

**COMMITTEE OF THE WHOLE JUNE 16, 2003**

**ZONING BY-LAW AMENDMENT FILE Z.03.023  
SITE DEVELOPMENT APPLICATION FILE DA.99.093  
1366950 ONTARIO LIMITED  
REPORT #P.2003.33**

**Recommendation**

The Director of Community Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) BE APPROVED, and that the implementing by-law:
  - a) rezone the southerly portion of the subject lands to C7 Service Commercial Zone, with the exception of a banquet hall and limiting the number of eating establishments to one (1) per commercial building;
  - b) include the following exceptions on the entire property, and any necessary exceptions to implement the approved site plan:
    - a minimum 4.5m wide landscape strip and front yard adjacent to the office building on Regional Road 27, and a 6m landscape strip and front yard along the remainder of the frontage;
    - a minimum 12m rear yard;
    - a reduction to a minimum 267 parking spaces for the entire site;
    - no loading spaces required for the office building;
2. That should Council concur, the following resolution be adopted:

“THAT Council deems that the exceptions to Zoning By-law Amendment File Z.03.023 (1366950 Ontario Limited) for rear yard, front yard and loading space requirements is minor and that a further Public Hearing is not required.”
3. THAT Site Development Application DA.99.093 (1366950 Ontario Limited) BE APPROVED, subject to the following conditions:
  - a) That prior to the registration of the site plan agreement:
    - i) the final site plan and building elevations shall be approved by the Director of Community Planning;
    - ii) the final site grading and servicing, stormwater management, future access connections and on-site vehicular circulation, shall be to the satisfaction of the Engineering Department;
    - iii) access to Regional Road 27 and the proposed landscaping within the Regional transportation and Works Department; right-of-way shall be to the satisfaction of the Region of York
    - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department; and
    - v) the requirements of Vaughan Hydro Distribution Inc. shall be satisfied;

- b) That the site plan agreement shall contain the following provisions:
- i) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands 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 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, and all required easements to be determined and in a form satisfactory to the City.

**Purpose**

On March 18, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the southerly portion of the subject lands (0.86 ha) from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone. The application also proposes exceptions to the zoning standards to permit a reduction in the minimum landscape width adjacent to Regional Road 27 from 9m to 4.5m, and a reduction to a minimum 267 parking spaces for the entire site.

On May 16, 2003, the Owner submitted revised drawings for site plan application DA.99.093, for two multi-unit service commercial buildings and a one-storey office building, as follows:

Building 'A' (2 storey office):	1140.24m
Building 'B':	1823.82m
Building 'C':	<u>2364.74m</u>
Total Gross Floor Area:	5328.8m
Proposed Parking:	267 spaces

**Background - Analysis and Options**

The site is located on the west side of Regional Road 27, north of Regional Road 7, in Lot 6, Concession 9, City of Vaughan. The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone (south portion) and C7 Service Commercial Zone (north portion) by By-law 1-88, subject to Exception 9(1126). The lands are also subject to an approved Block Plan for the Vaughan West Corporate Business Park.

The 1.66 ha rectangular-shaped site has 221m frontage on the west side of Regional Road 27 and a depth of 77.5m, and is vacant. A full access has been constructed on Regional Road 27 at the mid-way point of the subject lands. The surrounding land uses are:

- North - vacant employment lands (C7 Service Commercial Zone)
- South - vacant employment lands (C7(H) Zone)
- East - Regional Road 27; employment (EM1 Prestige Employment Area Zone and C6 Highway Commercial Zone)
- West - vacant employment lands (EM2 General Employment Area Zone)

## Public Hearing

On April 11, 2003, a notice of Public Hearing was mailed to all property owners within 120m of the subject site. In a letter dated May 8, 2003, the solicitor on behalf the property owner to the north of the subject lands, advised of concerns with respect to the proposal. On June 2, 2003, a landowner further to the north advised of their objection with respect to the size of the parcel proposed for service commercial use, particularly when combined with the area of the abutting C7-Zoned lands.

Further to the notice of Public Hearing, additional exceptions to the By-law have been found based on the latest site plan, including a reduced rear yard of 12m, whereas 22m is required; a 4.5m front yard, whereas 9m is required; and no loading spaces for the office building, whereas one loading space is required. These exceptions were not specifically considered at the public hearing, but are considered minor and not requiring a further public hearing. A resolution in this regard has been provided in to the recommendation of this report.

The recommendation of the Committee of the Whole on March 3, 2003, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on March 17, 2003.

## Official Plan

The subject lands are designated "Prestige Area" by OPA #450, and subject to the "Service Node" policies. The land use policies for Service Nodes, applicable to this site, are as follows:

- Service Nodes shall generally be located at intersections of arterial and/or collector roads. Other areas that are conveniently located, or are predominantly devoted to another use, such as an office complex, hotel or retail warehousing, may also be considered;
- prior to approving an application to permit a service node, the approval of an urban design plan and traffic impact study may be required;
- the maximum area of a service node shall be approximately 1.2 ha; a service node may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing; and
- uses permitted shall be for the day-to-day convenience and service needs of businesses, industries and their employees; retail uses which service the convenience needs of employees (i.e convenience retail store or pharmacy) and the needs of business (i.e business supplies) are considered to conform; the detailed range of uses shall be established in the zoning by-law.

The southerly 0.86 ha portion that is subject to the rezoning, is conveniently located, and connects the properties at the Highway #27 intersections at Regional Road 7 and Zenway Boulevard. The development of the entire 1.66 ha site includes a two-storey office building, which is one of the predominant uses indicated in the Official Plan that supports a service node area in excess of 1.2 ha. The proposed C7 Zone is consistent with the existing zoning immediately to the north and south of the subject lands, and would be compatible with the surrounding employment and service commercial land uses. The applicant would be required to satisfy the appropriate authority on all traffic and access requirements. The Region of York has conditionally approved and constructed a full access onto Regional Road 27, and requires an internal driveway interconnection with the service commercial lands to the south. The approved Block Plan for the Vaughan West Corporate Business Park would allow for the proposed office and commercial uses.

The proposed C7 Zone and site plan would conform to the land use requirements in OPA #450 for Service Nodes and with the approved Block Plan for the Vaughan West Corporate Business Park.

### Zoning

The north portion of the subject lands is zoned C7 Service Commercial Zone and the south portion is zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1126). The application proposes to rezone the south portion to a C7 Zone, with the exception of a banquet hall and limiting the number of eating establishments to one (1) per commercial building, together with exceptions necessary to implement the proposed site plan.

The following exceptions to the by-law are proposed to implement the site plan:

- a minimum 4.5m wide landscape strip and front yard along Regional Road 7, whereas 9m is required
- a minimum 12m rear yard, whereas 22 m is required
- a reduction to a minimum 267 parking spaces for the entire site, whereas 292 spaces are required - 8.6% deficiency)
- no loading spaces for the office building, whereas one loading space is required

The Urban Design Guidelines for this area, dated March 10, 2000, together with the site-specific Exception (1126) of By-law 1-88, require a 9m wide landscape strip adjacent to Regional Road 27. The Owner has met with City Staff in working towards a satisfactory site design. Staff supports a reduction to the landscape strip and to the rear and front yard requirements, given the shallow depth of the lot and the wide boulevard area between the front property line and the roadway, provided that additional landscaping is provided within the Regional Road 27 right-of-way. Further, relief to the front yard and landscape strip would allow the development, in particular the office building, to be closer to Regional Road 27, which would achieve a stronger building presence with the adjacent roadway. Therefore, Staff recommends a minimum 4.5m wide landscape strip and front yard adjacent to the office building, and a 6m landscape strip and front yard along the remainder of the frontage. In this regard the northerly commercial building should be built to the 6m front yard setback line in order to provide for a prominent street presence. This would require slight adjustments to the site design to facilitate the change.

Provided that the C7 Zone uses on the property exclude a banquet hall and limits the development to two eating establishments, the proposed reduction to the minimum parking space requirement is considered minor. Typically, banquet halls and eating establishments generate a high parking demand on a site. Staff can support a parking exception to implement the proposed site plan, in terms of achieving good urban design for the overall development and in the context of the surrounding employment area.

### Site Design

The site plan (Attachment 2) consists of two multi-unit service commercial buildings and a two-storey office building. One full access is proposed on Regional Road 27, with potential future access connections to the properties to the north and south, with 267 parking spaces being provided. Landscape strips are proposed along Regional Road 27 and along the north and south property lines. Planting is proposed within the landscape strips, the Regional right-of-way and landscape islands throughout the site, together with walkways and lockstone pavers.

### Access/Parking

The site plan provides one full-movement access onto Regional Road 27 and two future access driveway connections with the adjacent properties to the north and south, which are currently undeveloped. 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 aisle connections. As a condition of site plan approval, access onto Regional Road 27 requires approval from the Region of York. Similarly, on-site vehicular circulation and parking layout requires approval from the Vaughan Engineering Department.

Parking for the site is being provided on the following basis:

Building "A" (Office Building)	1140.24m <sup>2</sup> @ 3.5 spaces/100m <sup>2</sup>	= 39.91spaces
Building "B"	1823.82m <sup>2</sup> @ 6.0 spaces/100m <sup>2</sup>	= 109.43spaces
Building "C"	2364.74m <sup>2</sup> @ 6.0 spaces/100m <sup>2</sup>	= <u>141.88spaces</u>
Total Parking Required:		= 292 spaces
Total Parking Provided:		= 267 spaces

There will be a parking shortfall of 25 spaces on site (8.6% deficiency), which is supportable. Staff can recommend that the implementing by-law require a minimum of 267 spaces be provided on site, given the recommended uses.

### Site Servicing, Grading and Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department.

### Landscaping

The landscape plan (Attachment #3) shows a mix of deciduous and coniferous trees and shrubs within the landscape strips and the landscape islands. Deciduous trees and shrubs are proposed within the Regional right-of-way. A concrete walkway is provided along the front of the service commercial buildings, with paver walkways connecting to Regional Road 27. The lockstone pavers along the north and east sides of Building "C" are to be replaced with soft landscaping.

As a condition of site plan approval, the final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department. The landscaping proposed within the Regional right-of-way requires approval from within Region of York.

### Building Design

The two multi-unit, service commercial buildings are similar in design and materials. Both buildings are approximately 11m high, with most of the entrances to the units facing Regional Road 27. At both ends of each building additional height is proposed with a pitched roofline and windows to give the appearance of a second storey. At the centre point of each building is a feature with a clock tower appearance, having columns and a peaked roof above the storefront. Blue-tinted windows are proposed along the front of the units, with some being provided along the side and rear portions of the building. Building materials consist of beige, precast panels, decorative mouldings and brown asphalt shingles.

The square-shaped office building is two-storeys high. Entrances are proposed on three sides of the building. The first storey consists of blue-tinted windows with arch-shaped tops and a beige-

coloured brick. The second storey consists of blue-tinted windows with a stucco dormer feature and brown decorative bricks. A pitched roof is proposed and finished with brown asphalt shingles.

### **Conclusion**

Staff has reviewed the proposed Zoning Amendment Application in accordance with the policies of the Official Plan and Vaughan West Corporate Business Park Plan, and has no objection to rezoning the south portion to C7 Service Commercial Zone. Staff also has no objection to the exceptions necessary to permit the proposed site development, as identified in the report. Staff has reviewed the proposed Site Plan Application and is satisfied that the subject lands can be appropriately developed as a service node.

Should the Committee concur, the recommendation provided in the "Recommendation" section of this report can be adopted.

### **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building "A"
5. Elevations - Buildings "B" and "C"

### **Report prepared by:**

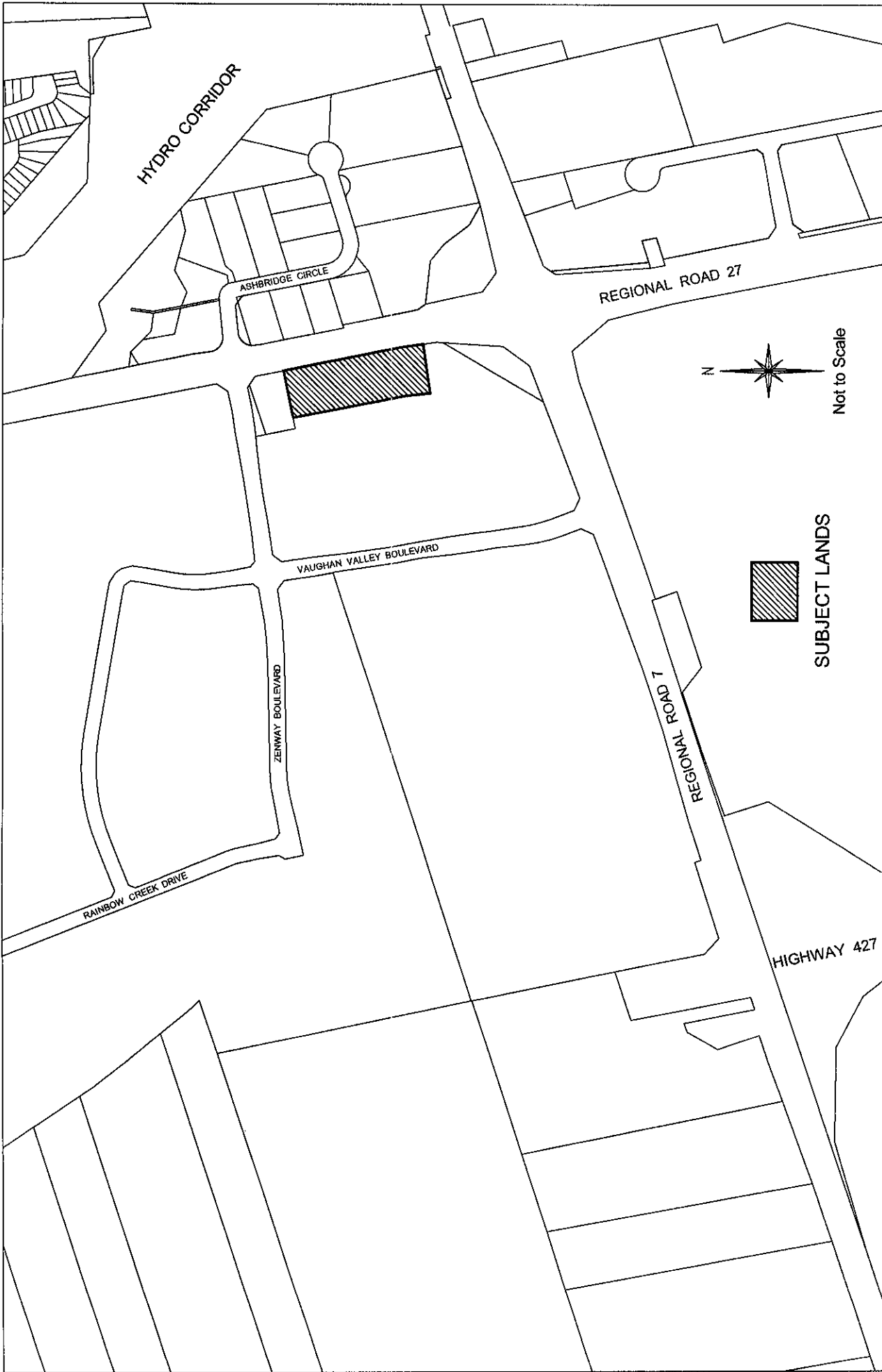
Duncan MacAskill, Planner, ext. 8017  
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Respectfully submitted,

JOANNE R. ARBOUR  
Director of Community Planning

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# Location Map

Part Lot 6,  
Concession 9

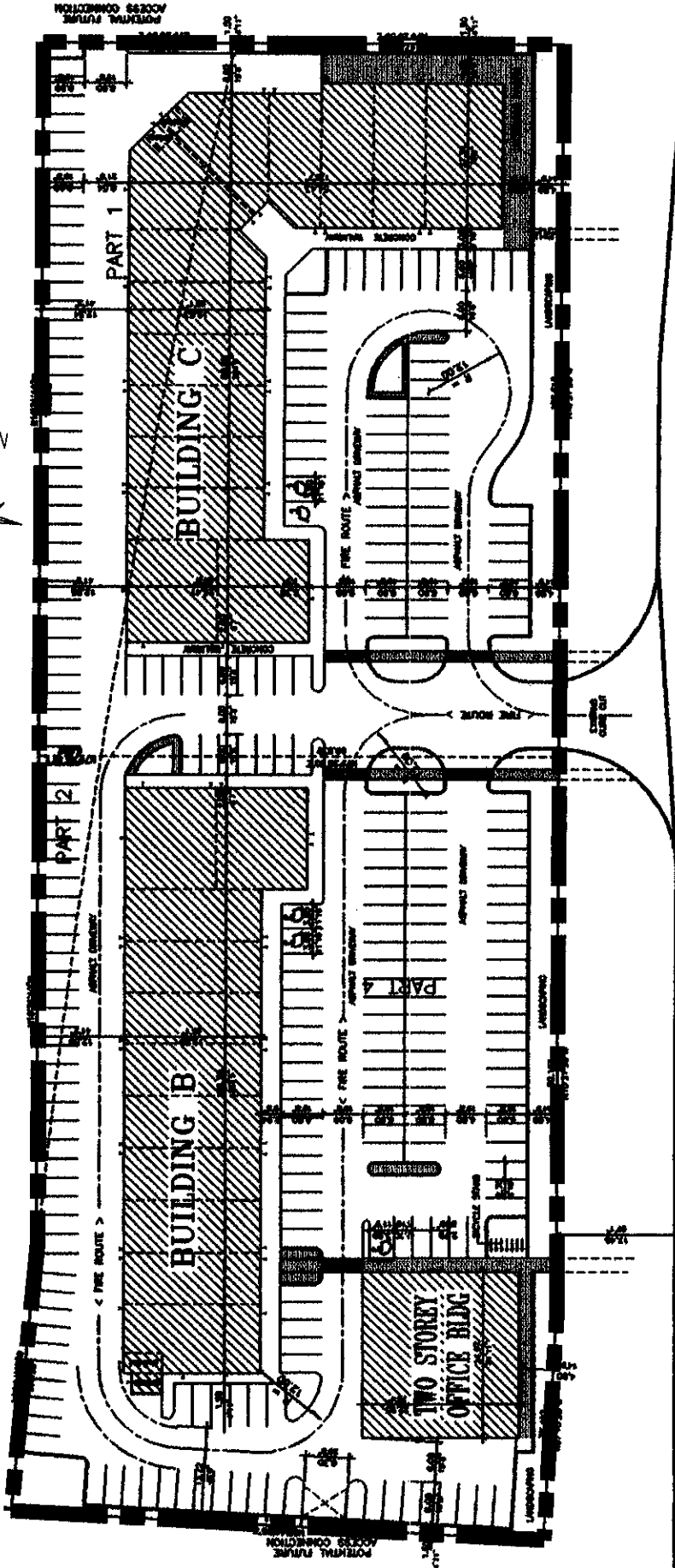
APPLICANT:  
1366950 ONTARIO LIMITED



Community Planning Department

# Attachment 1

FILE No.:  
DA.99.093  
RELATED FILE No.:  
Z.03.023  
May 26, 2003



### Regional Road 27

BUILDING	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
A	570.12 SM	6136.06 SF	5.70(3.5)	19.95 CMS	179130.00 SM
B	570.12 SM	6136.06 SF	5.70(3.5)	19.95 CMS	51221.96 SF
C	1823.82 SM	19631.46 SF	(18.246)	109.14 CMS	28588.90 SF
	2384.74 SM	25653.54 SF	(23.946)	141.94 CMS	98327.14 SF
TOTAL	5324.80 SM	57556.06 SF	TOTAL	291.18 CMS REQUIRED	98327.14 SF
				PARKING PROVIDED 267 CMS	

**SUBJECT LANDS**

Not to Scale

## Site Plan

Part Lot 6,  
Concession 9  
APPLICANT:  
1366950 ONTARIO LIMITED



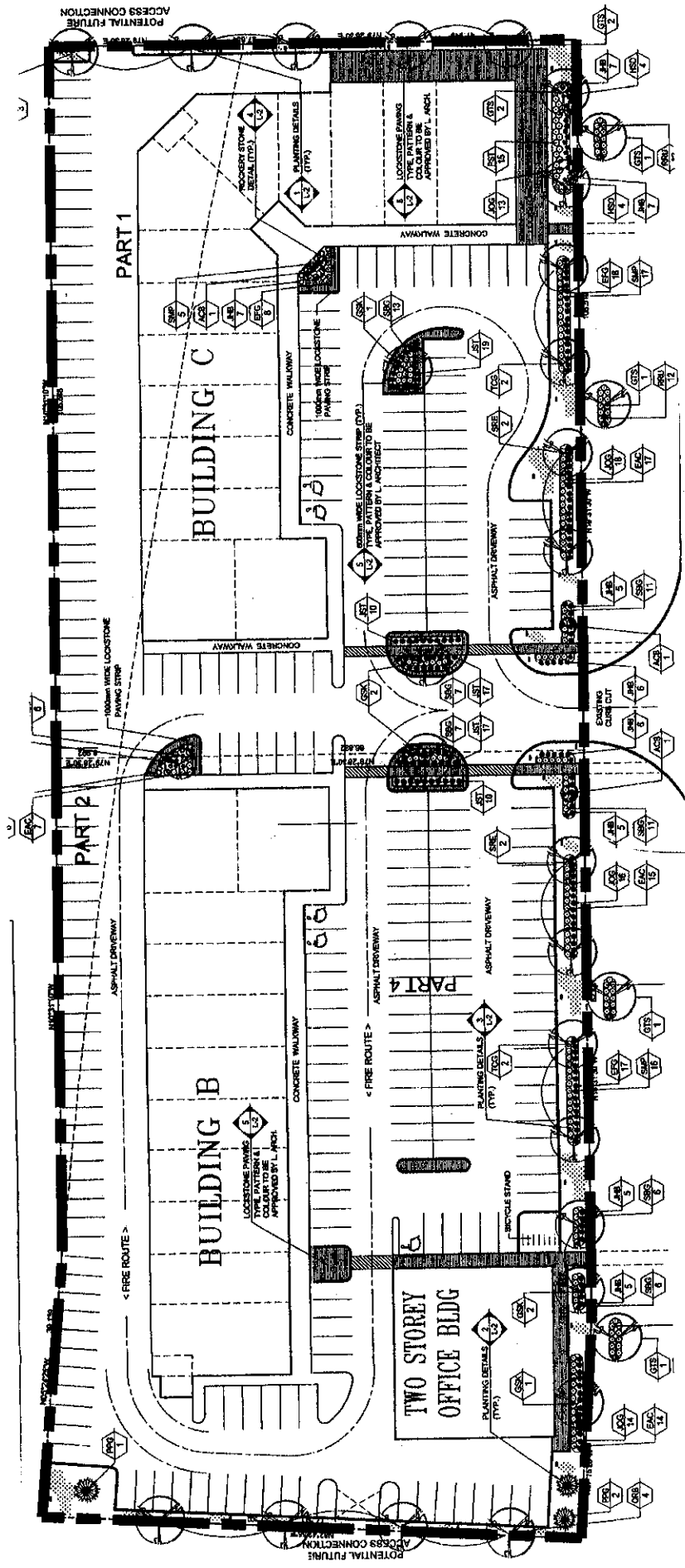
Community Planning Department

# Attachment 2

FILE No.:  
DA.99.093  
RELATED FILE No.:  
Z.03.023  
May 26, 2003

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**Regional Road 27**

**SUBJECT LANDS**

Not to Scale

# Landscape Plan

Part Lot 6,  
Concession 9

APPLICANT:  
1366950 ONTARIO LIMITED

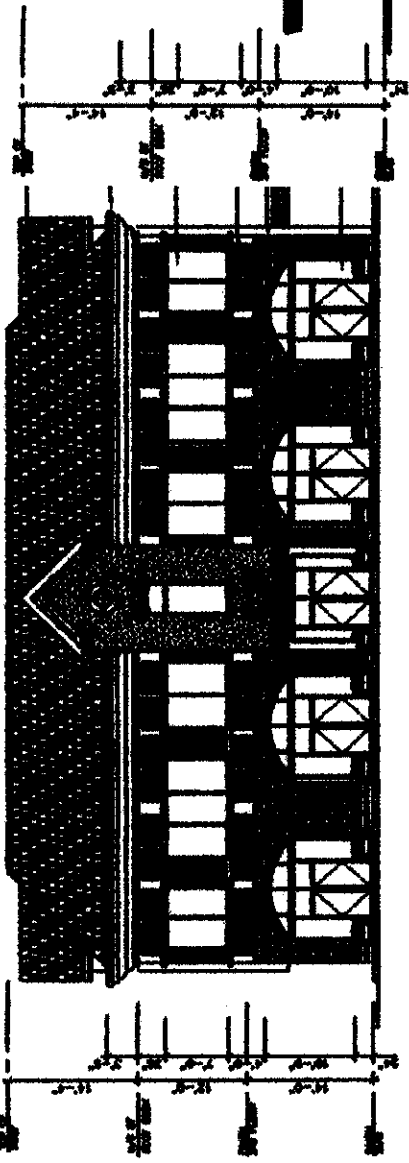


Community Planning Department

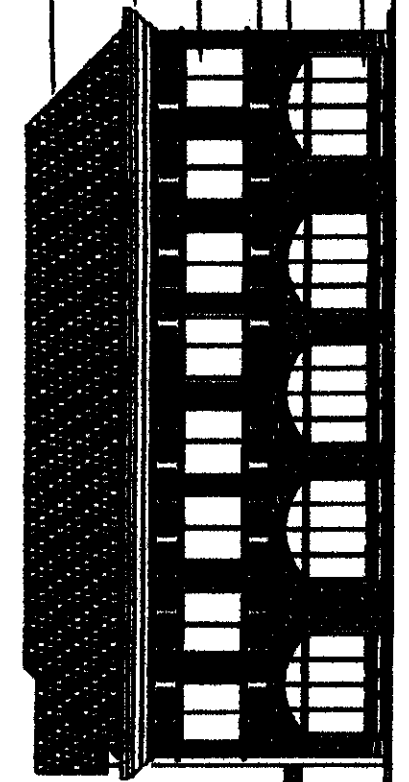
# Attachment 3

FILE No.:  
DA.99.093  
RELATED FILE No.:  
Z.03.023  
May 26, 2003

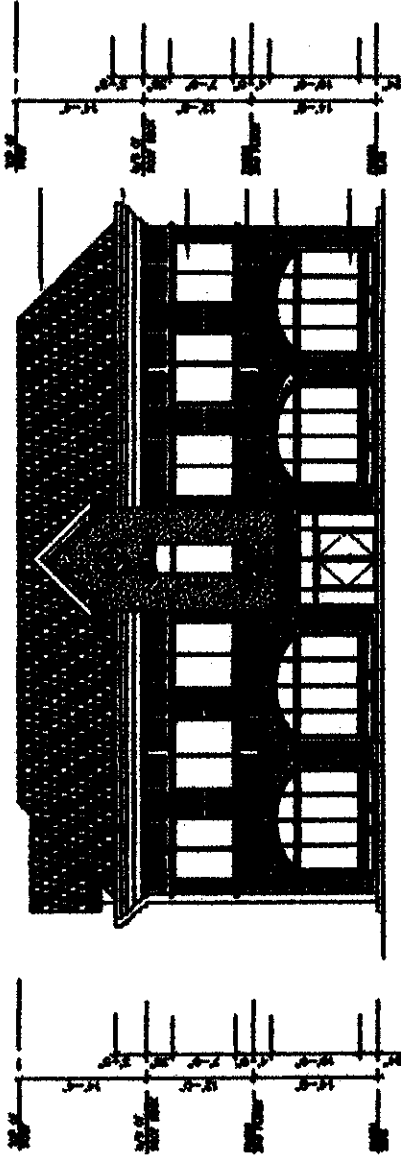
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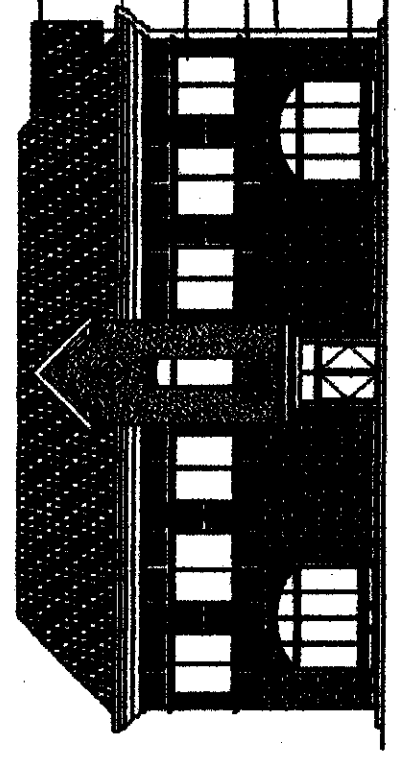
**EAST ELEVATION**  
REGIONAL ROAD 27



**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

**Elevations**

Part Lot 6,  
Concession 9  
APPLICANT:  
1366950 ONTARIO LIMITED

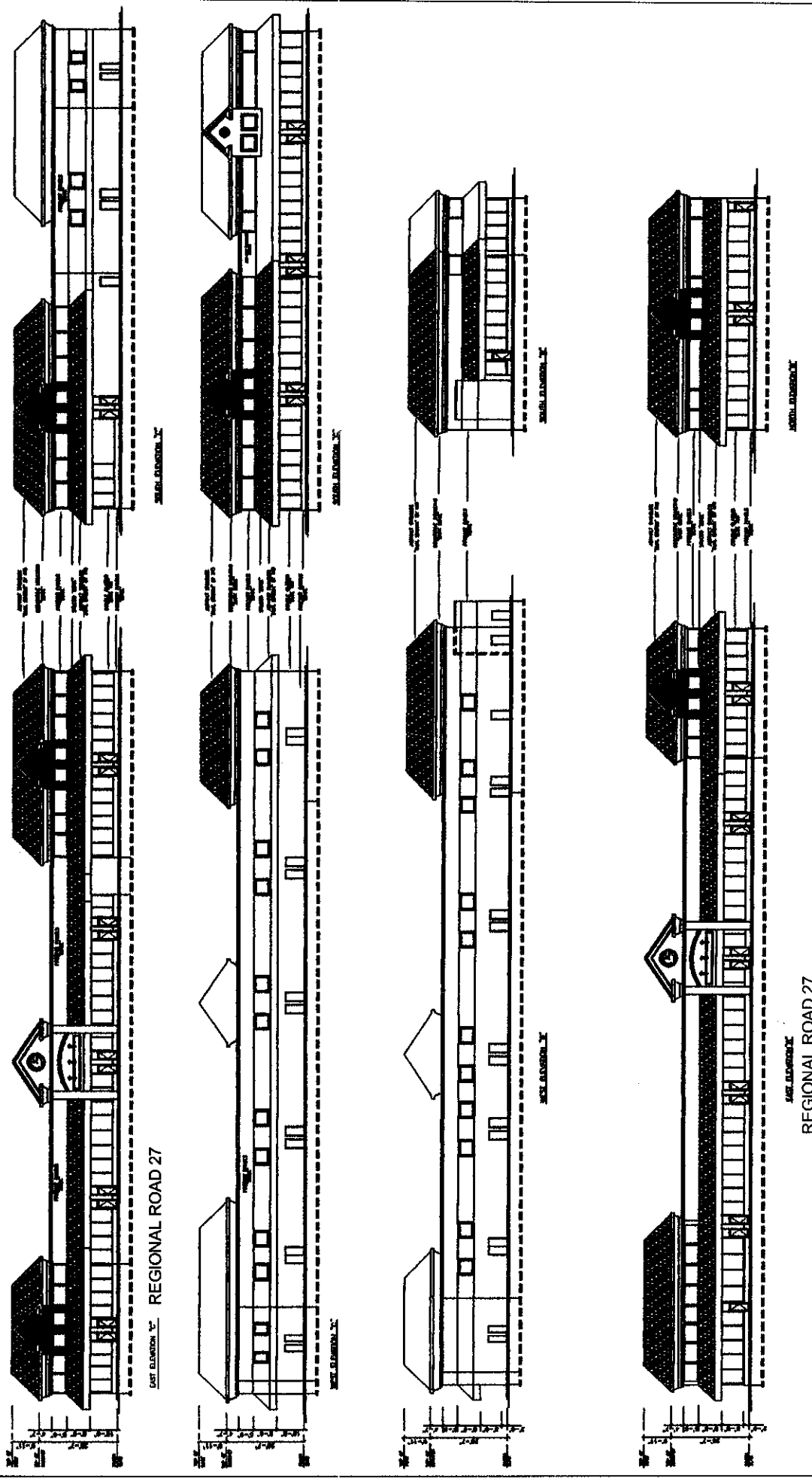


Community Planning Department

**Attachment**

**4**

FILE No.:  
DA 99.093  
RELATED FILE No.:  
Z.03.023  
May 26, 2003



# Elevations

Part Lot 6,  
Concession 9  
APPLICANT:  
1366950 ONTARIO LIMITED



Community Planning Department

# Attachment 5

FILE No.:  
DA 99.093  
RELATED FILE No.:  
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May 26, 2003