

COMMITTEE OF THE WHOLE MAY 1, 2006

**SITE DEVELOPMENT FILE DA.06.021
POWERSTREAM INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.021 (PowerStream Inc.) BE APPROVED, to permit a three-storey, 8,593m² office building, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping plan, and signage plan, shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, soils/geotechnical report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department; and
 - iii) the required variance to implement the final site plan shall be approved by the Committee of Adjustment to address the reduction to the southerly interior side yard requirement, and such variance shall be final and binding.
 - b) that the site development agreement contain the following clause:
 - 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 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 on the subject lands shown on Attachment #1 to permit a three-storey, 8,593m² head office building for PowerStream Inc., as shown on Attachment #2.

Background - Analysis and Options

The 2.08 ha vacant site as shown on Attachment #1, is located on the west side of Highway #400, north of Major Mackenzie Drive, being Block 61 on Registered Plan 65M-3885, and the northerly 20m of Part 31 on Reference Plan 65R-28427, in Part of the west half of Lots 21 and 22, Concession 5, City of Vaughan.

On December 12, 2005 Council enacted By-law 334-2005 to authorize the conveyance of an easement over the City-owned lands (stormwater management pond) to the south (described as

Part 31 on Plan 65R-28427) in favour of PowerStream Inc. The purpose of the easement is for parking, driveway and a landscaped area.

The subject lands are designated "High Performance Employment" by OPA #600 and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1221). The surrounding land uses are:

- North - employment area; future industrial buildings (EM1 Prestige Employment Area Zone)
- South - stormwater management pond (OS1 Open Space Conservation Zone)
- East - Highway #400
- West - Cityview Boulevard; future park (OS2 Open Space Park Zone), and future townhouses (RT1 Residential Townhouse Zone)

Official Plan

The subject lands are designated "High Performance Employment" by OPA #600, which encourages development of a high quality business park environment, primarily for prestige/light industrial uses, and research and data processing facilities. Office commercial uses and head offices in particular, are permitted. The proposed office development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1221). The proposed office use complies with the Zoning By-law.

PowerStream Inc. is a public use governed by Section 3.10 (b) Public Uses, of By-law 1-88, and is exempt from all requirements of the By-law, except the minimum lot coverage and yard requirements, as well as the provisions for outside storage.

The Owner is required to obtain a variance from the Committee of Adjustment for the minimum southerly interior side yard, located at the south elevation facing the stormwater management pond. By-law 1-88 requires a minimum interior side yard of 6m to the lot line, whereas 0.98m is proposed. The City will grant the Owner an easement over a portion of the stormwater management pond lands, which will facilitate a parking area, driveway and landscaping. In light of the above, the Development Planning Department considers this variance to be minor in nature, at this location.

Site Design

The site plan (Attachment #2) illustrates a three-storey office building situated in the southeast portion of the site. By way of an easement, the Owner is proposing to utilize approximately 20m of the abutting City owned lands to the south, for development of a driveway, parking area and landscaping. In total, a combined area of 2.08ha will be developed to accommodate the PowerStream Inc. head office. The site is served by 2 full movement accesses from Cityview Boulevard. The site will be developed with a total of 276 parking spaces, comprised of 69 underground and 207 surface spaces. A circular parking area is provided at the west end of the site, adjacent to Cityview Boulevard. A 6m wide landscaped strip provides a buffer between the parking area and Cityview Boulevard. A 20m wide landscape strip is provided adjacent to Highway #400. Additional parking areas are included on the north side of the site, as well as a single row of parking at the south and east sides of the building. A pedestrian walkway is provided, which connects the building to Cityview Boulevard. Garbage storage is internal to the building.

The site has access to municipal services. The final site servicing and grading plans, stormwater management report and access and on-site vehicular circulation shall be approved to the satisfaction of the Engineering Department. The Owner will be required to enter into a site plan agreement with the City to implement the proposed development.

Landscaping

The landscape plan as shown on Attachment #3 includes a variety of deciduous and coniferous trees and shrubs around the building and parking areas. A 6m wide landscape strip is provided adjacent to Cityview Boulevard, consistent with the Architectural Design Controls for Block 33. A minimum 20m wide landscape strip is provided along Highway #400, which is landscaped with trees and shrubs.

The Owner is required to build an armour stone retaining wall along the northern edge of the storm water management pond. The wall material and colour is consistent with that being used throughout the development of the pond and other storm ponds within the Block 33 West community. The lands along the storm pond are heavily landscaped with trees and shrubs, and include 3 paved observation areas, with a gazebo and metal covered seating structures.

The Development Planning Department requires additional pedestrian linkages from the building to these lookout areas, and will work with PowerStream to facilitate the linkages. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachments #4 and #5. The three-storey building will be constructed to a height of 15.7m, which increases to 18m at the top of the two circular atriums located on the west and east elevations facing Cityview Boulevard and Highway #400, respectively. The oval-shaped building contains four dominant corners, which protrude from the sides of the building. The building materials consist of a combination of double-glazed blue-tinted glass and spandrel panels in aluminum frames. White architectural precast panels accent the building around the roofline, and are situated on either sides of the two atriums as well as on the north and south elevations to add architectural detail. The Owner will be required to ensure that all roof-top mechanical equipment is screened from view. The final building elevations must be approved to the satisfaction of the Development Planning Department, and the Block 33W Control Architect.

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 the Site Development Application to facilitate the development of the subject lands with a three-storey, 8,593m² head office building for PowerStream Inc. in accordance with the policies of OPA #600 and the requirements of By-law 1-88. The Development Planning Department is satisfied with the proposed site plan layout, landscaping, building elevations, and the required variance for a reduction to the southerly interior side yard. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions identified in the recommendation section of this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations (South & West)
5. Building Elevations (North & East)

Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext. 8635

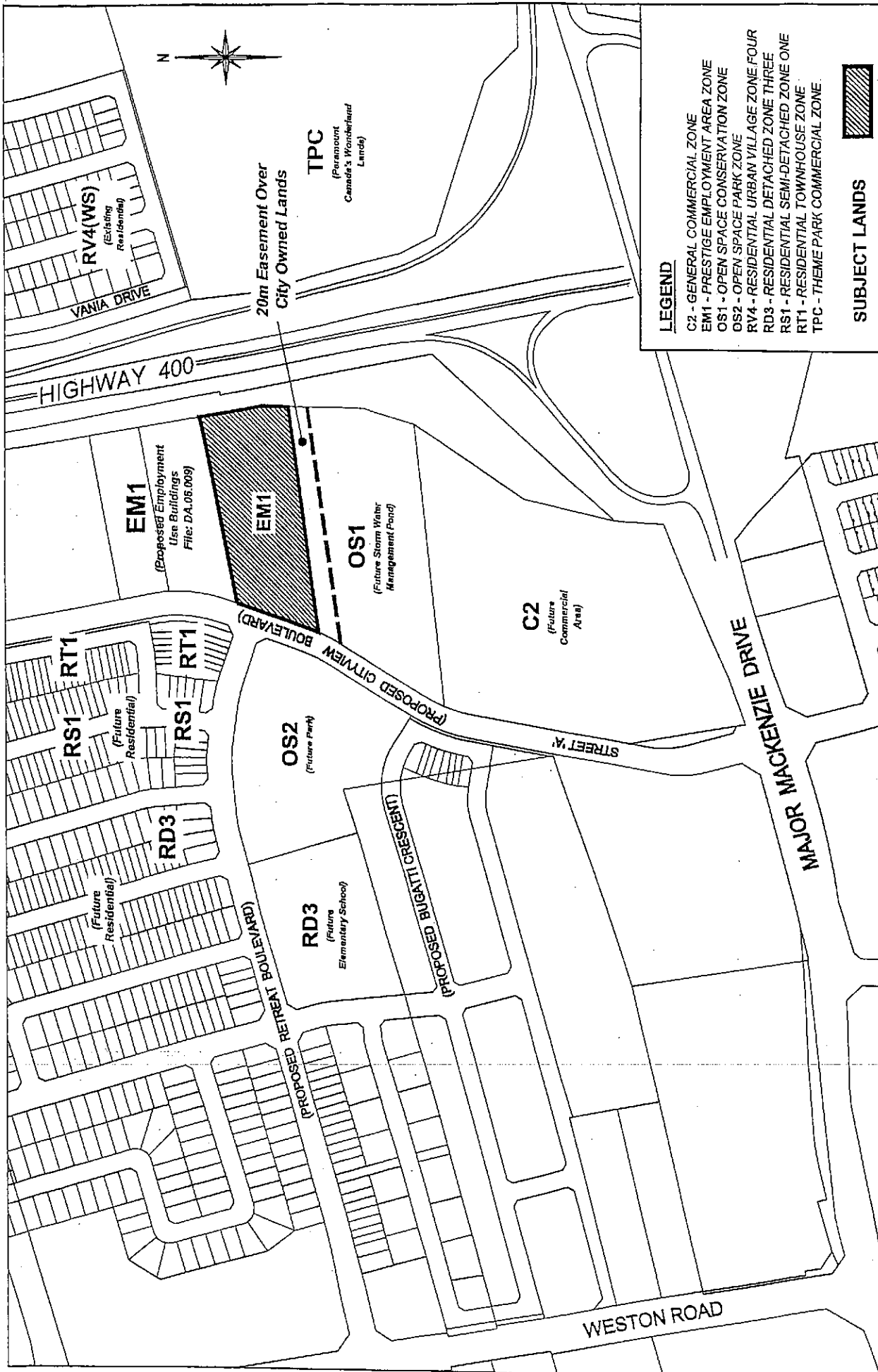
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- C2 - GENERAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RS1 - RESIDENTIAL SEM-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- TPC - THEME PARK COMMERCIAL ZONE

SUBJECT LANDS

Attachment

FILE No.:
DA.06.021

Not to Scale

April 4, 2006



Development Planning Department

Location Map

Part of Lots 21 & 22,
Concession 5

APPLICANT:
POWERSTREAM INC.

MUST BE ATTACHED TO ALL SUBMITTALS

Attachment 2

FILE No.: DA.06.021

Not to Scale

March 3, 2006



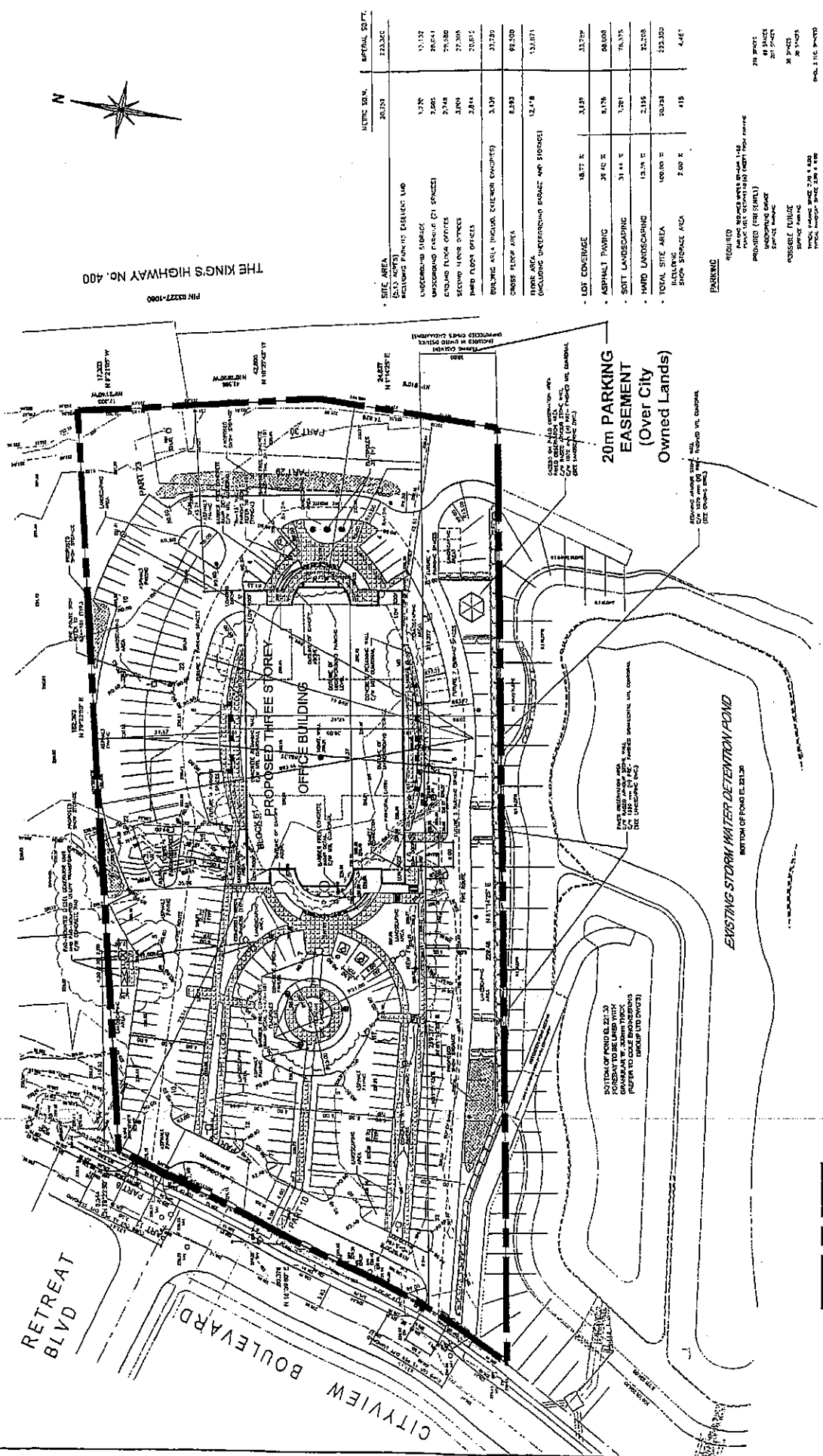
Development Planning Department

Site Plan

Part of Lots 21 & 22,
Concession 5

APPLICANT:
POWERSTREAM INC.

NO. FILM/ACT/ISSUES/ISSNO/060201/049



THE KING'S HIGHWAY NO. 400
PIN 182277-1000

ITEM AREA (SQ. METERS)	NET AREA (SQ. METERS)	TOTAL AREA (SQ. METERS)
UNDEVELOPED LAND	1,076	11,137
UNDEVELOPED PARKING (CY SPACES)	2,685	28,244
EXISTING FLOOR OFFICES	27,448	29,533
SECOND FLOOR OFFICES	3,904	37,305
THIRD FLOOR OFFICES	2,814	39,119
PROPOSED OFFICE BUILDING (THREE STOREY)	3,139	42,258
CROSS FLOOR AREA	8,593	50,851
NET AREA (INCLUDING UNDEVELOPED PARKING AND STORAGE)	13,478	64,329

ITEM	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
ASPHALT PAVING	3,472	5.4%
SOFT LANDSCAPING	31,442	48.9%
HARD LANDSCAPING	13,375	20.8%
TOTAL SITE AREA	48,289	74.5%
STOCK STORAGE AREA	2,000	3.1%
LOT COVERAGE	18,777	29.1%

PARKING

REQUIRED: 200 SPACES (2000 SQ. METERS)

PROVIDED (SEE SHEET): 200 SPACES

UNDEVELOPED GRASS: 200 SPACES

POSSIBLE FUTURE: 200 SPACES

STORAGE: 200 SPACES

TOTAL: 200 SPACES

SUBJECT LANDS

20m PARKING EASEMENT (Over City Owned Lands)

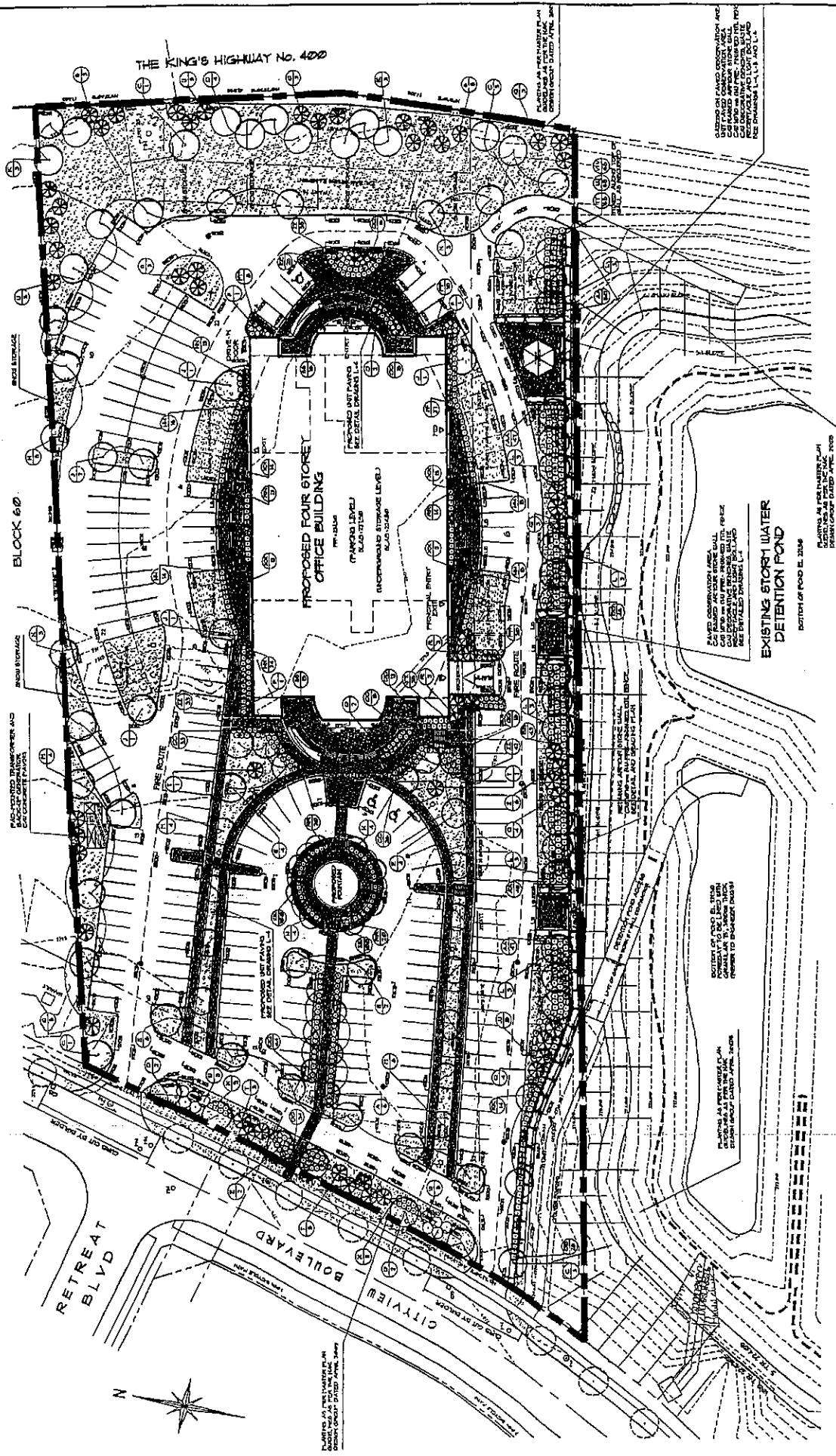
EXISTING STORM WATER DETENTION POND

SECTION OF POND (L. 21, 22) TO BE MAINTAINED AS OPEN SPACE AT ALL TIMES. REFER TO SOLE ENGINEERING DRAWING (LD 01023)

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Attachment 3

FILE No.: DA.06-021
 Not to Scale
 March 1, 2006



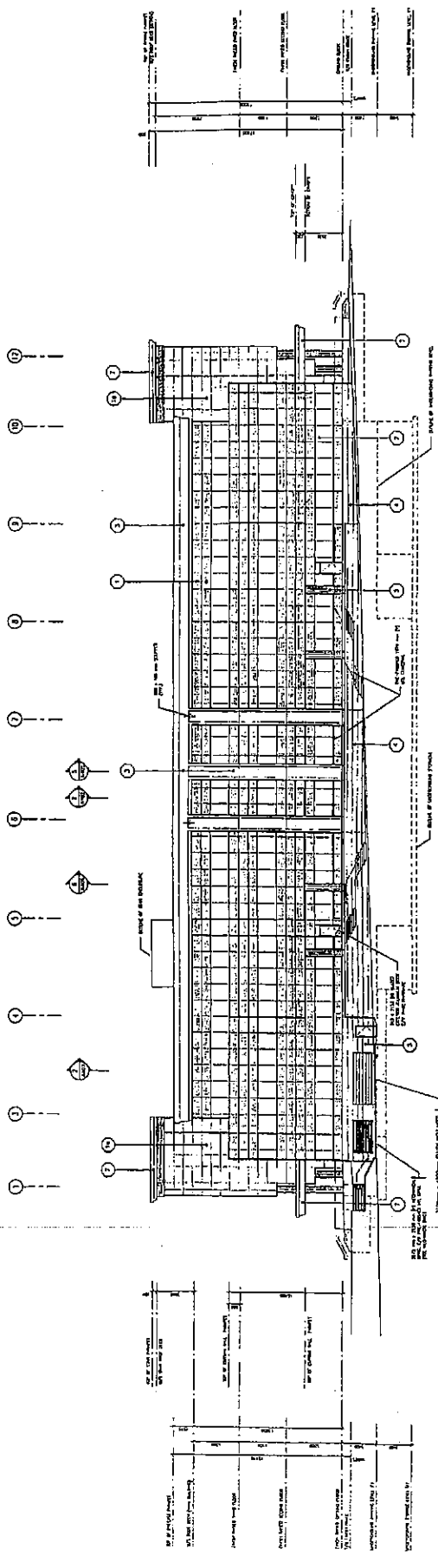
Development Planning Department

Landscape Plan

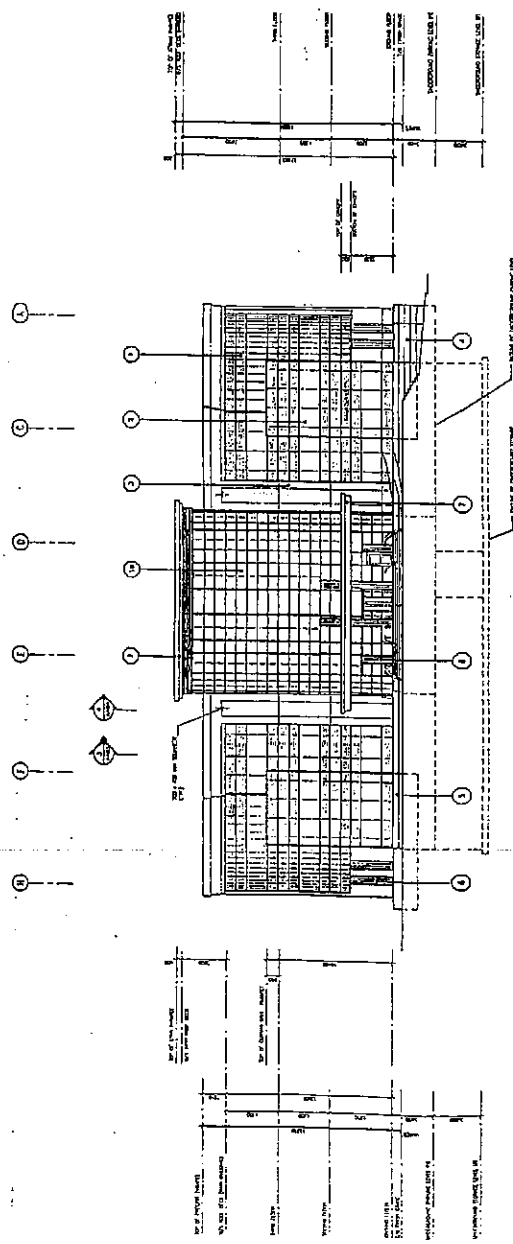
Part of Lots 21 & 22,
 Concession 5
 APPLICANT:
 POWERSTREAM INC.

10/07/04/11/06/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

SUBJECT LANDS



1. SOUTH ELEVATION
(FACING SWIM POND)



2. WEST ELEVATION
(FACING CITYVIEW BOULEVARD)

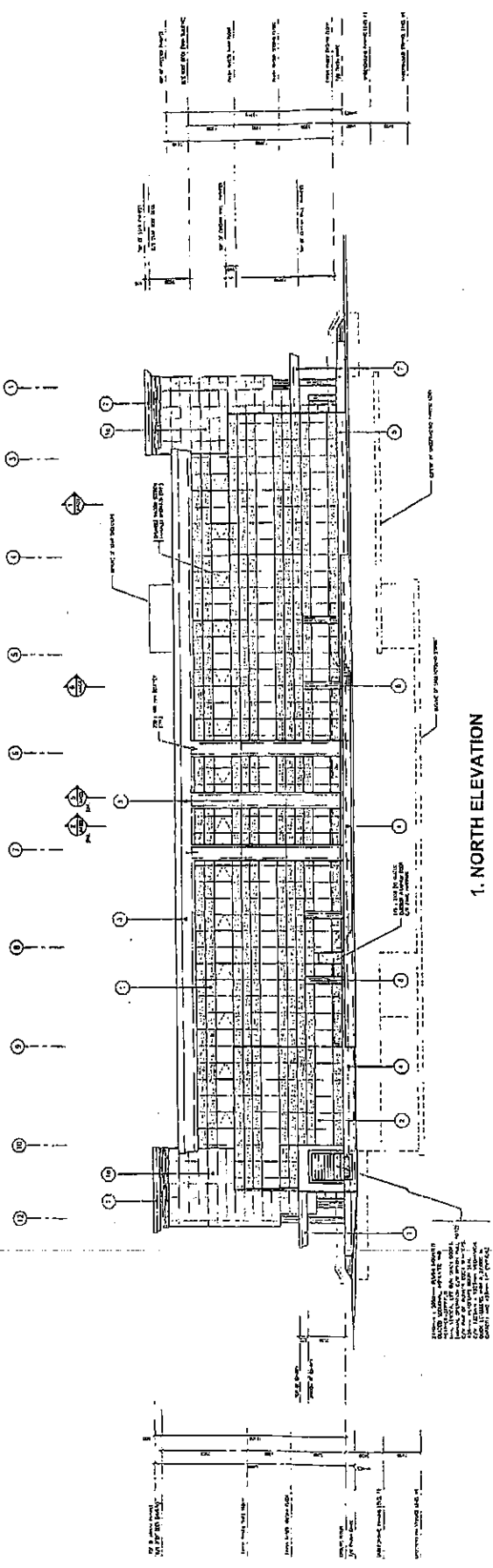
South & West Elevations

Part of Lots 21 & 22,
Concession 5
APPLICANT:
POWERSTREAM INC.

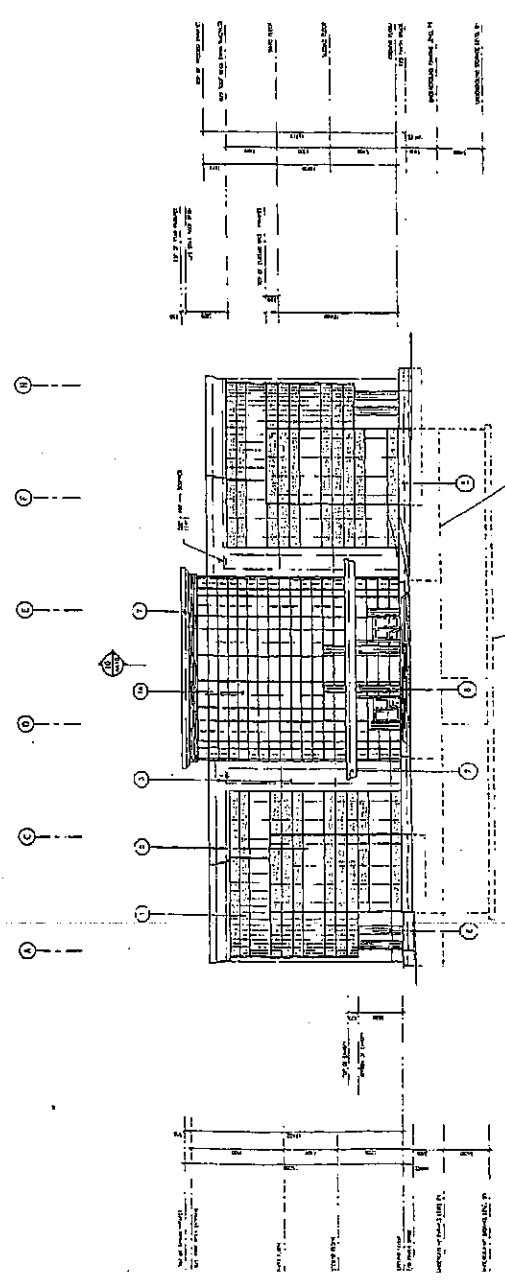
PLANNING DEPARTMENT



Development Planning Department



1. NORTH ELEVATION



2. EAST ELEVATION
(FACING HWY No. 400)

North & East Elevations

Part of Lots 21 & 22,
Concession 5
APPLICANT:
POWERSTREAM INC.



Development Planning Department

PERMITTED ATTACHMENT SIGNATURE.dwg