

## **COMMITTEE OF THE WHOLE SEPTEMBER 4, 2007**

### **SITE DEVELOPMENT FILE DA.07.060 DELLA SHORE INVESTMENTS LTD.**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.060 (Della Shore Investments Ltd.) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan, landscape plan, and building elevations, shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plan, stormwater management report, traffic impact study, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all requirements of the Ministry of Transportation shall be satisfied; and,
    - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
  - b) That the site plan agreement contain the following provision:
    - i) 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 42 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. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land. The cash-in-lieu of the dedication of parkland shall be credited by the amount paid for under Section 51.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted a Site Development Application to permit the development of the subject lands shown on Attachment #1 with a 5-storey office building (8,824.74 m<sup>2</sup> gross floor area) on a 1.8ha site that is currently vacant, as shown on Attachment #2.

## **Background - Analysis and Options**

The 1.8ha site shown on Attachment #1 is located on the west side of Applewood Crescent, south of Langstaff Road, and east of Highway #400, being Block 55 on Registered Plan 65M-2611 (400 Applewood Crescent), City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - existing employment uses (EM1 Prestige Employment Area Zone)
- South - existing employment uses (EM1 Prestige Employment Area Zone)
- East - Applewood Crescent; existing employment uses (EM1 Prestige Employment Area Zone)
- West - drainage ditch (OS1 Open Space Conservation Zone), Highway #400

### Official Plan

The subject lands are designated "Prestige Area" by OPA #450, which permits an office use. The development of the site with the proposed office building conforms to the Official Plan.

### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits the proposed office use.

### Site Design

The site plan (Attachment #2) shows the proposed five-storey office building located in the west end of the property, opposite Highway #400. Two full-movement accesses are proposed on Applewood Crescent. Landscaping is also proposed around the perimeter of the site and within the parking area. A total of 422 parking spaces will be provided using above grade and below grade parking spaces. In the future, another building may be constructed in the east portion of the site as a subsequent phase of development.

The final site plan shall be approved to the satisfaction of the Development Planning Department.

### Parking

The required parking for the site in accordance with By-law 1-88 standards is calculated as follows:

Office:	3.5 spaces/100m <sup>2</sup> GFA	
	x Building at 8,824.74m <sup>2</sup> GFA	= 309 spaces
Total Parking Required:		= 309 spaces
Parking provided above ground		= 371 spaces
<u>Parking provided below ground</u>		= <u>51 spaces</u>
Total Parking Provided:		= 422 spaces

The proposed parking for the site meets the minimum requirement with a surplus of 113 parking spaces.

## 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, and the Toronto and Region Conservation Authority.

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

## Landscaping

The proposed landscape plan (Attachment #4) consists of a mix of deciduous and coniferous trees, shrubs, and sodded area along the Highway #400 façade, Applewood Crescent, and abutting the east elevation which is the principal elevation of the building. Deciduous trees will also be located within the parking lot. The applicant is required to work with Development Planning Staff to enhance the landscape plan. The final landscape plan will be approved to the satisfaction of the Development Planning Department.

## Building Design

The proposed five storey office building (Attachment #3) is rectangularly-shaped with recessed features at the corners. The main height of the building measured to the top of the fifth floor parapet is 21.5m, with the height measured to the top of the mechanical penthouse parapet wall being 24.0m. The primary façade of the building is the Applewood Crescent (east) elevation which includes the principal entrance to the building. However, the Highway #400 façade (west elevation) maintain a primary façade-like feature. All four elevations incorporate buff coloured pre-cast concrete with rows of green spandrel glazing and reflective double glazing.

A loading door and drive-through door are located at the northeast section of the building, and the entrance door to the underground garage is tucked away at the northwest corner of the building.

The applicant will be required to address any requirements of the Ministry of Transportation, including obtaining any Ministry Permits, given the proximity of the site and building to Highway #400.

The final building elevations shall 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".

## **Regional Implications**

The Region of York has received the subject application, and has no objections to the development proposal, as the subject lands do not abut a Regional arterial road.

## **Conclusion**

The Development Planning Department has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan, the requirements of the Zoning By-law, and the area employment use context, and is satisfied that the proposed five-storey office building will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report. On this basis, the Development Planning Department recommends approval of the Site Plan Application.

**Attachments**

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

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
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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

/CM



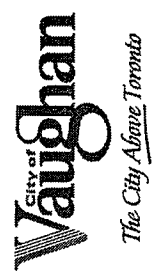
**LEGEND**  
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE  
 EM2 - GENERAL EMPLOYMENT AREA ZONE  
 OS1 - OPEN SPACE CONSERVATION ZONE

**SUBJECT LANDS**

# Location Map

Part of Lots 9 & 10,  
 Concession 5  
**APPLICANT:**  
 DELLA SHORE INVESTMENTS LTD.

NO. DFT. 1 - ATTACHMENTS (DA) 06-07.060



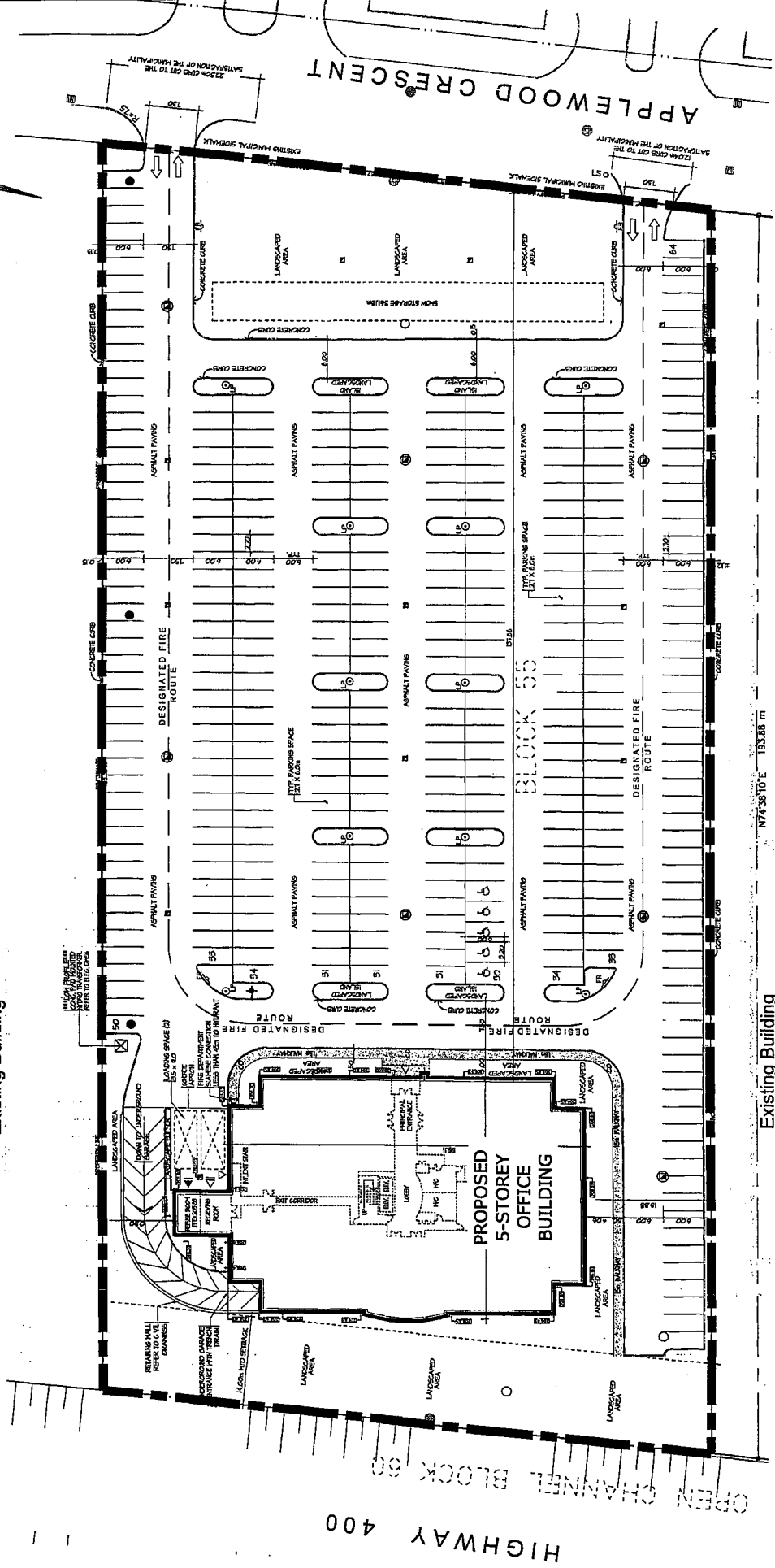
Development Planning Department

# Attachment 1

FILE No.:  
 DA.07.060  
 Not to Scale  
 July 10, 2007



Existing Building



SUBJECT LANDS

Existing Building

# Site Plan

Part of Lots 9 & 10,  
Concession 5

APPLICANT:  
DELLA SHORE INVESTMENTS LTD.

NA\DFY1 ATTACHMENTS\DA\46.07.060



The City Above Toronto

Development Planning Department

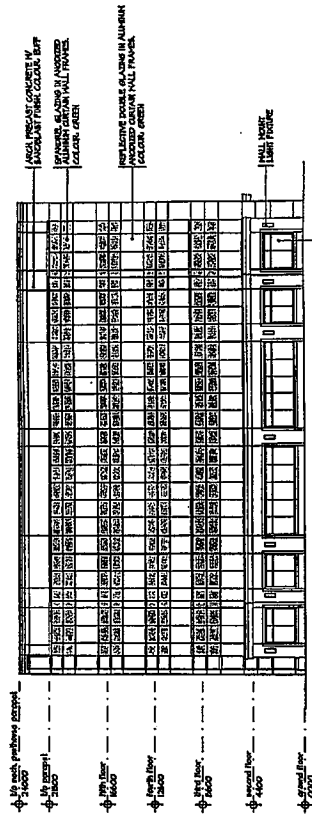
# Attachment 2

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DA.07.060

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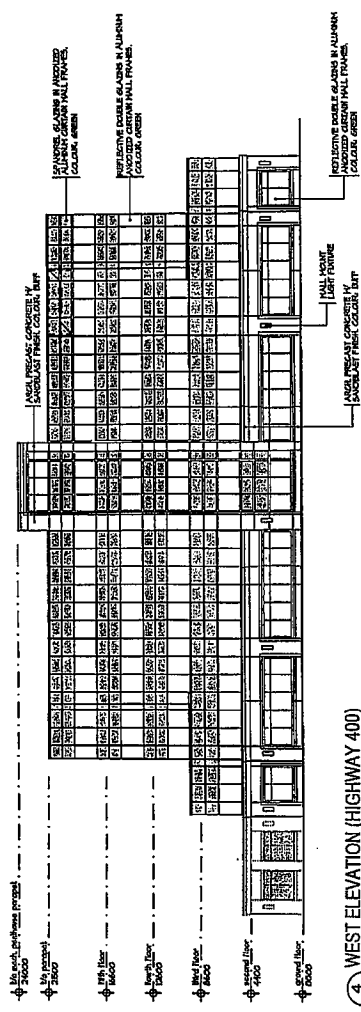
July 10, 2007

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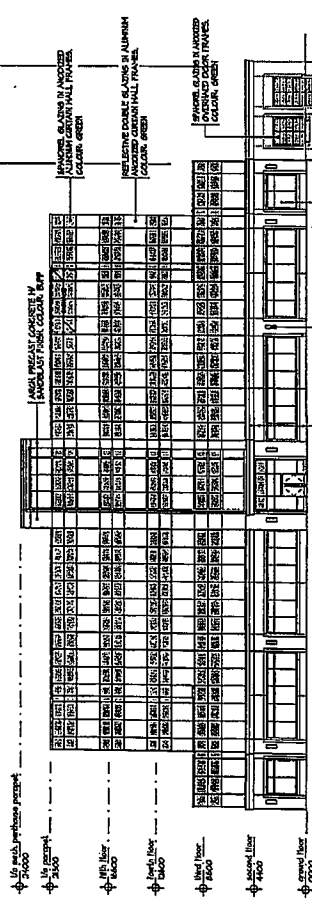
2 SOUTH ELEVATION  
6.30/1200

0 1 2 3 4 5 6 7 8 9 10



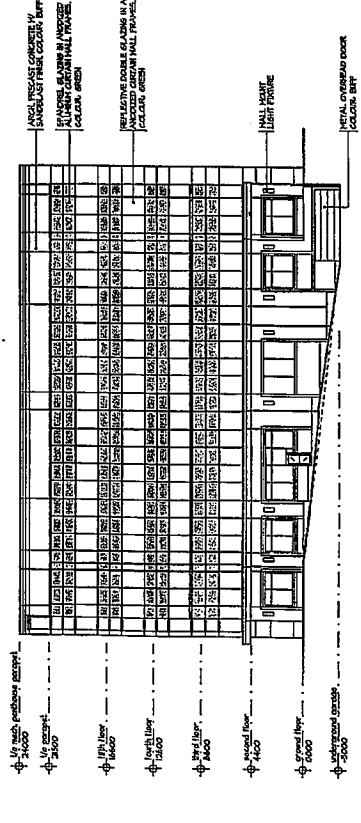
4 WEST ELEVATION (HIGHWAY 400)  
6.30/1200

0 1 2 3 4 5 6 7 8 9 10



1 EAST ELEVATION (APPLEWOOD CRES)  
6.30/1200

A B C D E F G



3 NORTH ELEVATION  
6.30/1200

# Attachment 3

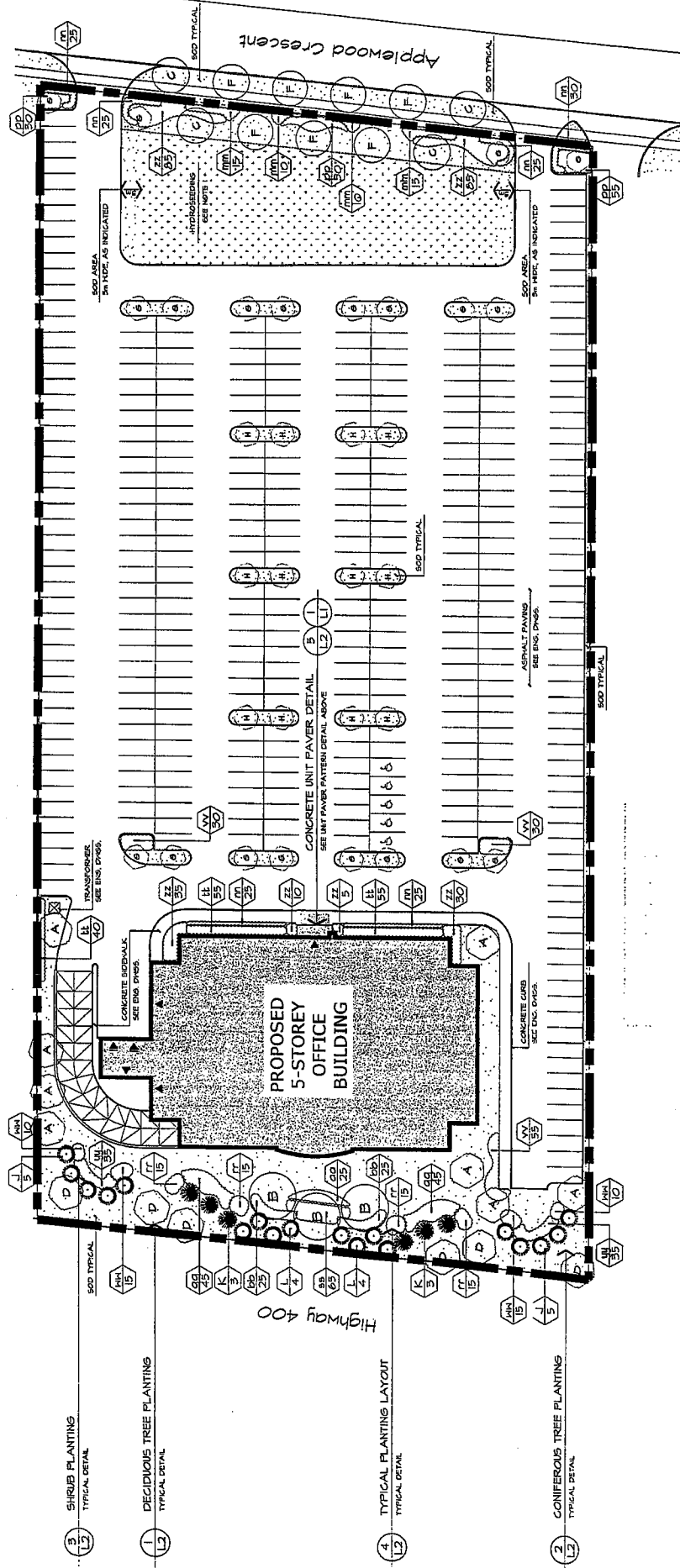
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July 10, 2007



Development Planning Department

## Elevation Plan

Part of Lots 9 & 10,  
Concession 5  
APPLICANT:  
DELLA SHORE INVESTMENTS LTD.  
NA:\DFT\1 ATTACHMENTS\DA\6.07.060



SUBJECT LANDS

# Landscape Plan

Part of Lots 9 & 10,  
Concession 5

APPLICANT:  
DELLA SHORE INVESTMENTS LTD.

NO. DFT. 1 - ATTACHMENTS\VA\06-07.060



The City *At Home* Toronto

Development Planning Department

# Attachment 4

FILE No.:  
DA.07.060

Not to Scale

July 10, 2007