

**COMMITTEE OF THE WHOLE MARCH 3, 2003**

**SITE DEVELOPMENT FILE DA.02.062**  
**ALGEM PROPERTIES LTD.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.062 (Algem Properties Ltd.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
  - i) the final site plan and building elevations, including signage, shall be approved by the Community Planning and Urban Design Departments;
  - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
  - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
  - iv) parking, access and on-site circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
  - v) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc. and any above-ground facilities shall be approved by the Urban Design Department.
  
- b) That the site plan agreement contain the following provision:
  - i) The Owner shall pay to Vaughan by way of the 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.

**Purpose**

On September 18, 2002, the Owner submitted a Site Development Application to permit an 880.08 m<sup>2</sup>, 2-storey business and professional office building on the 0.244 ha lot.

**Background - Analysis and Options**

**Location**

The subject lands are located at the southeast corner of Dufferin Street and King High Drive, being Lots 57 and 58 on Plan 3541 (7851 Dufferin Street), in Part of Lot 6, Concession 2, City of Vaughan.

### Official Plan

The subject lands are designated "General Commercial Areas" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #581, which restricts the site to business and professional offices only. OPA #581 was approved by the Ontario Municipal Board on January 30, 2003. The proposed development conforms to the Official Plan.

### Zoning

The subject lands are zoned R3 Residential Zone by By-law 1-88 subject to Exception 9(641), which does not permit business or professional office uses.

On June 17, 2002, Council approved Zoning Amendment Application Z.01.084 to rezone the subject lands to C1 Restricted Commercial Zone, to permit business and professional office uses only. The implementing by-law will be based on the approved site plan, and is to include the following exceptions:

	<u>Required</u>	<u>Proposed</u>
Min. Front Yard	9.0 m	6.80 m
Min. Exterior Side Yard	9.0 m	4.92 m
Loading Spaces	2 spaces	0 spaces
Landscape Strip abutting Residential (rear lot line)	2.4 m	1.0 m
Landscape Strip abutting a Streetline (Dufferin Street)	6.0 m	4.92 m

### Site Design

The proposed two-storey office building is situated at the northwest corner of the site, abutting the street lines of both Dufferin Street and King High Drive. Concrete walkways are provided from the existing public sidewalk to the building, and the parking area is located to the east and south of the building. Landscaping is proposed around the perimeter of the site, and a wood privacy fence is to be constructed along the easterly and southerly boundaries adjacent to the residential properties.

### Building Elevations

The 2-storey (8.2 m high) brick building has a stucco finish with an asphalt-shingled pitched roof. Entrances to the building are located on both the west (facing Dufferin Street) and east elevations. The entrances are comprised of double glass doors covered with an awning. Framing the doors are vertical strips of beige coloured stucco, with wall mounted exterior light fixtures on each side, and detailing at the roof line. Both the first and second storeys have large window treatments, reflecting a residential design.

The north elevation is circular in form, with a flat roof. The main building material on the facade is a neutral coloured stucco. The north elevation consists of a colonnade area with a pergola above. The trellis is supported by columns, which are accented by wrought iron railings. Staff is satisfied with the building elevations.

### Landscaping

The landscape plan consists of a mix of deciduous and coniferous tree and shrub planting along the perimeter of the site. A 2.0 m wide pedestrian walkway surrounds the building and extends to the public sidewalk along Dufferin Street. The final landscape plan must be to the satisfaction of the Urban Design Department.

### Access

The site plan shows a 7.5 m-wide, full-movement driveway access at the northeast corner of the site on King High Drive. A 9.0 m-wide, right-in/right-out access is provided at the southwest corner of the site, which will require the extension of the center median on Dufferin Street. The site plan also shows a road widening along Dufferin Street. The accesses and the Dufferin Street road improvements will require approval from both the City and the Region of York.

On January 27, 2003, Council gave direction to the Engineering Department to review the feasibility of closing the connection of King High Drive at Dufferin Street, at the request of the Beverly Glen Ratepayers Association. Full access to this site can only be gained from King High Drive, as the proposed Dufferin Street access, which is subject to approval by the Region of York, would be right-in/right-out only. In considering the closure of King High Drive, the location/design of the required cul-de-sac on King High would also be assessed, enabling the subject driveway to be a factor in the analysis. A condition of approval of this site plan is that the parking, access and on-site circulation be approved by the City Departments and Region. As such, final disposition of the King High Drive driveway access and closure are subject to further technical review.

### Parking

The development requires 31 parking spaces (880.08 m<sup>2</sup> x 3.5 spaces/100 m<sup>2</sup>) whereas the site plan proposes 33 spaces, an excess of 2 parking spaces.

### Servicing

The site has access to municipal services, including sanitary and storm sewers and water. The final site servicing and grading plans, storm water management report, noise report, as well as parking and on-site circulation, must be approved by the Engineering Department.

### Conclusion

Staff has reviewed the proposed site plan to permit a business and professional office building and consider it to be in accordance with the policies of the Official Plan. Staff can also support the exceptions to the C1 Restricted Commercial Zone standards required to facilitate the site plan, to be included in the implementing zoning by-law. Therefore, Staff recommends approval of the application, subject to conditions. Should Council concur, the Recommendation of this report can be adopted.

### Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

### Report prepared by:

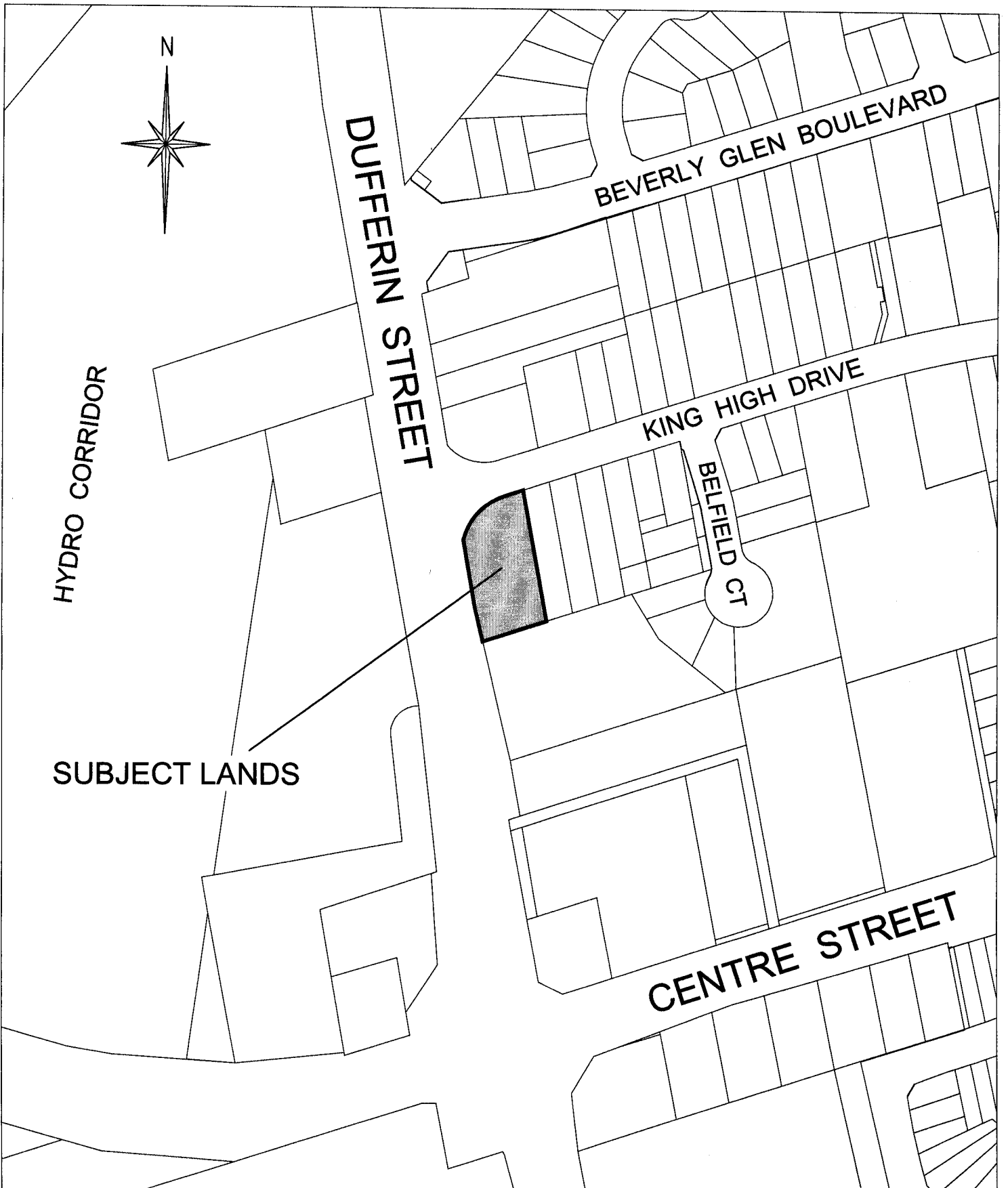
Arminé Hassakourians, Planner, ext. 8368  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning  
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JOANNE R. ARBOUR  
Director of Community Planning



## Location Map

Part of Lot 6,  
Concession 2

APPLICANT:  
ALGEM PROPERTIES



Community Planning Department

## Attachment

FILE No.:  
DA.02.062

September 19, 2002

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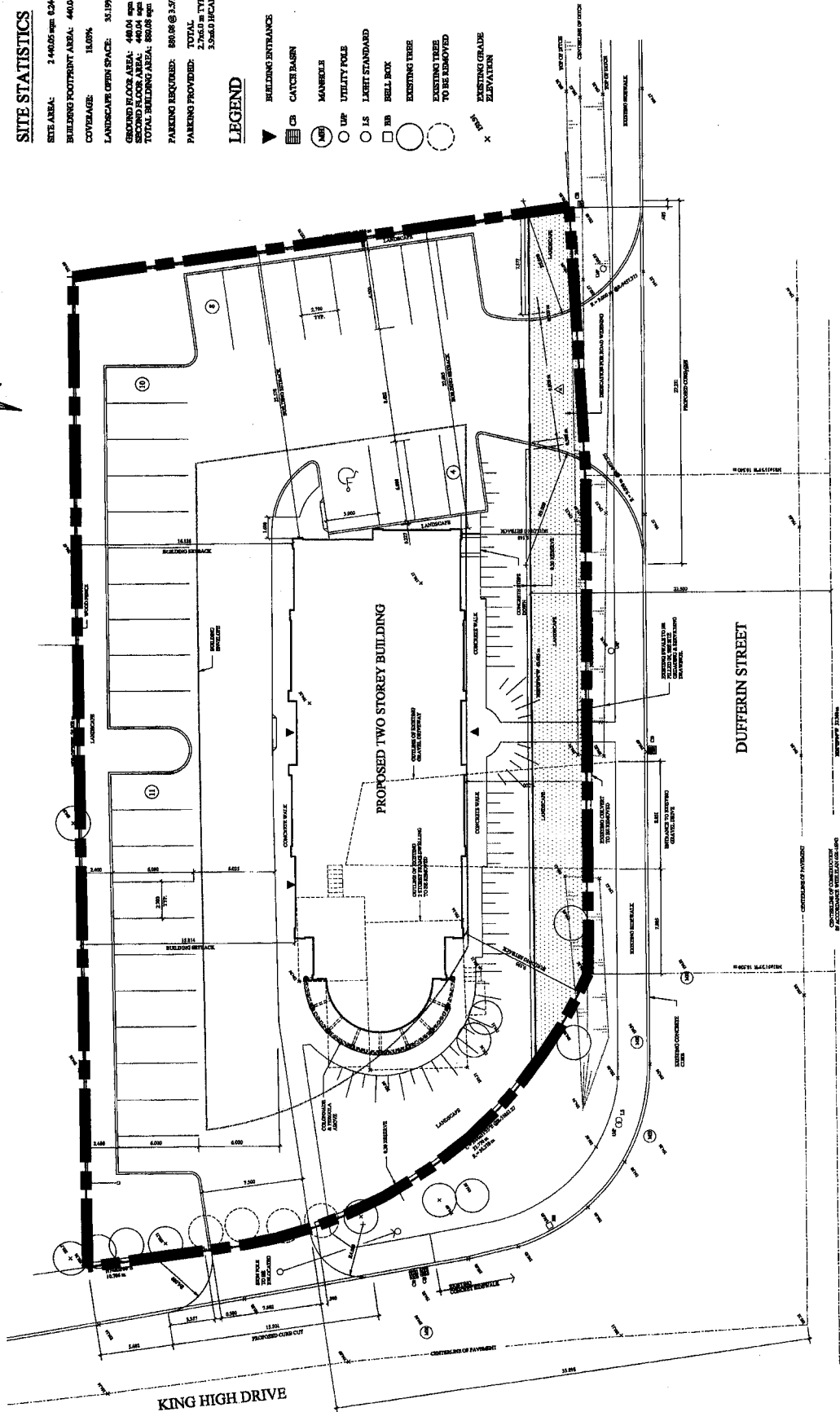
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**SITE STATISTICS**

SITE AREA: 1,460.00 sqm (334,156 sq ft)  
 BUILDING FOOTPRINT AREA: 440.04 sqm (47,300 sq ft)  
 COVERAGE: 30.16%  
 LANDSCAPE OPEN SPACE: 35.19% (852.54 sqm)  
 GROUND FLOOR AREA: 440.04 sqm  
 SECOND FLOOR AREA: 440.04 sqm  
 TOTAL BUILDING AREA: 880.08 sqm  
 PARKING REQUIRED: 880.08 @ 1:1.00 = 881 spaces  
 PARKING PROVIDED: TOTAL 881 spaces  
 2,766.0 m<sup>2</sup> TYP. = 29,800 sq ft  
 5,964.0 HCAP = 1 SPACE

**LEGEND**

- ▼ BUILDING ENTRANCE
- ▢ CATCH BASIN
- MANHOLE
- UTILITY POLE
- 1.5 LIGHT STANDARD
- BELL BOX
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING GRADE ELEVATION
- ✕ EXISTING TREE



SUBJECT LANDS

**Attachment 2**

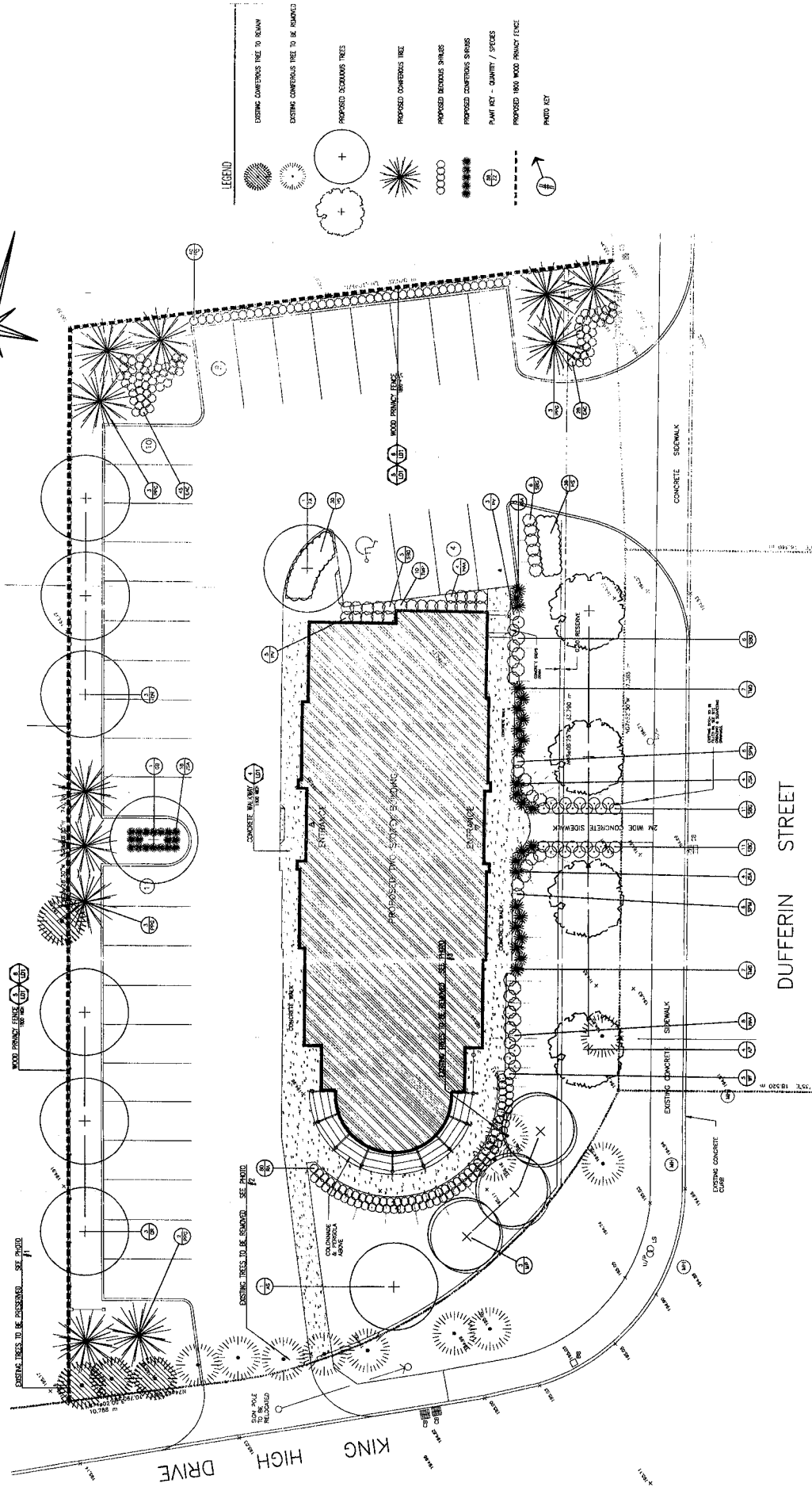
FILE No.: DA.02.062  
 January 24, 2003  
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Community Planning Department

**Site Plan**  
 Part of Lot 6,  
 Concession 2  
 APPLICANT:  
 ALGEM PROPERTIES

W:\OPT\1 ATTACHMENTS\DA.02.062



- LEGEND**
- EXISTING CONIFEROUS TREE TO REMAIN
  - EXISTING CONIFEROUS TREE TO BE REMOVED
  - PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - PROPOSED SHRUBS
  - PROPOSED CONIFEROUS SHRUBS
  - PLANT KEY - QUANTITY / SPECIES
  - PROPOSED 1800 WOOD FENCE
  - PAVED KEY

# Landscape Plan

Part of Lot 6,  
Concession 2  
APPLICANT:  
ALGEM PROPERTIES

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Community Planning Department

# Attachment 3

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DA.02.062  
January 24, 2003  
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