

COMMITTEE OF THE WHOLE MARCH 3, 2008

**ZONING BY-LAW AMENDMENT FILE Z.04.029
SITE DEVELOPMENT FILE DA.06.058
1096818 ONTARIO INC.
REPORT #P.2005.64**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.029 (1096818 Ontario Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #1 from R3 Residential Zone to C1 Restricted Commercial Zone, to permit a business or professional office use restricted to a maximum 2,245.73m² (for use as a regulated health professional office) within a 2-storey (maximum 11.0m height) building, and to permit the following site-specific exceptions:
 - i) a minimum front yard setback of 3.0m, whereas the By-law requires 9.0m;
 - ii) a minimum interior side yard setback of 2.66m (easterly side yard) abutting a Residential Zone, whereas a minimum of 9.0m is required;
 - iii) a maximum roof overhang of 1.5m, whereas 0.5m is permitted;
 - iv) a minimum of 77 parking spaces shall be provided, whereas 79 parking spaces are required;
 - v) zero (0) loading spaces, whereas the By-law requires 1 loading space;
 - vi) a minimum landscape strip width of 2.0m abutting a Residential Zone along the westerly lot line, whereas the By-law requires a minimum width of 2.4m; and
 - vii) a minimum landscape strip width of 3.0m abutting Centre Street, whereas the By-law requires a minimum width of 6.0m abutting a street.
2. THAT Site Development File DA.06.058 (1096818 Ontario Inc.) BE APPROVED, to permit the construction of a 2-storey (maximum 11.0m height) business or professional office building as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect:
 - i) the final site plan, building elevations, landscape plan, signage plan and urban design brief shall be approved by the Development Planning Department;
 - ii) the site servicing and grading plans, lighting plan, stormwater management report and noise report shall be approved by the Engineering Department;
 - iii) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - iv) all requirements of the Region of York Transportation Services Department shall be satisfied;
 - v) the implementing zoning by-law shall be in full force and effect; and
 - b) that the site plan agreement or letter of undertaking, whichever is in effect, shall 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 the Planning Act. 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.

Communications Plan

On November 11, 2005, a Notice of Public Hearing to consider the Zoning By-law Amendment Application (File Z.04.029) was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Beverley Glen Ratepayers Association. No comments were received respecting the proposed application. The recommendation of the Committee of the Whole on December 5, 2005, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on December 12, 2005.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the following:

1. An application to amend the Zoning By-law (File Z.04.029), specifically By-law 1-88, to rezone the subject lands from R3 Residential Zone to C1 Restricted Commercial Zone, to permit a business or professional office having a maximum GFA of 2,245.73m², within a 2-storey (maximum 11.0m height) building, with site-specific zoning exceptions to facilitate the proposed development shown on Attachment #2.
2. A Site Development Application (File DA.05.065) on the subject lands shown on Attachment #2, for a 2,245.73m² business or professional office, with a total of 77 parking spaces.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Centre Street between Concord Road and Vaughan Boulevard, known municipally as 1272 and 1260 Centre Street, City of Vaughan. The 3,870.54m² site is comprised of two lots, both of which are currently developed with single-detached residential dwellings. These dwellings will be demolished should the subject applications be approved. The subject lands have a combined frontage of 60.96m along Centre Street and a depth of 66.74m. The surrounding land uses are shown on Attachment #1.

Official Plan

The subject lands are designated "Office Commercial" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #672 (Centre Street Policy), which permits the proposed office use. The designation includes the following policy affecting the development of the site:

"The maximum height for any building within the "Office Commercial" designation shall be two and one-half storeys (11 metres). The one-half storey is permitted in the roof of the

building, and its floor area may be up to 50% of the GFA of the second floor. The one-half storey shall be incorporated in a peaked-roof design, with the roof having a maximum pitch of 45° and maximum of 60° off the horizontal."

To ensure the urban design criteria outlined in OPA #672 is being satisfied on the property, the Development Planning Department required an urban design brief to be submitted outlining the type of building materials and landscape/streetscape treatment both on the subject lands and within the public realm, for review and approval.

An urban design brief has been submitted for the proposed development. Subject to minor revisions in the treatment used for the subject lands to ensure consistency with existing and future office commercial developments along this section of Centre Street, the Development Planning Department are in support of the submission. The final urban design brief must be to the satisfaction of the Development Planning Department.

The proposed development conforms to the Official Plan.

Zoning

The subject lands (1260 and 1272 Centre Street) are zoned R3 Residential Zone by By-law 1-88, subject to site-specific Exception 9(776). The existing R3 Zone does not permit a business or professional office use, and therefore, a zoning by-law amendment is required. The Owner has proposed rezoning the subject lands to C1 Restricted Commercial Zone and restricting the permitted uses to a business or professional office use only, in order to implement the "Office Commercial" policies of the Official Plan.

Two neighbouring properties (1206 and 1200 Centre Street) have been rezoned from residential to commercial for use as business or professional office buildings. Furthermore, an application to rezone 1314 Centre Street (File Z.04.030) from R3 Residential Zone to C1 Restricted Commercial Zone has also been submitted to the City for consideration, further reinforcing the vision for this segment of Centre Street evolving from single detached residential to office commercial uses in accordance with the "Office Commercial" policies contained in OPA #672. The proposed application would be in keeping with the evolution of uses along this segment of Centre Street.

The following site-specific zoning exceptions are required to facilitate the proposed development as shown on Attachment #2:

	<u>Required</u>	<u>Proposed</u>
- Minimum Front Yard Setback	9.0m	3.0m
- Minimum setback from an "R" Residential Zone (east side)	9.0m	2.66m
- Maximum permitted roof overhang	0.5m	1.5m
- Minimum Parking Spaces Required	79 spaces	77 spaces
- Minimum Loading Spaces	1 space	0 space
- Minimum Width of Landscape Strip (west)	2.4m	2.0m
- Minimum Width of Landscape Strip abutting a Street	6.0m	3.0m

The proposed exceptions to reduce the required landscape strips and setbacks can be supported in light of the potential for all properties along Centre Street to be rezoned for office commercial uses as outlined in OPA #672, and the urban design policies that encourage this form of redevelopment within the Centre Street Spine Area, including bringing buildings close to the street. The building has been sited with significant street presence having a front yard setback of

3.0m to the building face. Furthermore, bringing the building closer to the front property line provides for a 40.85m rear yard setback allowing ample distance separation and perimeter planting to be incorporated into the site to ensure the privacy of the residential properties to the rear has been maintained.

To facilitate the office development shown on Attachments #2, #5 and #6, the following additional exception addressing the basement area is required:

“For the purpose of this by-law, the basement shall not be considered a storey.”

The proposed office building gives the appearance of a 3-storey development as the basement projects above grade. However, the building does not exceed 11.0m in height measured from the average finished grade at the front of the building. At the rear of the building the finished grade is 0.75m lower than at the front. As a result of the grade differential, the building measures 11.75m in height (at the rear), while still maintaining a consistent roofline. This zoning exception will ensure that the building height policy in OPA #672 is respected.

Site Design

The site plan shown on Attachment #2 proposes a 2-storey business or professional office building with a basement projecting out of grade and having a total gross floor area of 2,245.73m². The 2-storey building is situated at the southeast corner of the lot with parking located to the north and west of the building, and underground (Attachment #3). Landscaping will be provided around the periphery of the site. A concrete walkway will be provided at the rear, front and west sides of the building, which extends to the public sidewalk along Centre Street.

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

Landscape Plan

The proposed landscape plan shown on Attachment #4 provides for a mix of coniferous and deciduous tree planting around the perimeter of the site with planting along the front property line located in the public right-of-way. Planting beds will be situated at the southwest corner of the building creating an outdoor space at the main entrance to the building.

The proposed landscape plan has been circulated to the Region of York Forestry Department for review, as the proposed landscape works within the Region's right-of-way consists of tree species that are included in the Region's approved planting list.

The final landscape plan and details, landscape cost estimate and urban design brief must be approved by the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #5 and #6. The entire building will be built with a sloped parapet to a maximum height of 11.0m. The main entrance to the building is located along the west elevation where the building face steps back. A second predominant entrance is located on the north elevation. Both entrances are comprised of single glass doors with glass paneling on either side. The building will be constructed with a taupe coloured warton limestone having complimentary coloured brick accents. Glass and aluminum framed windows will also be used throughout the building exterior. Two-thirds of the north elevation includes glass providing the building with extensive natural lighting. The north elevation also includes a depressed overhead drive-through door accessing the underground parking.

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

Parking

The outdoor parking area includes 58 spaces to the north of the building, and 5 parking spaces on the west side of the building where the 1 handicapped space is to be located in close proximity to an entrance door (see Attachment #2). The site plan also includes 14 underground parking spaces as shown on Attachment #3. The required parking for the site is calculated as follows:

- $2,245.73 \text{ m}^2 \text{ GFA} @ 3.5 \text{ parking spaces}/100\text{m}^2 \text{ GFA} = 79 \text{ parking spaces}$

The subject lands propose a total of 77 spaces resulting in a shortage of 2 spaces, which can be supported by the Development Planning Department.

Services

The Owner has submitted a site-servicing and grading plan, stormwater management report, Phase 1 Environmental Site Assessment, and a noise impact report, which are generally satisfactory to the City Engineering Department. The applicant is also working with the City Engineering Department on the details of the lighting plan submission.

All required engineering plans and reports must be approved to the satisfaction of the City Engineering Department.

The site will be serviced by private garbage pick-up and snow storage will be maintained on site.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The final site plan must be approved to the satisfaction of the Region of York Transportation Services Department, as the site has frontage and a 7m wide driveway access along Centre Street, being a Regional road. The Owner is required to satisfy all requirements of the Region of York Transportation Services Department.

Conclusion

The proposed Zoning By-law Amendment Application (File Z.04.029), to rezone the subject lands from R3 Residential Zone to C1 Restricted Commercial Zone and Site Development Application (File DA.06.058) have been reviewed in accordance with the policies of OPA #672 and the requirements of Zoning By-law 1-88, and in the context of the surrounding land uses. The Development Planning Department is satisfied with the proposed business or professional office building development, subject to the comments and conditions contained in this report. The proposed development and rezoning to permit a business or professional office building having a total of 2-storeys where the basement is not considered a storey (maximum height of 11.0m) is considered compatible with the existing surrounding area and the future vision for Centre Street as an urban street-related streetscape as envisioned by OPA #672 (Centre Street Policy).

Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Sub-Basement Plan-Parking Level
4. Landscape Plan
5. Elevations (South and West)
6. Elevations (East and North)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Manager of Development Planning

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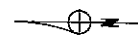


Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE



Subject Lands



Not to Scale

Location Map

Part of Lot 6,
Concession 2

APPLICANT:
1096818 ONTARIO INC.

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The City Above Toronto

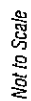
Development Planning Department

Attachment

FILE No(s):
DA.07.007 / Z.04.029

January 09, 2008

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Subject Lands

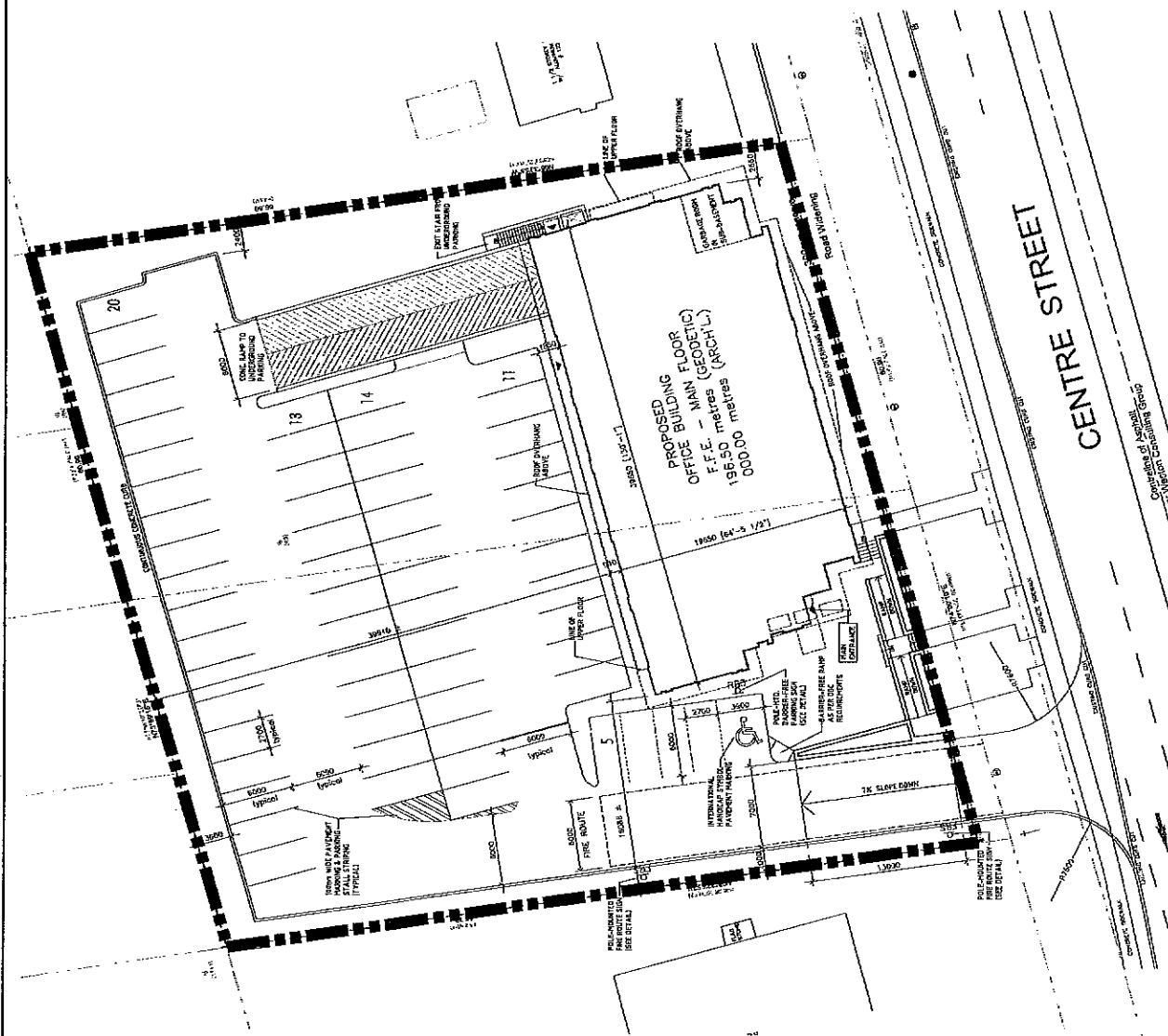
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Site Plan

Part of Lot 6,
Concession 2

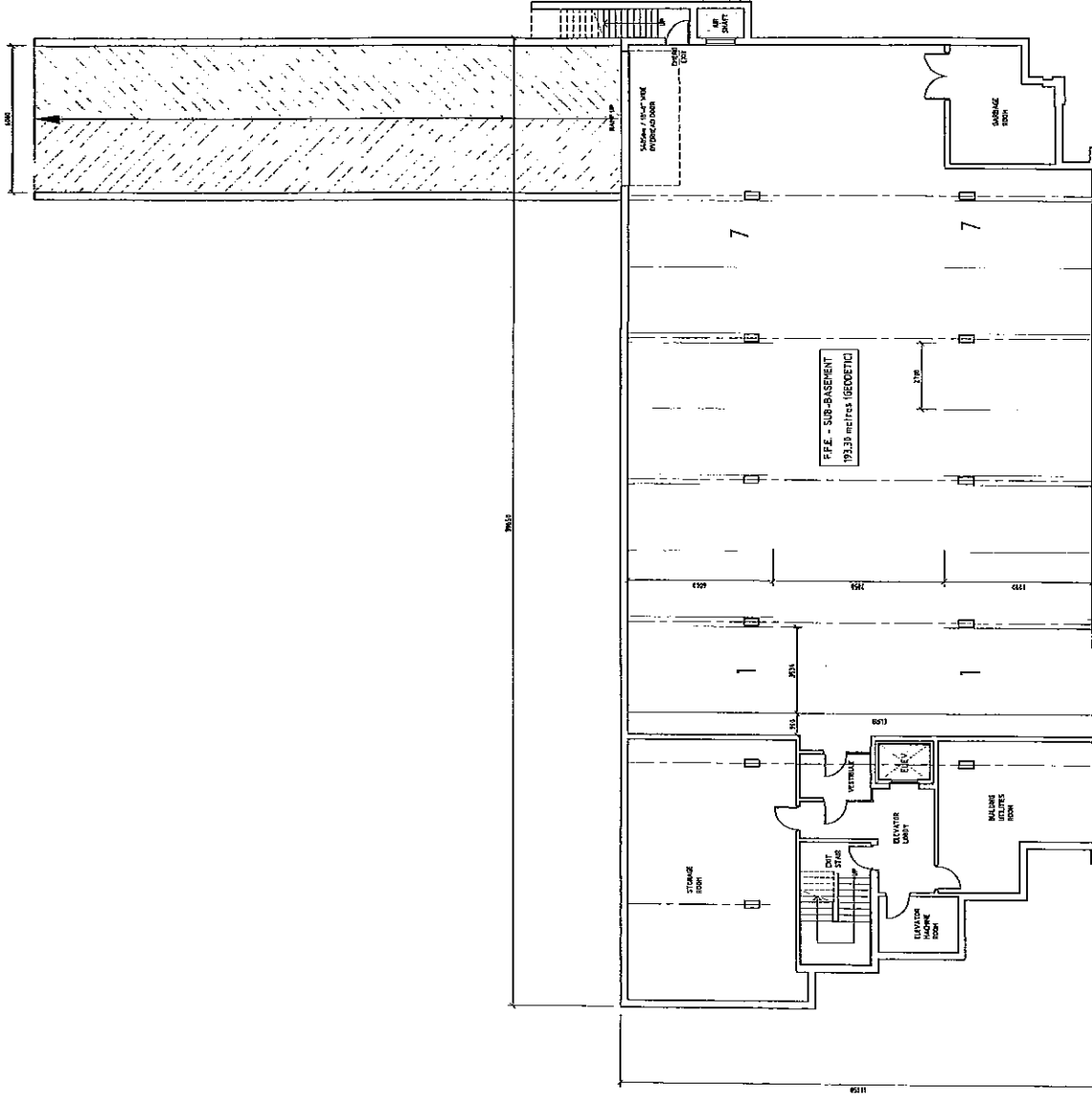
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Sub-Basement Plan Parking Level

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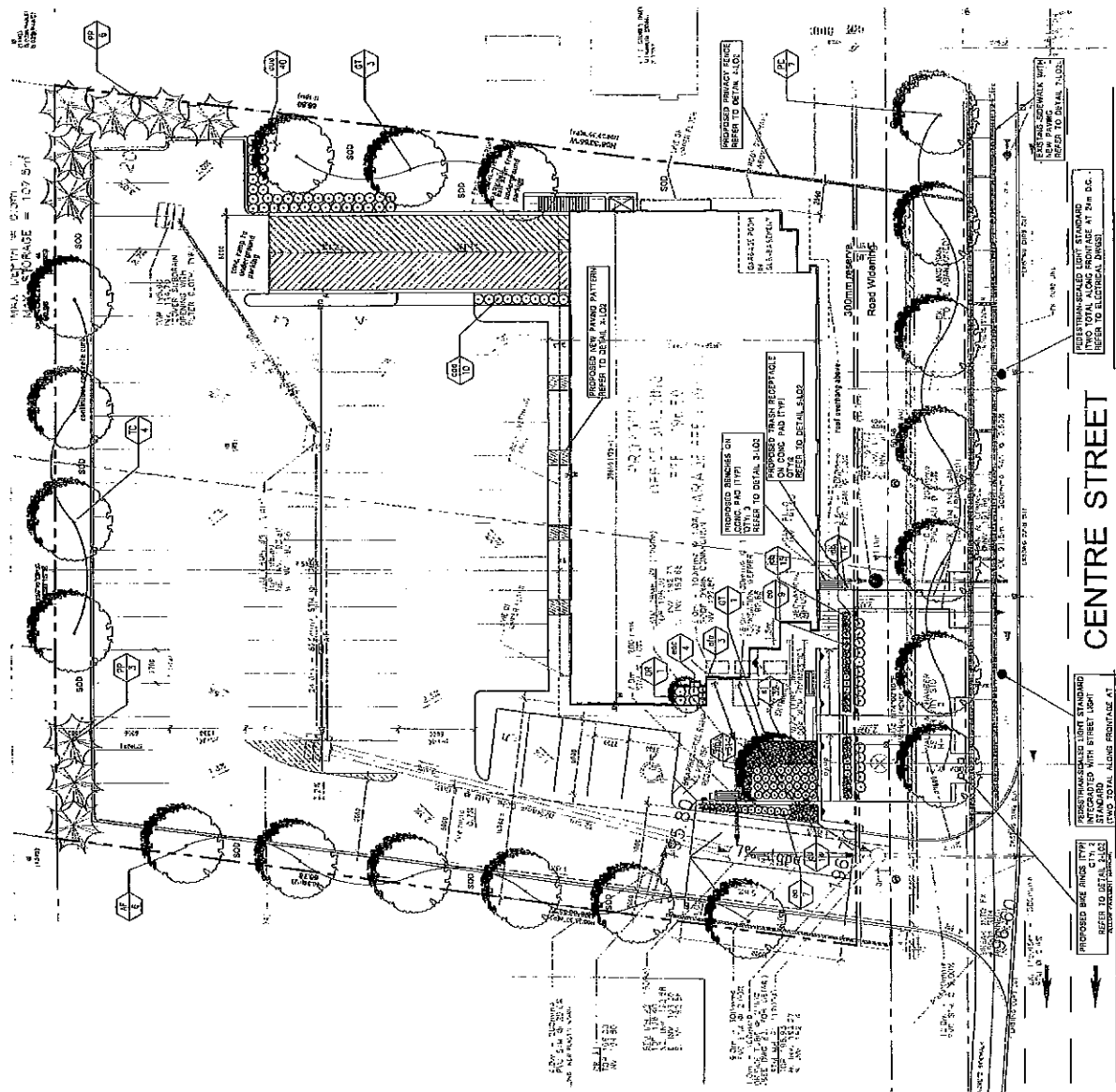
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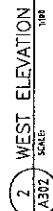
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January 09, 2008



January 09, 2008



Not to Scale

Elevations

Part of Lot 6,
Concession 2

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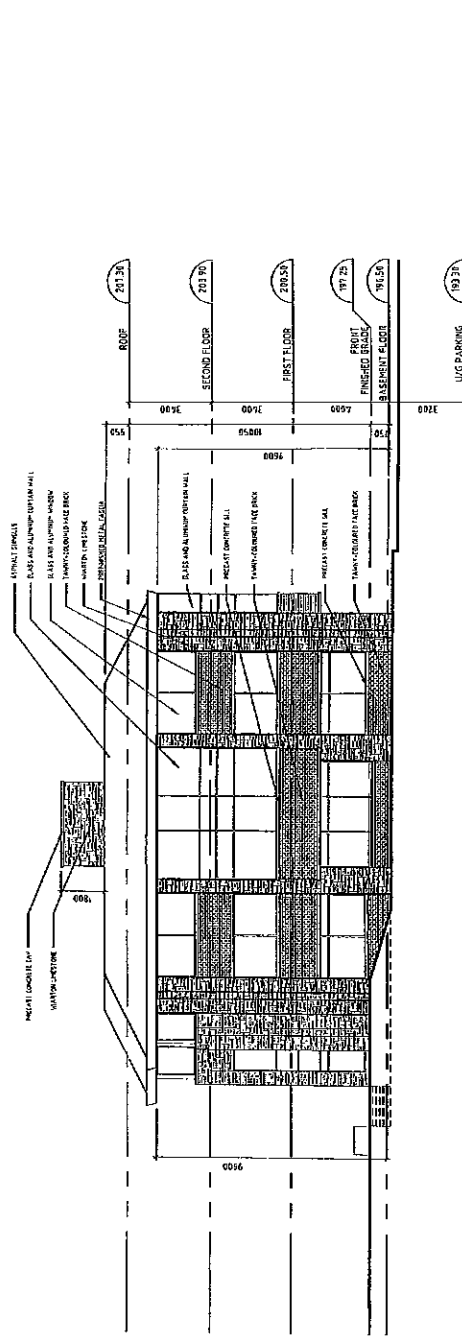


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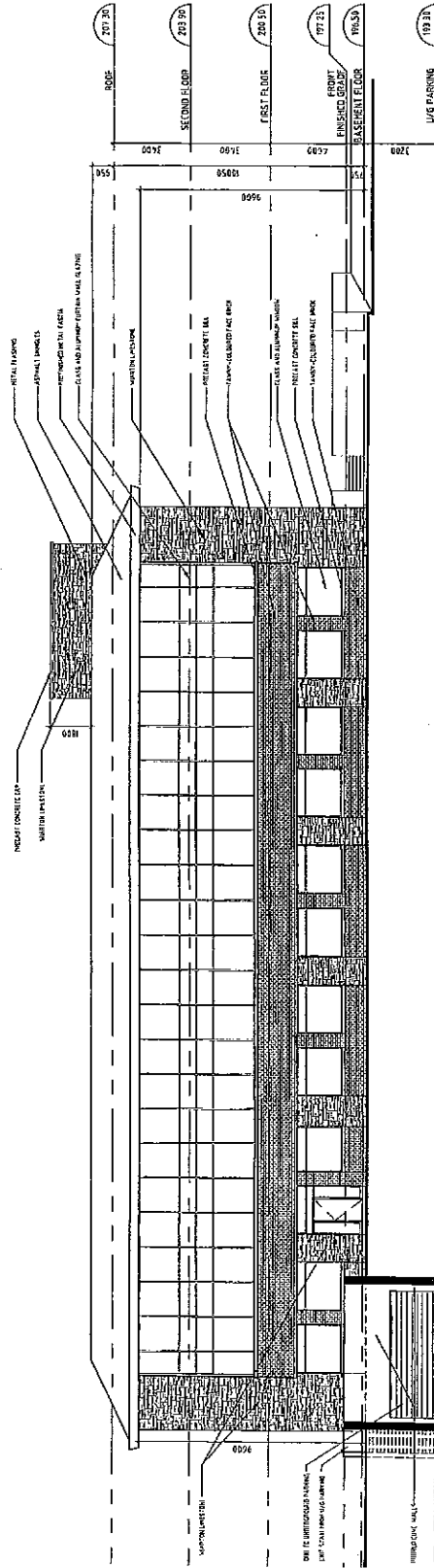
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1 NORTH ELEVATION



2 EAST ELEVATION



1 NORTH ELEVATION