

**COMMITTEE OF THE WHOLE APRIL 3 2006**

**SITE DEVELOPMENT FILE DA.05.035**  
**PINE SEVEN OFFICE PARK INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.035 (Pine Seven Office Park Inc.) BE APPROVED, to permit a four storey, 1607m<sup>2</sup> office building on the subject lands, as shown on Attachment#2, subject to the following conditions:
  - a) that prior to the execution of the site development agreement:
    - i) the final site plan, elevation plan, and landscape plan, shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all required road widenings and access onto Regional Road #7 shall be approved to the satisfaction of the Region of York Transportation and Works Department; and
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
  - b) that the site development agreement contain the following clauses:
    - i) that snow removal and garbage pick-up shall be privately administered and the responsibility of the commercial complex; and,
    - ii) if required, 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 51 of the Planning Act and City of Vaughan Policy. 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.

**Economic Impact**

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

**Purpose**

The Owner has submitted a Site Development Application (File DA.05.035) to facilitate the development of the subject lands shown on Attachment #1 with a four storey office building having a gross floor area of 1607m<sup>2</sup> and the associated landscape and parking areas, as shown on Attachment #2. The parking and landscape areas for the proposed building will be located on the former Sylvan Brook Avenue road allowance, which now forms part of the overall site owned by the applicant, and will be rezoned from R1 Residential Zone to C1 restricted Commercial Zone, consistent with the easterly development portion of the site, upon Council's approval of the site plan application. The pertinent Site Statistics are as follows:

Site Area =	23,258.2m <sup>2</sup>
Existing GFA (Bldgs A, B, C)	7816.4m <sup>2</sup>
Proposed GFA (New Bldg.) =	<u>1607.0m<sup>2</sup></u>
Total GFA =	9423.04m <sup>2</sup>
Parking provided =	331 spaces
Lot Coverage =	16.7%

### **Background- Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, west of Pine Valley Drive, and included part of the former Sylvan Brook Avenue road allowance, which has been consolidated with the adjacent easterly lands under the same ownership and known municipally as 4500, 4550 and 4600 Regional Road #7, in Lot 6, Concession 7, City of Vaughan. The combined 2.34 ha parcel includes 900m<sup>2</sup> of the acquired former Sylvan Brook road allowance.

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by site specific Amendments #494 and #628, and zoned C1 Restricted Commercial Zone and R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing detached residential (R3 Residential Zone)
- South - Regional Road #7; commercial uses (C1 Restricted Commercial Zone)
- East - existing commercial uses (C1 Restricted Commercial Zone); Pine Valley Drive
- West - proposed Ambria residential condominium building (RA2 Apartment Residential Zone)

### **Land Use**

#### **Official Plan**

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #494 and OPA #628. OPA #628 amends OPA #494 to include the Sylvan Brook Avenue road allowance within the Amendment Area and extend the permitted uses in OPA #494 over the entire parcel, to facilitate the existing development and the proposed 4 storey office building. The proposed office building is a permitted use and conforms to the Official Plan.

#### **Highway #7 Policy Review**

The subject lands are located within the "Highway #7 Land Use Futures Study" area (ie. draft OPA #661), which will redesignate the subject lands from "General Commercial" to "Prestige Areas Centres + Avenue Seven Corridor, and establishes policies that would support a concentration of business and community service activities requiring high visibility and accessibility to major transportation links and the planned higher order transit facilities along Regional Road #7. On December 12, 2005 Council recommended that draft OPA #661 be received and that any issues identified by the public and Council be addressed by Staff in a future report to the Committee of the Whole.

## Zoning

The subject lands are zoned C1 Restricted Commercial Zone (4500, 4550, and 4600 Regional Road #7) and R1 Residential Zone (former Sylvan Brook Avenue road allowance) by By-law 1-88. The C1 lands are subject to a site-specific exception 9(523). The merging of the two properties results in a lot that would be split-zoned, and therefore, an application to amend the Zoning By-law was, File Z.05.009 (Pine Seven Official Park Inc.) was approved by Council on June 27, 2005, rezoning the road allowance from R1 Residential Zone to C1 Restricted Commercial Zone, consistent with the balance of the lands subject to Exception 9(523), which permits the following uses:

- business or professional offices and financial institutions provided such uses are conducted wholly within an enclosed building and provided further that no manufacturing or processing is carried on;
- a personal service shop, private school, retail store (limited to a health food store, postal outlet, copy centre, optical outlet and art gallery), photography studio, coffee shop/café, pharmacy and laboratory, conducted wholly within an enclosed building and limited to the ground floors of Buildings A, B and C and in the basement of Building "A" only.

To date, the following zoning exceptions have been identified and are required to implement the subject site plan proposal:

- permit a maximum building height of 17m, whereas 11m is permitted;
- require a driveway access width of 10.7m on regional Road 7, whereas 7.5m is required;
- require a minimum 5m wide landscape strip adjacent to Regional Road 7 and Pine Valley Drive, whereas 6m is required; and
- permit a shared access with the property to the west, whereas all access and parking areas are required to be provide on site.

The building height of 17m exceeds that of the existing buildings, however, it applies only to the tower features. The remainder of the roofline is approximately 14m and consistent with the existing buildings on the site and with the recently approved Ambria condominium buildings on the lands to the west. The driveway width and the reduction of the landscape strip from 6m to 5m are a result of Regional road widening requirements. The shared access driveway was approved as a result of the closure of Sylvan Brook Avenue and a shared access arrangement agreed to by the Owner, and the Owner of the adjacent lands to the west and the Region of York. The Development Planning Department can support the zoning exceptions which will result in development that is compatible with the subject and surrounding lands.

The implementing zoning by-law has not yet been enacted, but will include the exceptions noted above and any other exceptions that may be required to implement the final approved site plan.

## **Planning Considerations**

### Site Design

The subject lands are currently developed with three, 2 storey office buildings with a consistent architectural design. The property is rectangular in shape and with the addition of the former road allowance allows for intensification. The proposed development is located in the westerly portion of the property on lands previously used for parking and landscaping, as shown on Attachment #2. The placement of the building on the site relative to Regional Road #7 is consistent with the existing buildings.

### Parking and Access

The proposed site plan includes 331 parking spaces. Based on the requirements of Zoning By-law 1-88, parking for this site including both existing and proposed buildings is calculated as follows:

Existing and Proposed Office GFA – 9,423.4m<sup>2</sup> @ 3.5 spaces/100 GFA = 330 spaces

The proposed development complies with the minimum parking space requirements of By-law 1-88, with a surplus of one space.

### Access

The proposed site plan as shown on Attachment #2, includes three full-movement access points, comprising one on Pine Valley Drive and two on Regional Road #7. One full-movement access driveway is centrally located along the Regional Road #7 frontage providing access to and from the office complex. The other full-movement access driveway located on Regional Road #7 is shared with the adjacent residential condominium development (Ambria Residences) to the west and was recently approved by the Region of York.

### Building Elevations

The proposed building elevations are shown on Attachments #4 and #5. The four storey office building has a main building height of 14m. The roof is primarily flat with the exception of the tower structure at the southeast corner of the building. The proposed metal tower structure is higher than the remainder of the building, approximately 17m in height and is capped with roof pinnacles providing visual interest to the structure. The main entrance to the building is located on the south elevation, with several exit doors provided on each of the other elevations. The building material consists of a combination of red/brown brick veneer and a light beige architectural block, interrupted by extensive glazing material. Accents in the form of architectural mouldings along the roofline and beige coloured stone banding encompassing the building provide both additional architectural detail and separation to the overall building height.

The final building elevations must be approved to the satisfaction of the Development Planning Department.

### Landscaping

The applicant has submitted a Tree Preservation Plan and a landscape plan (Attachment #3) in support of the development proposal affecting the westerly portion of the property. The proposed building is located on lands previously used for parking and landscaped area and many of the trees existing on site will be removed. The Tree Preservation Plan has identified that many of these trees are in poor condition. All trees identified as in good condition will be preserved and relocated elsewhere on the site. The landscaping for the overall site will remain with the exception of the area surrounding the new building. The landscape plan shown on Attachment #3 provides for a variety landscape material including deciduous and coniferous trees and shrubbery, along the perimeter of the site and building, and within the parking areas.

The final tree preservation plan, landscape plan and landscape cost estimate are to be approved to the satisfaction the Development Planning Department.

The Owner will be required to satisfy any required cash-in-lieu of parkland dedication requirements under the Planning Act, to the satisfaction of the Real Estate Department.

#### Region of York

The Region of York Transportation and Works Department shall approve the final access and throat design on Regional Road #7, as a result of the road widening requirements for this stretch arterial road.

#### Services

Municipal services are available to service the proposed development. A final grading and servicing plan and stormwater management report must be approved to the satisfaction of the Engineering Department. All hydro requirements must be to the satisfaction of PowerStream Inc.

The Engineering Department has also advised that a lighting plan is to be submitted and approved to their satisfaction.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5' "Plan and Manage Growth"

#### Conclusion

The Development Planning Department has reviewed Site Development Application DA.05.035 (Pine Seven Office Park Inc.) in accordance with the applicable policies of OPA #240 (Woodbridge Community Plan), By-law 1-88, and the surrounding context, and is of the opinion that the proposal for an additional office building is appropriate and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

#### Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. North and South Elevations
5. East and West Elevations

#### Report prepared by:

Eugene Fera, Planner, ext. 8064  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



- LEGEND**
- A - AGRICULTURAL ZONE
  - C1 - RESTRICTED COMMERCIAL ZONE
  - C3 - LOCAL COMMERCIAL ZONE
  - C6 - HIGHWAY COMMERCIAL ZONE
  - CT - SERVICE COMMERCIAL ZONE
  - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
  - EM2 - GENERAL EMPLOYMENT AREA ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - R1 - RESIDENTIAL ZONE
  - R2 - RESIDENTIAL ZONE
  - RA2 - APARTMENT RESIDENTIAL ZONE
- SUBJECT LANDS**

# Location Map

Part of Lot 6,  
Concession 7

**APPLICANT:**  
PINE SEVEN OFFICE PARK INC.



Development Planning Department

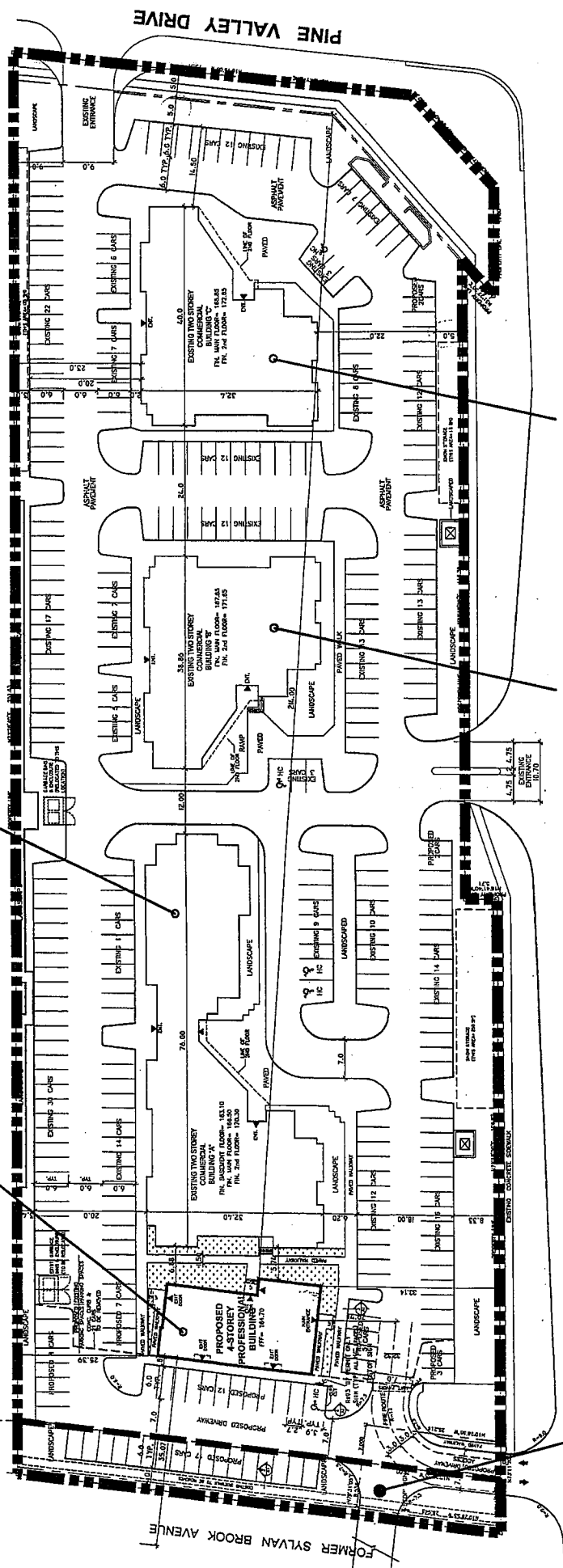
# Attachment 1

FILE No.:  
DA.05.035  
RELATED FILE:  
Z.05.009

March 17, 2006



Not to Scale



PROPOSED - 4 STOREY BUILDING WITH BASEMENT

EXISTING - BUILDING 'A'

REGIONAL ROAD 7

EXISTING - BUILDING 'B'

EXISTING - BUILDING 'C'

■ ■ ■ ■ ■ SUBJECT LANDS

ADDITIONAL PROPERTY TO BE CONSOLIDATED WITH EXISTING PROPERTY

ADDITIONAL PROPERTY TO BE CONSOLIDATED WITH EXISTING PROPERTY

# Attachment 2

FILE No.: DA.05.035  
RELATED FILE: Z.05.009  
March 17, 2006



Development Planning Department

## Site Plan

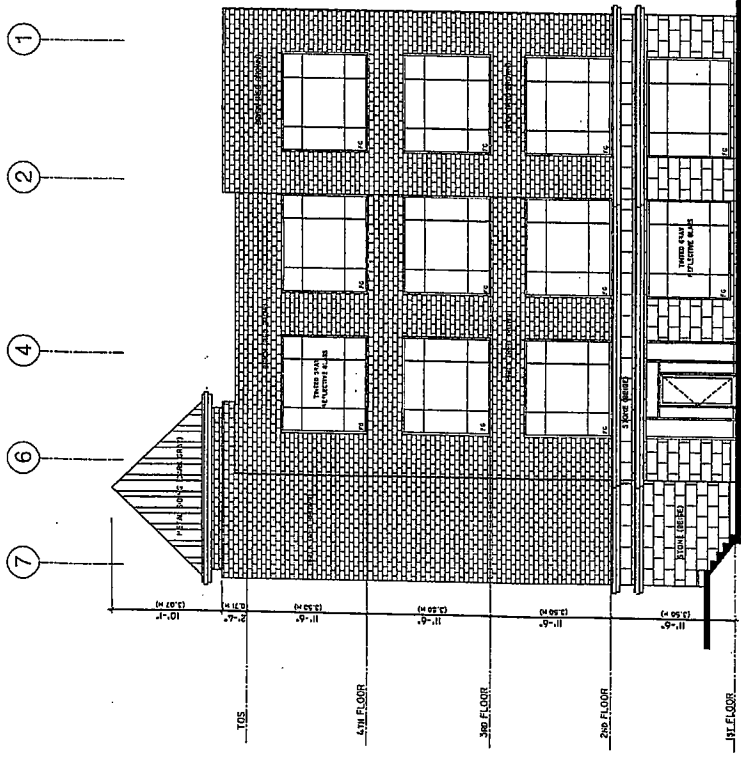
Part of Lot 6, Concession 7

APPLICANT: PINE SEVEN OFFICE PARK INC.

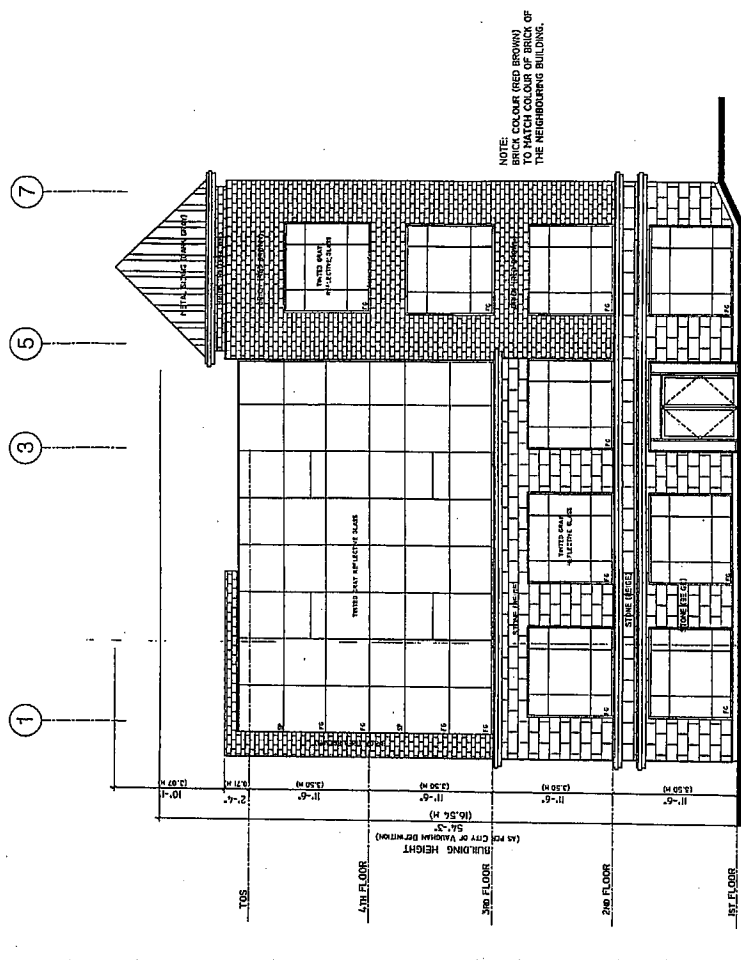
NA\DFT\1 ATTACHMENTS\DA\05.05.035







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



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

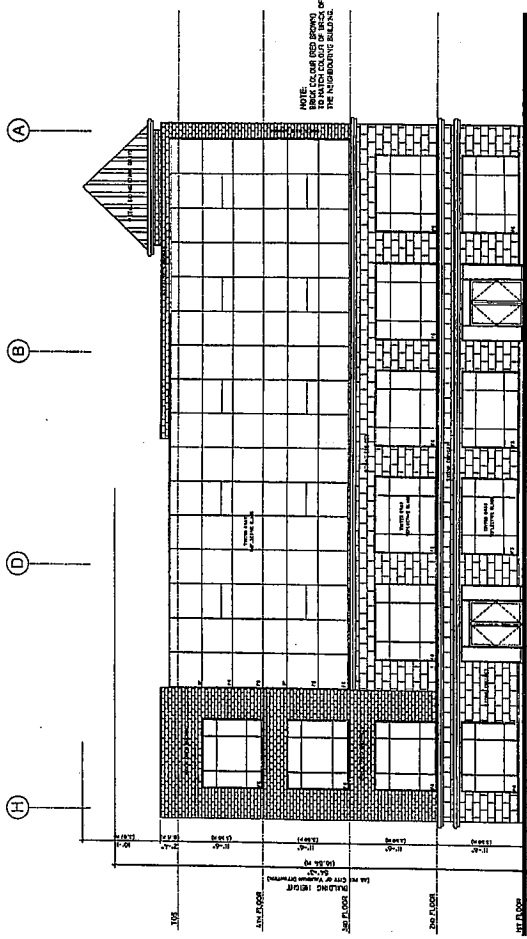
**North & South Elevations**

Part of Lot 6,  
Concession 7  
APPLICANT:  
PINE SEVEN OFFICE PARK INC.

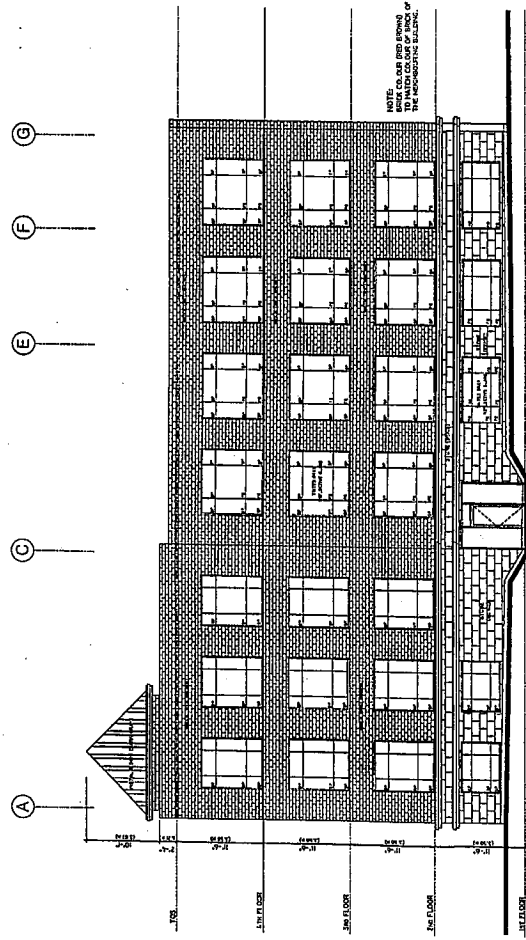


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**Attachment 4**  
FILE No.:  
DA.05.035  
RELATED FILE:  
Z.05.009  
March 17, 2006



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



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

**East & West Elevations**

Part of Lot 6,  
Concession 7  
APPLICANT:  
PINE SEVEN OFFICE PARK INC.  
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Development Planning Department

**Attachment 5**  
FILE No.: DA.05.035  
RELATED FILE: Z.05.009  
March 17, 2006