

COMMITTEE OF THE WHOLE JUNE 19, 2006

**OFFICIAL PLAN AMENDMENT FILE OP.04.014
ZONING BY-LAW AMENDMENT FILE Z.04.039
SITE DEVELOPMENT FILE DA.05.043
1598223 ONTARIO INC.
REPORT #P.2004.89**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.014 (1598223 Ontario Inc.) BE APPROVED, to amend OPA #210 (Thornhill-Vaughan Community Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Low Density Residential Area" to "General Commercial", to permit a medical and dental office building including laboratory and pharmacy, as shown on Attachment #2.

2. THAT Zoning By-law Amendment File Z.04.039 (1598223 Ontario Inc.) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from R1V Old Village Residential Zone and R2 Residential Zone to C1 Restricted Commercial Zone, to permit a medical and dental office building including a laboratory and pharmacy uses; and, that the implementing zoning by-law include the following exceptions:
 - i) permit ground floor retail store uses (i.e. pharmacy) to be located in a 3-storey office building, whereas the by-law currently requires the office building to exceed 3-storeys in order to permit ground floor retail commercial uses;
 - ii) permit a minimum front yard of 3.06m, whereas the by-law currently requires 9.0m;
 - iii) permit a maximum roof overhang of 1m, whereas the by-law only allows a maximum 0.5m encroachment into the required yard;
 - iv) permit a minimum lot depth of 52m, whereas the by-law currently requires 60m;
 - v) permit a maximum building height of 15m, whereas the by-law currently permits 11m;
 - vi) permit a minimum setback of 1.66m (north) to an "R" Residential Zone, whereas the by-law currently requires 9m;
 - vii) permit a minimum 1.5m wide landscape buffer strip abutting an "R" Residential Zone along the southerly property line, whereas the by-law currently requires 2.4m;
 - viii) permit a minimum 1.66m wide, landscape buffer strip abutting an "R" Residential Zone along the northerly property line, whereas the by-law currently requires 2.4m;
 - ix) to permit exterior stairs exceeding one-half storey to be located in the interior side yard, whereas the by-law currently permits exterior stairs exceeding one-half storeys to be located in the rear yard only;
 - x) permit a minimum 0.6m interior side yard to the southerly exterior stairs, whereas the by-law currently requires 1.2m;
 - xi) permit a minimum 0.16m interior side yard abutting a Residential Zone and a 1.8m rear yard abutting a Residential Zone to the easterly exterior stairs, whereas the by-law currently requires 9.0m;
 - xii) to permit exterior stairs exceeding one-half storeys to be located within the required 2.4m wide landscape buffer abutting residential uses, whereas only landscaping is currently permitted;
 - xiii) permit a minimum 3.06m wide landscape strip abutting a street, whereas the by-law currently requires 6.0m;

- xiv) permit a minimum 0.38m setback from the front lot line to the nearest part of the building below finished grade (underground parking garage), whereas the by-law currently does not permit an encroachment greater than 1.8m; and
 - xv) permit a minimum of 118 parking spaces, whereas the by-law currently requires 130 spaces.
3. THAT Site Development File DA.05.043 (1598223 Ontario Inc.) BE APPROVED subject to the following conditions:
- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site servicing, grading, stormwater management, noise report, and above and below grade parking plans shall be approved by the Engineering Department;
 - iii) the Owner shall satisfy all hydro requirements of Power Stream Inc.;
 - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
 - v) the implementing Official Plan and Zoning By-law Amendments shall be in full force and effect.
 - b) That the site plan agreement contain the following provision:
 - i) 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, 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.

Economic Impact

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

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1 to develop the lands for a medical and dental office building including a laboratory and pharmacy, as shown on Attachment #2:

1. An Official Plan Amendment Application (File OP.04.014) to redesignate the subject lands from "Low Density Residential" to "General Commercial" under OPA #210 (Thornhill-Vaughan Community Plan), to permit the development of the site for an office building for use by medical and dental practitioners, including a medical laboratory, and ground floor retail including a pharmacy.
2. A Zoning By-law Amendment Application (File Z.04.039) to rezone the subject lands under By-law 1-88 from R1V Old Village Residential Zone and R2 Residential Zone subject to site-specific Exception 9(292) to C1 Restricted Commercial Zone, subject to a number of zoning exceptions as identified in this report:

3. A Site Development Application (File DA.05.043) to facilitate the development of a 3-storey, 3494.2m², medical and dental office building with laboratory and ground floor pharmacy uses and surface and underground parking. The intended users of the office building will be regulated health professionals on the second and third floors, including a medical laboratory while the ground floor will be restricted to retail uses including a pharmacy as shown on Attachment #2.

Background - Analysis and Options

The site is located north of Clark Avenue West, on the east side of Bathurst Street, being Lot 62 and Part of Lot 63 on Registered Plan 3715 (7533 Bathurst Street), City of Vaughan, as shown on Attachment #1. The northerly lot is vacant, and the southerly lot contains a residential dwelling, which will be demolished. The combined site has 60.87m frontage along Bathurst Street and a depth of 56.33m.

The site is designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). The northerly Lot 62 is zoned R1V Old Village Residential Zone and the southerly, Part of Lot 63 is zoned R2 Residential Zone and subject to site-specific Exception 9(292), both under By-law 1-88. The surrounding land uses are:

- North - day nursery (R1V Old Village Residential Zone)
- South - residential (R4 Residential Zone); Spring Gate Boulevard and Thornbury Circle (roads)
- East - residential (R1V Old Village Residential Zone and R2 Residential Zone)
- West - Bathurst Street; residential (RA3 Apartment Residential Zone)

Public Hearing

On August 13, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Crestwood Springfarm Yorkhill Residents Association. At that time, written comments were received from a number of area residents objecting to the proposed redesignation and rezoning of the property to facilitate a much larger development consisting of a 4-storey, 3874.8m² office building. The following issues and concerns were raised in the letters:

- the proposal will change the residential nature of the neighbourhood, and promote similar applications;
- the entire area is composed of two-storey residential homes and a proposed four-storey office building is out of character;
- there is no shortage of existing office building or commercial uses in the area to justify a redesignation of the subject lands;
- the proposed development would create increased light and noise pollution;
- unauthorized activity in the parking area at the rear of the building;
- create unnecessary traffic congestion along Bathurst Street; and
- users of the proposed office building will infiltrate the surrounding residential streets in an attempt to look for on-street parking.

The recommendation of the Committee of the Whole on September 7, 2004, to receive the Public Hearing report, and that a community meeting be held to resolve outstanding issues prior to this

matter being brought forward in a technical report to a future Committee of the Whole meeting was ratified by Council on September 13, 2004.

Community Meeting

An evening Community Meeting was hosted by Councillor Shefman (Ward 5) on April 21, 2005, in respect to the subject lands. The meeting was attended by several local area residents, the applicant's planner and architect, Councillor Shefman and his assistant, and a Planner from the Development Planning Department. The purpose of the meeting was to discuss issues identified at the Public Hearing Meeting of September 7, 2004 and those raised in letters from the local area residents. The meeting provided an opportunity for an open dialogue and discussion respecting the proposed uses and building design. The agent for the Owner presented the proposal, which included an overview of the subject lands, its location within the surrounding vicinity, a conceptual site plan and building elevations showing the same proposal in two different materials of brick and an alternative stucco. Following the presentation, the Development Planning Department advised the residents of the planning process as it pertained to the proposed development.

The presentation formed the basis of the discussion in which the same issues were raised as those at the Public Hearing and in writing. An additional concern respecting disruption to area residents due to the use of the office building by medical practitioners and ground floor commercial, and the volume of patients for each practitioner, was raised at the Community Meeting.

As a result of the Community Meeting, the applicant revised his proposal, and on August 2, 2005, also submitted a Site Development Application. The proposed development as shown on Attachment #2 has been revised from a 4-storey office building to 3-storeys, and has been reduced in GFA from 3,874.8m² to 3,494.2m². The Applicant has also increased the front yard setback from a minimum of 0.97m to a minimum of 3.06m.

Land Use Status

Official Plan

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). The existing land use designation permits only detached residential dwellings at a maximum net density of 22 units per net hectare and does not permit the proposed office building with ground floor laboratory and retail, and therefore, an Official Plan Amendment is required.

The Owner has proposed to redesignate the subject lands from "Low Density Residential" to a "General Commercial" designation under OPA #210. The appropriate designation to implement the proposed development of the subject lands is the "General Commercial" designation, which permits retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business or professional office uses. Although the designation permits a number of retail uses the site-specific OPA and by-law will limit the uses, to those appropriate for the subject lands in light of its size, location and close proximity to residential uses. The proposed use of an office building for regulated health practitioners, a medical laboratory, and ground floor retail store uses including a pharmacy would conform to the "General Commercial" designation of OPA #210.

Land Use/Compatibility

As a result of the information gathered from internal and external agencies, and the Community Meeting held on April 21, 2005, Development Planning Staff can conclude the following:

- the redesignation of the subject lands to "General Commercial", with a restriction on the use and form of development, would allow the subject lands to act as a buffer between the low density residential area abutting the lands to the east and south, and Bathurst Street and the high rise condominium apartment buildings to the west as shown on Attachment #1;
- the potential for redevelopment as low density residential (i.e. single detached dwellings) is limited given the subject lands location adjacent to Bathurst Street, being a major arterial road with a planned right-of-way of 45.0m;
- the potential for residential redevelopment limited to multiple family dwellings such as street and block townhouses or a low-rise apartment building is also limited. Either form of development although suitable from a land use perspective would not be suitable in respect of a multiple driveway accesses impacting transportation movement along Bathurst Street. In the case of residential with a rear laneway, higher volumes of traffic would be generated on Thornbury Circle and Spring Gate Boulevard, which is not desirable as traffic would be infiltrating the existing local streets; and,
- the site and building design can ensure a suitable transition from Bathurst Street to the surrounding residential neighbourhood by incorporating a residential scale and appearance, in the form of a small-scale community oriented office use as shown on Attachments #4 and #5.

The following policies should be applied to the subject lands, and included within the implementing Official Plan Amendment:

- the use of the property shall be restricted to an office building with a maximum of 1,031.8m² devoted to accessory retail commercial uses on the ground floor, to be defined in the implementing zoning by-law;
- the office building development shall be compatible and sensitive to the existing and proposed residential development in the surrounding neighbourhood, with respect to the overall height restricted to a maximum of 3 storeys, massing and design of the buildings, landscaping and buffering, parking, lighting, and the streetscape;
- parking and service areas shall be shielded by landscaping, fencing and design and elements, and the garbage storage area is also required to be internalized;
- the visual impact of the automobile within the parking area shall be reduced, in consideration of the following design criteria:
 - parking areas shall be provided in combination of surface and underground structures; and
 - surface parking shall be required to be screened from public streets and neighbouring residences by fencing and landscaping;
- exterior lighting shall be designed to promote safety in the parking areas, while minimizing light reflection on adjacent residential properties; and
- building signage shall be minimized and oriented to the Bathurst Street elevation, subject to site plan approval.

Zoning

The subject lands are presently zoned R1V Old Village Residential Zone and R2 Residential Zone subject to site-specific Exception 9(292). The R1V and R2 Zones permit only detached residential dwellings. Therefore, the proposed rezoning of the subject lands to C1 Restricted Commercial Zone would be appropriate to implement the proposed Official Plan Amendment to redesignate the property to "General Commercial". The C1 Zone would permit an office building for use by business or professional offices, more specifically for regulated health professionals and including a medical laboratory with limited ground floor retail/commercial including a pharmacy.

The following exceptions to the C1 Zone standards and to the definition of an "office building" are proposed, to facilitate the appropriate development of the site:

- i) permit ground floor retail store uses (i.e. Pharmacy) to be located in a 3-storey office building, whereas the by-law currently requires the office building to exceed 3-storeys in order to permit ground floor retail commercial uses;
- ii) permit a minimum front yard of 3.06m, whereas the by-law currently requires 9.0m;
- iii) permit a maximum roof overhang of 1m, whereas the by-law only allows a maximum 0.5m encroachment into the required yard;
- iv) permit a minimum lot depth of 52m, whereas the by-law currently requires 60m;
- v) permit a maximum building height of 15m, whereas the by-law currently permits 11m;
- vi) permit a minimum setback of 1.66m (north) to an "R" Residential Zone, whereas the by-law currently requires 9m;
- vii) permit a minimum 1.5m wide landscape buffer strip abutting an "R" Residential Zone along the southerly property line, whereas the by-law currently requires 2.4m;
- viii) permit a minimum 1.66m wide, landscape buffer strip abutting an "R" Residential Zone along the northerly property line, whereas the by-law currently requires 2.4m;
- ix) to permit exterior stairs exceeding one-half storey to be located in the interior side yard, whereas the by-law currently permits exterior stairs exceeding one-half storeys to be located in the rear yard only;
- x) permit a minimum 0.6m interior side yard to the southerly exterior stairs, whereas the by-law currently requires 1.2m;
- xi) permit a minimum 0.16m interior side yard abutting a Residential Zone and a 1.8m rear yard abutting a Residential Zone to the easterly exterior stairs, whereas the by-law currently requires 9.0m;
- xii) to permit exterior stairs exceeding one-half storeys to be located within the required 2.4m wide landscape buffer abutting residential uses, whereas only landscaping is currently permitted;
- xiii) permit a minimum 3.06m wide landscape strip abutting a street, whereas the by-law currently requires 6.0m;
- xiv) permit a minimum 0.38m setback from the front lot line to the nearest part of the building below finished grade (underground parking garage), whereas the by-law currently does not permit an encroachment greater than 1.8m; and
- xv) permit a minimum of 118 parking spaces, whereas the by-law currently requires 130 spaces.

Furthermore, By-law 1-88 defines an "Office Building" as follows:

"OFFICE BUILDING – Means a building having more than one-storey used for business or professional office purposes. If an office building exceeds (3) storeys in height, the following uses shall be permitted on the ground floor provided the combined total gross floor area of all such uses does not exceed fifteen percent (15%) of the gross floor area of the said office building:

- bank

- eating establishment
- eating establishment, convenience
- eating establishment, take-out
- health centre
- personal service shop
- retail store
- a 'variety store' which means a kiosk servicing the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, stationery, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding fifty (50) square metres."

An exception to the existing definition will be required in order to permit an office building with a maximum of 3-storeys, having 1,031.8m² of retail commercial uses on the ground floor comprising 29.5% of the total building GFA. The retail commercial uses on the ground floor, however, will be restricted primarily to a pharmacy use accessory to the regulated health professional uses and laboratory on the second and third floors.

The above-noted exceptions to the C1 Zone will allow for an appropriate development of the site, which brings the commercial building closer to the Bathurst Street line, and away from the residential to the east and south. It will also allow for urban, street oriented, and transit oriented development. The exceptions are considered to be appropriate.

Site Plan

The site plan as illustrated on Attachment #2 shows a 3-storey, 3,494.2m² office building located predominately in the west half of the subject lands, and fronting onto Bathurst Street. One vehicular access is proposed for the site, a right-in/right-out only from Bathurst Street leading to the reversed "L" shaped at grade parking area to the south and east of the building. A ramp leading to the underground parking garage is located at the northeast corner of the building. Landscaping is proposed along the front of the building and around the periphery of the site. For pedestrian circulation, a concrete walkway is proposed around the building and leading to the public sidewalk along Bathurst Street.

The proposed 3-storey building will be utilized as follows:

-	First Floor: Pharmacy (778.2m ²) + other retail (253.6m ²)	=	1,031.8m ²
-	Second Floor: 6 medical offices	=	1,097.6m ²
-	Third Floor: 6 medical offices + 1 laboratory	=	<u>1,097.6m²</u>
	TOTAL GFA	=	3,494.2m ²

The applicant will be required to submit a noise report for approval by the Engineering Department, prior to finalization of the site plan agreement, in order to mitigate any noise concerns as a result of the proposed office building being in close proximity to the adjacent residential.

Building Elevations

The proposed building will be constructed with a mansard roof to a maximum height of 15.0m, as shown on Attachments #4 and #5. The material used for the roofing is prefinished metal (standard material used in the construction for a mansard roof) in a dark grey colour. The material used throughout the building is brick in two tones of grey. The darker grey brick is used on the first floor, and the lighter shade for the second. (see Attachment #4). Light grey

prefinished moulding is used to frame the windows for the ground floor and second storey, which are set within the brick building material. Light grey moulding is also incorporated as a horizontal band around the building between the ground floor and second storey. The third storey windows are located in the mansard roofline and are framed with prefinished aluminum in a white colour.

Access

The subject lands are restricted to one 7.5m wide right-in/right-out access onto Bathurst Street, at the southwest corner of the property, as shown on Attachment #2. The site plan also shows a road widening of 4.02m along the entire frontage of Bathurst Street, in order to achieve a planned right-of-way for Bathurst Street of 45.0m. The access and the Bathurst Street road improvements will require approval from both the City and the Region of York Transportation and Works Department.

Parking

The proposed development will be providing with a total of 118 parking spaces consisting of 39 spaces at grade and 79 spaces underground. The required parking for the office building development is based on the following standards:

Office Regulated health professional at 5 spaces/practitioner; Laboratory (i.e. Other Uses not specifically listed) at 3.3 spaces/100m² GFA; and, Retail Store (including Pharmacy) at 6 spaces/100m² GFA.

The required parking for the proposal is calculated as follows:

-	Medical Offices: 12 offices x 5 spaces/practitioner	=	60.0 spaces
-	Laboratory: 246.5m ² x 3.3 spaces/100m ²	=	8.1 spaces
-	Retail Store: 1,031.8m ² x 6 spaces/100m ²	=	<u>61.9 spaces</u>
	TOTAL	=	130 spaces

The required number of parking spaces for the proposed uses on site is 130 spaces resulting in a shortage of 12 spaces or 9.2%. The Engineering Department has reviewed the parking situation and deficiency, and has determined it to be acceptable.

The final design of the above and below grade parking areas, and on site vehicular circulation, shall be approved to the satisfaction of the Engineering Department.

Landscape Plan

The landscape plan consists of a mix of deciduous and coniferous shrub planting at the front of the site and along the rear property line as shown on Attachment #3. The reduced landscape buffers along the north and south interior lot lines will be sodded, and are not wide enough to accommodate any significant planting. However, mature trees exist along these lot lines on the neighbouring properties. A wood privacy fence will be provided around the periphery of the north, south and east lot lines. The final landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Site Servicing

The final site servicing and grading plans and storm water management report, must be approved by the Engineering Department.

All hydro requirements must be addressed to the satisfaction of the PowerStream Inc. The applicant will be responsible for private garbage pick-up and snow plowing. Snow storage areas are provided along the perimeter of the property as shown on Attachment #2 and #3.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland in accordance with the requirements of the Planning Act.

Current Policy Framework

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS envisions efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS encourages a mix of housing, employment, parks and open space, and transportation choices that facilitate pedestrian mobility and other modes of travel. Subsection 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns" further states that "Healthy, liveable and safe communities are sustained by among other things: accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs".

The PPS further states that sufficient lands shall be made available through intensification and redevelopment and if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. The subject lands as shown on Attachment #1 is an example of redevelopment and intensification which is putting to use existing servicing and infrastructure.

Region of York Official Plan

The Region of York Official Plan is a broad based plan that establishes policies with the intention of guiding economic, environmental and community development decisions affecting the use of land. It also assists in the co-ordination of more detailed planning by the area municipalities. By establishing a variety of locations across the Region for employment uses including commercial development, the Official Plan encourages and supports a balance of employment and housing opportunities. It is the policy of the Regional Council to work with the area municipalities to ensure a diversity of zones to accommodate employment uses.

In respect to creating healthy communities it is the objective through the policies of the Regional Council, "To encourage the availability of access by walking, bicycling and transit to education, health, human services, culture and recreation facilities." The proposed medical office building, laboratory and pharmacy will serve the immediate community.

The proposed redesignation and rezoning of the subject lands from "Low Density Residential" to "General Commercial" will assist in achieving the objectives set forth by the Region of York Official Plan. The proposed redesignation provides the surrounding residential area with a community-oriented service in close proximity to established residential neighbourhoods and along a designated transit route. Providing a common location for regulated health professionals to practice affords area residents the opportunity to have a number of their medical care needs addressed at one location.

The Region of York has reviewed the applications and has no objections to the proposal, including the redesignation of the subject lands from "Low Density Residential" to "General Commercial". The final site plan details will be addressed to the satisfaction of the Region of York Transportation and Works Department.

Planning Considerations

Location as well as compatibility, impact on the surrounding and existing residential neighbourhood and traffic were all taken into consideration during the review of the proposed redesignation and rezoning of the subject lands shown on Attachment #1. From a policy context, review of the City's Official Plan, OPA #210 (Thornhill-Vaughan Community Plan), the Regional Official Plan and the Provincial Policy Statement, indicate that the proposed redesignation from "Low Density Residential" to "General Commercial" to facilitate the development of a 3-storey medical office building to be used by regulated health professionals and a laboratory with ground floor commercial including a pharmacy is appropriate in terms of location, building form and scale.

The Region of York Official Plan includes policies similar to that of the Provincial Policy Statement, encouraging a mix of uses to create healthy livable communities for residents. Providing essential services such as medical and dental offices in close proximity to established residential neighbourhoods achieves these objectives. As shown on Attachment #1 the subject lands are surrounded by residential development to the east and south and high density residential to the west. Immediately north of the subject property is an institutional use that also addresses the needs of local residents in the form of a day nursery use.

The potential redevelopment of the subject lands as a single detached residential dwelling is limited considering its location directly fronting onto Bathurst Street, and being somewhat restricted in terms of right-in/right-out. Other forms of residential such as townhouse and apartment buildings would require multiple individual driveway accesses on Bathurst Street, which cannot be accommodated, and if a rear laneway was proposed could potentially create more traffic on the internal residential streets and result in a more intrusive form of development, which would not be appropriate.

Given the location of the site along Bathurst Street, minimal impact on hard and soft services, and effective traffic management, the proposed medical office building will provide a service to the community, and can be supported.

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 proposed applications to amend the Official Plan (OP.04.014) and the Zoning By-law (Z.04.039), and for Site Development (DA.05.043) to facilitate a 3-storey dental and medical office building with laboratory and ground floor retail uses including a pharmacy. Consideration was given to the area context in terms of existing land uses, and comments from the local community and public agencies, as well as, the applicable land use policy framework. The proposal to redesignate and rezone the subject lands from "Low Density Residential" to "General Commercial", and from R1V Old Village Residential and R2 Residential Zones to C1 Restricted Commercial Zone, subject to site-specific exceptions to permit the proposed medical office/commercial development is appropriate in terms of use, location, built form, and scale, and is supported by the Development Planning Department.

Attachments

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

Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext. 8635

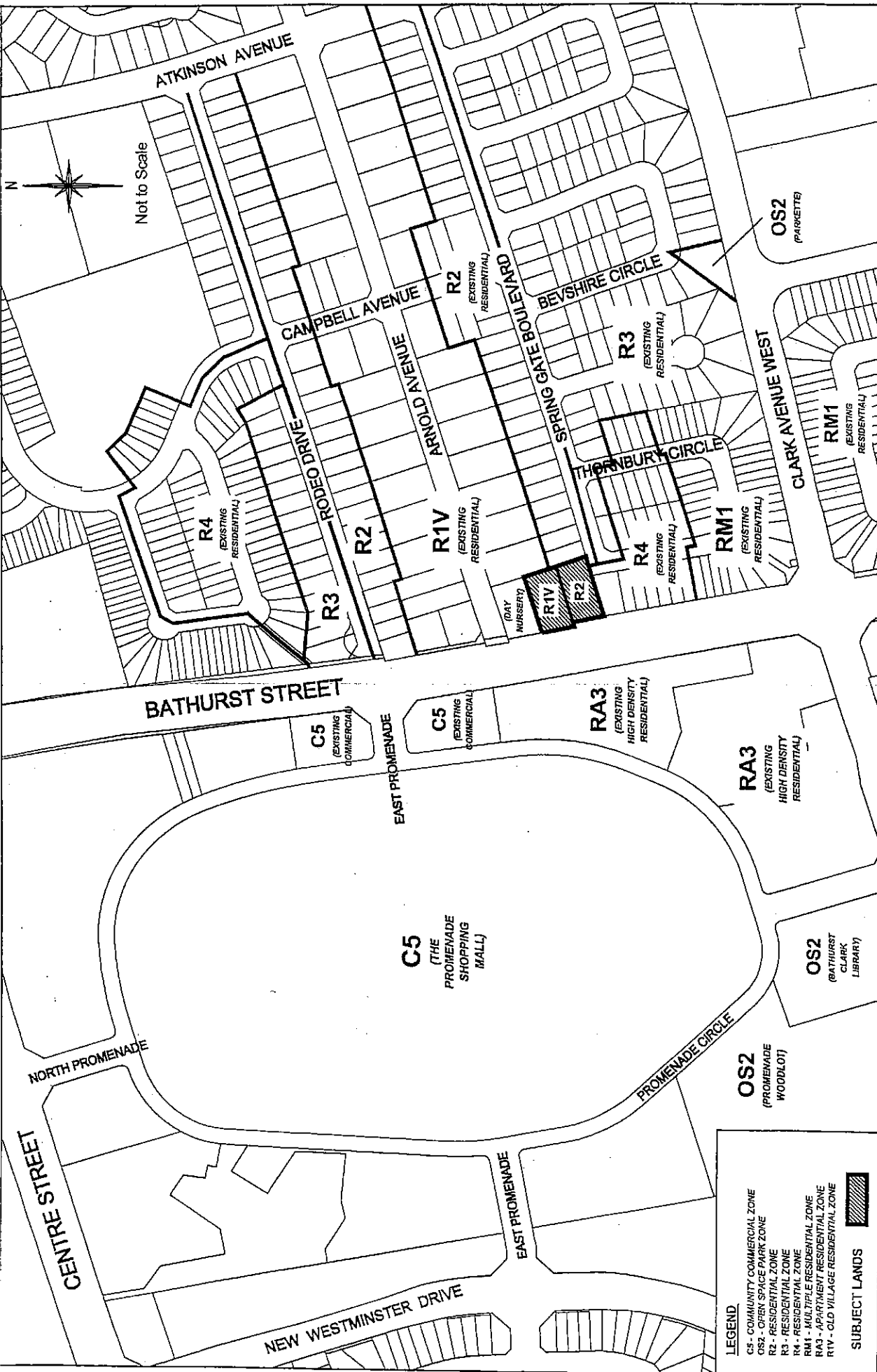
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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- LEGEND**
- C5 - COMMUNITY COMMERCIAL ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - R4 - RESIDENTIAL ZONE
 - RM1 - MULTIPLE RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - R1V - OLD VILLAGE RESIDENTIAL ZONE
- SUBJECT LANDS**

Location Map

Part of Lot 29,
Concession 1
APPLICANT:
1598223 ONTARIO INC.



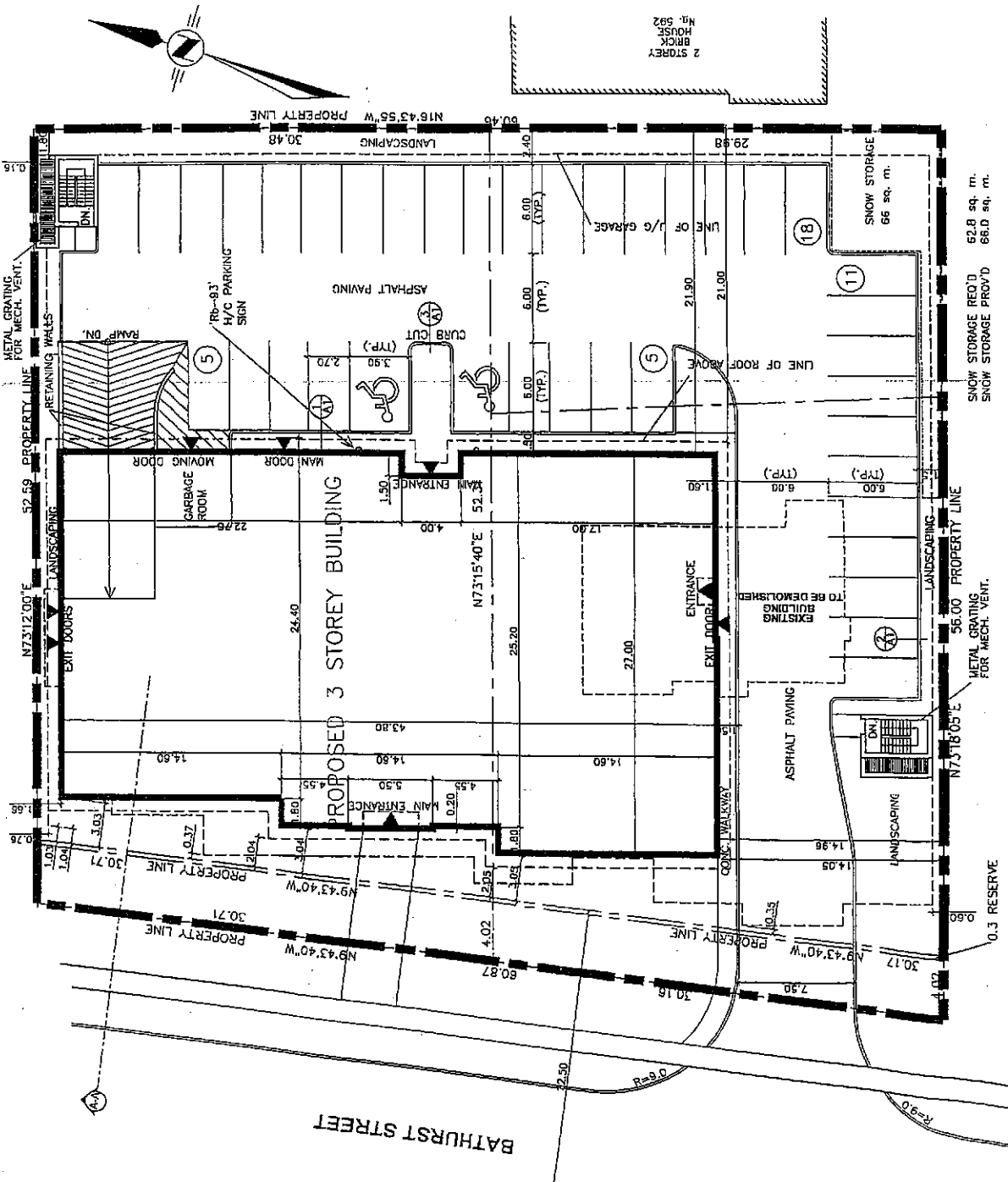
Development Planning Department

Attachment 1

FILE No:
OP.04.014,
Z.04.039 & DA.05.043

May 23, 2006

MAP011 ATTACHMENTS.OP.04.014.Z.04.039



SURVEY INFORMATION
 WATERMARK SURVEY PREPARED BY
 W. SAUDA CO. LTD.
 1100 SHEPPARD AVENUE EAST
 SCARBOROUGH, ONTARIO
 DATED MAY 12, 2004

LEGAL DESCRIPTION
 LOTS 62 AND PART OF LOT 69
 REGISTERED PLAN 3715
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS
 ZONING C1
 LOT AREA 3193.9 sq. m.
 BLDG. COVERAGE 1997.6 sq. m. (62.5%)

BUILDING G.F.A.
 MEDICAL 12 UNITS-COMMERCIAL RETAIL-MEDICAL LABORATORY
 UNDERGROUND 2872.8 sq. m. (287.3 sq. ft.)
 GROUND FLOOR COMMERCIAL RETAIL 2872.8 sq. m. (287.3 sq. ft.)
 SECOND FLOOR OFFICES 2872.8 sq. m. (287.3 sq. ft.)
 THIRD FLOOR MEDICAL OFFICES (6) 1097.6 sq. m. (118.5 sq. ft.)
 AND MEDICAL LABORATORY (1) 1097.6 sq. m. (118.5 sq. ft.)
 TOTAL G.F.A. 3481.2 sq. m. (376.13 sq. ft.)

SETBACKS PROVIDED:
 FRONT 0.99 m
 NORTH SIDE 0.76 m
 SOUTH SIDE 14.95 m
 REAR SIDE 21.0 m

PARKING REQ'D:
 (5.0 per UNIT x 12 units) 60.0 SPACES
 (5.0 per 100 sq. m. retail x 782.2 sq. m.) 46.7 SPACES
 (5.0 per medical laboratory) 50.0 SPACES
 TOTAL REQ'D 111.7 SPACES
 PARKING PROVIDED: 116 SPACES
 HIC PARKING REQ'D 2 SPACES
 HIC PARKING PROVIDED: 2 SPACES

LANDSCAPING PROV'D: 723.7 sq. m. (230%)
CONC. STAIRS AND SHAFTS 38.4 sq. m. (1.2%)
PAVING PROV'D:
 ASPHALT 1228.1 sq. m.
 CONC. PAVING 50.1 sq. m.
TOTAL PAVING 1278.2 sq. m. (40.0%)

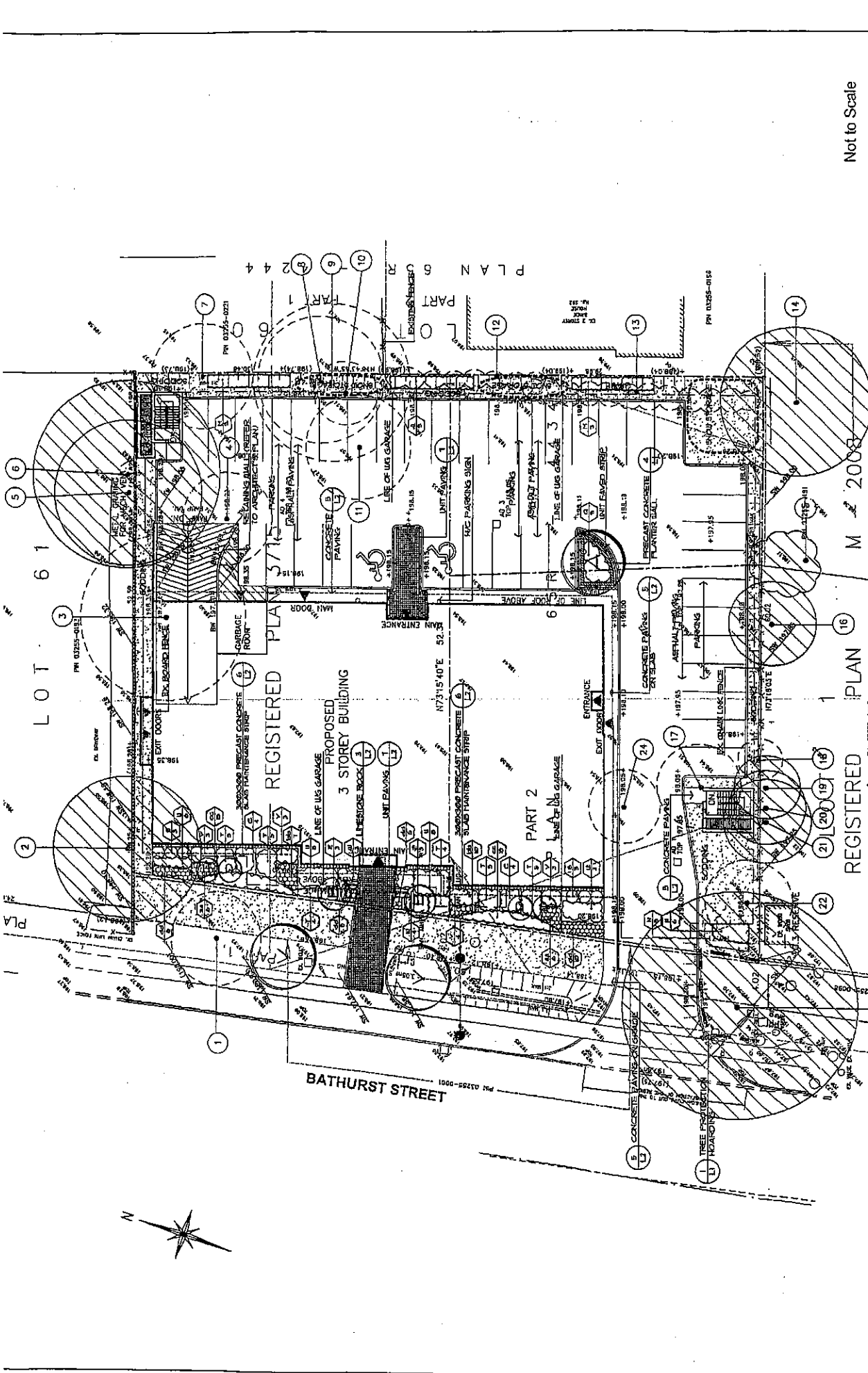
SUBJECT LANDS

Not to Scale

Attachment 2
 FILE No.: OP.04.014,
 Z.04.039 & DA.05.043
 April 24, 2006

City of **Vaughan**
 Development Planning Department

Site Plan
 Part of Lot 29,
 Concession 1
 APPLICANT:
 1598223 ONTARIO INC.
 K:\DFT\1 ATTACHMENTS\OP\04.014\2.04.039



Not to Scale

Attachment 3

FILE No.:
OP.04.014,
Z.04.039 & DA.05.043

April 24, 2006

M 2008

REGISTERED PLAN 16



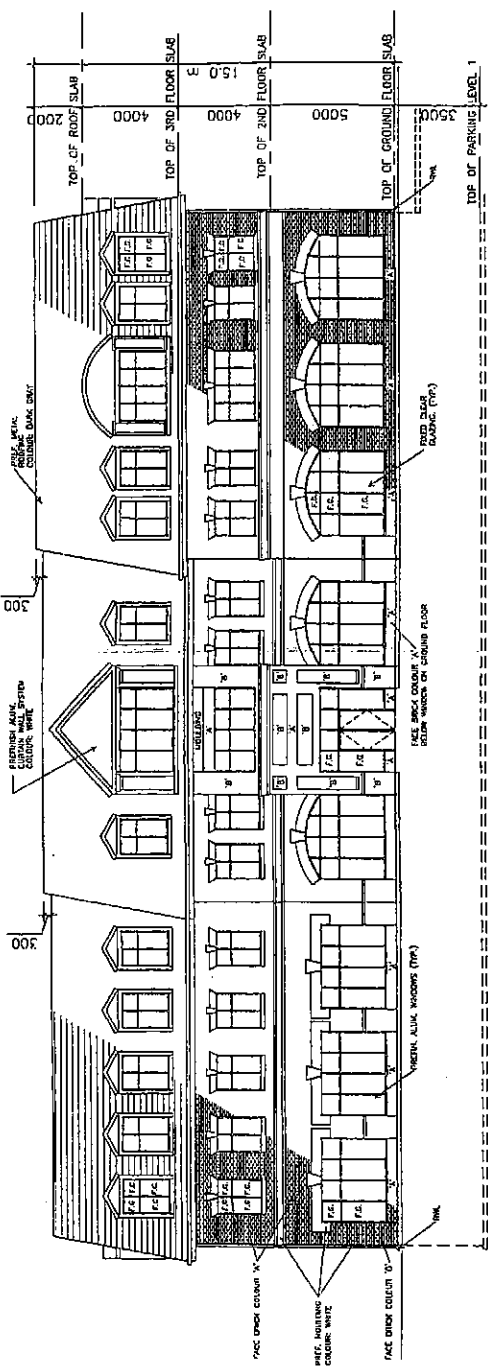
Development Planning Department

Landscape Plan

Part of Lot 29,
Concession 1

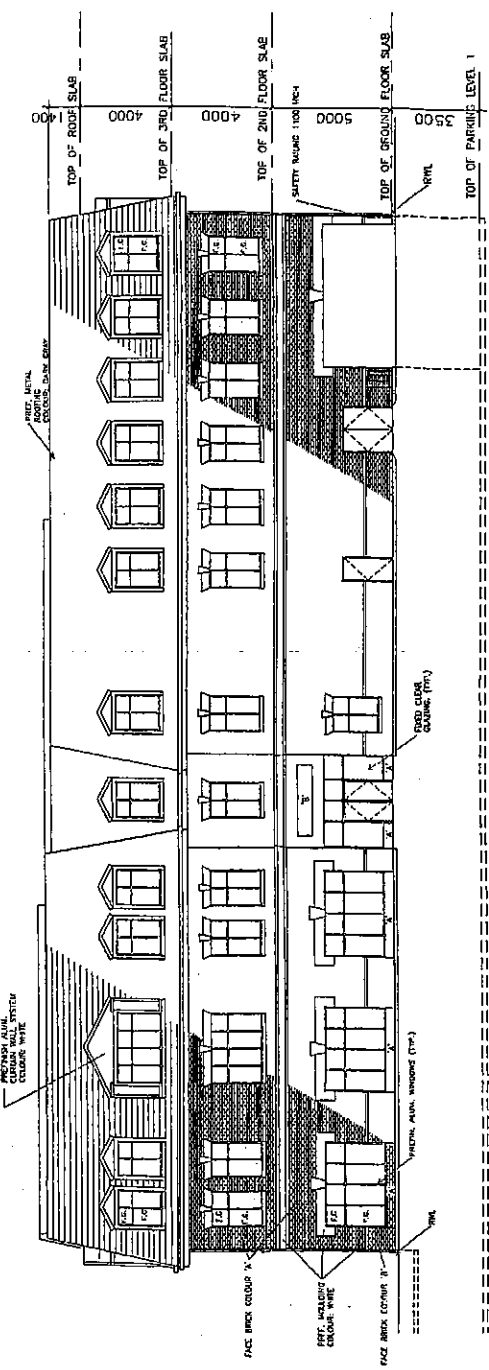
APPLICANT:
1598223 ONTARIO INC.

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WEST ELEVATION (BATHURST STREET)
SCALE 1:100

LEGEND:
 FACE BRICK COLOUR 'X' - GEORGETOWN LIME
 FACE BRICK COLOUR 'Y' - BANGALORE MATT



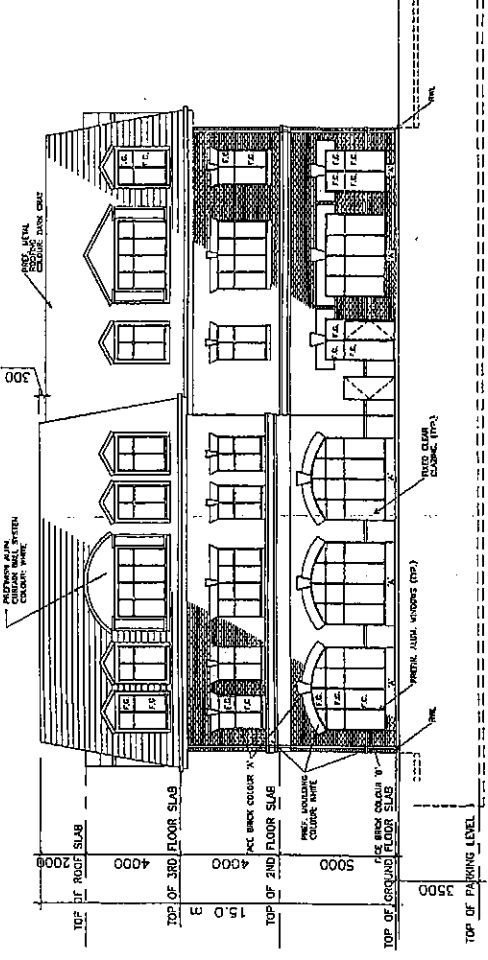
EAST ELEVATION
SCALE 1:100

West & East Elevations

Part of Lot 29,
 Concession 1
 APPLICANT:
 1598223 ONTARIO INC.
 (PARTY ATTACHMENTS\OP\04\014\04\039

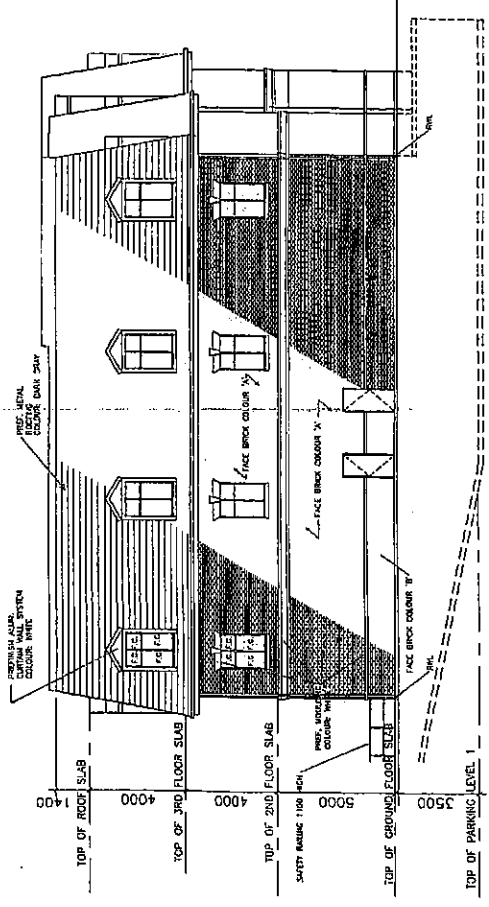


Development Planning Department



SOUTH ELEVATION
SCALE 1:100

LEGEND:
 ASPHALT SHINGLES
 FACE BRICK COLOUR X
 FACE BRICK COLOUR Y
 FACE BRICK COLOUR Z
 FACE BRICK COLOUR W
 SHINGLES
 ASPHALT SHINGLES
 FACE BRICK COLOUR X
 PREP. INSULATED CONCRETE PANEL



NORTH ELEVATION
SCALE 1:100

South & North Elevations

Part of Lot 29,
 Concession 1
 APPLICANT:
 1598223 ONTARIO INC.
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Development Planning Department