

COMMITTEE OF THE WHOLE JUNE 19, 2006

**SITE DEVELOPMENT FILE DA.06.015
ASPEN RIDGE PROPERTIES INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.015 (Aspen Ridge Properties Inc.) BE APPROVED, to permit a one-storey, 1,053m² office building, as shown on Attachment #2, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan, building elevations, and Woodlot Edge Management Preservation Plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.; and,
 - v) the required variance shall be approved by the Committee of Adjustment, and shall be final and binding.
 - 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 a Site Development Application to permit the development of the subject lands shown on Attachment #1 with a one-storey, 1,053m² office building (Building "B") on a 1.25ha site that is currently developed with a 1,643.57m² office building (Building "A"), as shown on Attachment #2.

Background - Analysis and Options

The 1.25ha site, as shown on Attachment #1, is located on the west side of Dufferin Street, east of Floral Parkway and north of Confederation Parkway, and is described as Blocks 1 and 23 within Registered Plan 65M-2623 (29 Floral Parkway), in Part of Lots 12 and 13, Concession 3, City of Vaughan.

The site plan (Attachment #2) shows an existing one-storey office building (Building "A") with a gross floor area of 1,643.57m², and located in the westerly portion of the applicant's overall landholding. The proposed one-storey office building (Building "B") comprises a gross floor area of 1,053m² and is to be located east of Building "A". Both buildings will utilize the two existing driveway accesses located on Floral Parkway.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1007). The surrounding land uses are:

- North - existing woodlot (EM1 Prestige Employment Area Zone)
- South - vacant (C4 Neighbourhood Commercial Zone)
- East - Dufferin Street; approved synagogue (File DA.04.042) Temple Kol Ami (Agricultural Zone)
- West - Floral Parkway; existing employment uses (EM1 Prestige Employment Area 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 proposed office building conforms to the Official Plan.

Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1007), which permits the proposed office use. The proposed site plan has been reviewed, and requires the following variance:

- By-law 1-88 requires a minimum southerly interior side yard setback of 7.5 metres, whereas 6.8m has been provided at the southwest corner of the proposed building.

The Development Planning Department has no objections to the proposed variance, which will facilitate 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 variance 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 the proposed Building "B" in relation to existing Building "A". Two full-movement access points exist on Floral Parkway, and will be used for the existing and proposed office buildings. There are no direct access/driveway connections proposed onto Dufferin Street. A woodlot is located north of the proposed building. The applicant has submitted a Woodlot Edge Management and Preservation Plan with respect to the preservation of the woodlot, which will require approval by the Development Planning Department, prior to the

registration of the site plan agreement. Landscaping is proposed along the perimeter of the site, with denser planting along the north and east property lines. There are two main entrances on the south side of the building, a parking area, and a pedestrian connection that leads to Dufferin Street. The final site plan will be approved to the satisfaction of the Development Planning Department.

Parking

The required parking for the site is calculated as follows:

Building "A" (office)	3.5 spaces/100m ² GFA x 1643.57m ² GFA	=58 spaces
Building "B" (office)	3.5 spaces/100m ² GFA x 1053m ² GFA	<u>=37 spaces</u>
Total Parking Required:		=95 spaces
Total Parking Provided:		=95 spaces

The site plan proposes 85 parking spaces at grade and an additional 10 spaces located within an underground parking facility, that will have access from a ramp located on the north side of Building "B". The proposed parking for the site meets the minimum requirement, however, the design of the underground parking spaces will be reviewed and approved to the satisfaction of the Engineering Department.

Building Design

The proposed building elevations are shown on Attachment #4. The building materials include buff coloured precast concrete, with wheat and paprika coloured masonry units and reflective blue coloured spandrel and clear vision glass. The materials and design are consistent with the existing office building (Building "A"). The proposed rectangular-shaped building is situated in a manner whereas it will be visible from Dufferin Street, and therefore, the south, east and northeast elevations each possess primary façade attributes including an archway feature that enhances the 3 building entrances. The building will include 3 units and is proposed to be 7.254m in height with four elevated archway features of 9.954m in height. Two overhead doors will be located on the west elevation and another on the north elevation.

The Development Planning Department 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.

Region of York

Although no access is proposed from Dufferin Street, as the subject lands abut Dufferin Street, approval of the site plan is subject to the requirements of the Region of York. 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

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.

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 surrounding the perimeter of the site and building and along the Dufferin Street flankage. As previously stated, the site borders an existing maple woodlot located immediately to the north and as such, the applicant has submitted a Woodlot Edge Management and Preservation plan for review and approval by the Development Planning Department. The landscape plan incorporates dense planting adjacent to the existing maple woodlot north of the proposal as well as an existing mature grove of pine trees along the west side of Dufferin Street. Where possible, existing trees in good condition will be saved and integrated into the new landscape design. The final landscape plan together with the Woodlot Edge Management and Preservation plan will be approved to the satisfaction of the Development Planning Department.

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 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 proposed new building is an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variance from the Committee of Adjustment. On this basis, the Development Planning Department recommends approval of the Site Plan Application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Report prepared by:

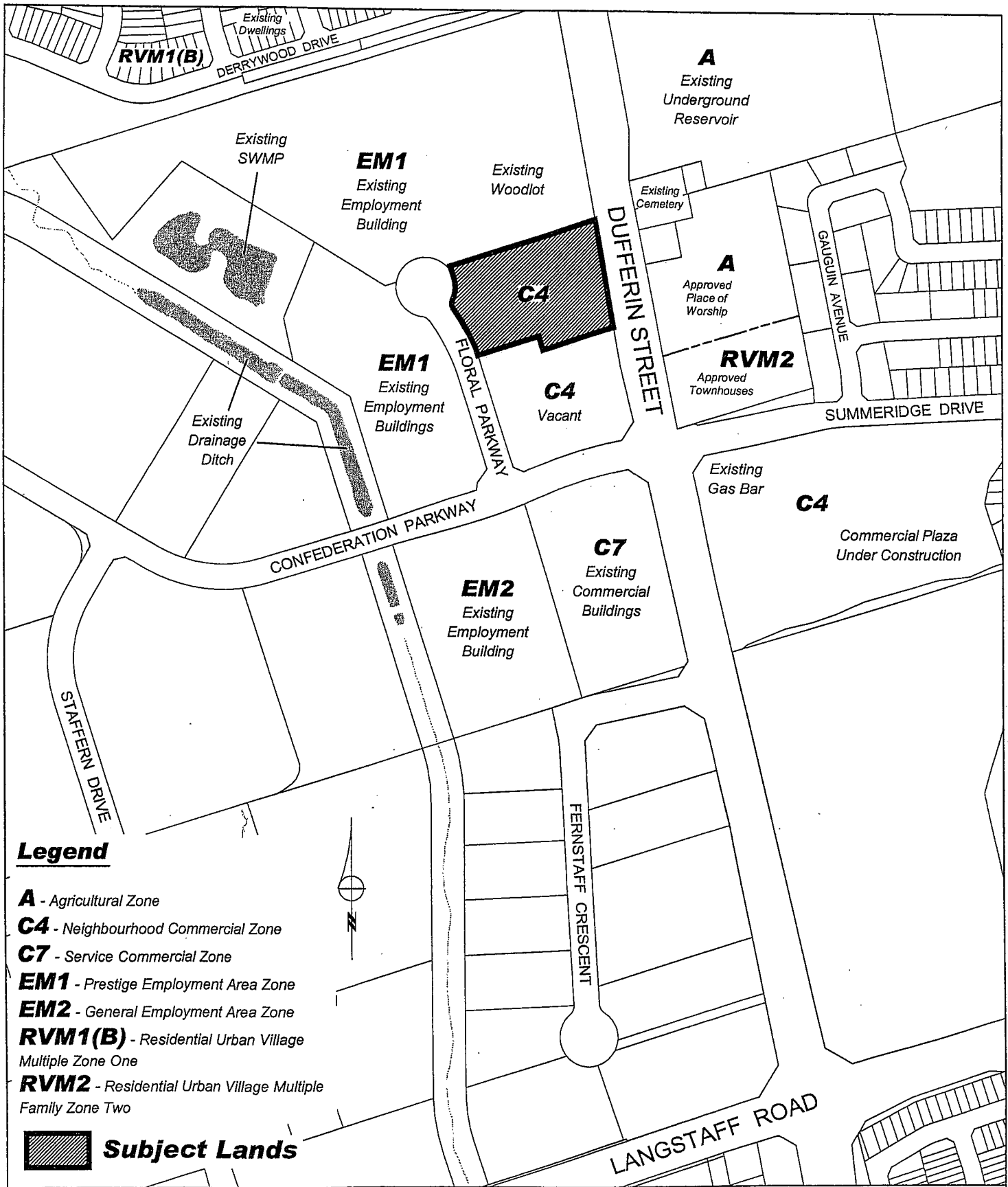
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part Lots 12, 13
Concession 3

APPLICANT:
ASPEN RIDGE PROPERTIES INC.

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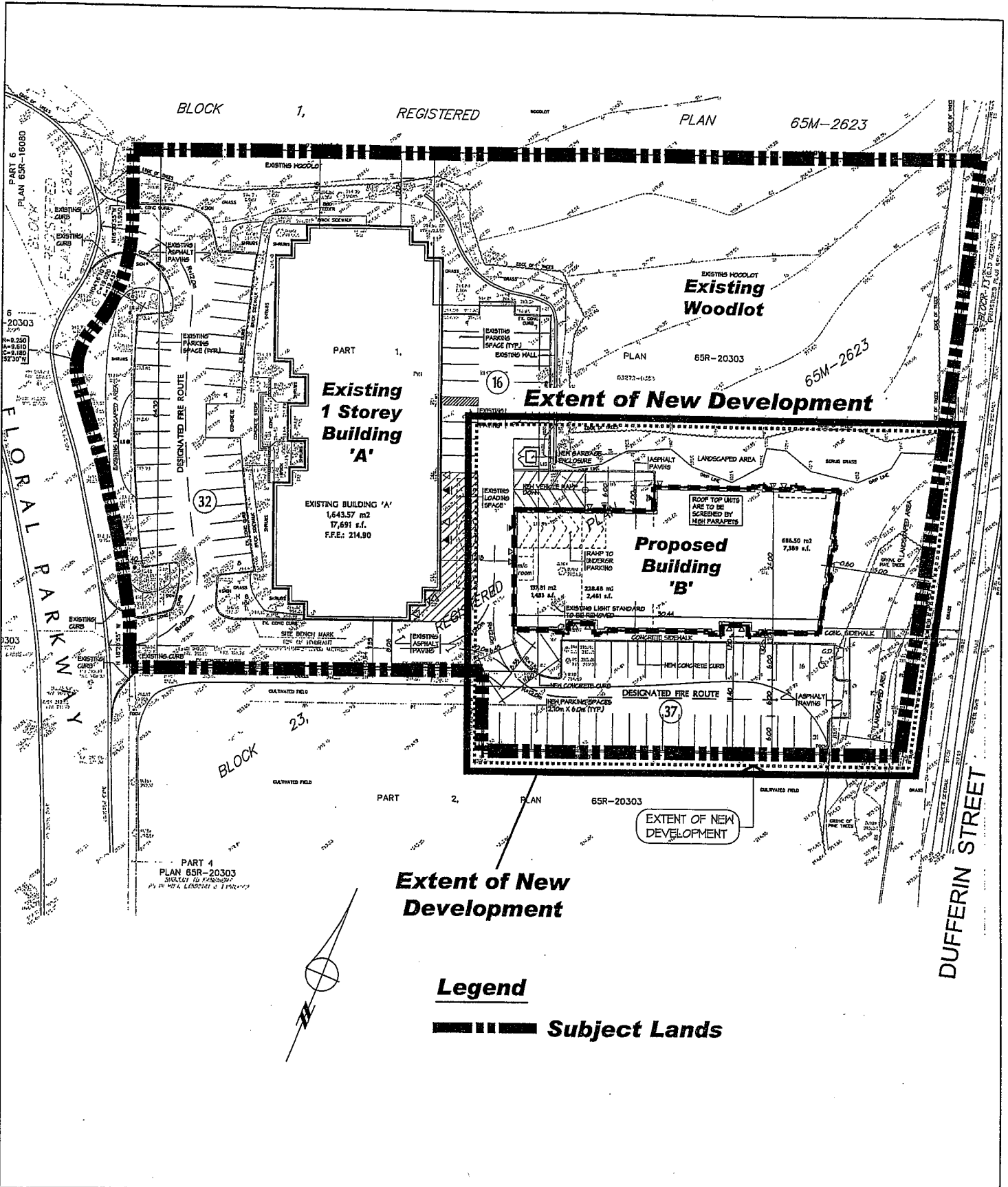
Development Planning Department

Attachment

FILE No.:
DA.06.015

May 01, 2006

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Site Plan

Part Lots 12, 13
 Concession 3

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 ASPEN RIDGE PROPERTIES INC.

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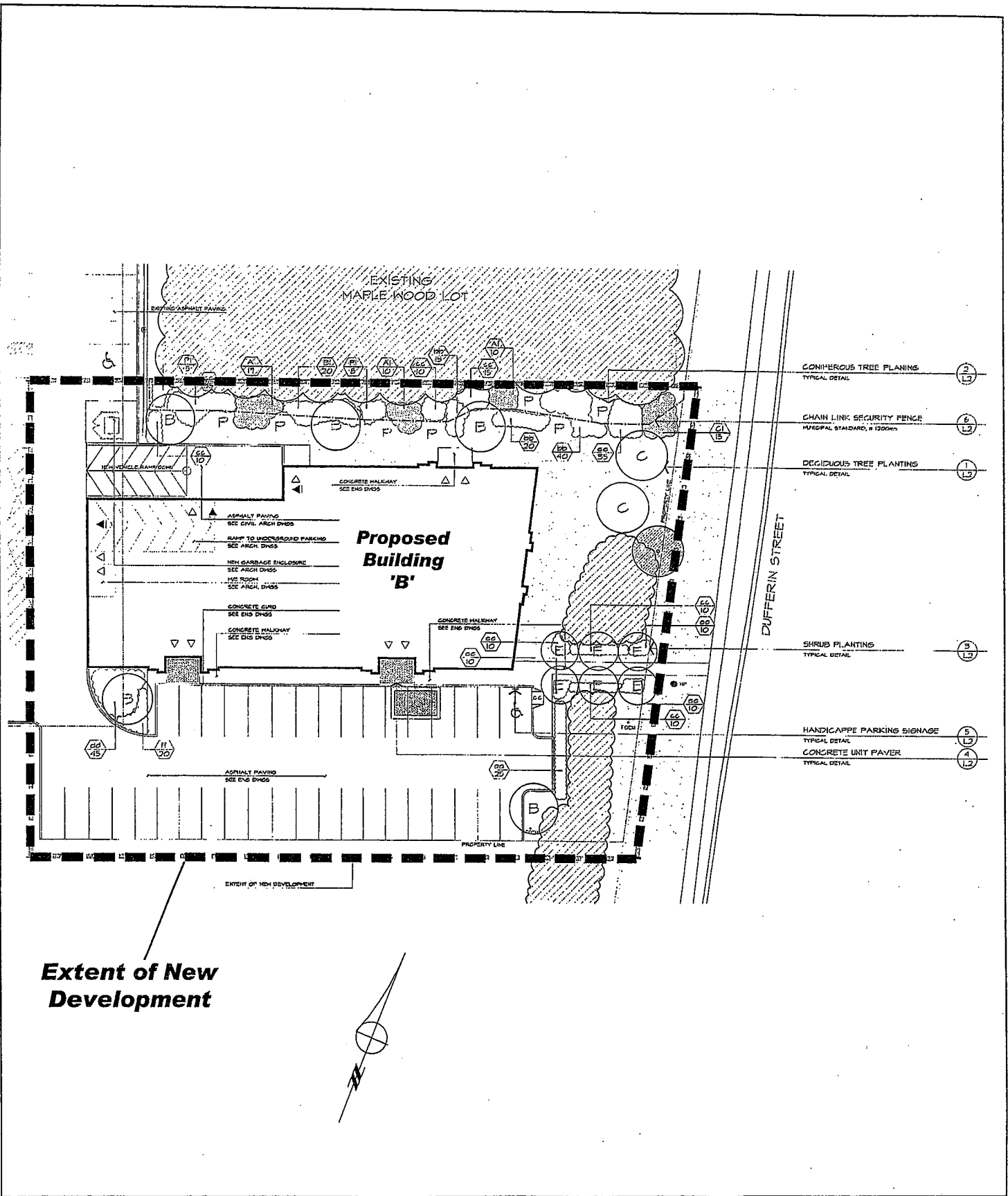
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Landscape Plan

Part Lots 12, 13
Concession 3

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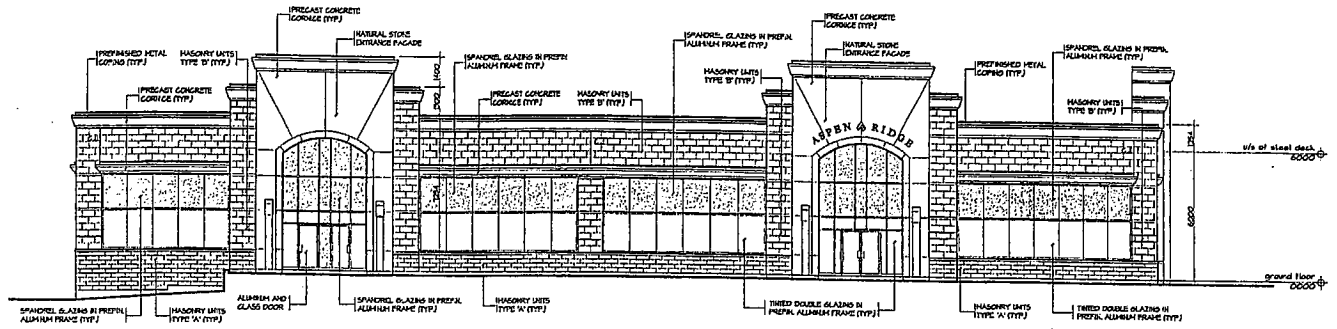
Development Planning Department

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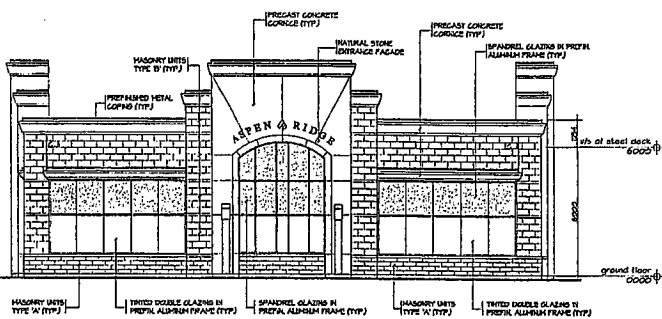
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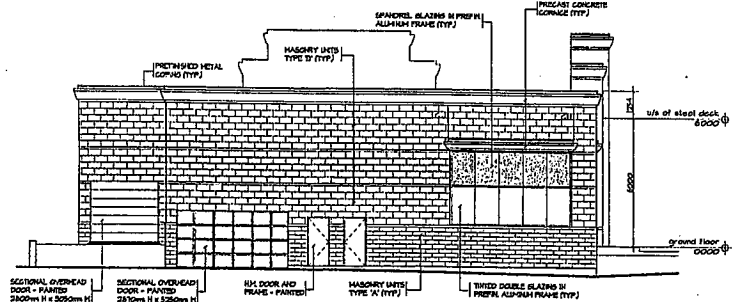
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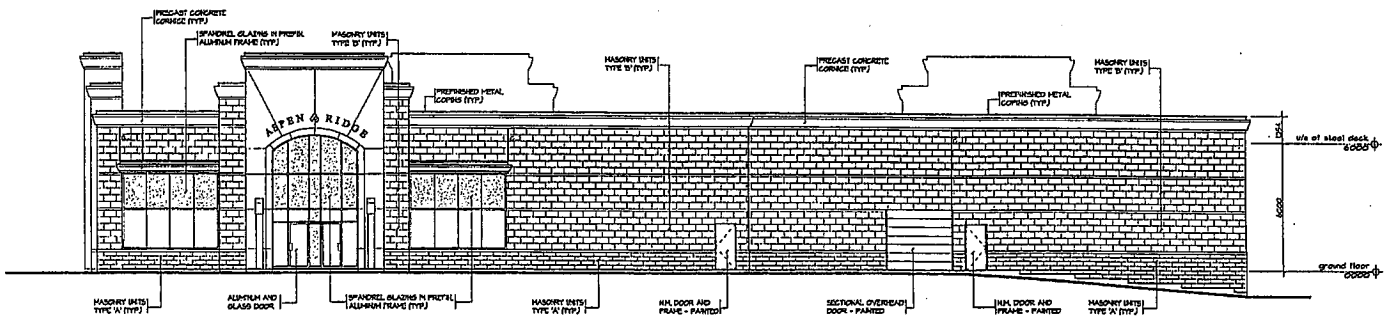
SOUTH ELEVATION



EAST ELEVATION
(DUFFERIN STREET)



WEST ELEVATION



NORTH ELEVATION

Elevations

Part Lots 12, 13
Concession 3

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