

COMMITTEE OF THE WHOLE MAY 20, 2003

**ZONING BY-LAW AMENDMENT FILE Z.03.007
SITE DEVELOPMENT FILE DA.03.001
ROWN PINE INVESTMENTS INC.
REPORT #P.2003.22**

Recommendation

The Commissioner of Planning recommends:

1. That Zoning By-law Amendment File Z.03.007 and Site Development File DA.03.001 (Rown Pine Investments Inc.) BE APPROVED, subject to the following:
 - a) that the Implementing by-law:
 - i) Provide exceptions to implement the site plan, as follows:
 - minimum parking requirement shall be 280 spaces
 - one loading space abutting a street shall be permitted
 - any other exceptions required to facilitate the site development application
 - ii) remove the (H) Holding Symbol from the subject lands.
 - b) that prior to the registration of the site plan agreement:
 - i) the final site plan and elevations shall be approved by the Commissioner of Planning;
 - ii) the final grading and servicing shall be to the satisfaction of the City Engineering Department;
 - iii) the final landscaping plan and cost estimate, including buffering and fencing, shall be approved by the Urban Design Department;
 - iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied;
 - v) the implementing by-law shall be in full force and effect; and
 - vi) the Region of York, if required, shall approve the final site plan and any improvement to the existing access on Pine Valley Drive.
2. The site development agreement contain the following provisions:
 - a) 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 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

- b) that all garbage and recycling storage be located internally until ready to be picked up.

Purpose

On January 7, 2003, the Owner submitted a site development application for a service commercial centre comprised of three buildings: one office building, and two multi-unit commercial buildings. A corresponding zoning amendment application was submitted on January 24, 2003 for the required exceptions, and to lift the Holding symbol. Pertinent site statistics are as follows:

Site Area:	1.6 ha
Gross Floor Area	
Building A (Office)	2,800 sq.m
Buildings B and C (Commercial)	<u>3,273</u> sq.m
Total	6,073 sq.m
Parking provided	280 spaces
Parking Required	295 spaces
Landscaped Area	17%

Background - Analysis and Options

The subject lands are located southeast of Highway #7 and Pine Valley Drive, being Lots 2, 3, and Part 4 on Reference Plan 65R-25493, (940 Rowntree Dairy Road), in Lot 5, Concession 6, City of Vaughan. The 1.6 ha vacant parcel is a through lot, with frontages on both Pine Valley Drive and Rowntree Dairy Road. The surrounding land uses are:

- North - office building/bank (C7 Service Commercial Zone); Highway #7
- South - employment (EMI Prestige Employment Zone)
- East - Rowntree Dairy Road; employment (EM1 Prestige Employment Zone)
- West - Pine Valley Drive; commercial (C1 Restricted Commercial and C3 Local Convenience Zones)

Public Hearing

On February 28, 2003, notice of a Public Hearing was given to landowners within 120 m of the subject lands. The recommendation of the Committee of the Whole of March 24, 2003, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on March 31, 2003.

Official Plan

The lands are designated "Highway #7 Commercial Corridor" by OPA #240 as amended by OPA #345, which permits office buildings and retail and office uses. The Official Plan also provides development polices that ensure built-form is sited in a way that takes advantage of arterial street presence. The proposed development conforms to the Official Plan.

Zoning

The lands are zoned C7(H) Service Commercial Zone with a Holding Symbol by By-law 1-88, subject to Exception 9(864). This zone category permits the uses proposed for this development. The removal of the holding symbol is subject to site plan approval. To date, the following exceptions to the C7 Zone standards have been identified through the review of the site plan application:

- 280 parking spaces, rather than the required 295 spaces
- location and number of loading space

Vehicular Access and Parking

The site plan shows two full movement entrances to the site, both from Rowntree Dairy Road. These provide access to all buildings and to the underground parking garage located within the office building. The Vaughan Engineering Department must be satisfied with the access points.

The site is providing 280 parking spaces, 24 of which are located underground for the office building use. Based on the By-law standards, the required parking is calculated as follows:

Office Building (2,800 sq.m @ 3.5 spaces/100 gfa)	= 98.0 spaces
Commercial Multi-Unit Buildings B and C (3,272.56 sq.m @ 6.0 spaces/100 gfa)	= 197.0 spaces
Total parking required	= 295.0 spaces

The site is providing 280 parking spaces, whereas 295 spaces are required, a deficiency of 15 spaces. One loading space is proposed, while the By-law requires a minimum of two loading spaces. The Vaughan Engineering Department shall confirm parking and loading space adequacy.

An existing right-in and right-out driveway from Pine Valley Drive provides an additional access point for this development. The Region of York will confirm whether additional improvement to the existing access is required.

The applicant has not provided an underground parking layout. The City requires a plan to be submitted in order to ensure that the required number of parking spaces is provided and that the required aisle widths are maintained.

Elevations

Office Building

The office building is three storeys in height, with a lower basement level for underground parking. It is constructed mainly with medium to heavy sandblast-type finish concrete panels and interrupted with uniform rows of both reflective and vision-type glazing, with both clear and silver/blue colour tint finish. The building is rather attractive in appearance with clean and uniform lines, and concrete panels and glazing positioned in a manner giving it character.

The west and south elevations can be seen from Pine Valley Drive. The west elevation is comprised of the main entrance to the building. A corner glazing canopy braced by two large architectural aluminium columns highlights the main building entrance. The south elevation is similar to the rest of the building and is also comprised of part of the main entrance.

Buildings B and C

Building B and C are one storey in height and are both multi-unit commercial buildings. These buildings are to be constructed in a manner that resembles the office building, with medium sandblast-type concrete panels, and reflective and vision-type glazing with both clear and silver-blue colour tint finish.

The south elevation for Building B and the north elevation for Building C are identical in construction. These elevations are comprised of concrete panels and glazing as the main elements. Decorative spandrel reflective glazing and cubed concrete elements protruding outwards are strategically positioned to highlight the individual unit entrances. A clear glass and aluminium framed canopy provide a covered walkway for pedestrians.

The east and west elevations for Buildings B and C face arterial roads, Rowntree Dairy Road and Pine Valley Drive. These elevations are to be similar to the south and north elevations described above.

The north and south elevations for Buildings B and C respectively are the simplest of the elevations. Both have very little architectural design and glazing, with the exception of smooth reveal bands running across the facades. Both these elevations face the rear and flankage of commercial and employment use buildings.

Landscaping

The latest landscape plan submitted incorporates several suggestions made by the Department of Urban Design during the site plan review meeting. The majority of the landscaping for this site is located along the periphery of the property, especially along the street lines of Pine Valley Drive and Rowntree Dairy Road. An open space area located in the centre of the site is proposed to be landscaped and sodded, and used as an amenity area and pedestrian connection for all the buildings on site.

The landscape material for the most part is made up of an array of deciduous and coniferous trees and shrubs and landscape material. A treeline landscape strip along the northern property line is being proposed by City Staff to conceal the rear of the buildings from the Regional Road #7 streetline. The required landscape percentage as required by the Zoning By-law is being provided. The Urban Design Department shall approve the final landscape plan and cost estimate.

Departmental Comments

The City of Vaughan Engineering Department has reviewed the latest submission and provided comments and red-lined plans. The comments require the applicant to provide staff with additional details in order to provide a complete review. The final stormwater management report, site servicing and grading plans shall be approved by this department. A condition to this effect has been included in the recommendation section of this report.

Vaughan Hydro

Vaughan Hydro has indicated that the point of connection for this property is an existing switchgear located on a 5m easement on the subject lands, and that only one secondary service can be accommodated per transfer. Any required upgrade to the existing transformer shall be at the cost of the owner and shall be in accordance to the current Hydro By-law. Prior to the registration of the site development agreement, all conditions of Vaughan Hydro shall be satisfied.

Conclusion

Staff has reviewed the proposed zoning amendment application to remove the holding symbol and to permit the required exceptions, and are satisfied the exceptions are minor in nature and would facilitate the implementation of the site development application.

Official Plan Amendment #345 permits development that ensures selective and orderly integration of commercial uses into the existing industrial area, and that the primary focus at the intersection or arterial street is given to an office component. Staff are of the opinion that the proposed site development permitting the development of an office building and two service commercial buildings is consistent with the policies of the Official Plan and compatible with the existing built-form.

To this end, Staff has no objection to the proposed development application, subject to conditions outlined in the recommendation section. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations Building A
5. Elevations Building B
6. Elevations Building C

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Lot 5,
Concession 6
APPLICANT:
ROWN PINE
INVESTMENTS INC.

VA/PT/1 ATTACHMENTS/V-03.0074



Community Planning Department

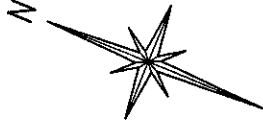
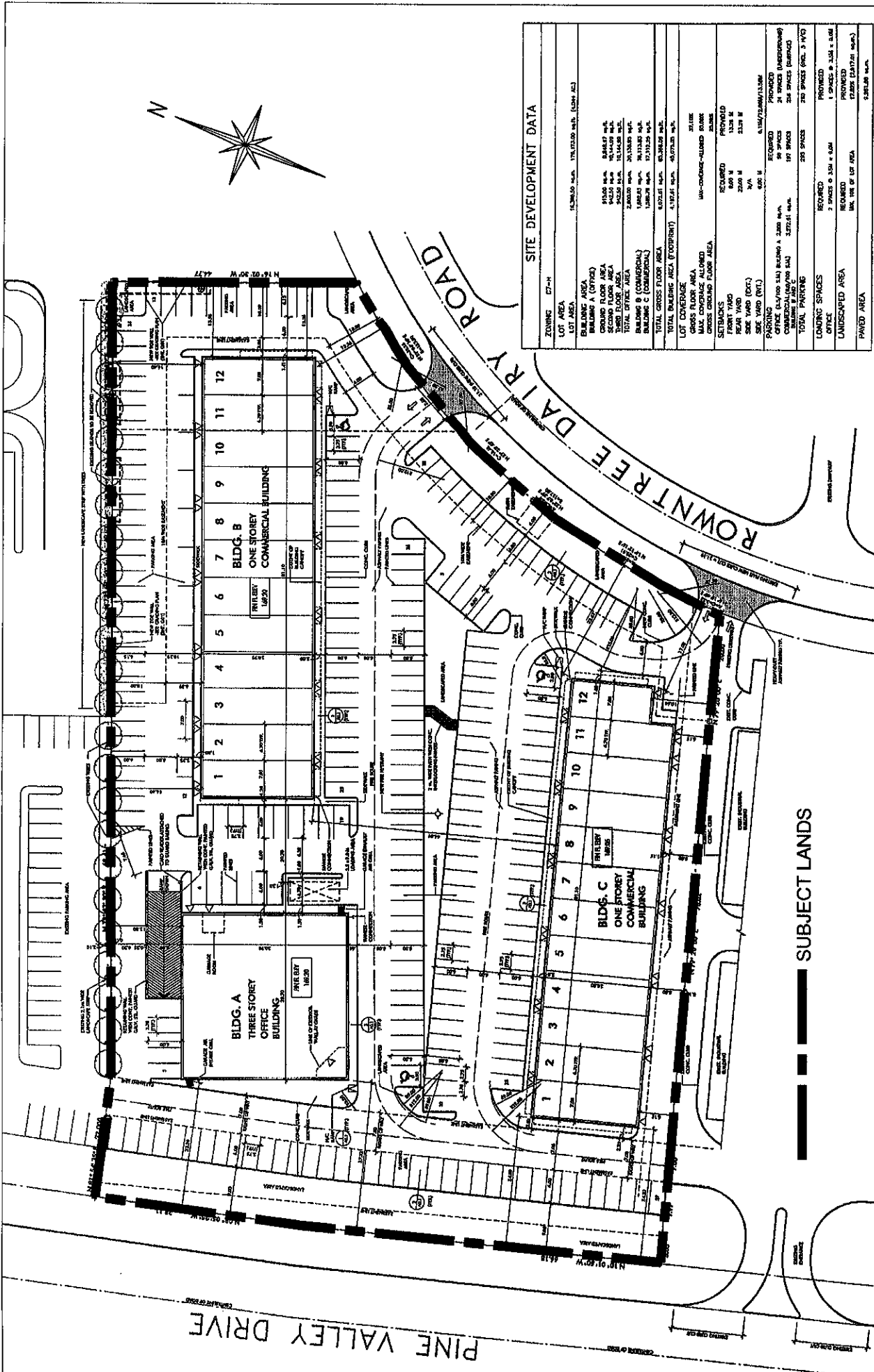
Attachment

FILE No.: DA.03.001
Z.03.007

March 31, 2003
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SUBJECT LANDS





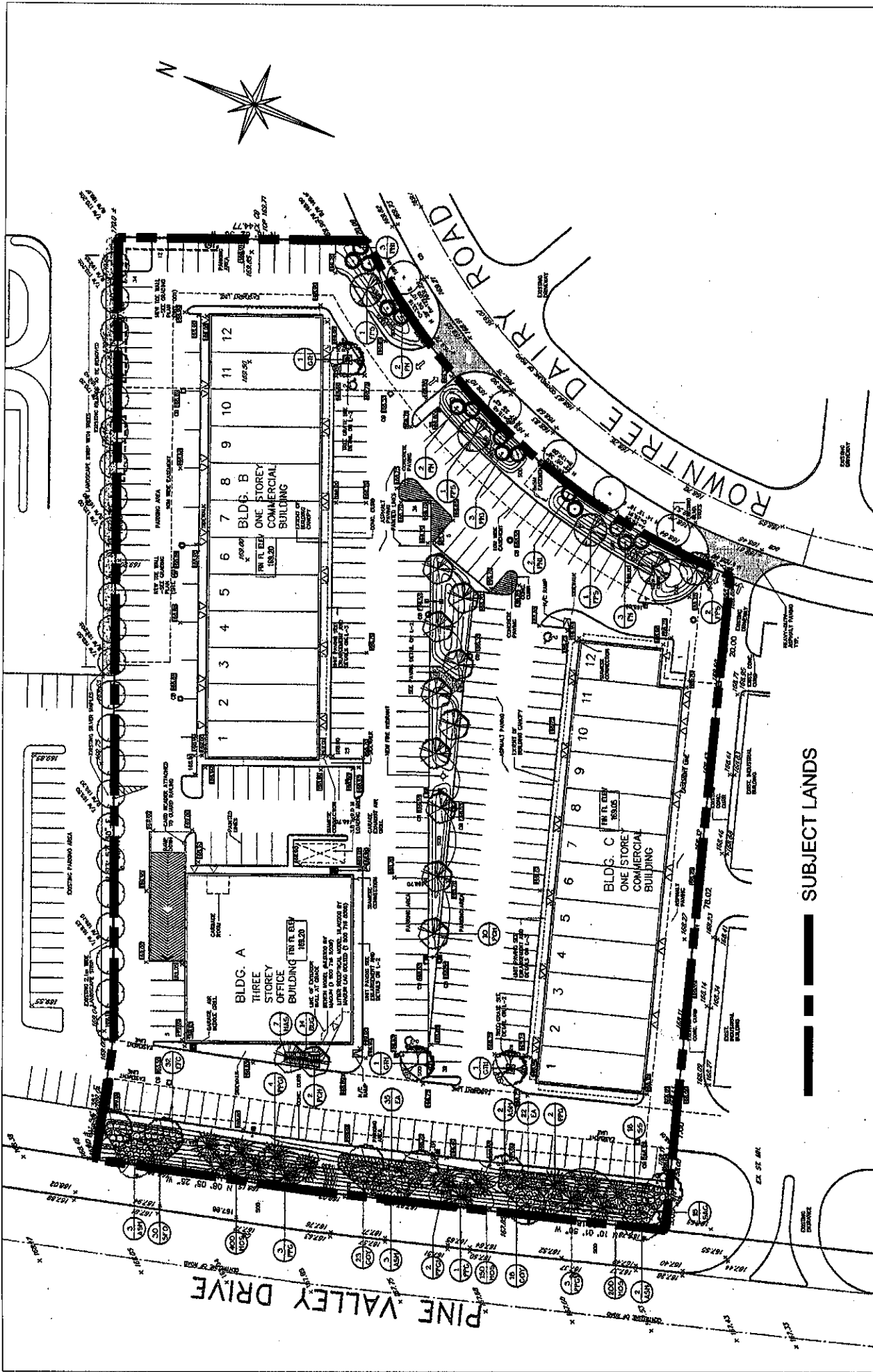
SITE DEVELOPMENT DATA	
ZONING	C7-N
LOT AREA	16,500 SQ. M. (40,500 SQ. FT.)
BUILDING AREA	3,800 SQ. M. (9,400 SQ. FT.)
GROUND FLOOR AREA	3,800 SQ. M. (9,400 SQ. FT.)
SECOND FLOOR AREA	3,800 SQ. M. (9,400 SQ. FT.)
THIRD FLOOR AREA	3,800 SQ. M. (9,400 SQ. FT.)
TOTAL OFFICE AREA	11,400 SQ. M. (29,200 SQ. FT.)
BUILDING B (COMMERCIAL)	1,800 SQ. M. (4,500 SQ. FT.)
BUILDING C (COMMERCIAL)	1,800 SQ. M. (4,500 SQ. FT.)
TOTAL GROSS FLOOR AREA	15,000 SQ. M. (38,000 SQ. FT.)
TOTAL BUILDING AREA (FOOTPRINT)	4,100 SQ. M. (10,500 SQ. FT.)
LOT COVERAGE	24.8%
GRASS FLOOR AREA	12,700 SQ. M. (32,000 SQ. FT.)
PAVED FLOOR AREA	1,800 SQ. M. (4,500 SQ. FT.)
SETBACKS	FRONT: 3.0 M (9.8 FT.) REAR: 3.0 M (9.8 FT.) SIDE: 1.5 M (4.9 FT.)
FRONT YARD	2,000 SQ. M. (5,000 SQ. FT.)
REAR YARD	2,000 SQ. M. (5,000 SQ. FT.)
SIDE YARD (EAST)	1,800 SQ. M. (4,500 SQ. FT.)
PARKING	200 SPACES (200 SPACES)
LANDSCAPING	200 SPACES (200 SPACES)
TOTAL PARKING	200 SPACES (200 SPACES)
LOADING SPACES	2 SPACES (2 SPACES)
OFFICE	1 SPACES (1 SPACE)
UNLANDSCAPED AREA	10,000 SQ. M. (25,000 SQ. FT.)
PAVED AREA	1,800 SQ. M. (4,500 SQ. FT.)

Attachment 2
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 Community Planning Department

Site Plan
 Lot 5,
 Concession 6
 APPLICANT:
 ROWN PINE
 INVESTMENTS INC.
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SUBJECT LANDS



Landscape Plan

Lot 5,
Concession 6
APPLICANT:
ROWN PINE
INVESTMENTS INC.

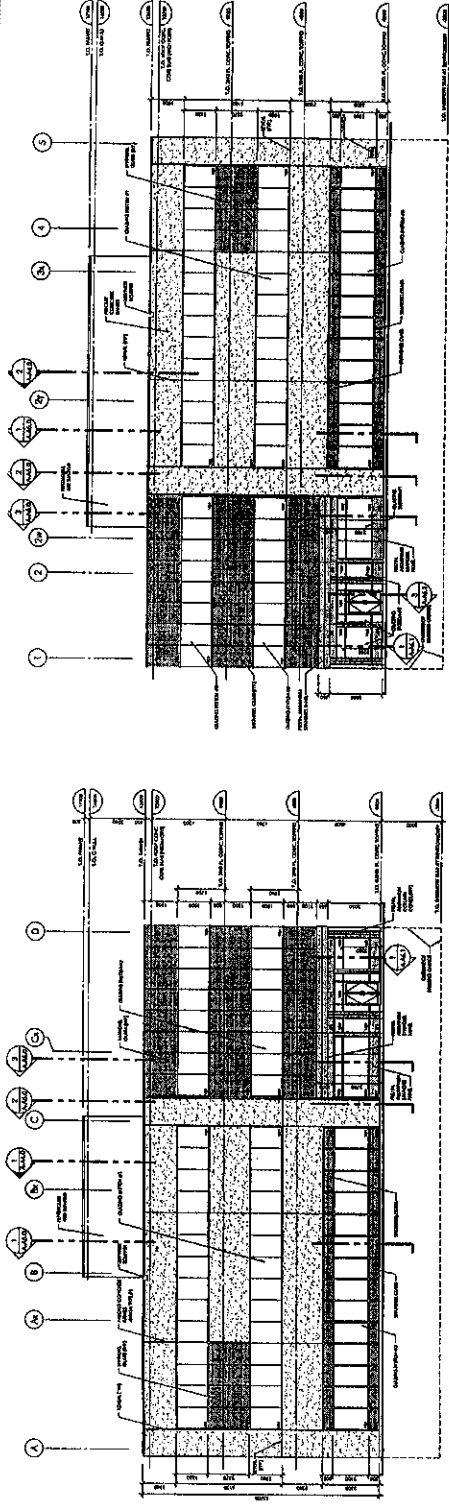


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Attachment 3

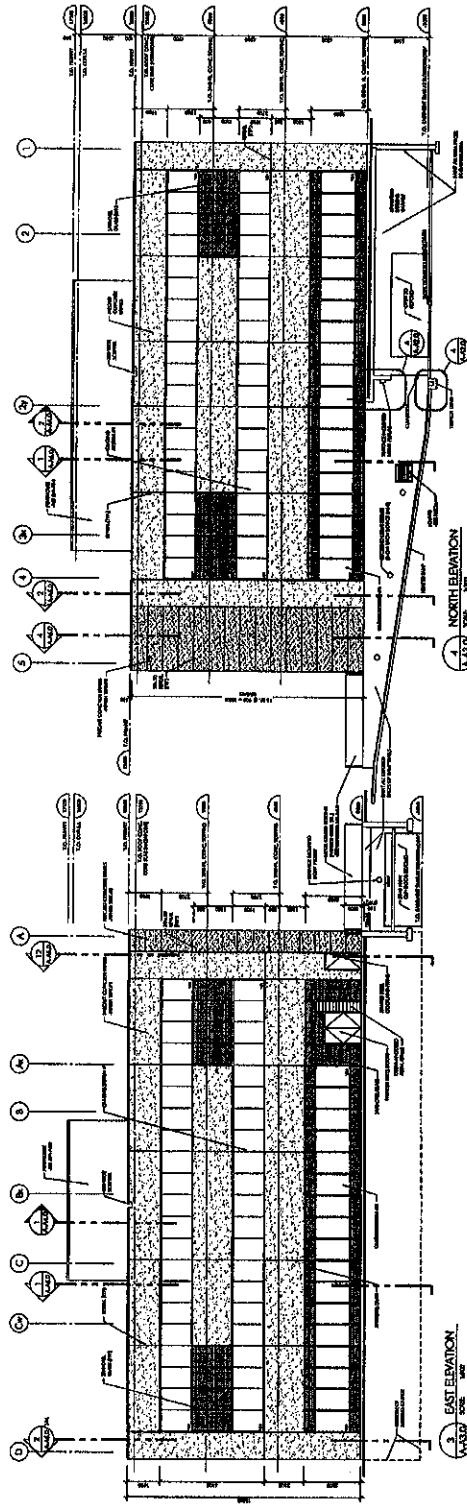
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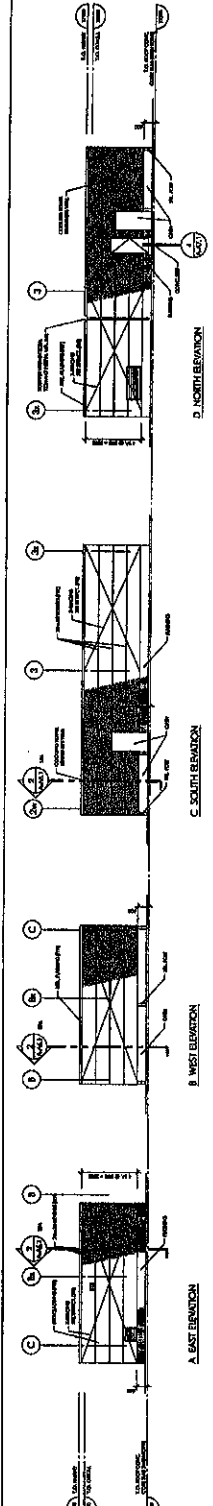
WEST ELEVATION
1/32" SCALE

SOUTH ELEVATION
1/32" SCALE



EAST ELEVATION
1/32" SCALE

NORTH ELEVATION
1/32" SCALE



PENTHOUSE ELEVATIONS
1/32" SCALE

Building Elevations A

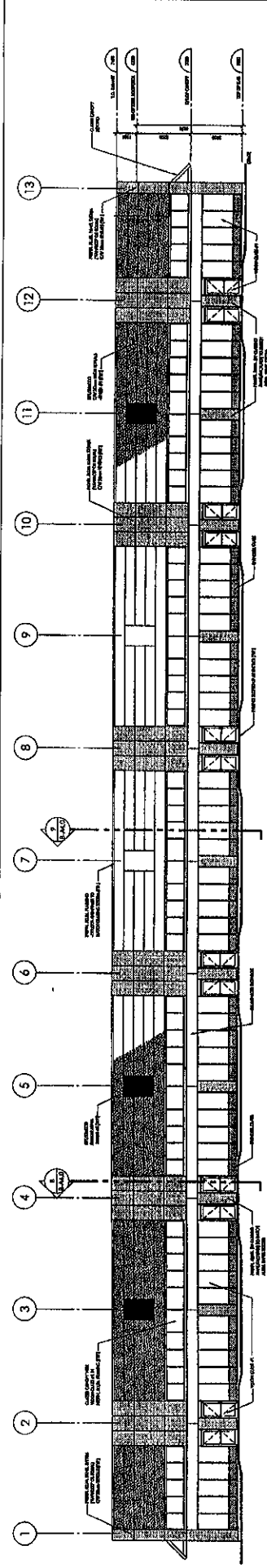


Community Planning Department

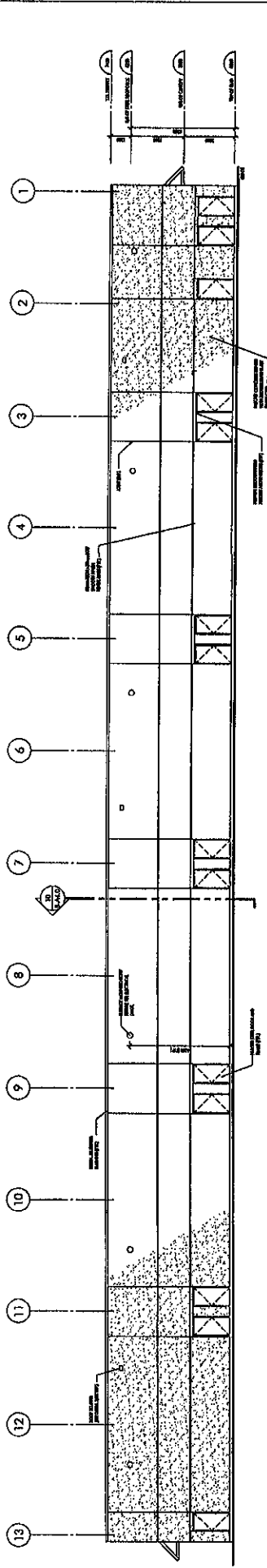
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Lot 5,
Concession 6
APPLICANT:
ROWEN PINE
INVESTMENTS INC.



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Building Elevations B

Lot 5,
Concession 6
APPLICANT:
ROWEN PINE
INVESTMENTS INC.



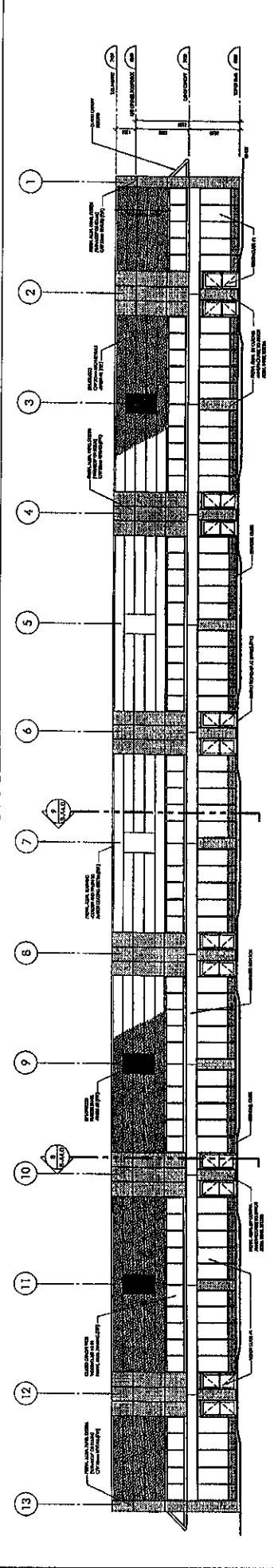
Community Planning Department

Attachment 5

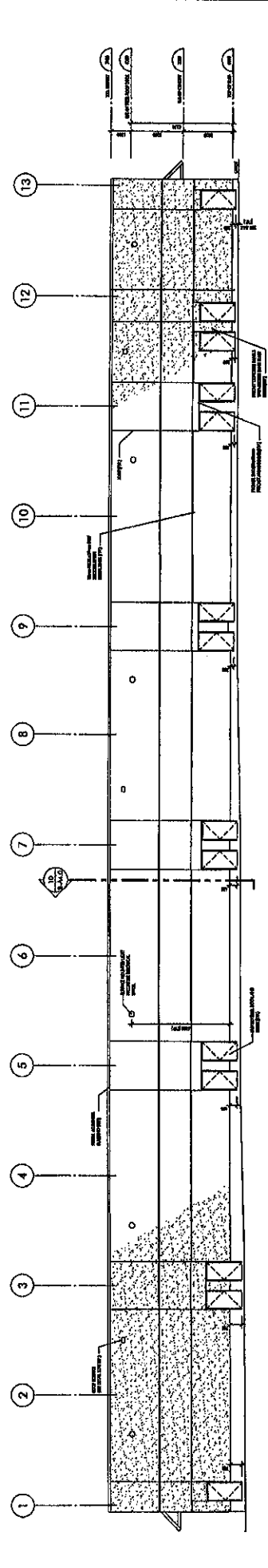
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Building Elevations C

Lot 5,
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Attachment 6

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City of Vaughan
Community Planning Department

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