

COMMITTEE OF THE WHOLE JUNE 20, 2005

SITE DEVELOPMENT FILE DA.05.020 **7330 KEELE ST. DEVELOPMENTS INC.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.020 (7330 Keele St. Developments Inc.) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - c) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - d) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - e) all requirements of the Ministry of Transportation shall be satisfied; and,
 - f) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding.
2. The site plan agreement shall contain the following provision:
 - a) If required, the Owner shall pay to the City of Vaughan 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 Section 51 of the Planning Act and City of Vaughan policy. 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.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit the development of the subject lands shown on Attachment #1 with three buildings that propose the following: a one-storey multi-unit industrial building (Building 'A' - 2,923.08m²); a one-storey office building (Building 'B' - 1,114.53m²); and, a three-storey office building (Building 'C' - 2,413.73m²), as shown on Attachment #2.

Background - Analysis and Options

The 1.56ha vacant site is located on the west side of Keele Street (7330 Keele Street), between Highway 407 and Snidercroft Road, in Part of Lot 3, Concession 4, City of Vaughan (Attachment #1).

The Owner recently severed the 1.56ha property. The site plan (Attachment #2) shows a westerly Site "A" that comprises an area of 0.74ha, and proposes one multi-unit industrial building; and easterly Site "B" that comprises 0.82ha, and proposes the two office buildings. The referenced severance (File B011/05) was approved by the Committee of Adjustment on February 24, 2005; however, all of the conditions of approval have yet to be finalized. As such, the site plan application was submitted on the combined parcel, although for the purposes of zoning review, each individual parcel was considered separately.

The 1.56ha does not include the two northerly parcels (0.24ha and 0.21ha) identified on the site plan that may ultimately be transferred to the Ministry of Transportation (MTO). The MTO noted in its previous comments related to the severance application that the northerly area of the subject property is required for the Highway 407 Transitway Corridor, which has a width of 30m.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned PBM1 Parkway Belt Restricted Industrial Zone by By-Law 1-88. The surrounding land uses are:

- North - Highway 407
- South - Snidercroft Road; employment uses (PBM1 Parkway Belt Restricted Industrial Zone)
- East - Keele Street; vacant employment (PBM7 Parkway Belt Industrial Zone)
- West - employment (PBM1 Parkway Belt Restricted Industrial Zone)

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities for land uses that require high visual exposure, good accessibility and an attractive working environment. The development of the site with the three proposed buildings (a three-storey office, a one-storey office, and a one-storey multi-unit industrial building) conforms to the Official Plan.

Zoning

The subject lands are zoned PBM1 Parkway Belt Restricted Industrial Zone by By-Law 1-88, which permits the proposed office and industrial uses. On November 4, 2004, the Committee of Adjustment approved an increase to the maximum permitted lot coverage on the subject lands from 20% to 40% (File A339/04). The proposed site plan has been reviewed, and requires the following variances:

- a) Site "A":
- By-law 1-88 requires a minimum front yard of 9.0m, whereas 6.5m has been provided;
 - By-law 1-88 requires a minimum rear yard of 15m, whereas 10.2m has been provided; and,
 - By-law 1-88 requires a minimum landscape strip width of 9m adjacent to the lands to be dedicated to the MTO for the transitway corridor, whereas 3.0m has been provided

b) Site "B":

- By-law 1-88 requires a minimum front yard of 9.0m, whereas 6.5m has been provided;
- By-law 1-88 requires an exterior side yard of 9.0m, whereas 6.0m has been provided;
- By-law 1-88 requires a minimum landscape strip of 9m adjacent to the lands to be dedicated to the MTO for the transitway corridor, whereas 3.0m has been provided;
- By-law 1-88 does not permit loading and unloading between a building and a street, whereas the loading areas for both Building 'B' and 'C' are between a building and a street.

Staff have no objections to the proposed variances, which provide the City with a well designed office development at this location. Should Council approve the site plan application, the Owner will be required to obtain approval of the above-noted variances from the Committee of Adjustment, which shall be final and binding, prior to the registration of the implementing site plan agreement.

Site Design

The site plan (Attachment #2) shows three proposed buildings on Sites "A" and "B". Site "B" is located at the northwest corner of Snidercroft Road and Keele Street, and includes two office buildings. Building "C" is a three-storey office building at the immediate corner of Keele Street and Snidercroft Road, and Building "B" is a one-storey building located directly to the north. A one-storey multi-unit industrial building (Building "A") is proposed on Site "A". Two full-movement access points are proposed on Snidercroft Road for Site "A", and one full-movement access on Snidercroft Road is proposed for Site "B". There are no driveway connections proposed between Sites "A" and "B", in light of the severance of the property into two separate parcels. Landscaping and pedestrian walkways are proposed around each of the buildings with connections to Snidercroft Road and Keele Street. The final site plan will be approved to the satisfaction of the Development Planning Department.

Parking

The required parking for Sites "A" and "B" is calculated as follows:

a) Site "A" - Industrial Building "A":

Multi-Unit Industrial:	2 space/100m ² GFA x 2923.08m ² GFA:	= <u>59 spaces</u>
Total Parking Required:		= 59 spaces
Total Parking Provided:		= 75 spaces

The proposed parking for Site "A" meets the minimum requirement with a surplus of 16 parking spaces.

b) Site "B" - Office Buildings "B" and "C":

Office:	3.5 spaces/100m ² GFA	
	x Building "B" at 1,114.53m ² GFA:	= 39 spaces
	x Building "C" at 2,413.73m ² GFA:	= <u>85 spaces</u>
Total Parking Required:		= 124 spaces
Total Parking Provided:		= 124 spaces

The proposed parking for Site "B" meets the minimum parking requirement for the two office buildings.

Ministry of Transportation (MTO)

The site plan shows a 30m wide transitway corridor in the north area of the property, which is to be conveyed to the MTO. The Owner will be required to satisfy all requirements of the MTO as a condition of site plan approval, including confirming the limits of the transitway corridor, which must be addressed prior to the variances being considered by the Committee of Adjustment, and prior to the registration of the implementing site plan agreement.

Region of York

The subject lands abut Keele Street, and approval of the site plan is subject to the requirements of the Region of York. The Region is supportive of the site plan in principal and has identified a number of matters to be addressed including: protecting a 45.0m right-of-way along Keele Street; maintaining a 15m by 15m daylighting triangle at the northwest corner of the intersection of Keele Street and Snidercroft Road; the provision of 0.3m reserve across the full frontage of the site where it abuts Keele Street; providing a concrete walkway leading out to Snidercroft Road, adjacent to the site's driveway access; and, accommodating existing and planned transit service. The Owner will be required to satisfy all requirements of the Region of York, prior to the execution of the implementing site plan agreement.

Services/Utilities

The site has access to hydro, water, and sanitary and storm sewers. The Owner has submitted a site grading and servicing plan and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department, the Region of York Transportation and Works Department, and the Ministry of Transportation.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Landscaping

The proposed landscape plan (Attachment #3) consists of a mix of deciduous and coniferous trees, shrubs, and sodded area along Snidercroft Road, Keele Street and along the limits of the eventual border of lands to be transferred to the MTO. Deciduous trees and shrubs will also be located along the eventual property line between Sites "A" and "B". The applicant is willing to work with Staff to enhance the landscape plan. Where possible, existing trees in good condition will be saved and integrated into the new landscape design. The final landscape plan will be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachments #4, #5 and #6. The materials for the three buildings include: three types of precast panels, being a white dolomite aggregate panel, a white smooth finished panel, and a tan-coloured panel; a buff-coloured stucco system; a tan-coloured stucco system; buff-coloured brick; tan-coloured brick; and reflective grey spandrel glazing and reflective green glazing.

a) Building "A" (Attachment #4)

Building "A" is a multi-unit industrial building consisting of 17 units. The rectangular-shaped building will be constructed to a height of 7.35m. The primary façade for Building "A" is the east elevation that faces the two proposed office buildings and includes 16 main unit entrances. The façade is comprised primarily with a white dolomite aggregate finished precast panel interspersed

with tan coloured and smooth white coloured panels at various intervals. The door openings are accentuated with a buff coloured stucco system extending above the sign boxes to the top of the roof. The façade also incorporates reflective grey spandrel glazing and reflective green glazing window units. The north and south elevations are similar in style to the east elevation, with a main unit entrance provided on the north facade. The west elevation faces existing employment uses, and includes 17 overhead doors and 17 main doors.

b) Building “B” (Attachment #5)

Building “B” is a one-storey office building that is square-shaped, with a proposed height of 7.35m. The primary façade is the south elevation that will face Building “C”. This elevation incorporates a mix of buff and tan-coloured brick, a tan-coloured stucco system, and reflective green glazing and reflective grey spandrel glazing. There are two entrance locations on this elevation, and each will have a canopy above. The east elevation faces Keele Street and incorporates a large amount of the glass features to complement the buff and tan-coloured brick, as well as, the tan-coloured stucco material. The west elevation faces the proposed industrial building and is primarily comprised of the buff colored brick and incorporates both types of the green coloured glass at the southwest corner. This elevation includes one overhead door. The north elevation will face lands that will be transferred to the MTO, and is primarily comprised of the buff-coloured brick with tan-coloured brick detailing, and glazing at the northeast corner. A buff coloured brick wall will screen the proposed loading area that will be located on the north side of the building.

c) Building “C” (Attachment #6)

Building “C” is a three-storey office building that is square-shaped, with a proposed height of 12.5m. The primary façade is the north elevation that will face Building “B”. This elevation incorporates green reflective glazing with grey reflective spandrel glazing, together with tan and buff coloured brick and a buff coloured stucco. There are 6-door openings that are divided into three entrances covered by canopies. The middle entrance is the focal point and includes the use of tan coloured brick from grade level to the full height of the building. Buff coloured stucco is also used above the doors to the top of the building. The west elevation, east elevation (that faces Keele Street) and the south elevation (that faces Snidercroft Road) are of similar designs to the north elevation. Minor door entrances are provided on the west and south elevations.

Staff will work with the applicant to confirm that all roof top mechanical units will be adequately screened. The final building elevations will be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly “A-5”, “Plan and Manage Growth”.

Conclusion

Staff has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-Law, and is satisfied that the two proposed office buildings and one multi-unit industrial building will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variances from the Committee of Adjustment. On this basis, Staff recommends approval of the Site Plan Application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations – Building “A”
5. Building Elevations – Building “B”
6. Building Elevations – Building “C”

Report prepared by:

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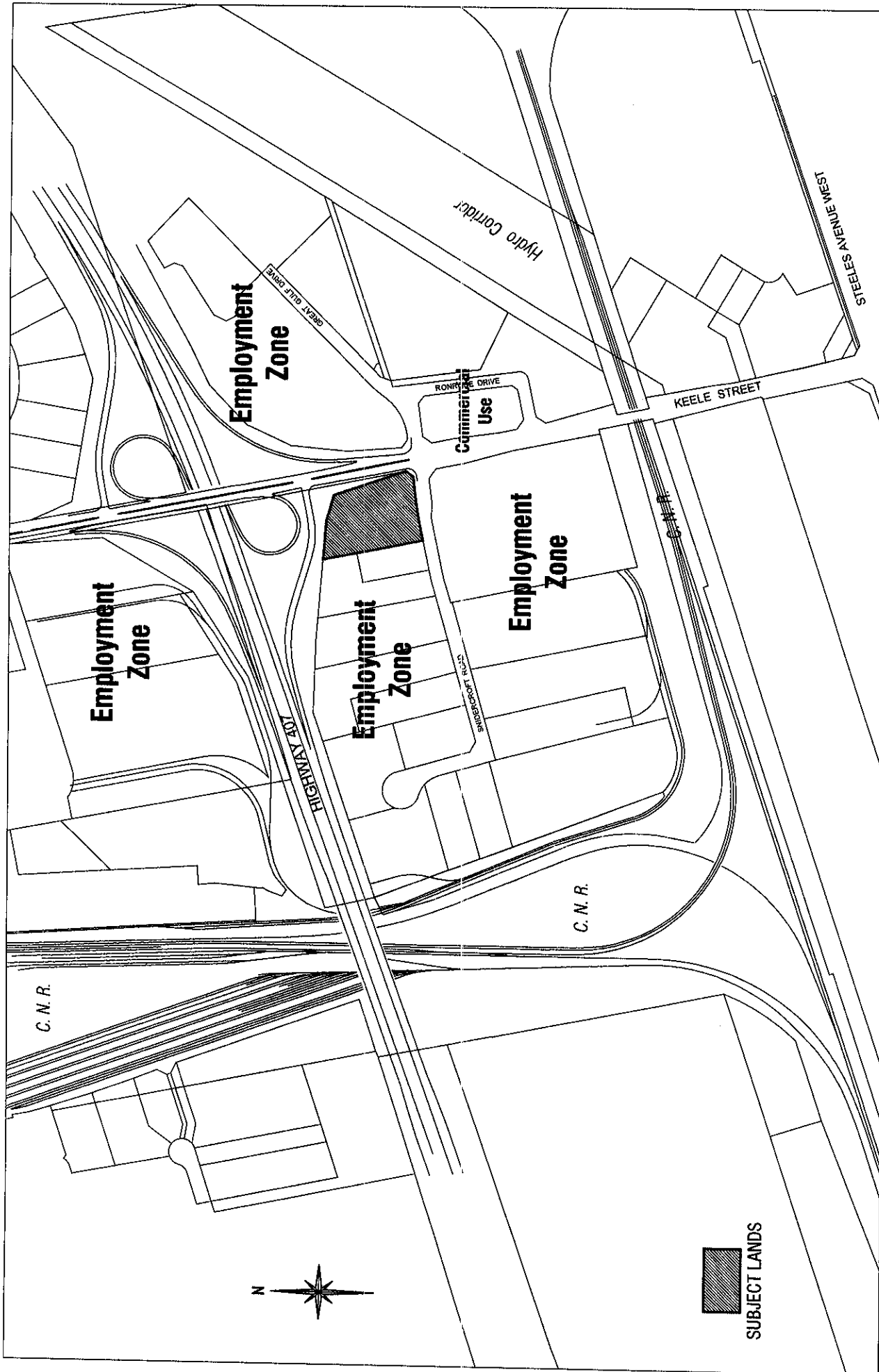
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 3,
Concession 4

APPLICANT:
7330 KEELE ST. DEVELOPMENTS INC.

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City of
Vaughan

Development Planning Department

Attachment

FILE No.:
DA.05.020

Not to Scale

June 13, 2005



Attachment 2

FILE No.:
DA.05.020

Not to Scale

June 13, 2005

Site Plan

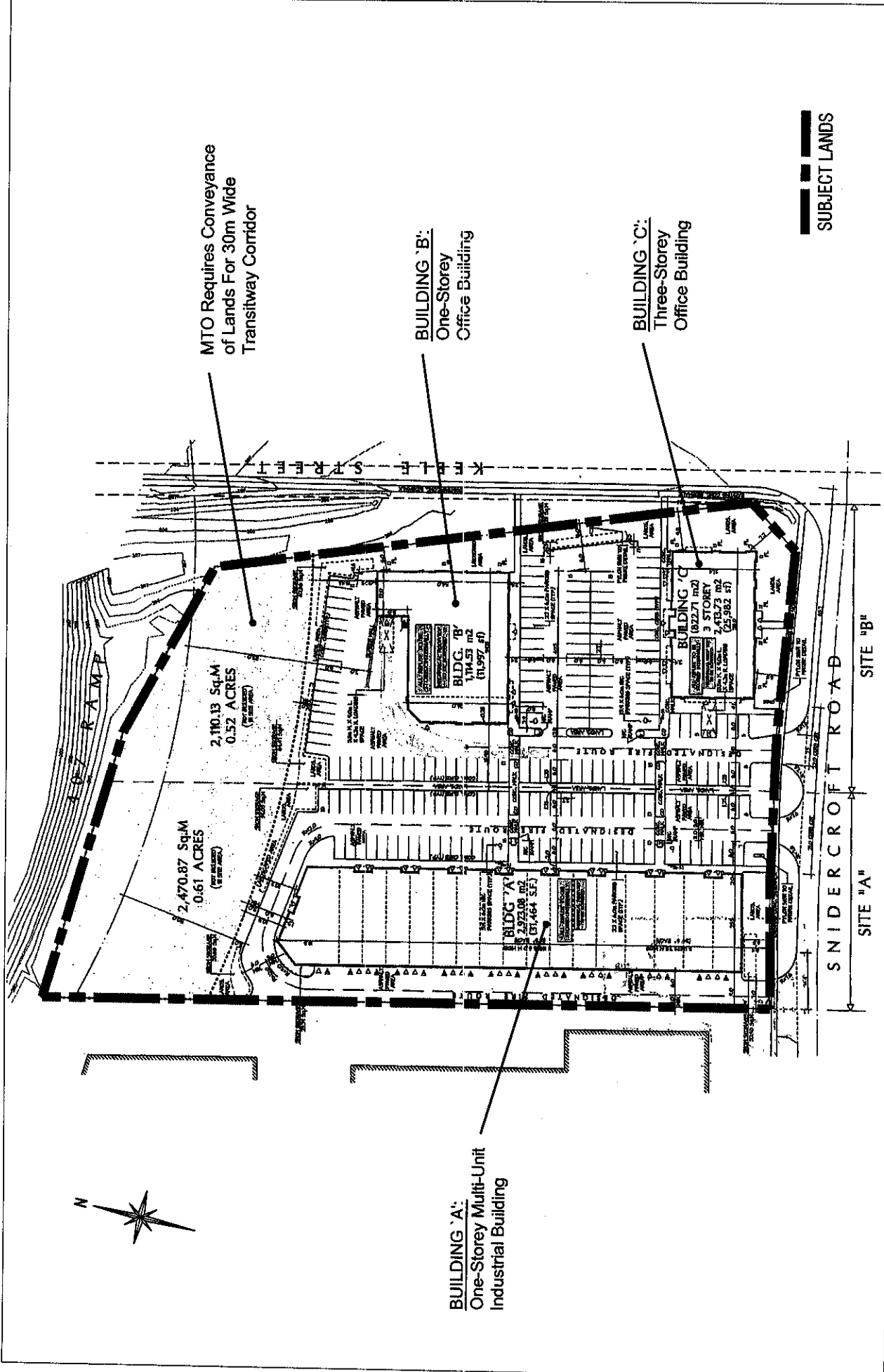
Part of Lot 3,
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APPLICANT:
7330 KEELE ST. DEVELOPMENTS INC.

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City of Vaughan

Development Planning Department



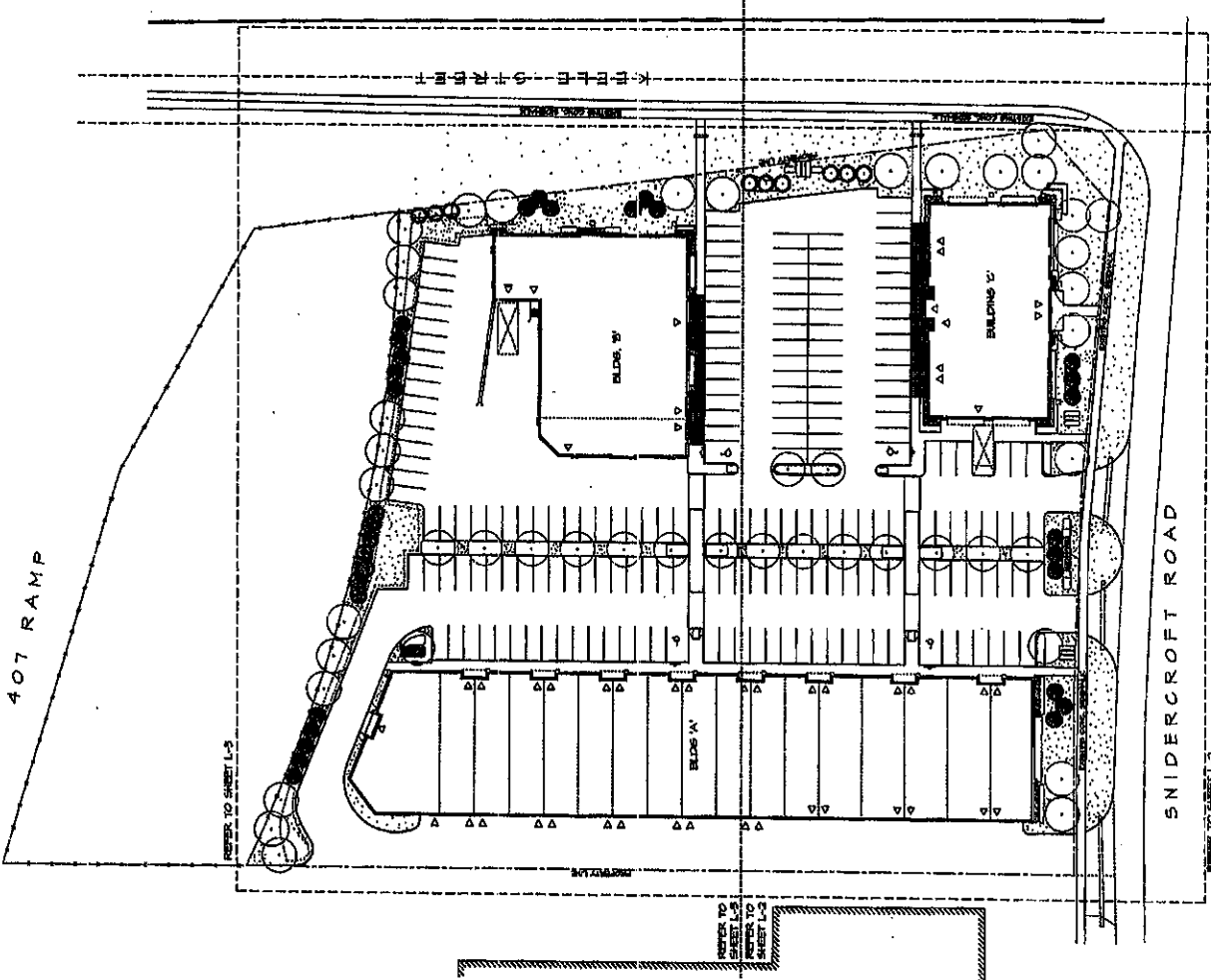
MTO Requires Conveyance
of Lands For 30m Wide
Transitway Corridor

BUILDING 'B':
One-Storey
Office Building

BUILDING 'C':
Three-Storey
Office Building

BUILDING 'A':
One-Storey Multi-Unit
Industrial Building

SUBJECT LANDS



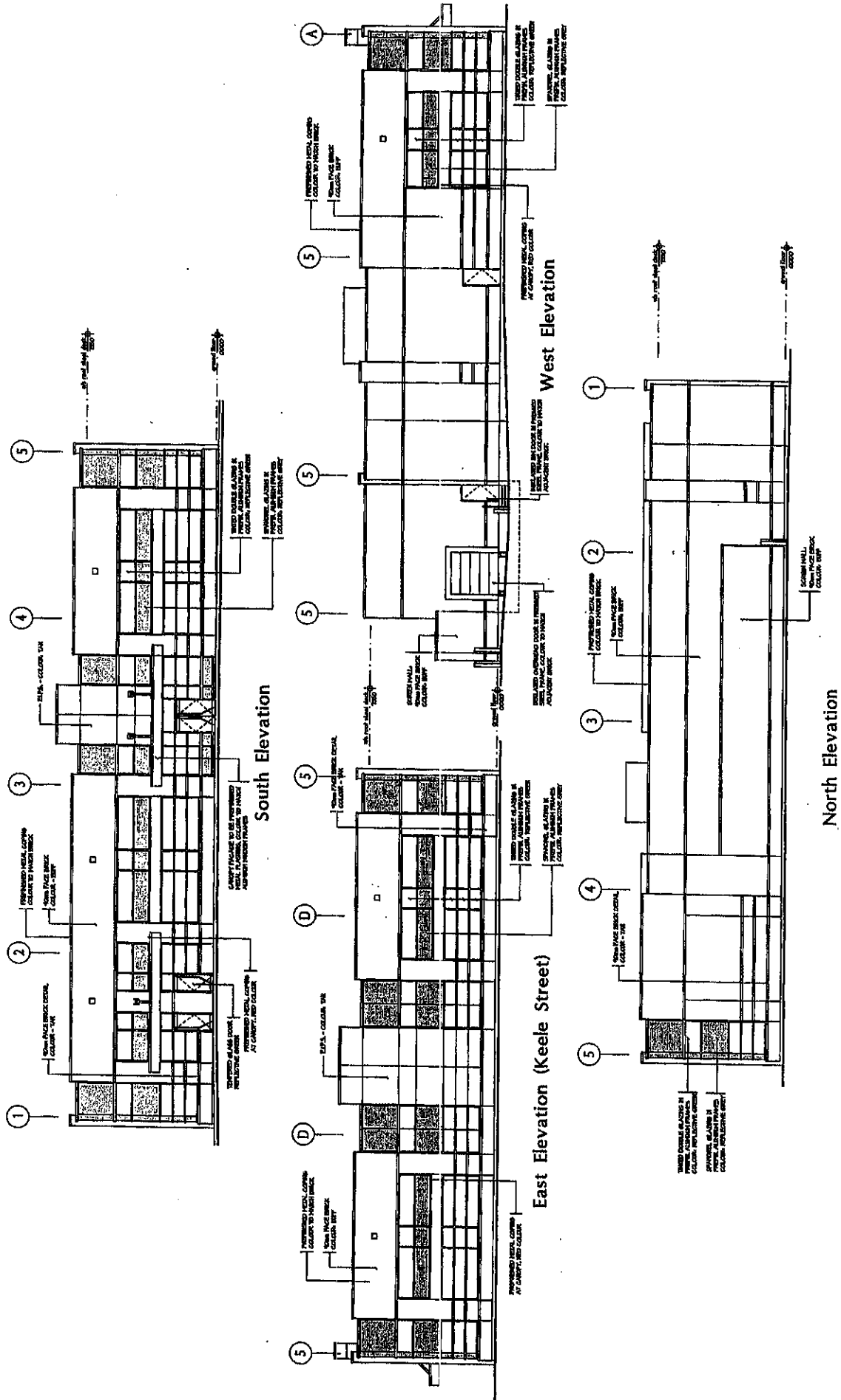
Attachment 3
 FILE No.: DA.05.020
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 June 8, 2005

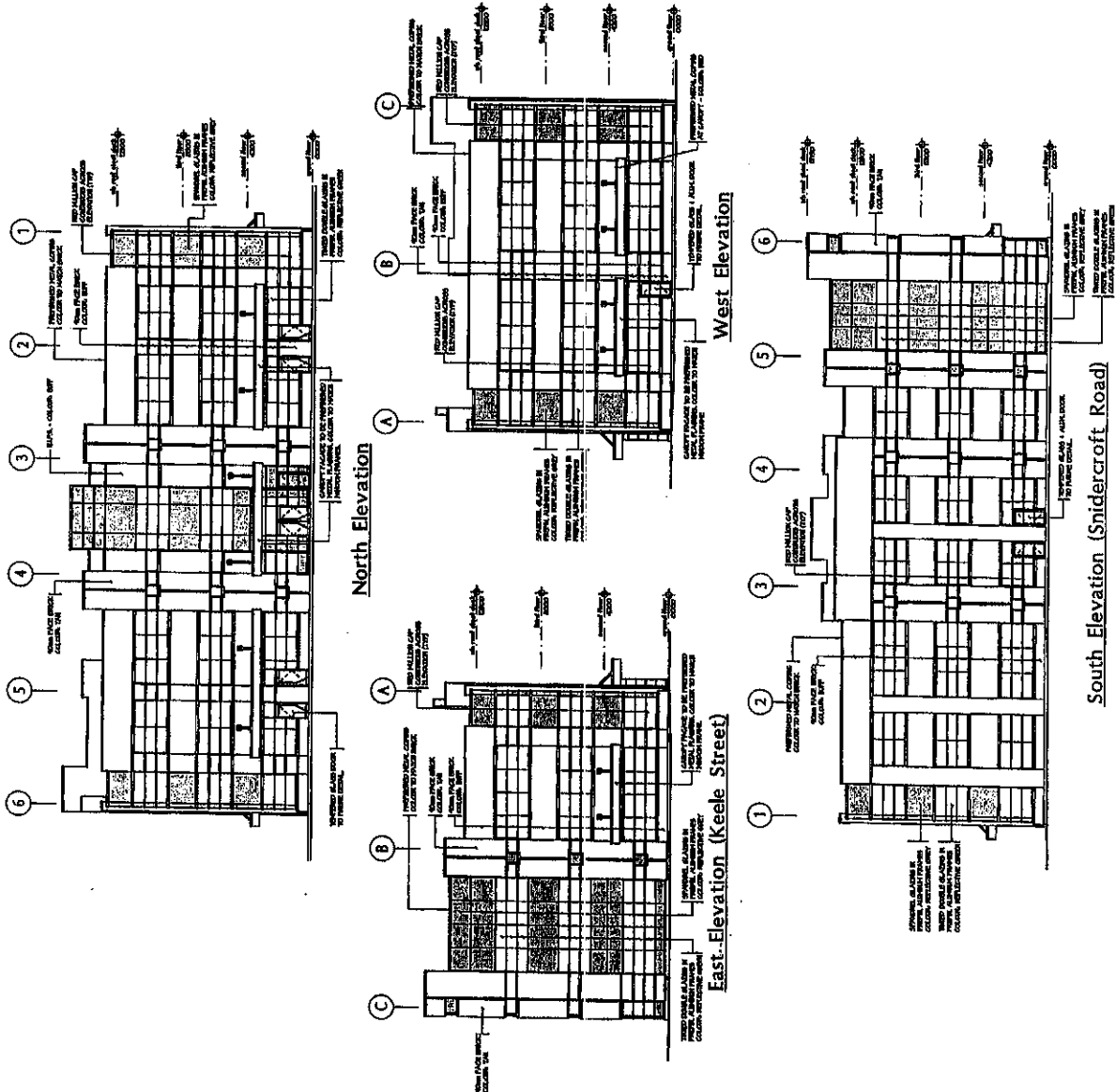
City of **Vaughan**

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Landscape Plan

Part of Lot 3,
 Concession 4
 APPLICANT:
 7330 KEELE ST. DEVELOPMENTS INC.
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Elevations - Building 'C'

Part of Lot 3,
Concession 4

APPLICANT:
7330 KEELE ST. DEVELOPMENTS INC.

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Development Planning Department