

COMMITTEE OF THE WHOLE JUNE 5, 2012

SITE DEVELOPMENT FILE DA.12.009

1801402 ONTARIO INC.

WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.009 (1801402 Ontario Inc.) BE APPROVED, to permit an office building, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department, the Vaughan Development/Transportation Engineering Department, and the Region of York Transportation and Community Planning Department; and,
 - ii) the required minor variances to implement the development as shown on Table 1 shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding; and,
 - b) that the implementing 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 the dedication of parkland equivalent to 2% of the value of the subject lands, prior to 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; and,
 - ii) the Owner shall implement the policies contained in Vaughan's approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. Waste collection services and winter site maintenance are the responsibility of the Owner.

Contribution to Sustainability

The Owner has advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) white thermoplastic polyolefin roofing;
- ii) improved day lighting by maximizing window sizes;
- iii) recycled stone/concrete will be used for the sub base of the parking lot;
- iv) locally manufactured materials will be used whenever possible;
- v) high efficiency HVAC;
- vi) drought resistant plants; and,
- vii) a waste reduction and recycling program will be implemented during construction.

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.12.009 on the subject lands shown on Attachments #1 and #2, to permit the construction of one-storey 1462.4 m² office building, served by 55 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location

The 0.45 ha parcel is located on the west side of Regional Road 27, north of Milani Boulevard, known municipally as 8290 Regional Road 27, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Structure Study Policy Review) as further amended by site-specific OPA #451. The lands are designated "Commercial Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposed site development conforms to the Official Plans.

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, subject to Exception 9(343), which permits an office building use with a minimum gross floor area of 1,371.25 m² on the property. In order to implement the proposed site plan (Attachment #3), the applicant is requesting the following zoning exceptions:

Table 1:

	By-law Standards	By-law Requirements of the C2 General Commercial Zone, subject to Exception 9 (343)	Proposed Exceptions to the C2 General Commercial Zone
a)	Minimum Front Yard (Regional Road 27)	15.0 m (9.0m - Minor Variance Application A184/10)	3.0 m
b)	Minimum Interior Side Yard (north)	6.0 m	3.0 m

c)	Minimum Landscape Strip Width (Regional Road 27)	6.0 m	1.5 m
d)	Office Building Use	Minimum building height shall be 2-storeys	Minimum building height shall be 1-storey

It is noted that the lands are subject to Minor Variance Application A184/10, which approved a reduced parking standard (3.5 spaces/100 m² of gross floor area) and a reduced front yard (Regional Road 27) of 9.0m on the subject lands.

The applicant has submitted Minor Variance Application A124/12 for the approval of the above-noted variances. During the site plan review process, an additional variance was identified. Zoning By-law 1-88 defines an office building as having more than one-storey, which must be constructed on the site, whereas the proposed office building is one-storey in height, which the Development Planning Department has no objection.

The Development Planning Department can support the proposed zoning exceptions as they facilitate an appropriate development of the subject lands. The minimum landscape strip width of 1.5m and 3.0m minimum front yard along Regional Road 27, provides for a building located closer to the street, which is consistent with the City's urban design objectives. The proposed 3.0m northerly interior side yard abuts a retaining wall and drainage swale and does not impact the adjacent vacant property. The proposed one-storey building provides a built form that is compatible with the surrounding development.

Site Plan Review

The proposed site plan shown on Attachment #3, includes a one-storey, 1462.4 m² office building sited along Regional Road 27, which encompasses approximately half of the site. The site is accessed from Regional Road 27 by an existing driveway adjacent to the south property line, which serves both the subject lands and the adjacent commercial complex. The proposed building elevations are shown on Attachment #5. The office building will be constructed to a maximum height of 7.38 m at the highest points located at each corner of the building, providing a 2-storey high massing. The building materials consist of brick, stucco and glazing. The proposed landscape plan is shown on Attachment #4. The Vaughan Development Department has reviewed the proposed site plan, building elevations and landscape plan and is generally satisfied with the plans, and will continue working with the applicant in order to enhance the landscape plan and building elevations.

The Vaughan Development/Transportation Engineering Department has reviewed the site servicing and grading plans and storm water management report. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy the requirements of the Development/Transportation Engineering Department. A condition to this effect has been included in the recommendation of this report.

The Owner will be required to pay cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit. A condition to this effect is provided in the recommendation of this report. The Owner will also be required to implement the policies contained in the approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. A condition to this effect is also provided in the recommendation of this report.

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 subject lands are located on the west side of Regional Road 27, which is a Regional Road. The Site Development Application was circulated to the Region of York Transportation and Community Planning Department for comment. The Owner will be required to fulfill all conditions and requirements of the Region of York. A condition to this effect is included in the recommendation of this report

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.009 in accordance with OPA #451, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a one-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.

Attachments

1. Context Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan

Report prepared by:

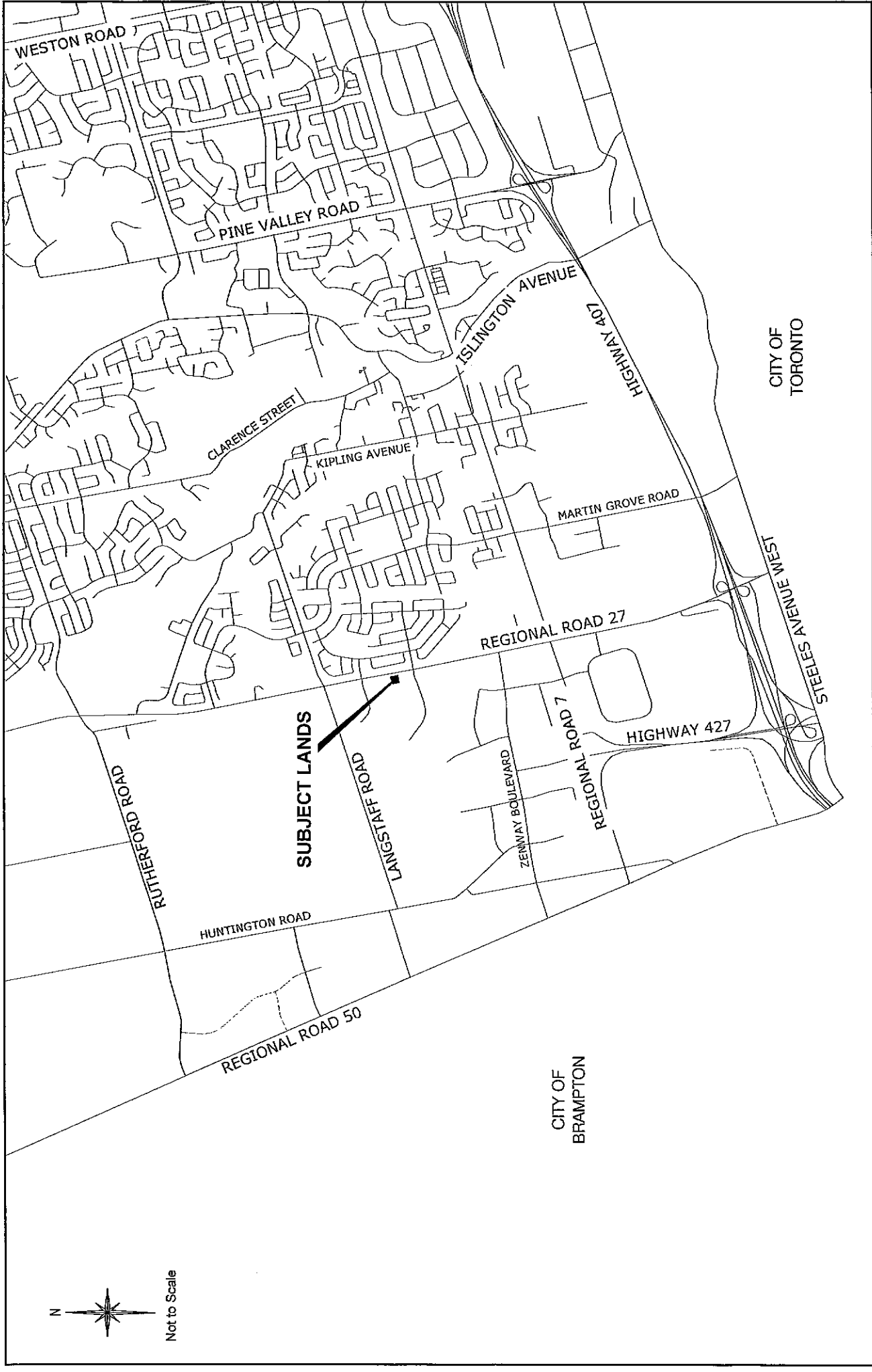
Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8064
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 9,
Concession 9

Applicant:
1801402 Ontario Inc.

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Attachment

File: DA.12.009
Related File: DA.10.025
Date:
May 25, 2012



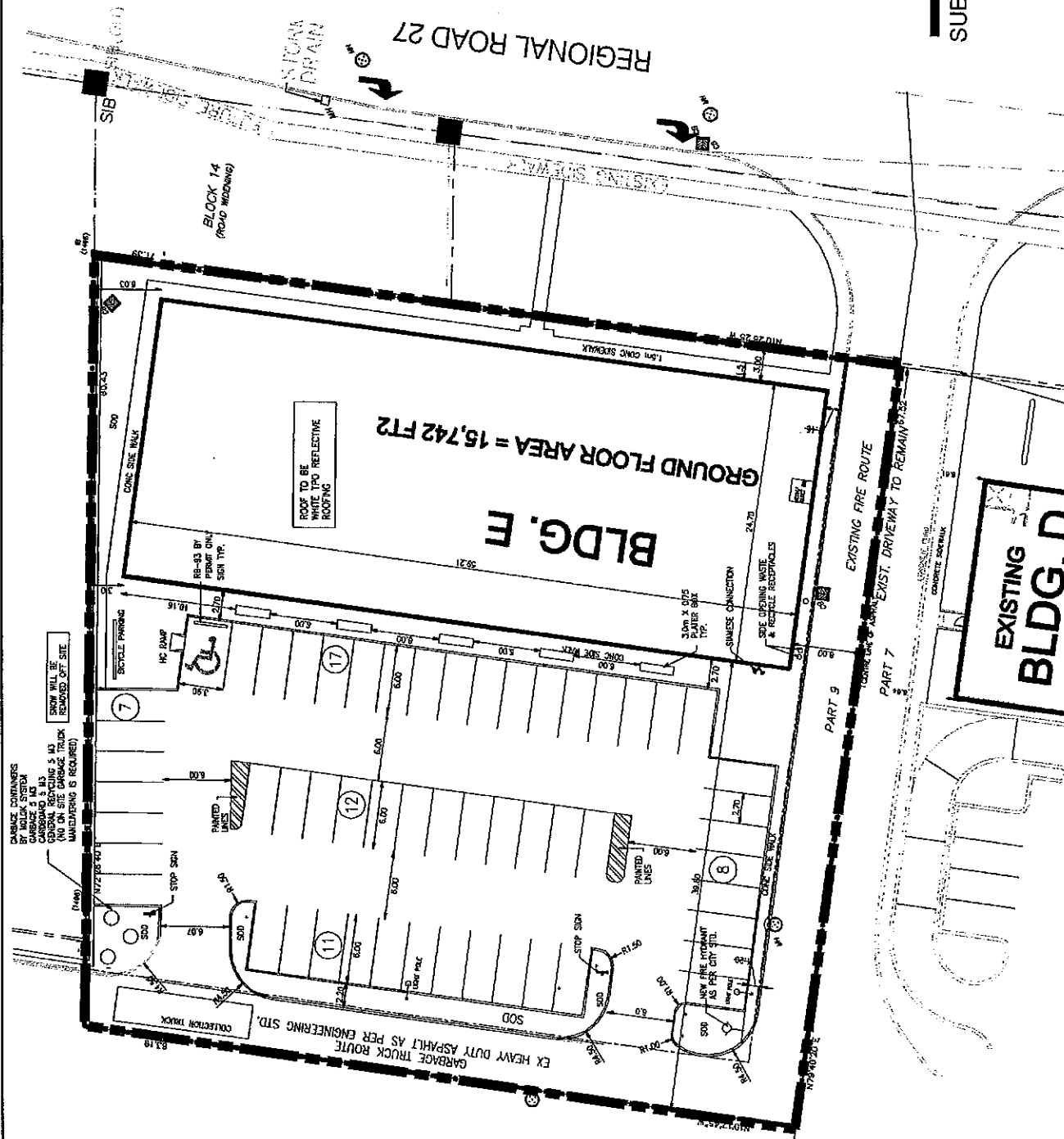
Attachment

File: DA.12.009
 Related File: DA.10.025
 Date:
 May 25, 2012



Location Map

Location: Part of Lot 9,
 Concession 9
 Applicant:
 1801402 Ontario Inc.



SUBJECT LANDS

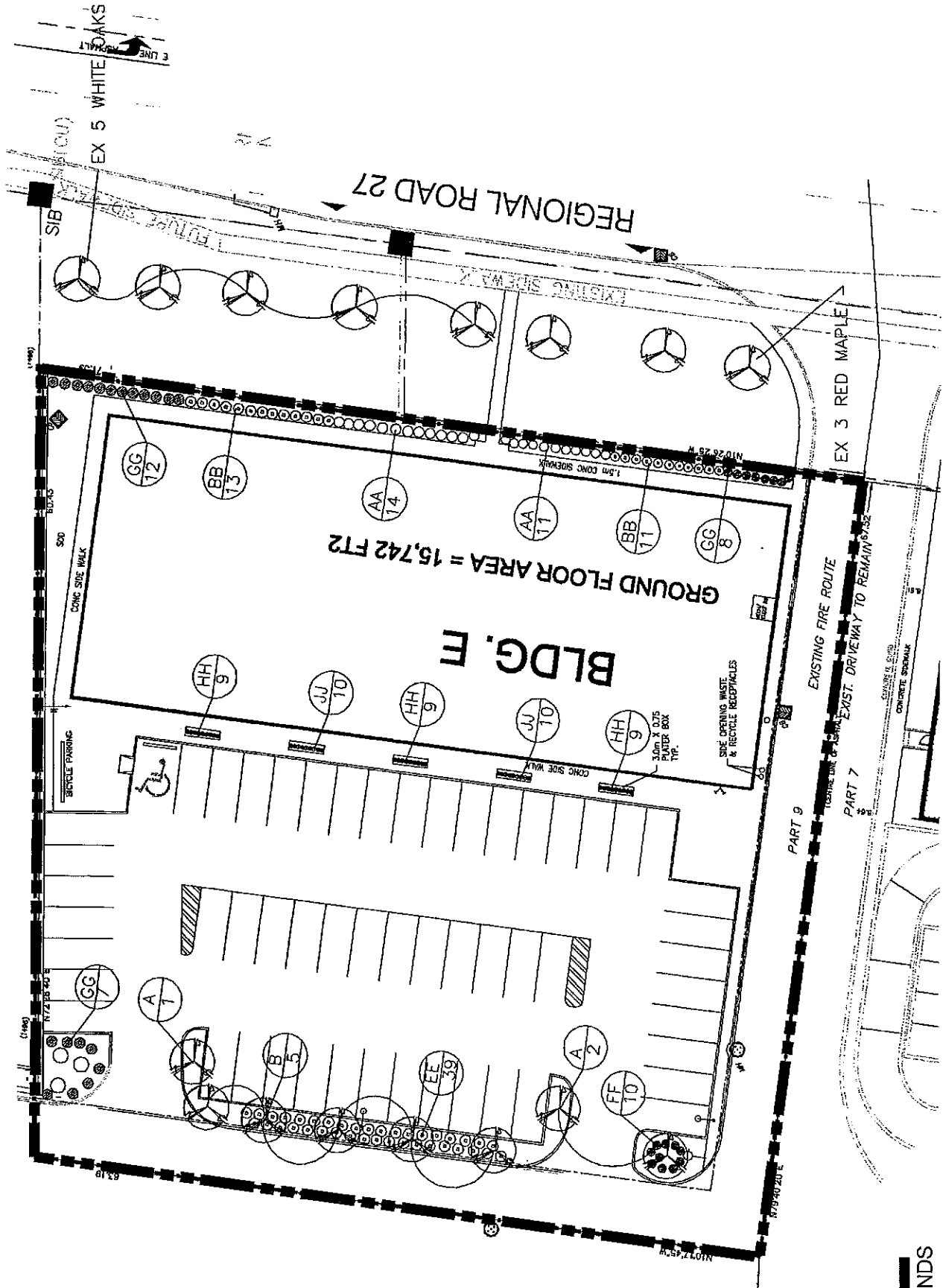
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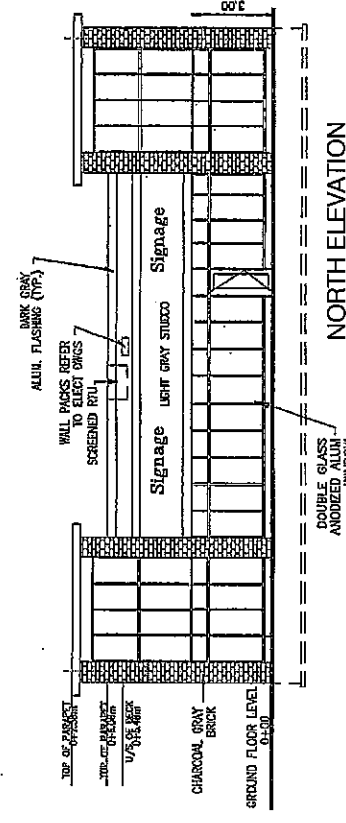
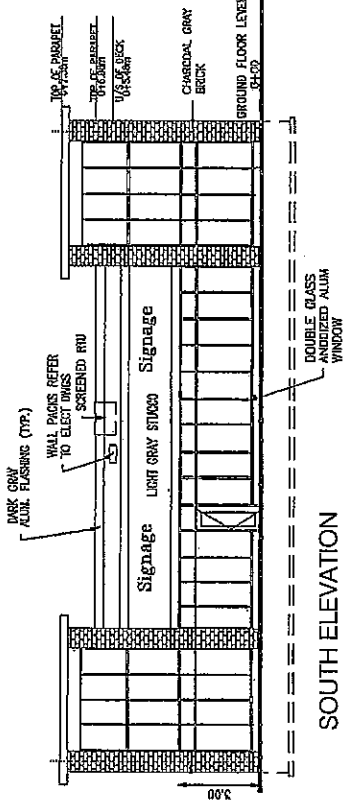
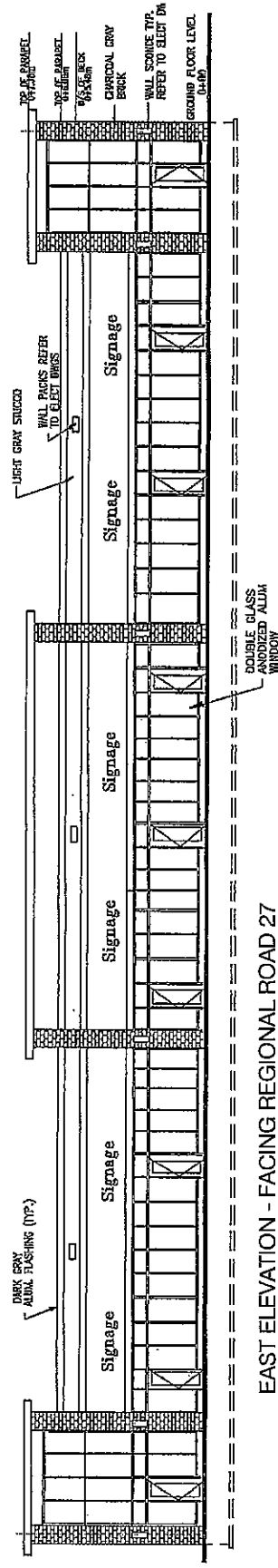
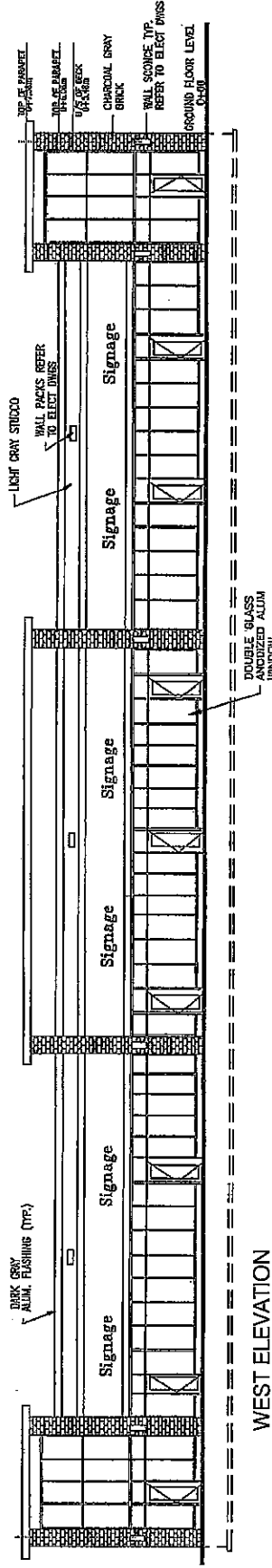
Site Plan

Location: Part of Lot 9,
 Concession 9
 Applicant:
 1801402 Ontario Inc.



SUBJECT LANDS

Not to Scale



Not to Scale

Elevation Plan

Location: Part of Lot 9,
Concession 9

Applicant:
1801402 Ontario Inc.

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May 25, 2012

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