

## **COMMITTEE OF THE WHOLE JUNE 20, 2005**

### **OFFICIAL PLAN AMENDMENT FILE OP.05.003 ZONING BY-LAW AMENDMENT FILE Z.05.009 PINE SEVEN OFFICE PARK INC. REPORT #P.2005.18**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.003 (Pine Seven Office Park Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #494, to include the recently acquired portion of the closed Sylvan Brook Avenue road allowance into the OPA #494 Amendment area.
2. THAT Zoning By-law Amendment File Z.05.009 (Pine Seven Office Park Inc.) BE APPROVED, to rezone the subject lands from R1 Residential Zone to C1 Restricted Commercial Zone to implement a consistent zone category for the entire landholding, with the following exceptions:
  - a maximum building height of 17m; and
  - any additional exceptions required to implement the final approved site plan.

#### **Economic Impact**

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

#### **Purpose**

The Owner has submitted applications to amend the Official Plan and Zoning By-law as follows:

1. Amend OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #494 to include the recently acquired portion of the closed Sylvan Brook Avenue road allowance into the OPA #494 Amendment area, to be consistent with the "General Commercial" land use designation, policies and permitted uses on the applicant's other landholding to the east, with which the subject lands have been consolidated; and,
2. Rezone the recently acquired portion of the Sylvan Brook Avenue road allowance from R1 Residential Zone to C1 Restricted Commercial Zone under site-specific Exception 9(523) to By-law 1-88, to be consistent with the zone category, standards and permitted uses on the applicant's other landholding to the east, with which the subject lands have been consolidated

The proposal will facilitate the approval of a future site development application, to accommodate new landscaping and parking areas on the former road allowance, and the development of a proposed 3-storey, 1300.6 m<sup>2</sup> office building on the applicant's easterly lands, which are currently developed with three, 2-storey office/commercial buildings (7816.46 m<sup>2</sup>) as shown on Attachment #2.

#### **Background- Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, west of Pine Valley Drive, being part of the former Sylvan Brook Avenue road allowance, which

has been consolidated with the adjacent easterly lands, and are in the same ownership as (4500, 4550 and 4600 Regional Road #7), in Lot 6, Concession 7, City of Vaughan.

The combined 2.224ha parcel includes the 900m<sup>2</sup> (10m x 90m) recently acquired former Sylvan Brook road allowance. The former road allowance has been merged with the lands to the east, within the "General Commercial" designation. The former road allowance is zoned R1 Residential Zone by By-law 1-88. The property to which the road allowance has been joined is currently developed with three business and professional office buildings as shown on Attachment #2. The site is rectangular in shape with two access points on Regional Road #7, and one on Pine Valley Drive. The western access point on Regional Road #7 is a mutual shared drive between the subject lands and the lands to the immediate west. The surrounding land uses are as follows:

- North - detached residential (R3 Residential Zone)
- South - Regional Road #7; commercial (C1 Restricted Commercial Zone)
- East - office/commercial on applicant's easterly landholding (C1 Restricted Commercial Zone); Pine Valley Drive
- West - proposed Ambria residential condominium building (RA2 Apartment Residential Zone)

#### Public Hearing

On March 24, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association. To date, one comment has been received from the Vaughanwood Ratepayers Association, in support of the proposal.

The recommendation of the Committee of the Whole on April 18, 2005, to receive the Public Hearing report and to forward a technical report to a future Committee meeting, was ratified by Council on April 25, 2005.

#### Official Plan

Section 14.0 of OPA #240 (Woodbridge Community Plan) includes the following policy with respect to the interpretation of land use designations and boundaries:

"The boundaries between the land use designations shown on (Land Use) Schedules "A" and "B" are approximate, except where they coincide with arterial roads, railway lines, valley lands within the open space designations, or other clearly defined physical features as long as the intent of its policies is maintained."

The former Sylvan Brook road allowance has merged in ownership with the lands to the east and therefore, the above-noted section of the Official Plan can be interpreted to apply the adjacent land use designation to the road allowance lands, and the boundaries can be adjusted without amendment to the Plan. However, since the applicable uses contained in the site-specific provisions of OPA #240 and OPA #494, which facilitates the existing development on the adjacent easterly lands, an official plan amendment is required to permit the same uses on the acquired road allowance lands, consistent with the "General Commercial" designation. These uses are as follows:

- business and professional offices;
- personal service shop;
- private school;
- retail store (limited to a health food store, postal outlet, copy centre, optical outlet and art gallery);
- photography studio; and
- coffee shop/café.

## Highway #7 Land Use Futures Study

The subject lands fall within the "Highway #7 Land Use Futures Study" area. The subject applications propose the intensification of a developed site and therefore, would not impact upon the goals and policies of the Highway #7 Land Use Futures Study. It is expected that Council will consider an Official Plan Amendment to implement the Highway #7 Land Use Futures Study in the Fall of 2005.

## Zoning

The subject lands (former Sylvan Brook road allowance) are zoned R1 Residential Zone by By-law 1-88. The applicant's landholdings to the immediate east (4500, 4550, and 4600 Regional Road #7) are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(523). The merging of the two properties results in a lot that would be split-zoned and therefore, an application to amend the Zoning By-law is required to rezone the road allowance from R1 Residential Zone to C1 Restricted Commercial Zone, subject to Exception 9(523), to be consistent with the lands to the immediate east. It is noted that Exception 9(523) permits only the following uses:

- "business or professional offices and financial institutions provided such uses are conducted wholly within an enclosed building and provided further that no manufacturing or processing is carried on;
- a personal service shop, private school, retail store (limited to a health food store, postal outlet, copy centre, optical outlet and art gallery), photography studio, coffee shop/café, pharmacy and laboratory, conducted wholly within an enclosed building and limited to the ground floors of Buildings A, B and C and in the basement of Building A only."

An additional exception to allow a maximum building height of 17m, whereas 11m is permitted in the C1 Restricted Commercial Zone is required to implement the proposed site plan. The required zoning exception for height can be supported as it applies only to the tower-like portion of the building, while the remainder of the roofline is proposed at a height of approximately 13m. The tower design provides some interest to a structure that would otherwise be simple in appearance. In addition, the height of this building is consistent with the recently approved Ambria residences condominium building to the immediate west, which was approved at a height of approximately 12.5m.

Any additional exceptions required to permit the proposed office building will be identified in a future technical report for the site plan application. The implementing zoning by-law will not be enacted until such time as Council has approved the final site plan.

## Planning Considerations

### Land Use Compatibility

The subject lands are currently developed with three, 2-storey office/commercial buildings with a high quality design and architecture. The proposed development of a fourth building is expected to maintain the same architectural style and quality. Staff will ensure that a consistent design is provided through the site plan approval process. Staff is also satisfied that the proposed office/commercial uses are compatible with the surrounding office/commercial and residential land uses and land use context. Accordingly, Staff can support the approval of the proposed official plan and zoning by-law amendment applications.

### Parking and Access

The site plan showing existing and proposed development on Attachment #2, shows two full-movement access points, one from Pine Valley Drive, with the other along the west limit of the site on Regional Road #7. One right-in/right-out access point is centrally located on the site on Regional Road #7. The full-movement driveway on Regional Road #7 is shared with the adjacent residential condominium development (Ambria Residences) to the west and was recently approved by the Region of York. The proposed development will not affect the design of this access point.

The site plan provides for a total of 323 parking spaces for the subject lands. Based on the office/commercial parking standards in By-law 1-88, the required parking would be calculated as follows:

Total Office GFA (existing and proposed): 9117m<sup>2</sup> @ 3.5 spaces/100m<sup>2</sup> GFA = 320 spaces

A total of 323 parking spaces are being proposed, which satisfies the minimum By-law requirement, with a surplus of 3 spaces.

### Region of York

The Region of York Planning Department has reviewed the proposal, and has exempted final approval of the Official Plan Amendment from Regional approval, as it is a matter of local significance.

### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5' "Plan and Manage Growth".

### Conclusion

Staff has reviewed the proposed applications to amend the Official Plan and Zoning By-law, and are satisfied that the proposal will facilitate a land use designation and zoning on the former Sylvan Brook Avenue road allowance that is consistent with the balance of the applicant's lands to the east and will facilitate future site development for a fourth office building on the consolidated property. The official plan amendment application represents an amendment to OPA #240 as amended by site-specific OPA #494 to include the road allowance within the overall amendment area and to apply the "General Commercial" policies, while the zoning amendment application would result in one consistent C1 Restricted Commercial Zone category over the entire parcel.

On this basis, Staff can support the approval of the Official Plan and Zoning By-law Amendment applications to include the subject lands within site-specific OPA #494 Amendment area, and to rezone the lands from R1 Residential Zone to C1 Restricted Commercial Zone.

### Attachments

1. Location Map
2. Site Plan (Existing and Proposed)
3. Concept Elevation (North and South)
4. Concept Elevation (East and West)

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Location Map

Part of Lot 6,  
Concession 7  
 APPLICANT:  
 PINE SEVEN OFFICE PARK INC.

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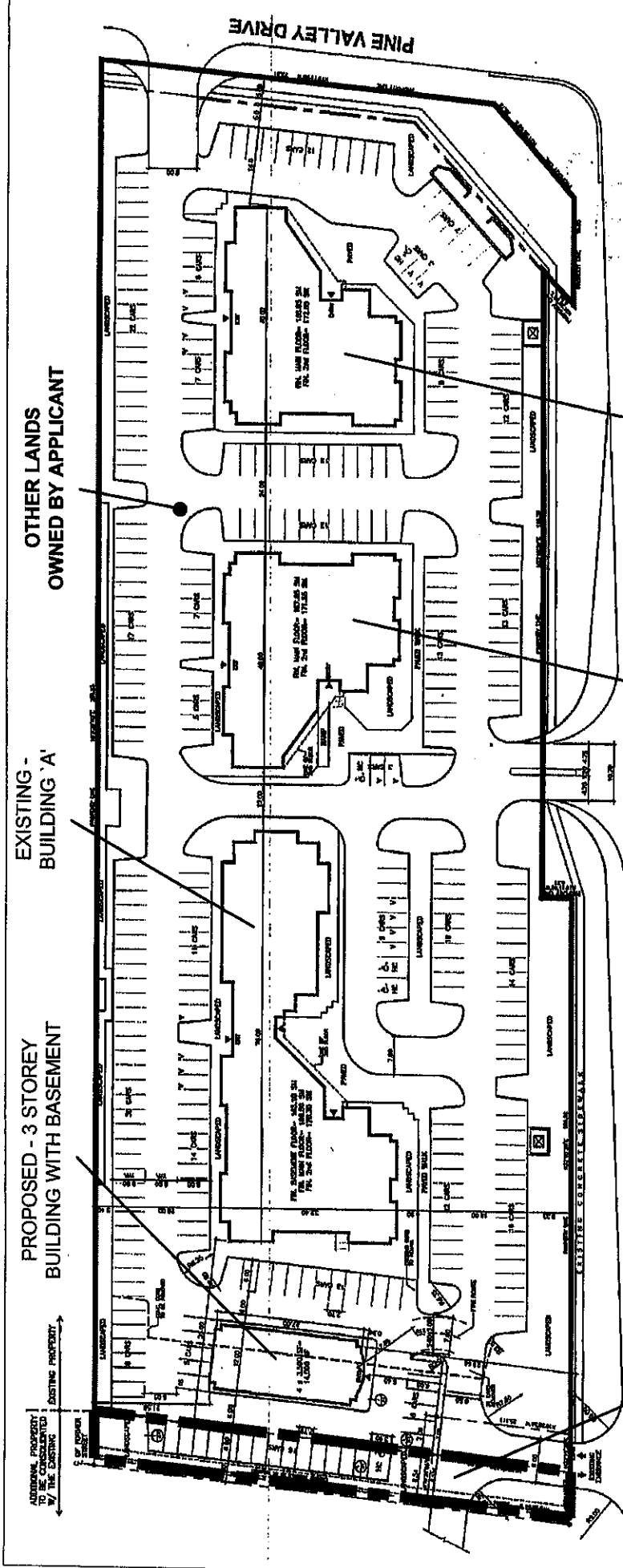


Development Planning Department

# Attachment 1

FILE No's:  
 OP.05.003  
 & Z.05.009

June 8, 2005



Not to Scale



SUBJECT LANDS

Recently acquired road allowance to be added to the lands to the east

# Site Plan

Part of Lot 6, Concession 7

APPLICANT:  
PINE SEVEN OFFICE PARK INC.

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# CITY OF Vaughan

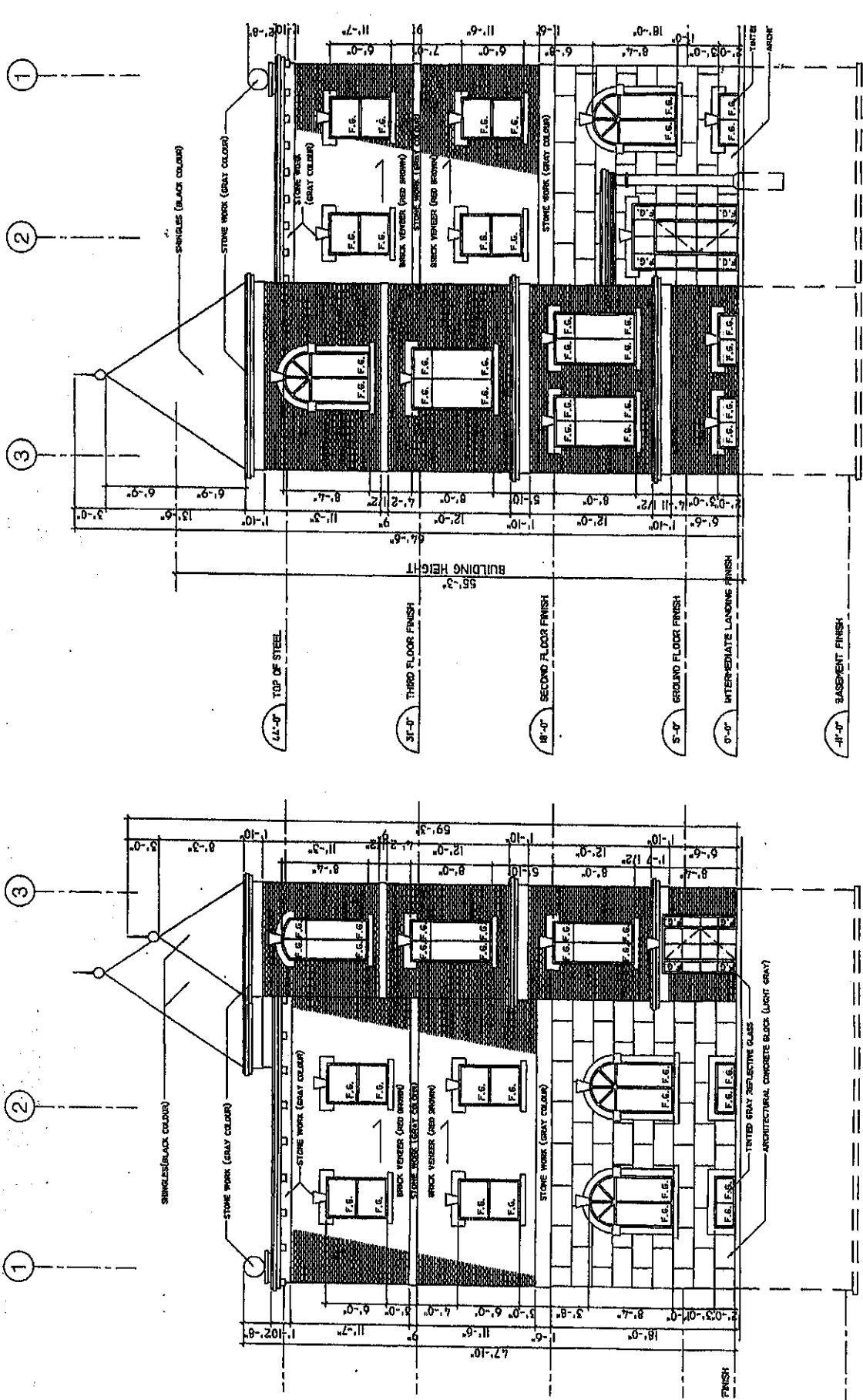
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# Attachment

# 2

FILE No's:  
OP.05.003  
& Z.05.009

June 8, 2005



NORTH ELEVATION

SOUTH ELEVATION

Not to Scale

# North & South Elevations

Part of Lot 6,  
Concession 7

APPLICANT:  
PINE SEVEN OFFICE PARK INC.



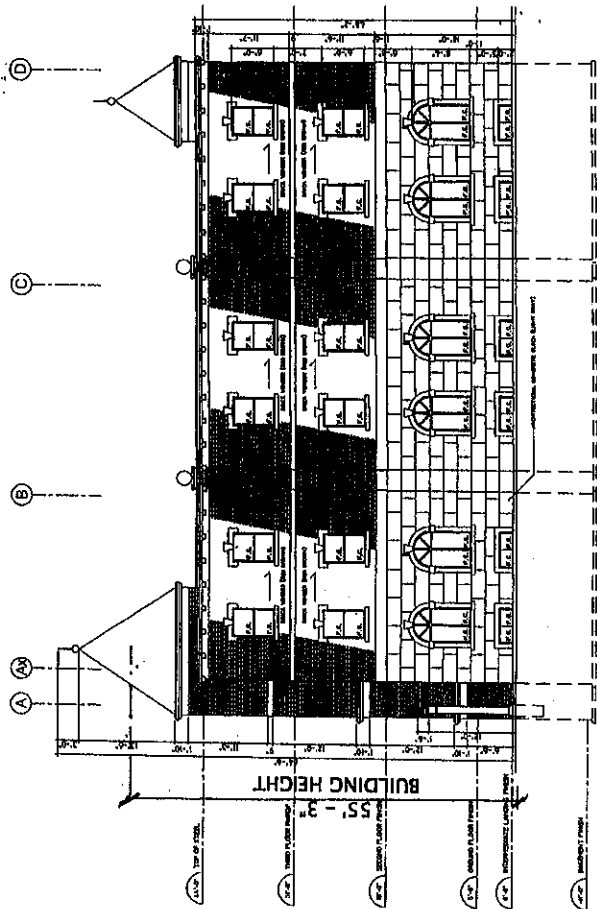
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# Attachment 3

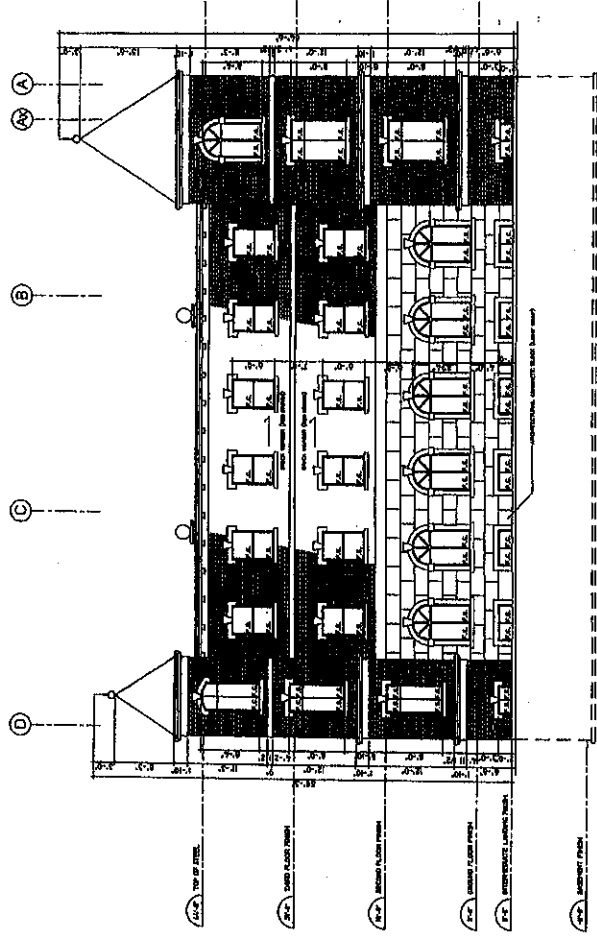
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OP.05.003  
& Z.05.009

June 8, 2005





EAST ELEVATION



WEST ELEVATION

Not to Scale

**East & West Elevations**

Part of Lot 6,  
Concession 7

APPLICANT:  
PINE SEVEN OFFICE PARK INC.

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Development Planning Department

**Attachment 4**

FILE No's:  
OP.05.003  
& Z.05.009

June 8, 2005