

COMMITTEE OF THE WHOLE JUNE 5, 2012

**SITE DEVELOPMENT FILE DA.08.062
BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
WARD 3 - VICINITY OF HIGHWAY 407 AND WESTON ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.062 (Blackwood Real Estate General Partner 1 Ltd.) BE APPROVED, to facilitate the development of seven multi-unit buildings with a total gross floor area of 14,189.15 m² to be used for service commercial and prestige employment uses, as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the Owner shall amend related Minor Variance File A212/11 to include a variance for increased gross floor area within the C7 Service Commercial Zone, as shown on Table 1, which shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding; and, that the requested variance pertaining to minimum unit sizes in the EM1 Zone, as shown on Table 1, not be supported;
 - iii) the final site servicing plan and stormwater management plan shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) the final waste management plan and waste collection design standards submission shall be approved to the satisfaction of the Vaughan Public Works Department;
 - v) the Owner shall satisfy all requirements of the Ministry of Transportation, and obtain a Ministry Building and Land Use Permit; and,
 - vi) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 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 approval 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 so long as the Council Policy waiving such payment remains in effect for industrial land."
 - ii) "That prior to release of a separate Site Plan Letter of Credit, the Owner shall design and construct at no cost to the City, a 1.5m wide sidewalk

(at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407ETR ramp), and two pedestrian connections to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, Region of York, 407ETR and Ministry of Transportation. The Owner shall obtain all necessary approvals to construct the sidewalk. The Owner shall post this Site Plan Letter of Credit to the City, to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk."

Contribution to Sustainability

The Owner has advised that the site and building design will incorporate the following sustainable features and initiatives:

- i) bicycle parking and pedestrian connections to support active modes of transportation;
- ii) existing trees along the Weston Road frontage will be preserved in accordance with the approved Tree Preservation Plan;
- iii) permeable pavers will be utilized on select areas of the site to reduce runoff and increase site permeability;
- iv) implement a white roof system for all buildings to reduce the heat island effect; and,
- v) provide low-E argon window units.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.08.062 to permit the development of seven multi-unit buildings with a total gross floor area of 14,189.15 m² to be used for service commercial and prestige employment uses, as shown on Attachments #3 to #8.

Background - Analysis and Options

Location

The 3.93 ha subject lands are located on the east side of Weston Road, south of Highway 407, as shown on Attachments #1 and #2. The subject lands are vacant and the surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Area" (adjacent to Weston Road and Highway 407) and "Employment Area General" (interior portion of lot) by OPA #450 (Employment Area Plan). The proposed site development conforms to the in-effect Official Plan.

The subject lands are designated "Prestige Employment" (adjacent to Weston Road and Highway 407) and "General Employment" (interior portion of lot) by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011 and April 17, 2012), which is pending approval from the Ontario Municipal Board. The proposed uses conform to the City of Vaughan Official Plan 2010.

Zoning

The subject lands are zoned C7 Service Commercial Zone (adjacent to Weston Road) and EM1 Prestige Employment Area Zone (remainder of the lot) by Zoning By-law 1-88, subject to Exception 9(1332), as shown on Attachment #2. The Owner has submitted Minor Variance File A212/11 to permit a minimum unit size of 100 m² for the EM1 Zone, which was adjourned pending review of the subject Site Development Application. The Owner must amend the Minor Variance Application to include the following additional variances that are being proposed:

Table 1: Proposed Variances to Zoning By-law 1-88			
	By-law Standard	By-law 1-88 Requirements, C7 & EM1 Zones, Exception 9(1332)	Proposed Variances to By-law 1-88, C7 & EM1 Zones, Exception 9(1332)
a.	Maximum Gross Floor Area for Uses Within the C7 Zone	<ul style="list-style-type: none">4,175 m² for all C7 Zone uses, including a maximum of 2,843 m² for business and professional offices and/or an office building use	<ul style="list-style-type: none">5,650 m² (including business and professional offices and/or an office building use)
b.	Minimum Unit Size Within the EM1 Zone	<ul style="list-style-type: none">158 m²	<ul style="list-style-type: none">100 m² for the entire site60 m² for units D1, D13 & D24 as shown on Attachment #3

The Development Planning Department can support the proposed additional gross floor area for uses within the C7 Zone, which is required to facilitate the construction of mezzanines in Buildings "Ax and Ay" and Unit B1 of Building "B". The additional gross floor area for business and professional offices and/or an office building use within the C7 Zone is considered appropriate, as Zoning By-law 1-88 does not typically limit gross floor area for this type of use, which is desirable, and office uses require less parking than service commercial uses.

The Development Planning Department does not support the proposed minimum unit sizes within the EM1 Zone. The Owner has already received a reduction in the minimum unit size from 274m², as required by Zoning By-law 1-88, to 158 m², which was approved through the related Zoning By-law Amendment File Z.08.063. When the by-law was passed, the accompanying site plan proposed eight units in the EM1 Zone with a minimum unit size of approximately 158 m². The remaining 21 units proposed within the EM1 Zone ranged from 170.9 m² to 319.68 m². The unit sizes were based on the ground floor area only, and did not include the proposed mezzanine area.

In the current site plan shown on Attachment #3, the Owner is proposing a minimum 100 m² unit size for the entire EM1 Zone (30 units), with an additional reduction of 60 m² unit sizes for units D1, D13 and D24. The Development Planning Department is of the opinion that the proposal does not meet the intent of the by-law, which was to permit a reduced 158 m² unit size for eight units only, and not for the entire EM1 Zone portion of the site.

Further, the Development Planning Department has consulted with the Economic Development Department, and are concerned that the small unit sizes (100 m² and 60 m² respectively) will result in a high turnover rate, and facilitate the conversion of the prestige industrial units into

commercial uses. Accordingly, the Development Planning Department cannot support the proposed minimum unit sizes within the EM1 Zone, as identified in variance b. noted above.

Prior to the execution of the Site Plan Letter of Undertaking, all variances required to implement the proposal must be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding. A condition to this effect is included in the recommendation of this report. If any variances are refused, the subject Site Development Application shall be revised accordingly.

Site Plan Review

The Owner is proposing to develop the subject lands with seven multi-unit buildings (shown on Attachment #3), to be used for service commercial and prestige employment uses, as follows:

i)	Building "Ax" (service commercial)	2,047.96 m ²
ii)	Building "Ay" (service commercial)	3,379.51 m ²
iii)	Building "B" (prestige employment with one service commercial unit)	2,212.31 m ²
iv)	Building "C" (prestige employment)	1,624.78 m ²
v)	Building "D1" (prestige employment)	2,048.84 m ²
vi)	Building "D2" (prestige employment)	1,547.10 m ²
vii)	Building "D3" (prestige employment)	1,328.65 m ²
	Total Gross Floor Area:	14,189.15 m ²

The Development Planning and Development/Transportation Engineering Departments recommend that the Owner construct a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, as well as, two pedestrian walkways through the MTO's setback on the westerly portion of the site (shown on Attachments #3 and #4). This would facilitate continuous pedestrian access to the site, and is subject to approval from the MTO, the 407ETR, the Region of York, and the City of Vaughan. A condition to this effect will be included within the Site Plan Letter of Undertaking.

The proposed site plan has 561 parking spaces, including 26 interior parking spaces (located within units in Buildings "Ax", "Ay" and "B"), whereas Zoning By-law 1-88 requires 554 parking spaces for the proposed development. Adding the recommended pedestrian walkways will remove four parking spaces from the site, for a total of 557 spaces, which complies with Zoning By-law 1-88.

The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees, shrubs, flowers, and grasses. Some existing trees along the Weston Road frontage will be preserved in the proposed development. The plan includes a landscaped pedestrian walkway, which bisects buildings "Ax" and "Ay", along with permeable paving materials and bicycle racks on select areas of the site.

Four of the seven proposed building elevations are shown on Attachments #5 to #8. All of the proposed buildings are one-storey multi-unit buildings with mezzanines. Buildings "Ax" and "Ay" (service commercial uses) are comprised of white precast panels with blue tint spandrel glass windows in aluminum frames. The corner treatments incorporate blue tint curtain walls, while the individual unit entrances have fabric canopies. Buildings "B", "C", "D1", "D2", and "D3" (prestige employment uses) are comprised of grey precast panels with clear glazed windows in anodized aluminum frames. Buildings "B" and "C" are shown on Attachments #6 and #7 as typical elevations for the five prestige employment buildings at the easterly end of the site, which also includes Buildings "D1", "D2" and "D3".

The Development Planning Department is generally satisfied with the proposed site plan, landscape plan, and building elevations, and will continue to work with the applicant to finalize the drawings. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the Site Development Application and provides the following comments:

i) Phase I and Phase II Environmental Site Assessments

The Vaughan Development/Transportation Engineering Department has approved the Phase I and Phase II Environmental Site Assessments submitted in support of the application.

ii) Site Servicing, Grading and Stormwater Management

The Development/Transportation Engineering Department has approved the grading and sediment erosion plan submitted in support of the application. The final site servicing plan and stormwater management plan must be revised to their satisfaction, as per the recommendation of this report.

iii) Traffic and Access

The applicant has submitted a traffic impact study, which analyzes current and future traffic conditions for the 2013, 2018 and 2021 planning horizons. The study indicates that under future traffic conditions, the Weston Road/Aviva Park/Century Place intersection will continue to operate under acceptable levels of service. The Development/Transportation Engineering Department is satisfied that the traffic volumes generated by the proposed development are a small component of the total traffic passing through the intersection during peak hours, and therefore, a minor factor in the operation of the intersection.

Vehicular access to the site will be provided from Century Place, which is a private road, and currently serves the adjacent Toronto Star property. The Development Transportation/Engineering Department is satisfied that the proposed single access at Century Place reflects acceptable operational characteristics with no critical movements.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 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 approval 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 so long as the Council Policy waiving such payment remains in effect for industrial land. A provision to this effect will be included in the Site Plan Letter of Undertaking.

Vaughan Public Works Department

The Vaughan Public Works Department, Solid Waste Management Division is generally satisfied with the proposed waste management plan. The final waste management plan and waste collection design standards submission shall be approved by the Public Works Department, as per the recommendation of this report.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has reviewed the proposed Site Development Application, and has indicated that an Archaeological Assessment is not required.

Ministry of Transportation (MTO)

The Ministry of Transportation has reviewed the Site Development Application, and has no concerns with stormwater management, site servicing or grading. The MTO requires a minimum 14.0 m building setback along Weston Road, which has been provided. Access to the site is permitted from Century Place only; the existing one-way driveway to the north of the site must be gated, and is reserved for PowerStream only.

The MTO has reviewed the traffic impact study submitted in support of the application, which must be revised to their satisfaction. The Owner is further required to obtain a Building and Land Use Permit from the MTO, as per the recommendation of this report.

The MTO has indicated that a future Transitway Station will be located opposite the subject lands, and that the intersection of Weston Road and Century Place will need to be developed into a fully-signalized four-leg intersection when the Transitway Station is implemented.

The MTO and 407ETR are agreeable in principle to a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, as well as, two pedestrian walkways at the west end of the site through the MTO's required setback (shown on Attachments #3 and #4). The Owner shall construct this sidewalk and pedestrian walkways, subject to approval from the MTO, the 407ETR, the Region of York, and the City of Vaughan. The Site Plan Letter of Undertaking will include a provision to this effect.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The Region of York Transportation and Community Planning Department has reviewed the application, and has indicated that a Regional Site Plan Agreement is not required, as Weston Road between Century Place and Highway 407 is currently under the jurisdiction of the Ministry of Transportation. The Region of York has no objections to the proposed development, subject to conditions of approval. The Owner must satisfy all York Region requirements prior to the execution of the City's Site Plan Letter of Undertaking, as per the recommendation of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.08.062 in accordance with OPA #450, Zoning 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 of seven multi-unit service commercial and prestige employment buildings is appropriate and compatible with the surrounding land uses. Accordingly, the Development Planning Department can support approval of the Site Development Application, subject to the recommendations of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Buildings "Ax" & "Ay"
6. Elevations - Building "B"
7. Elevations - Building "C"
8. Rendering - Looking Northeast from Weston Road and Century Place

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791

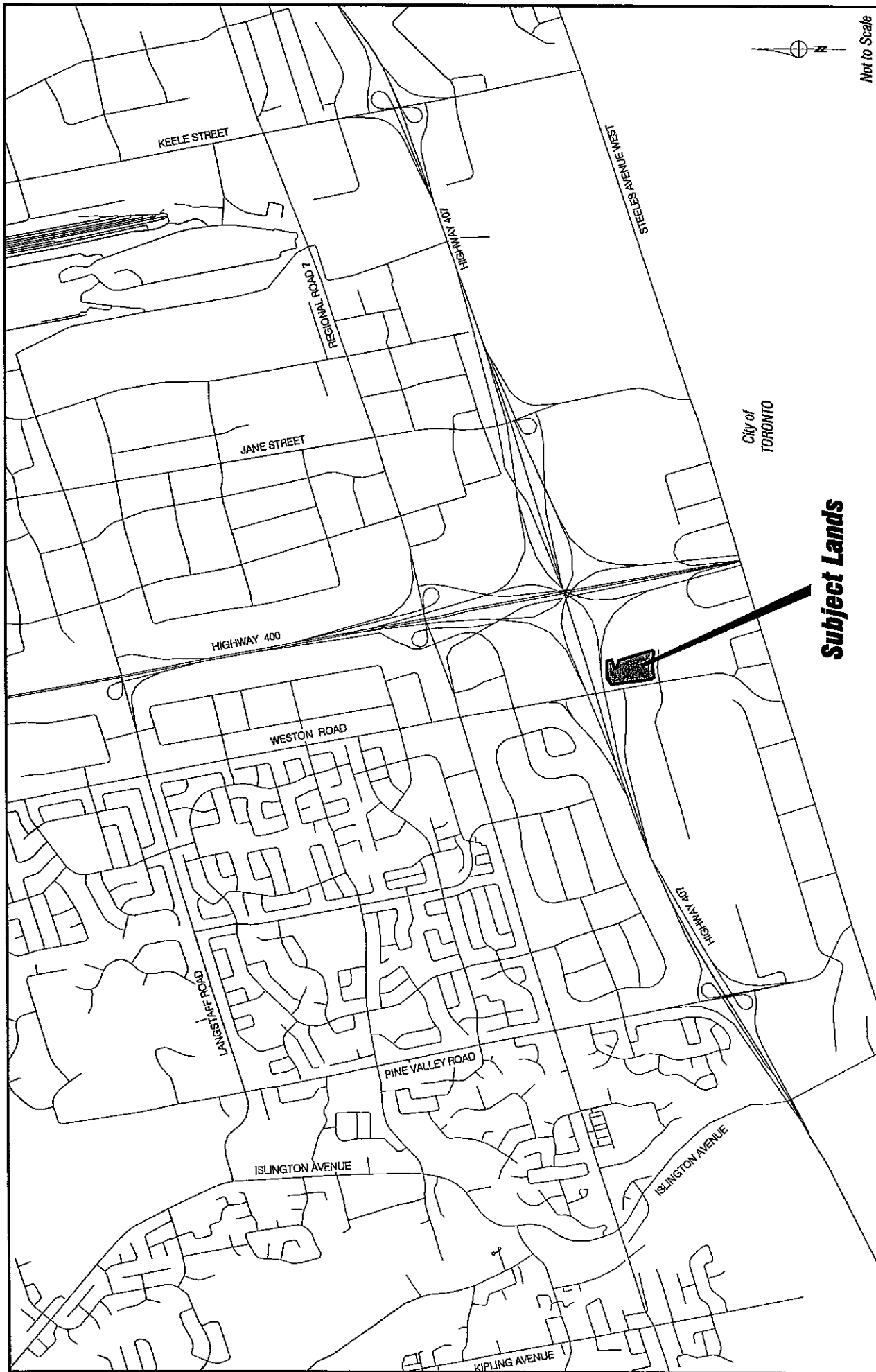
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

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Attachment

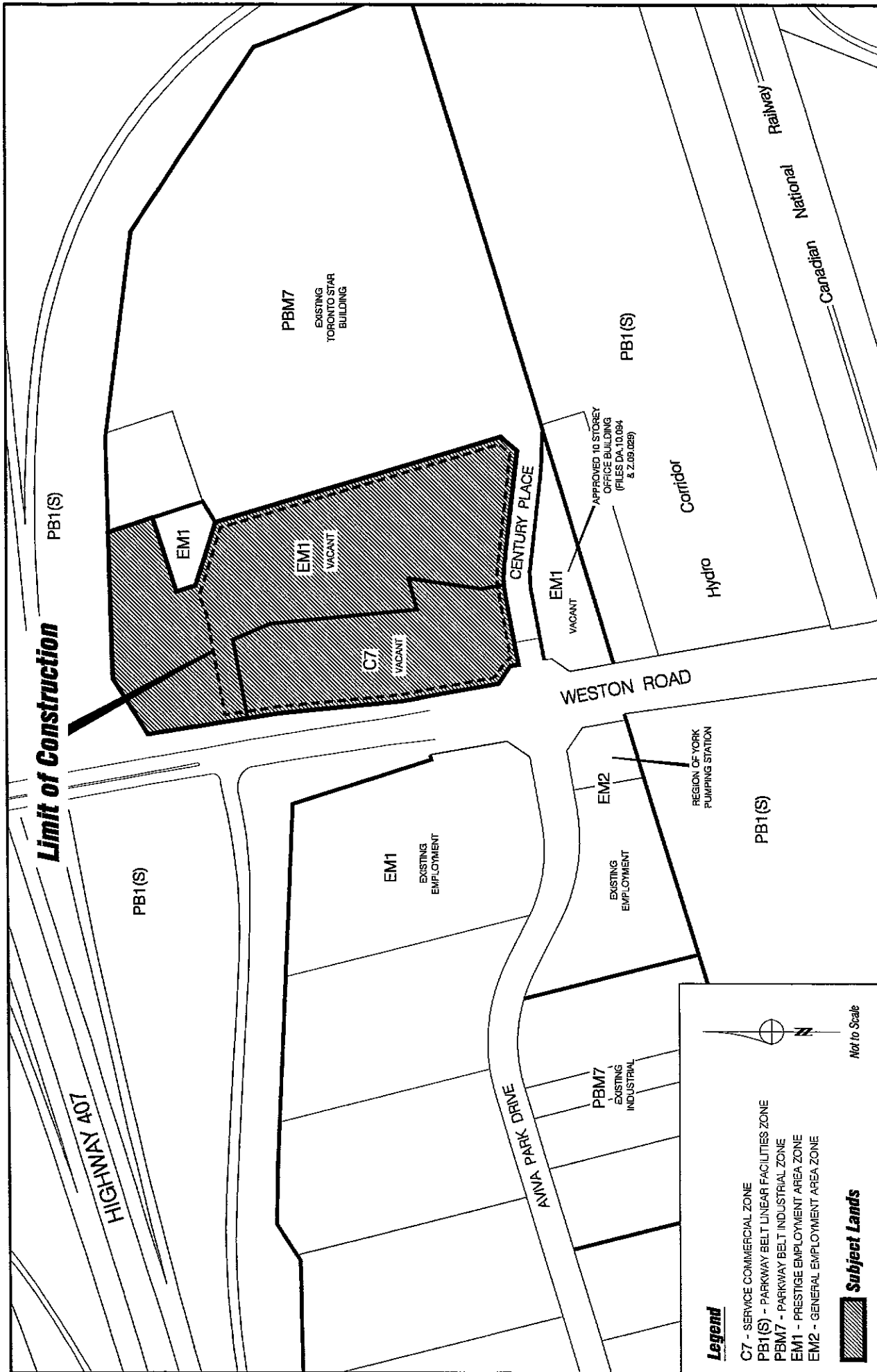
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DATE: May 01, 2012



Context Location Map

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Blackwood Real Estate General Partner 1 Ltd.
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Attachment

FILE: DA.08.062
DATE: May 01, 2012

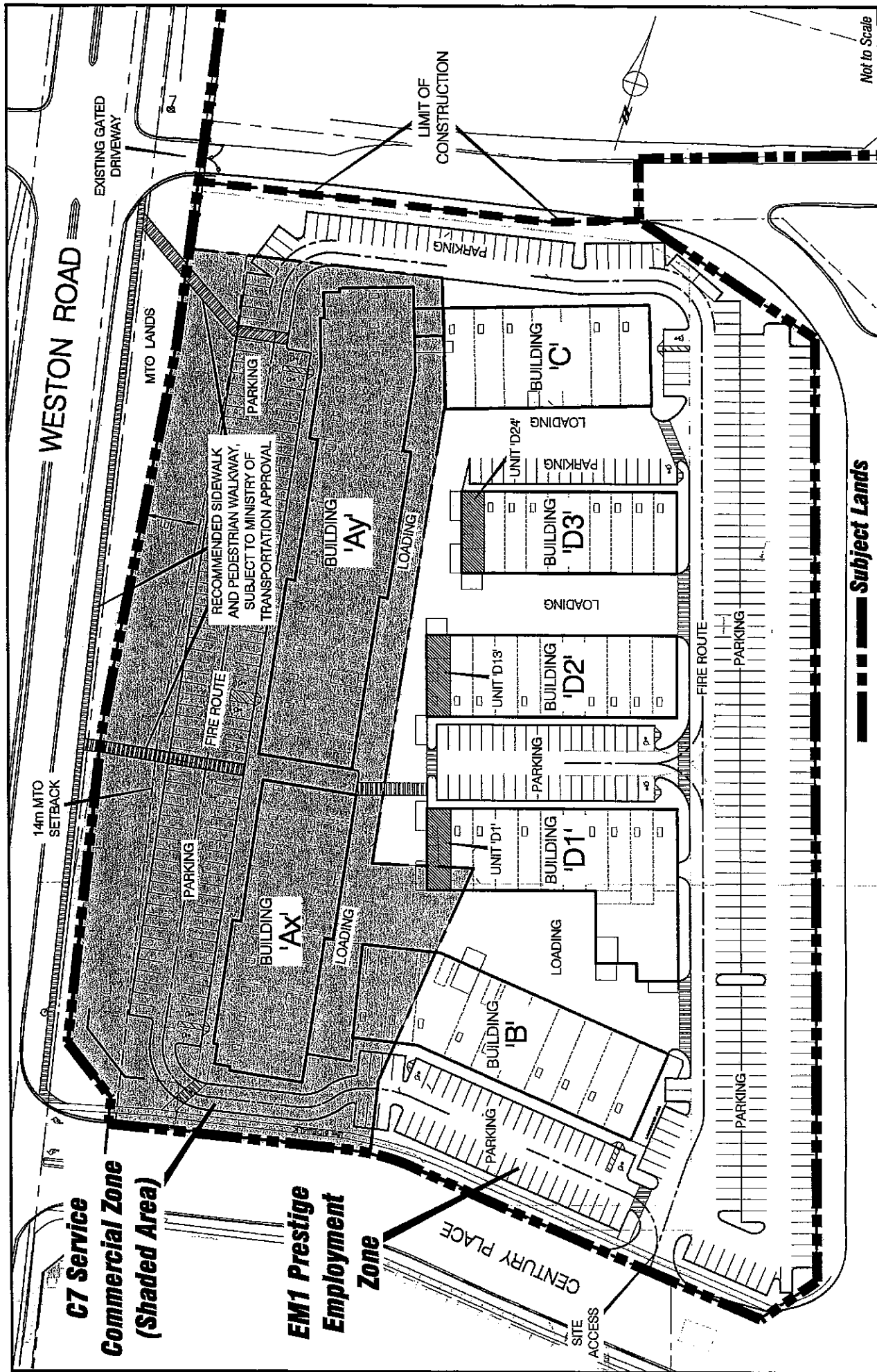


Location Map

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Blackwood Real Estate General Partner 1 Ltd.

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Attachment

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 DATE: May 01, 2012



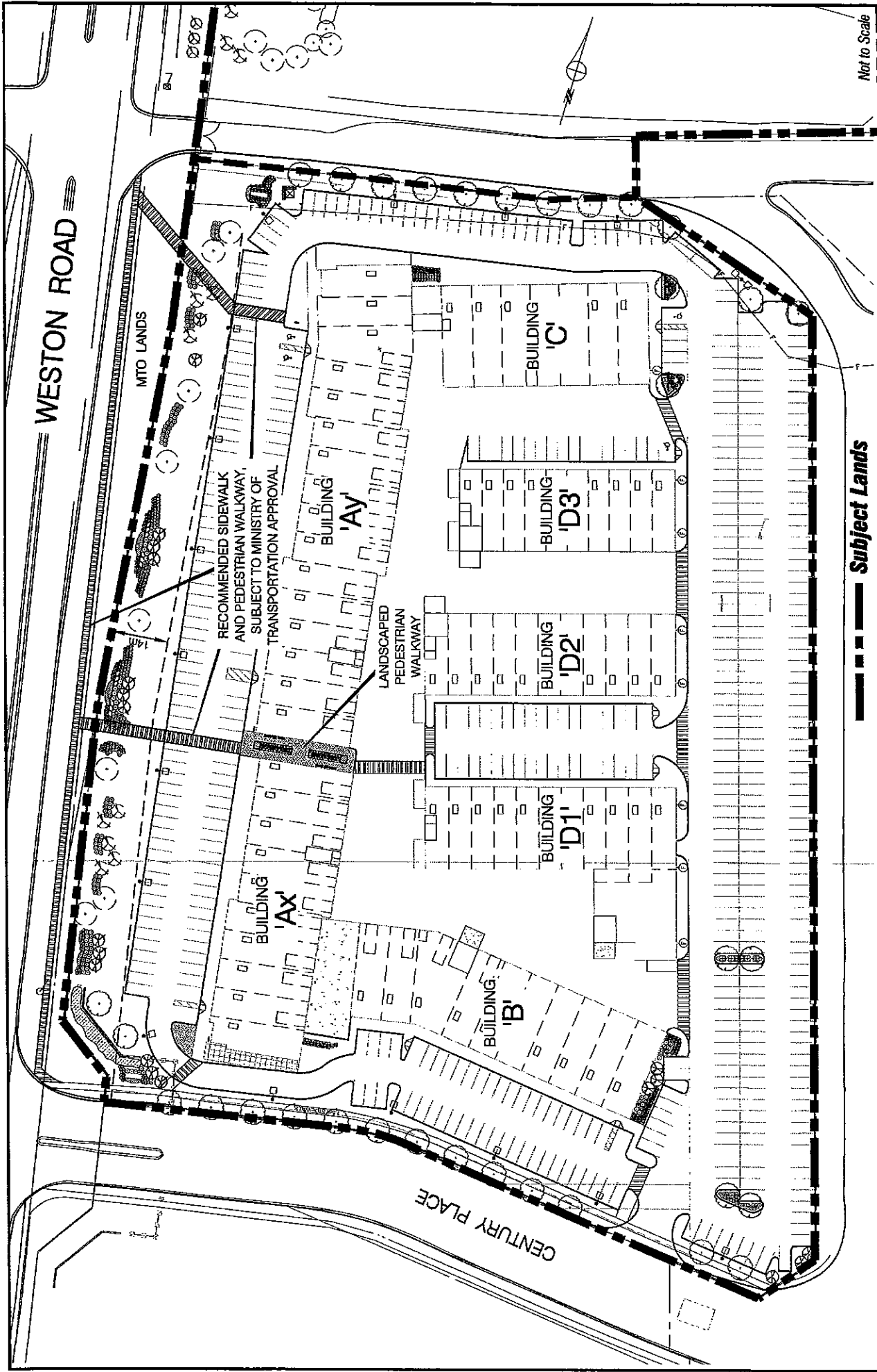
Site Plan

LOCATION: Part of Lots 2 & 3, Concession 4
 APPLICANT: Blackwood Real Estate General Partner 1 Ltd.
 N:\DFT\1 ATTACHMENTS\DA\08.062_new.dwg

Subject Lands

C7 Service Commercial Zone (Shaded Area)

EM1 Prestige Employment Zone



Landscape Plan

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Blackwood Real Estate General Partner 1 Ltd.

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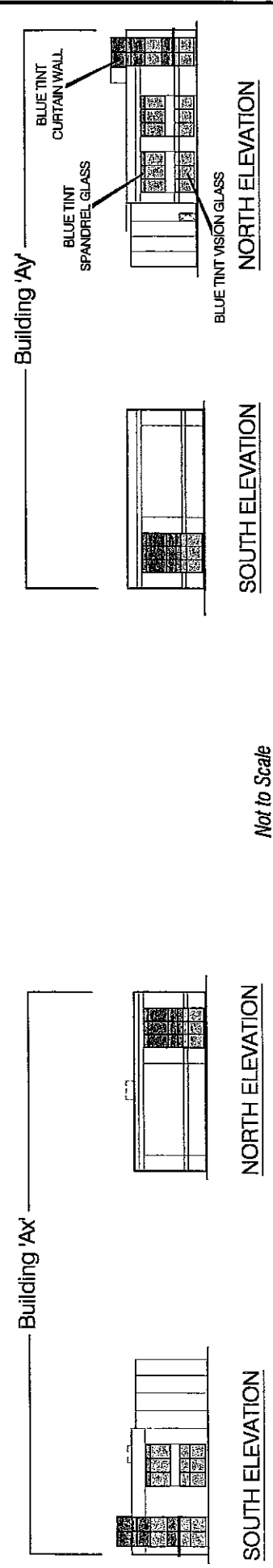
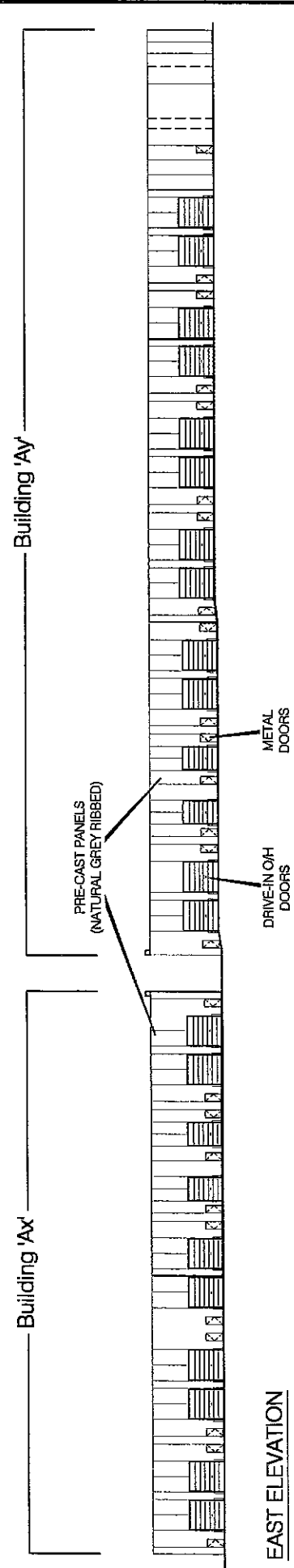
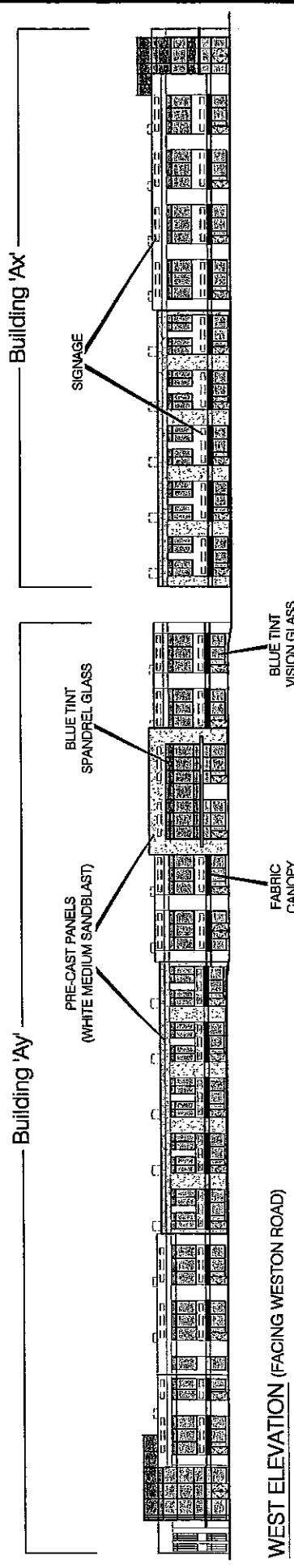


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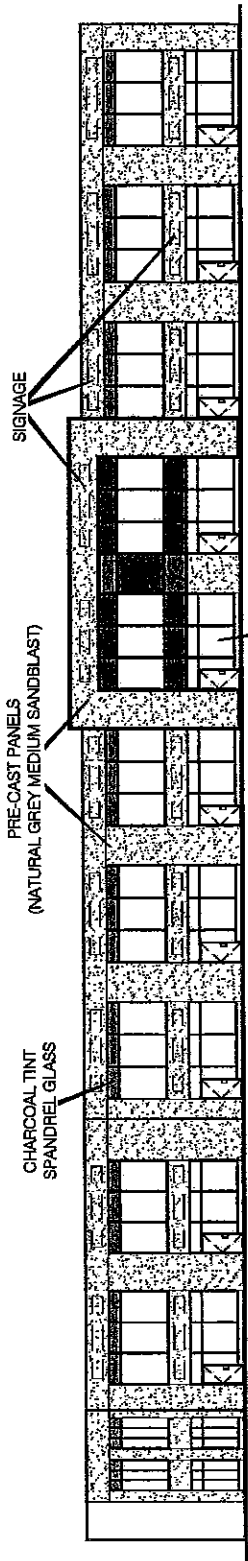
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May 01, 2012

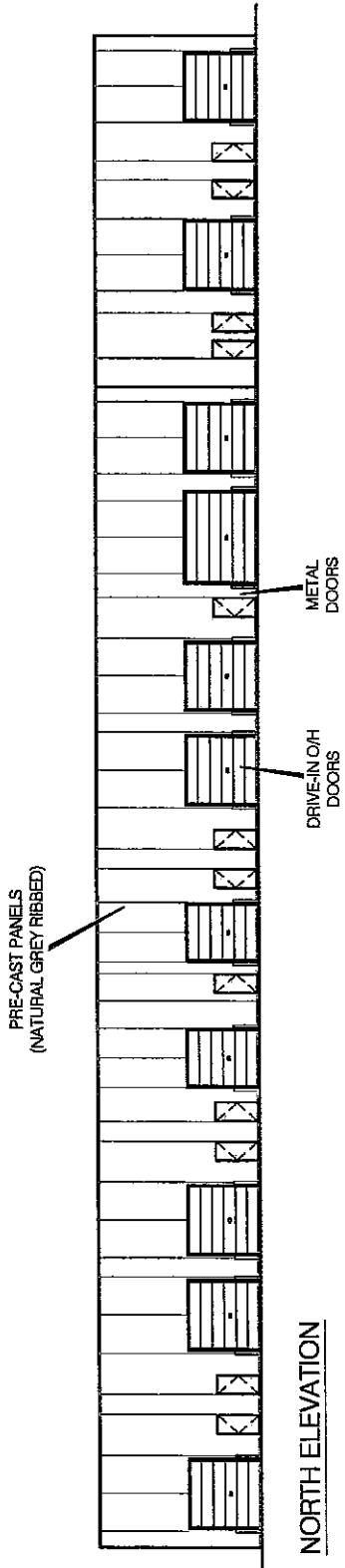
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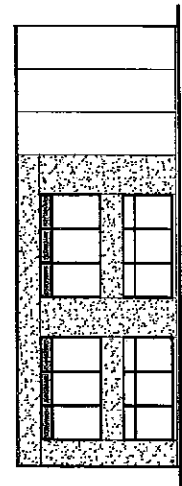
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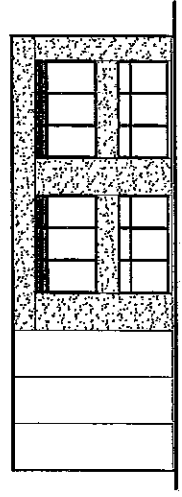
SOUTH ELEVATION (FACING CENTURY PLACE)



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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Elevations - Building 'B'

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Blackwood Real Estate General Partner 1 Ltd.

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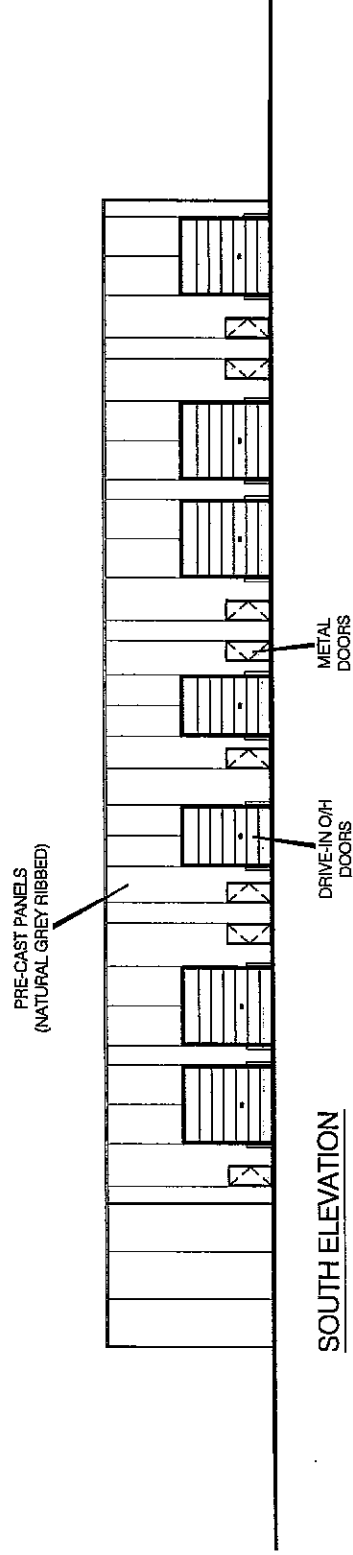
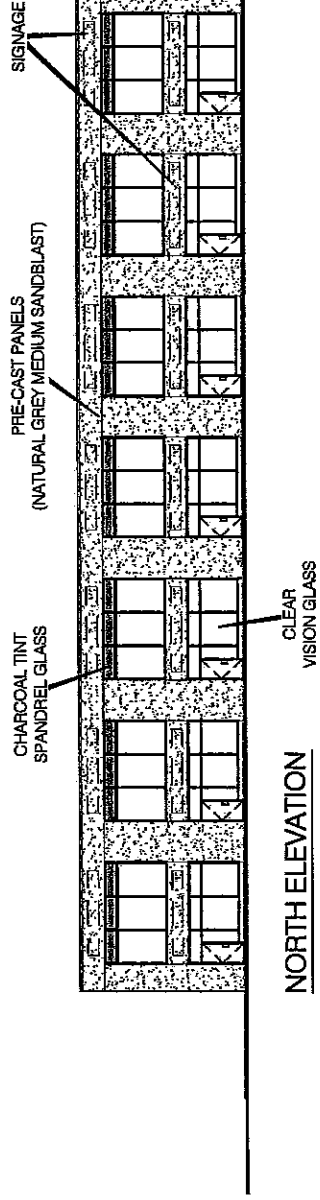


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Elevations - Building 'C'

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Blackwood Real Estate General Partner 1 Ltd.

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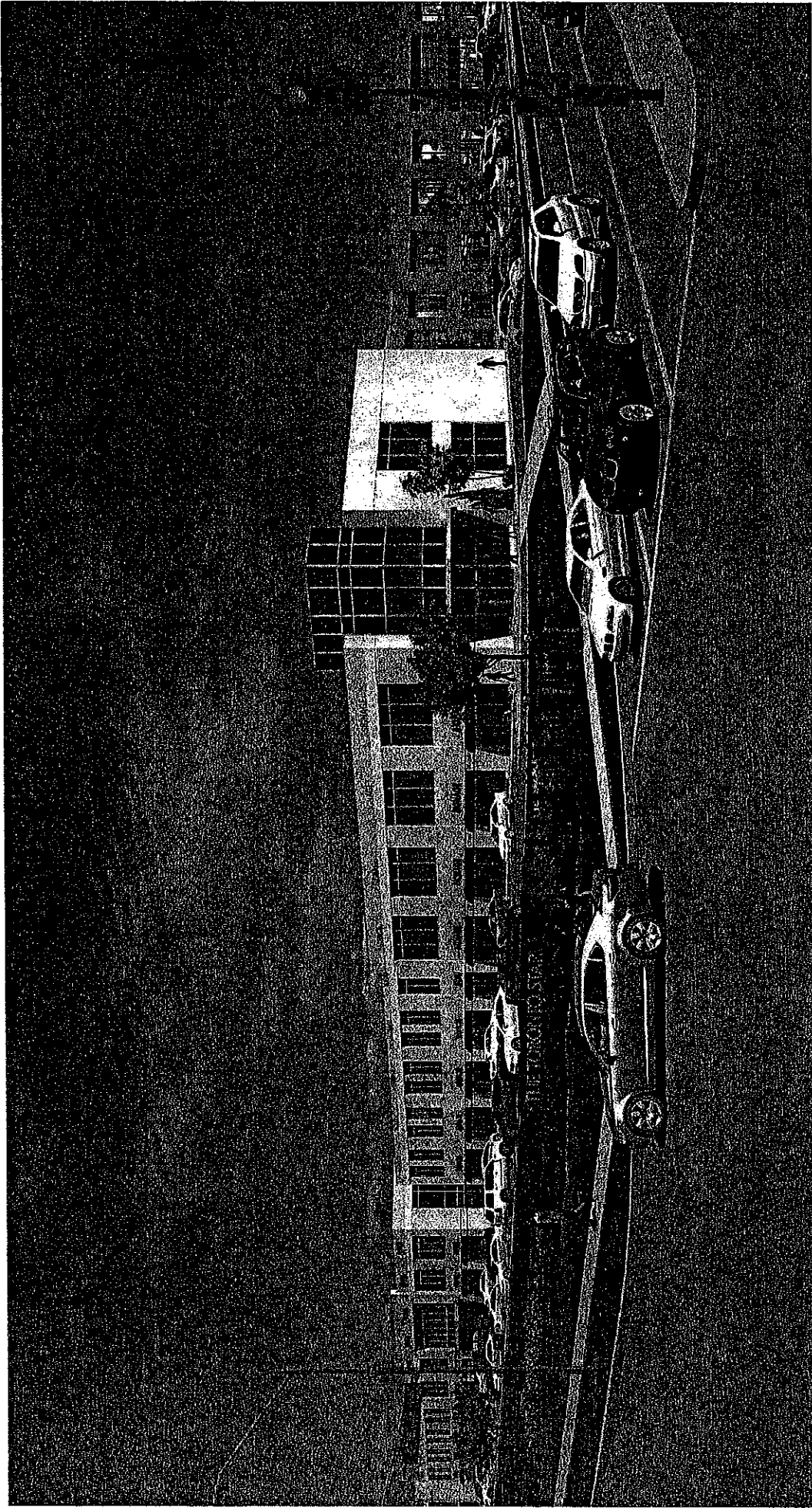


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Rendering - Looking Northeast from Weston Rd. & Century Pl.

APPLICANT:
Blackwood Real Estate General Partner 1 Ltd.
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LOCATION:
Part of Lots 2 & 3, Concession 4



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DATE:
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