

**COMMITTEE OF THE WHOLE JULY 6, 2010**

**SITE DEVELOPMENT FILE DA.10.025  
JALP DEVELOPMENTS INC.  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.025 (Jalp Developments Inc.) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, landscape plan, and detailed landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department; and,
    - iii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.
  - b) that the Site Plan Letter of Undertaking include the following provision:
    - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu 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.

**Contribution to Sustainability**

The applicant has advised the Vaughan Development Planning Department that the following sustainable features will be provided within the building and site design:

- i) use of local building materials;
- ii) reflective roofing membrane;
- iii) tinted low-e argon filled glazing panels; and,
- iv) a green living wall along the east elevation.

**Economic Impact**

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

**Communications Plan**

N/A

## **Purpose**

Jalp Developments Inc. has submitted a Site Development Application (File DA.10.025) on the subject lands shown on Attachments #1 and #2, to permit the development of a 2-storey 1,476.27m<sup>2</sup> office building having a total of 52 parking spaces as shown on Attachment #3.

## **Background - Analysis and Options**

### **Location**

The property is located north of Milani Boulevard on the west side of Regional Road #27 (8290 Regional Road 27), in Part of Lot 9, Concession 9, City of Vaughan. The subject lands have a total site area of 4,538m<sup>2</sup>. The site was originally part of a larger land holding to the west (Trinity) but was subject to a Consent Application (File B021/09) that severed the subject lands from the larger parcel. The surrounding land uses are shown on Attachment #2.

### **Official Plan and Zoning**

The subject lands are designated "General Commercial" by OPA #451. The 2-storey office building use conforms to the policies of the official plan.

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(343), which permits the proposed 2-storey office building. In order to implement the proposed site plan (Attachment #3), variances to the C2 Zone are required and are discussed further in the Minor Variance section of this report.

### **Site Plan Review**

The site plan shown on Attachment #3, proposes a 2-storey, 1,476.27 m<sup>2</sup> office building with 52 parking spaces. The office building is situated at the southeast corner of the subject lands. The main entrance to the building is located at the northwest corner of the building. The proposed loading area and overhead door has been screened from the view of Regional Road 27 by a green living wall, which is situated at the northeast corner of the building.

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

### **Elevations**

The proposed building elevations are shown on Attachment #5. The office building will be constructed to a maximum height of 10.98m. Roof lines vary and reach the maximum height over the main entrance area. The building materials consist of tinted glazed glass units, brick and an exterior insulated finishing system (E.F.I.S.). Pre-finished aluminum clad columns support the aluminum canopy over the main entrance.

The Vaughan Development Planning Department is generally satisfied with the elevation plan. The final elevation plan must be approved to the satisfaction of the Development Planning Department.

### **Landscaping**

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs, sod and unit pavers along the periphery of the subject lands and building.

The final landscape plan, including the detail drawings and landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Minor Variances

Through the technical review of the site development application, it was determined that the following minor variances will be required to implement the proposed development:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirement Exception 9(343), C2 General Commercial Zone</b>	<b>Proposed Exception to the C2 Zone of By- law 1-88 9(343)</b>
a.	Minimum Front Yard Setback (east)	15m	9m
b.	Required Ratio for calculating Minimum Number of Parking Spaces	5.5 parking spaces/ 100m <sup>2</sup> of GFA	3.5 parking spaces/ 100m <sup>2</sup> of GFA

Exception 9(343) to By-law 1-88 addresses the subject lands and the adjacent westerly Trinity commercial development (Attachment #2). The site-specific Exception required a minimum 5.5 parking spaces/100m<sup>2</sup> of GFA for the subject and adjacent westerly sites which was determined to be an appropriate ratio once all the commercial uses were taken into consideration. Subsequently, the Owner submitted Consent Application B021/09 to sever the subject lands from the retained commercial development, however, the parking ratio as required by site-specific Exception 9(343), was never addressed. The proposed development provides for 3.5 parking spaces/100m<sup>2</sup>, which is the required ratio for office building uses, however, as a result of the site-specific Exception, the applicant is still required to provide 5.5 parking spaces/100m<sup>2</sup>. The proposed Minor Variance would address the parking ratio to ensure parking is not over supplied for the severed portion of the lands being the subject of this application. The Owner will be providing 3.5 parking spaces/100m<sup>2</sup> of GFA, being the standard which is required for office building uses.

Furthermore, as a result of the Consent Application (File B021/09), the location of the front yard has changed. Prior to the severance, the entire Trinity commercial development had frontage on Milani Boulevard. As a result of the severance, the subject property has frontage on Regional Road #27, resulting in a front yard setback of 9m, whereas the by-law requires a minimum of 15m.

The Development Planning Department considers the proposed variances to be minor in nature, are consistent and compatible with the surrounding development, meets the general intent of the Zoning By-law, and conforms with the Official Plan. The Owner will be required to obtain approval for the variances from the Vaughan Committee of Adjustment, which must be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Engineering Department

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed application. A condition to this effect is included in the recommendation of this report.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

### **Regional Implications**

The application was circulated to the Region of York Transportation Services Department for review and comment. The Owner must satisfy all requirements and conditions of the Region of York Transportation Services Department.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.10.025 in accordance with OPA #451, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 2-storey office building is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report, including obtaining variances from the Vaughan Committee of Adjustment as discussed in the staff report, which must be final and binding, prior to the execution of the implementing Site Plan Letter of Undertaking.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations
6. Perspective Rendering

### **Report prepared by:**

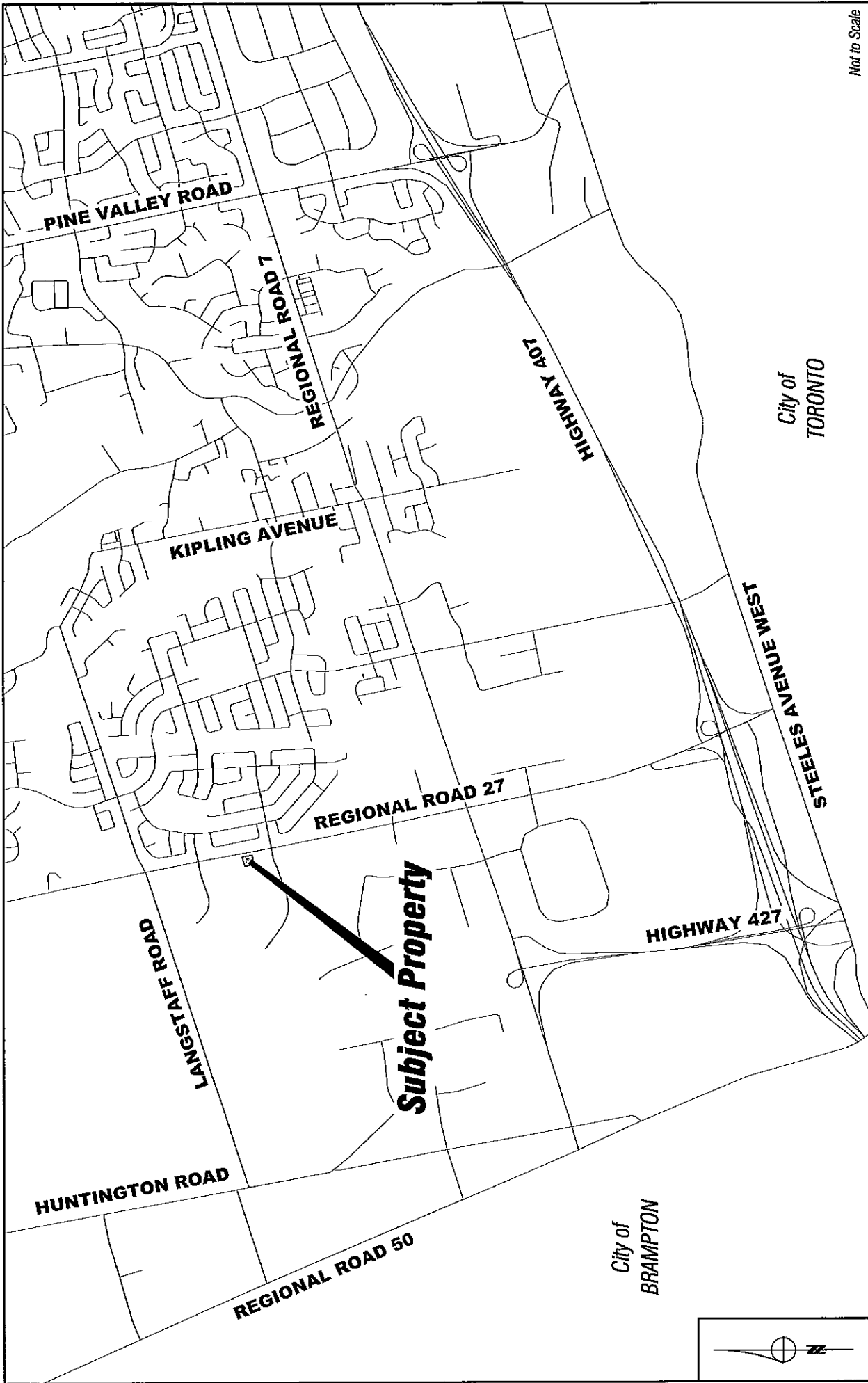
Arminé Hassakourians, Planner, ext. 8368  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

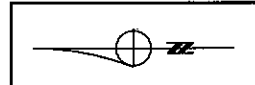
JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



Not to Scale



# Attachment 1

FILE: DA.10.025  
 DATE: April 26, 2010

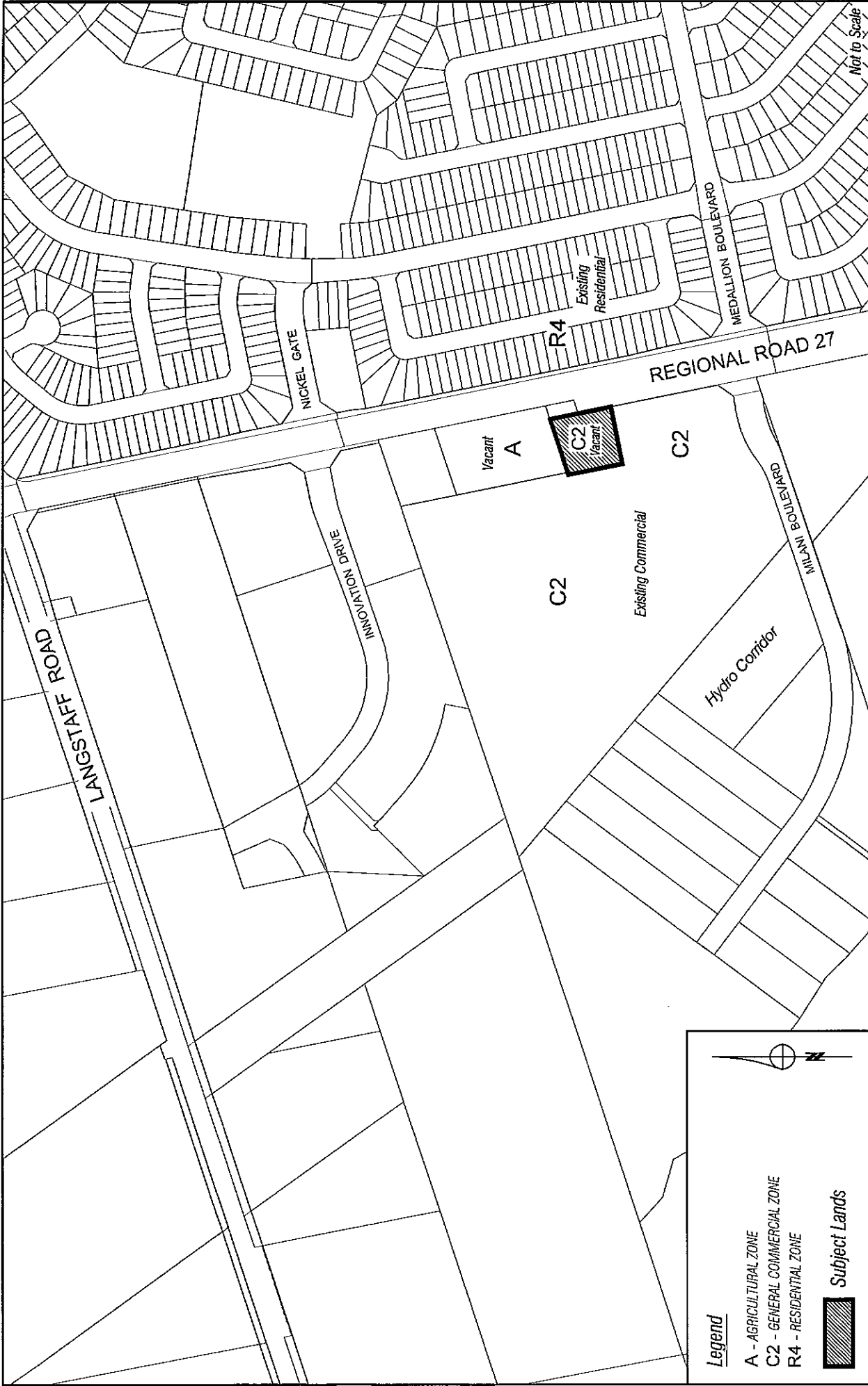


Development Planning Department


# Context Location Map


LOCATION: Part Lot 9, Concessions 9  
 APPLICANT: JALP Developments Inc.

N:\UPT\1 ATTACHMENTS\DA.10.025.dwg



**Legend**

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- R4 - RESIDENTIAL ZONE
-  Subject Lands



# Location Map

LOCATION:  
Part Lot 9, Concessions 9

APPLICANT:  
JALP Developments Inc.

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*The City Above Toronto*

Development Planning Department

# Attachment

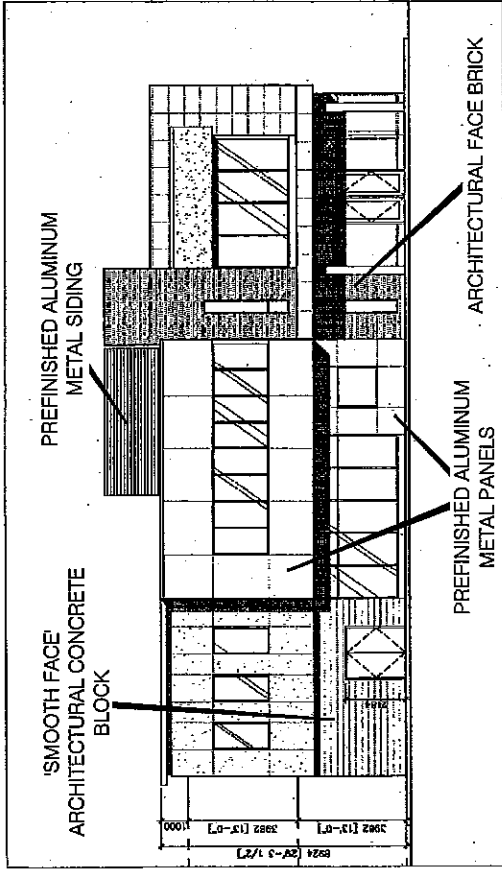
FILE: DA.10.025  
DATE: April 26, 2010

# 2

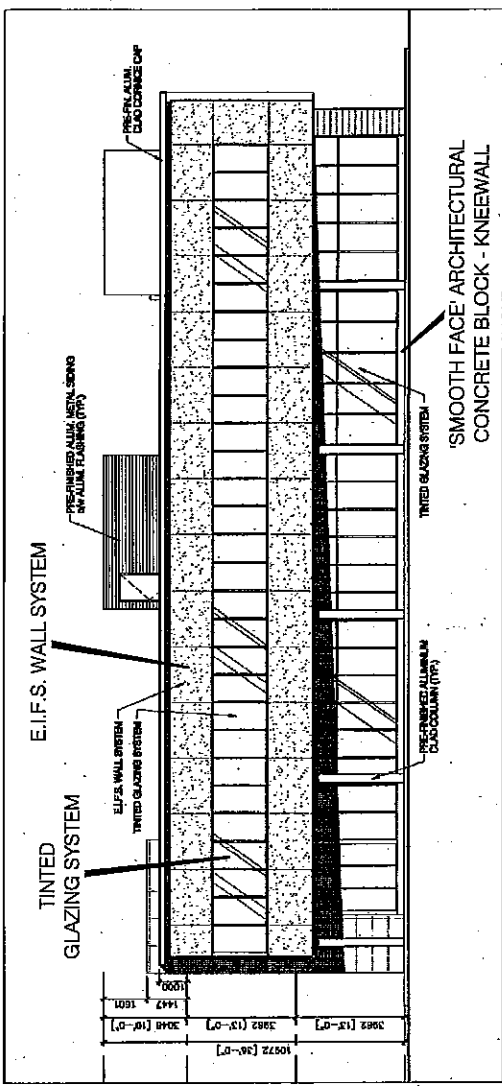




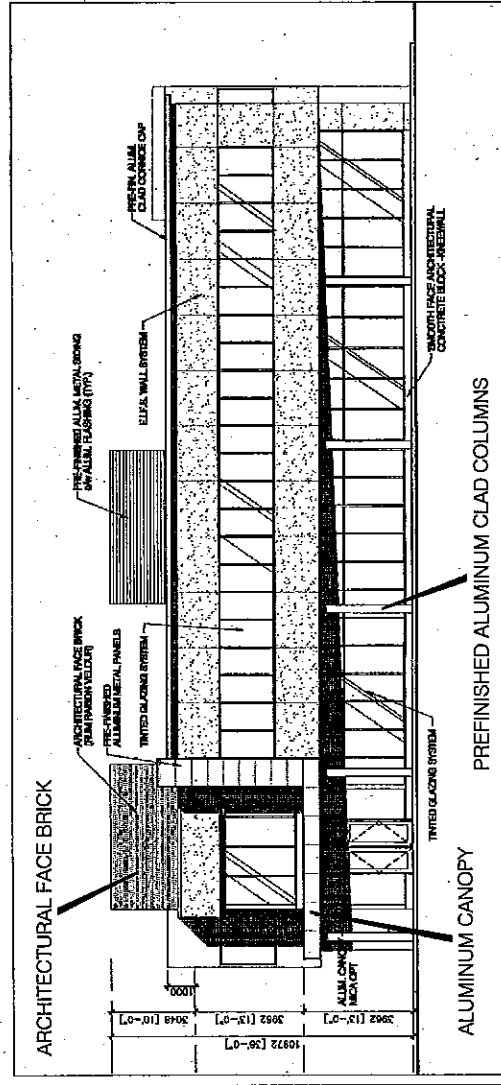




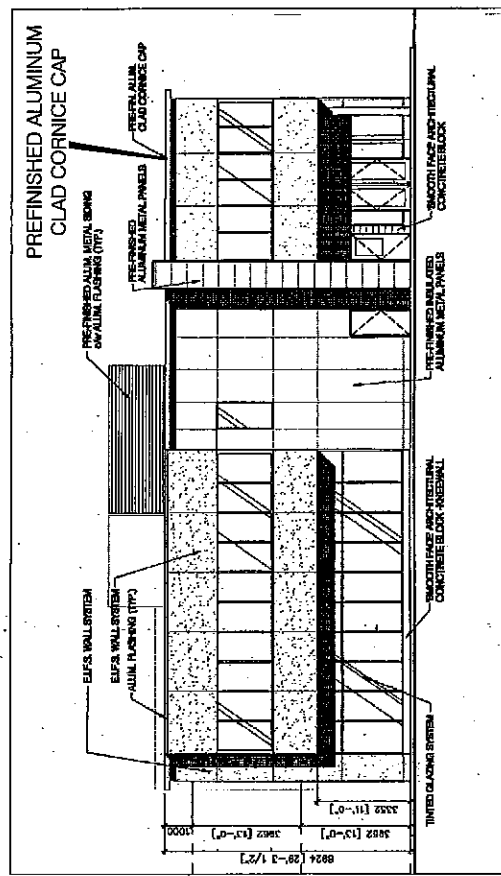
1 NORTH (MAIN) ELEVATION  
SCALE 1/100  
ASB



4 EAST (STREET) ELEVATION  
SCALE 1/100  
ASB



2 WEST ELEVATION  
SCALE 1/100  
ASB



3 SOUTH ELEVATION  
SCALE 1/100  
ASB  
Not to Scale

# Elevations

LOCATION:  
Part Lot 9, Concessions 9

APPLICANT:  
JALP Developments Inc.

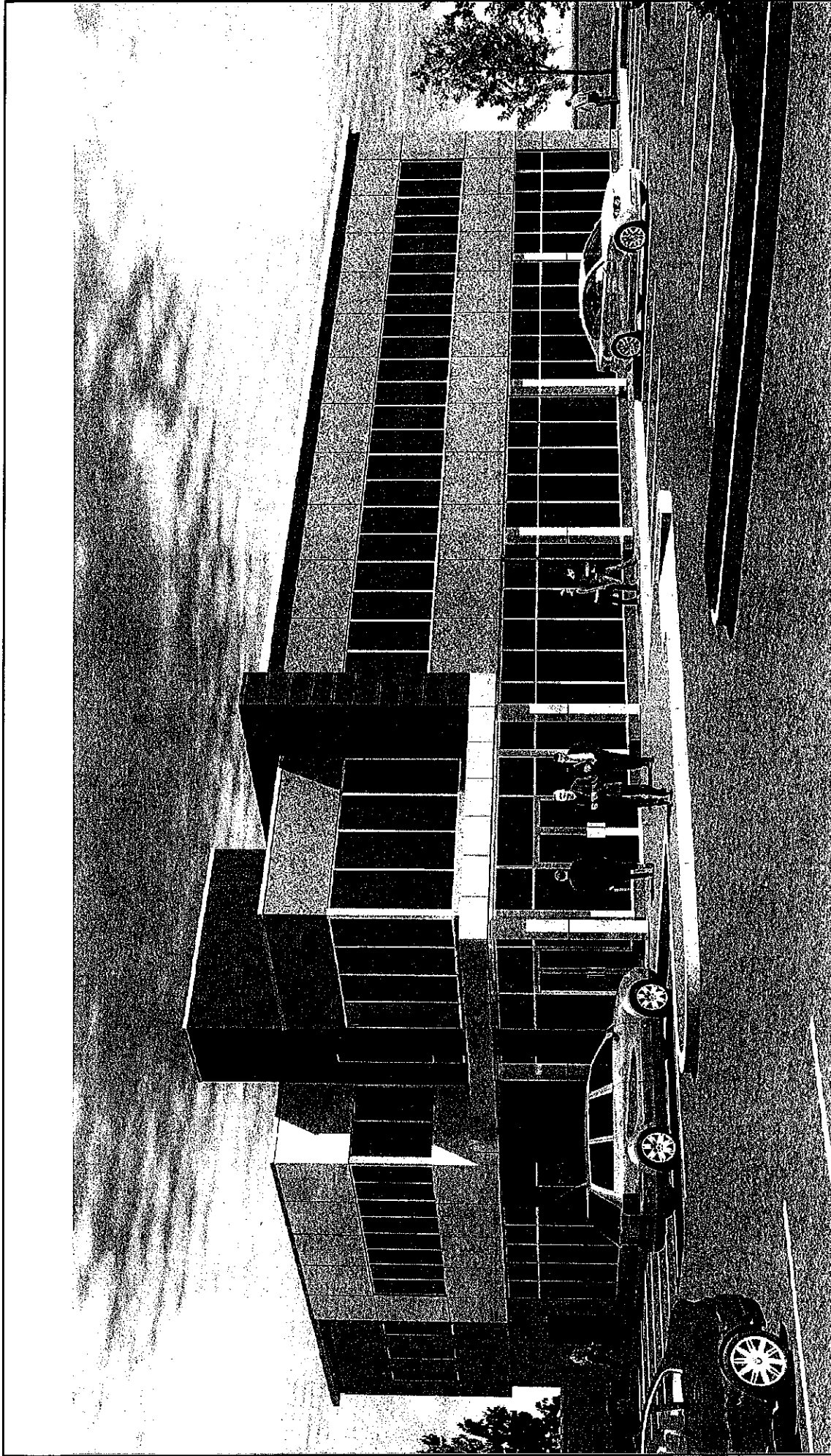


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Development Planning Department

# Attachment

FILE: DA.10.025  
DATE: April 26, 2010



## Perspective Rendering

LOCATION:  
Part Lot 9, Concessions 9

APPLICANT:  
JALP Developments Inc.

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**CITY OF**  
**Vaughan**

*The City Above Toronto*

Development Planning Department

Attachment

FILE:  
DA.10.025

DATE:  
April 26, 2010

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