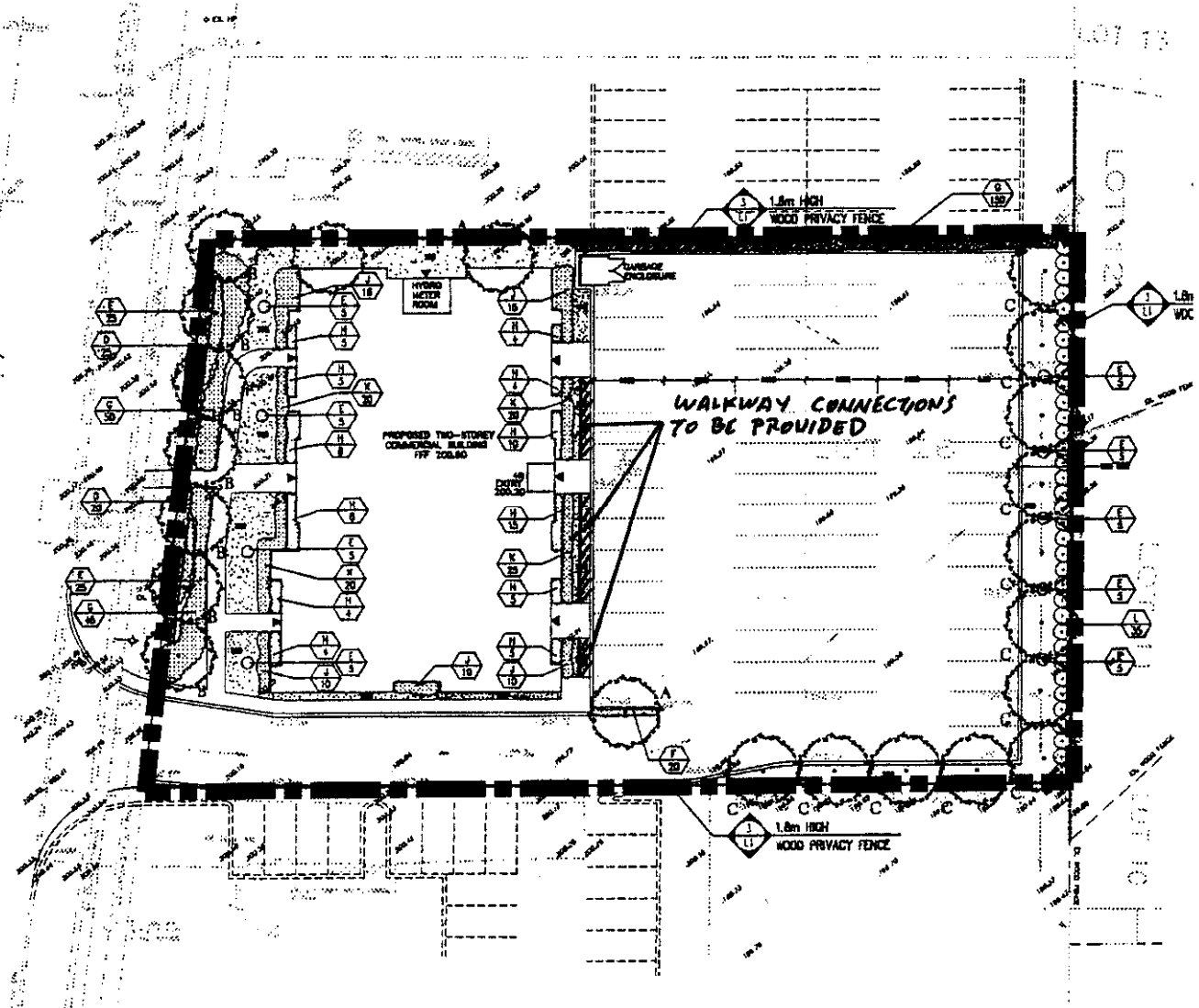


ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:	DATE: 05/27/2002	
DA.01.087	Part Lot 5, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: 693359 ONTARIO LIMITED
		SCALE: NOT TO SCALE	

KEELE STREET

LOT 13



■■■■■■■■■■ SUBJECT LANDS



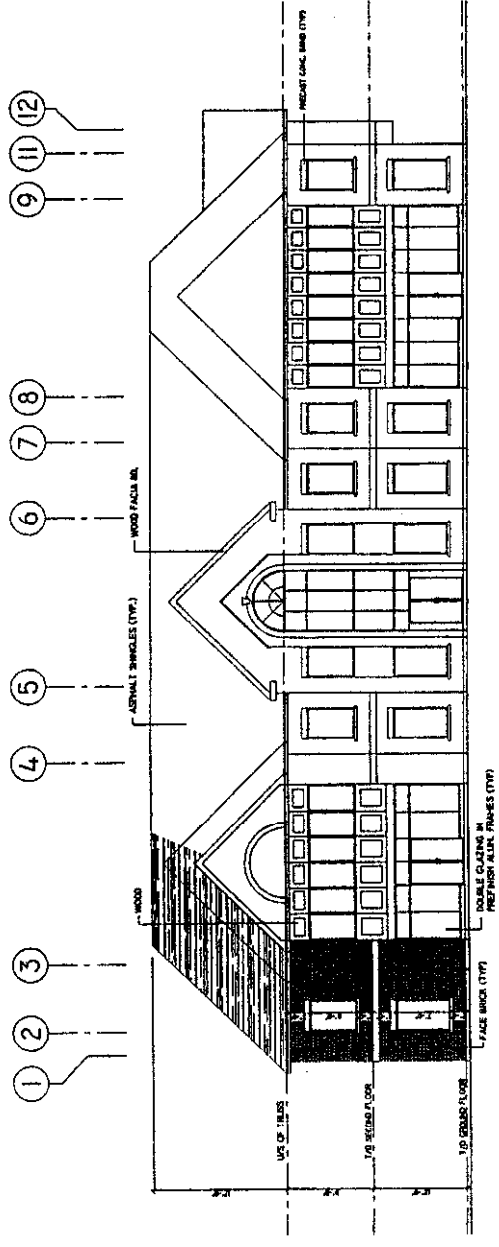
ATTACHMENT '3'
LANDSCAPE PLAN

FILE #:	REPORT #:
DA.01.087	Part Lot 5, Con. 3

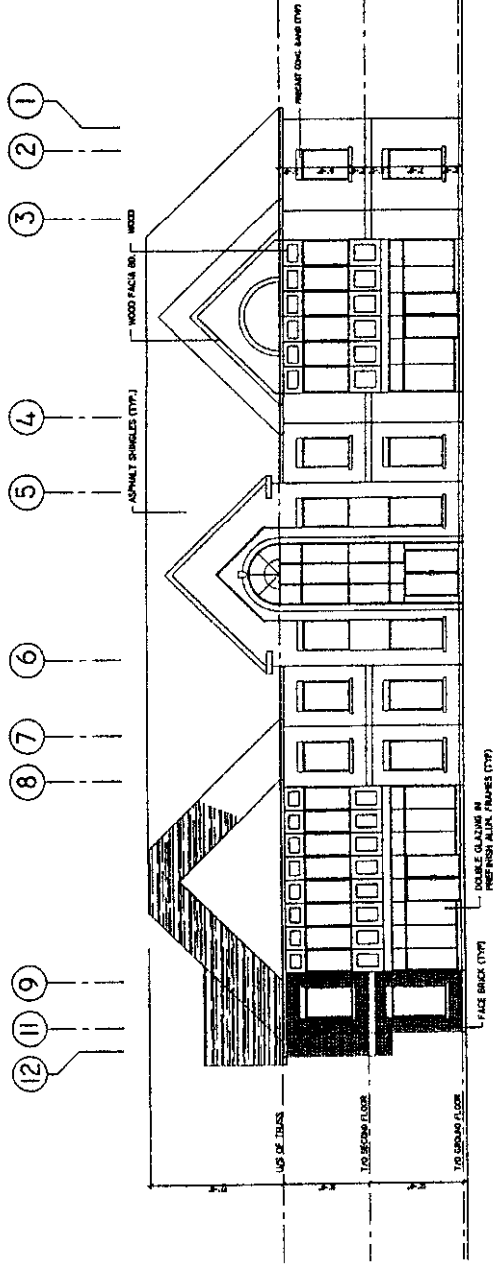
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
693359 ONTARIO LIMITED

DATE:	05/27/2002
SCALE:	NOT TO SCALE



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

**ATTACHMENT '4'
ELEVATIONS**

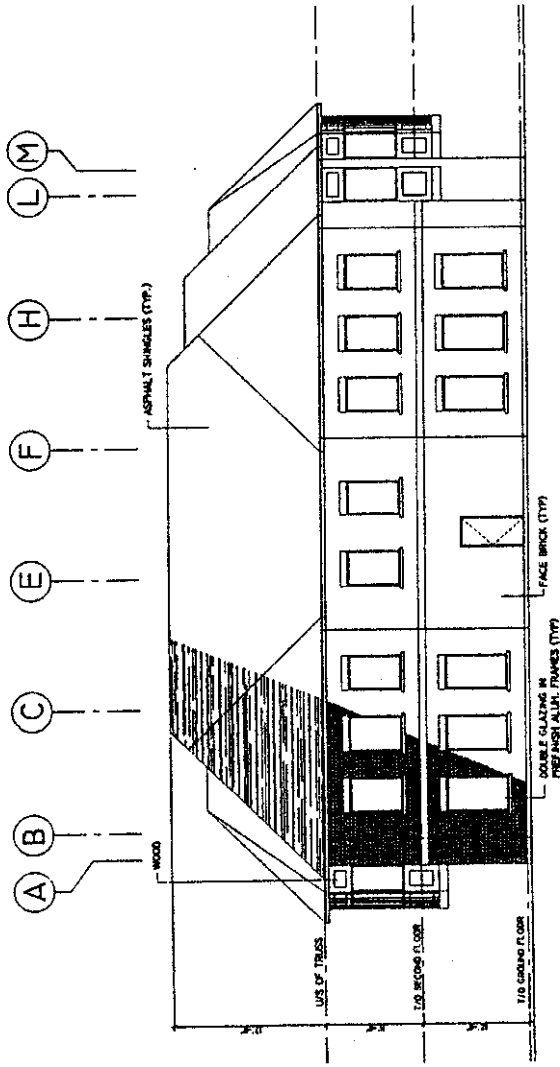
FILE #: DA.01.087

REPORT #:
LOCATION:
Part Lot 5, Con. 3

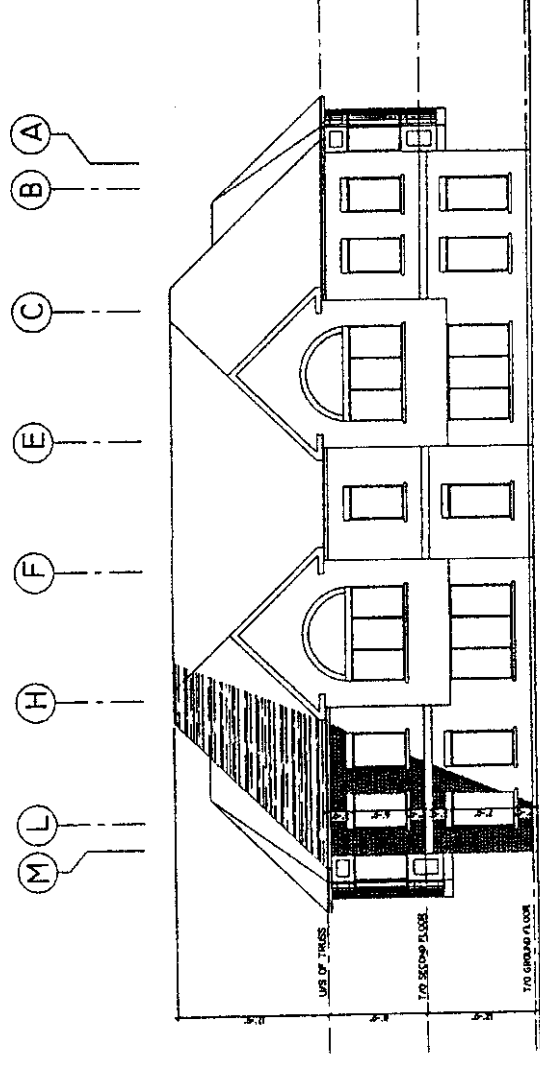
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
693359 ONTARIO LIMITED

DATE: 05/27/2002
SCALE: NOT TO SCALE



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

**ATTACHMENT '5'
ELEVATIONS**

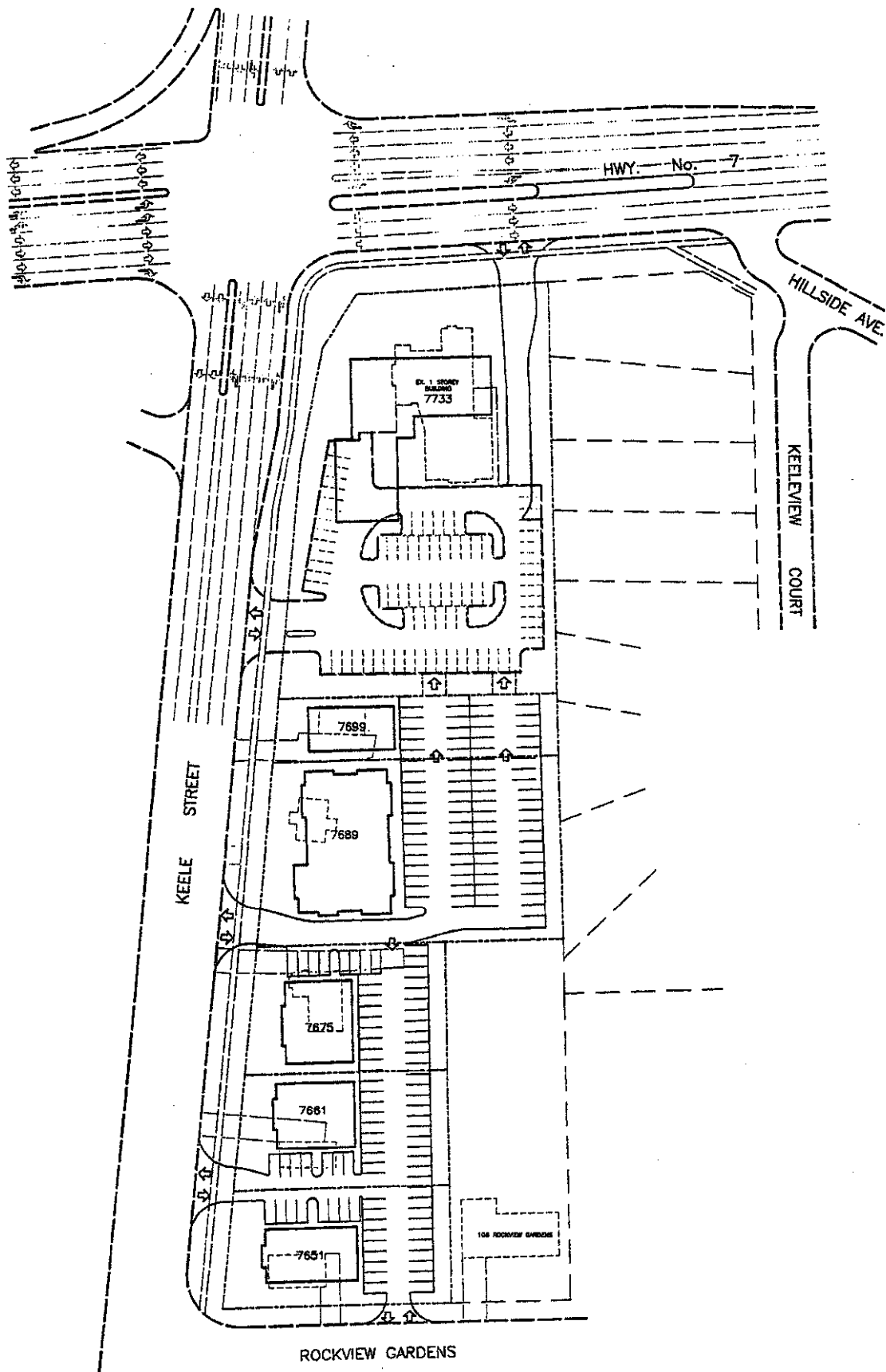
FILE #: DA.01.087

REPORT #:
LOCATION:
Part Lot 5, Con. 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
693359 ONTARIO LIMITED

DATE: 05/27/2002
SCALE: NOT TO SCALE



ROCKVIEW GARDENS

ATTACHMENT '6' KEELE ST. / REGIONAL ROAD #7 CONCEPT PLAN	FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 05/27/2002
	DA.01.087	Part Lot 5, Con. 3		APPLICANT: 693359 ONTARIO LIMITED