

COMMITTEE OF THE WHOLE JANUARY 16, 2006

SITE DEVELOPMENT FILE DA.05.063
2748355 CANADA INC.

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.063 (2748355 Canada Inc.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) the traffic study shall be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department;
 - v) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - vi) the Owner shall demonstrate, to the satisfaction of the Development Planning Department and the York Region Rapid Transit Corporation, that the public transit alignment (subway/subsurface alignment) shown on the site plan (Attachment #2), reflects the alignment recommended in the "Highway 7 Corridor and Vaughan North-South Link Public Transit Improvements Environmental Assessment" and provides for the northward extension of the alignment from the lands to the south; and,
 - vii) the Owner shall dedicate to the City, the lands necessary for the Higher Order Transitway Corridor as shown on Schedule "B2" of OPA #529, free of all costs and encumbrances; or, the Owner shall enter into the Option Agreement outlined in Schedule "B" of the Minutes of Settlement dated July 10, 2000 between 2748355 Canada Inc. and the City, which will grant the City the option to purchase in fee simple, a sub-surface stratum of a portion of the subject lands for the purposes of a subway line.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit an industrial building, which includes an office with a mezzanine (1,394m²) and a warehouse (9,754m²) as shown on Attachment #2.

Background - Analysis and Options

The 2.3ha vacant site that is part of the larger landholding (5.06ha) as shown on Attachment #1, is located on the northwest corner of Jane Street and Interchange Way, in Part of Lots 4 and 5, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), and zoned EM1 Prestige Employment Area Zone and C7 Service Commercial Zone by By-Law 1-88, subject to Exception 9(957). The surrounding land uses are:

- North - existing industrial (EM1 Prestige Employment Area Zone)
- South - Interchange Way; approved industrial DA.05.008 (EM1 Prestige Employment Area Zone)
- East - Jane Street; employment (EM1 Prestige Employment Area Zone)
- West - vacant/employment (EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which provides opportunities for land uses that require visual exposure, good vehicular accessibility and large development sites that are characterized by high design standards. The proposed industrial building with an office and warehouse is deemed to be a prestige industrial use, which is permitted and conforms to the policies of OPA #500.

The site is also subject to OPA #529, which implements the "Vaughan Higher Order Transit Right-of-Way Corridor Protection Study". The purpose of the study was to identify and protect a higher order transit right-of-way leading from York University to the Vaughan Corporate Centre.

OPA #529 acknowledges the Public Transit Right-of-Way on the Beutel Goodman Lands, of which the easterly 11.5m of the overall 23m right-of-way is shown on the subject lands to facilitate a sub-surface subway, with the remaining 11.5m to be provided by Beutel Goodman upon development of the adjacent westerly parcel (Attachment #2). Prior to the execution of the site plan agreement, the Owner shall demonstrate to the satisfaction of the Development Planning Department and the York Region Rapid Transit Corporation, that the public transit alignment (subway/subsurface alignment) shown on the site plan (Attachment #2), reflects the alignment recommended in the "Highway 7 Corridor and Vaughan North-South Link Public Transit Improvements Environmental Assessment" and provides for the northward extension of the alignment from the lands to the south.

In accordance with OPA #529, construction of buildings or other structures requiring footings or other load bearing support will not be permitted to locate above the underground Public Transit right-of-way, however, surface parking, landscaping, and vehicular and pedestrian circulation will be permitted on the 11.5m right-of-way, as shown on Attachment #2. Prior to the execution of the site plan agreement, the Owner shall inform the City if they will be either dedicating the lands to the City that are necessary for the Higher Order Transitway Corridor as shown on Schedule "B2" of OPA #529, free of all costs and encumbrances, or; if they will be entering into the Option Agreement outlined in Schedule "B" of the Minutes of Settlement dated July 10, 2000, between 2748355 Canada Inc. and the City.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, subject to Exception 9(957), as shown on Attachment #1, which permits the proposed office and warehouse use. The final site plan will be approved in accordance with the EM1 and C7 Zone requirements and Exception 9(957).

Site Design

The site plan (Attachment #2) shows the irregular shaped industrial building, with the two-storey office portion facing Jane Street. Two accesses will serve the site, consisting of one full-movement access on Interchange Way and a right-in/right-out access on Jane Street. Vehicular circulation and parking is provided around the entire building. Landscaping and pedestrian walkways are also proposed around the building with connections to Jane Street and Interchange Way. The recessed loading area is located on the north elevation and will be screened from the view of Jane Street. The final site plan will be approved to the satisfaction of the Development Planning Department.

Parking/Traffic

The site plan shows 160 parking spaces, which will serve the development. The Owner has submitted a Transportation Impact Study prepared by IBI Group to review any potential transportation impacts, parking and loading requirements resulting from the proposed development. The Engineering Department and the Region of York Transportation and Works Department shall approve the traffic study, parking, access and on-site vehicular circulation.

The Region of York may request to be a party to the site development agreement given that the subject lands abut Jane Street, with conditions of approval to be included in the Agreement. As a condition of site plan approval, all requirements of the Region of York Transportation and Works Department must be satisfied.

Services/Utilities

The site has access to hydro, water, and sanitary and storm sewers. The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Landscaping

The landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs along Interchange Way and Jane Street. A landscaped island is proposed at the southeast corner of the site, connecting the building to a concrete entry feature and pedestrian walkways along both Jane and Interchange, and to a Viva bus stop. A concrete pedestrian walkway surrounds the building with connections to Jane Street and Interchange Way. The final landscape plan shall be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachment #3. The building will be constructed to a height of 9.3m and consists of blue glass, white precast panels and grey ribbed flexwall panels. The curved blue glass entry feature is located on the southeast elevation facing the corner of Jane Street and Interchange Way and is designed with a glass double-door entry. The remaining elevations are of the same design and will consist of grey ribbed flexwall panels with a

grey smooth precast banding. Two of five man doors are located on the east elevation with the remaining on the north elevation, along with two over-head doors and five loading doors, which are screened from the view of Jane Street. The final building elevations will be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-Law, and is satisfied that the proposed office and warehouse building will facilitate an appropriate development of the site, within the Corporate Centre. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

Attachments

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

Report prepared by:

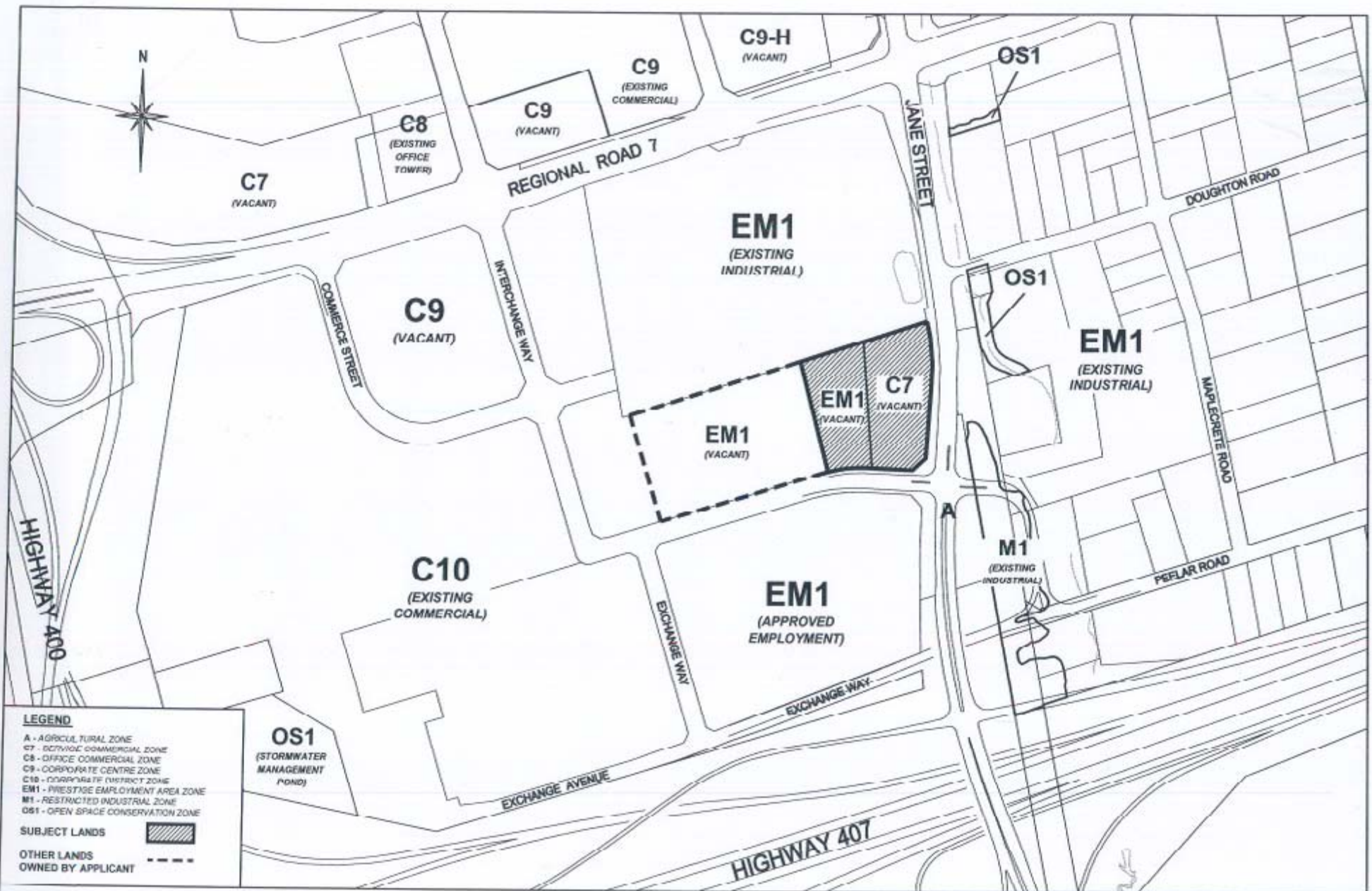
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part Lots 4 & 5,
Concession 5

APPLICANT:
2748355 CANADA INC.

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City of
Vaughan

Development Planning Department

Attachment

FILE No.:
DA.05.063

Not to Scale

January 11, 2006

1



Higher Order Public Transit
Right-of-Way Corridor
on Subject Lands (11.5m)

Higher Order Public Transit
Right-of-Way Corridor (23.0m)

ADDITIONAL LANDS
OWNED BY APPLICANT I

TOTAL BUILDING AREA
11,346 SQM
122,000 SQFT

SUBJECT LANDS

Site Plan

Part Lots 4 & 5,
Concession 5

APPLICANT:
2748355 CANADA INC.

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City of
Vaughan

Development Planning Department

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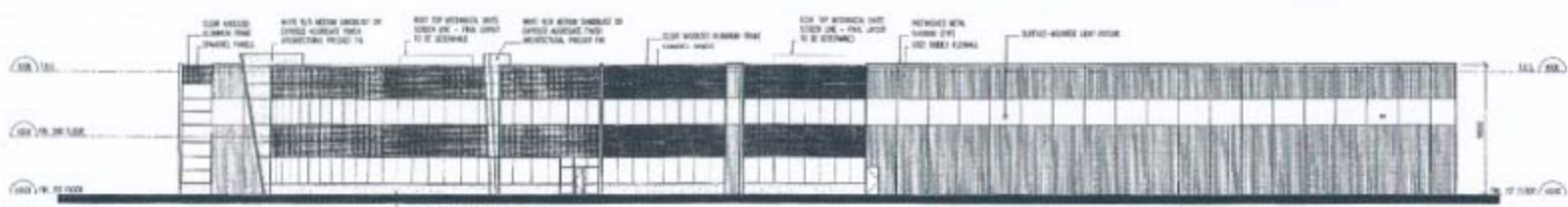
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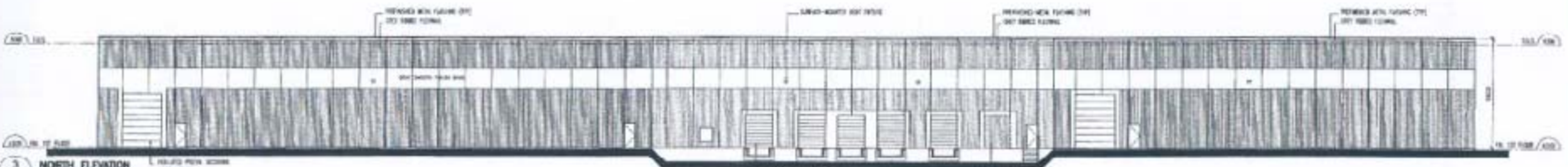
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Elevation Plan

Part Lots 4 & 5,
Concession 5
APPLICANT:
2748355 CANADA INC.

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Development Planning Department

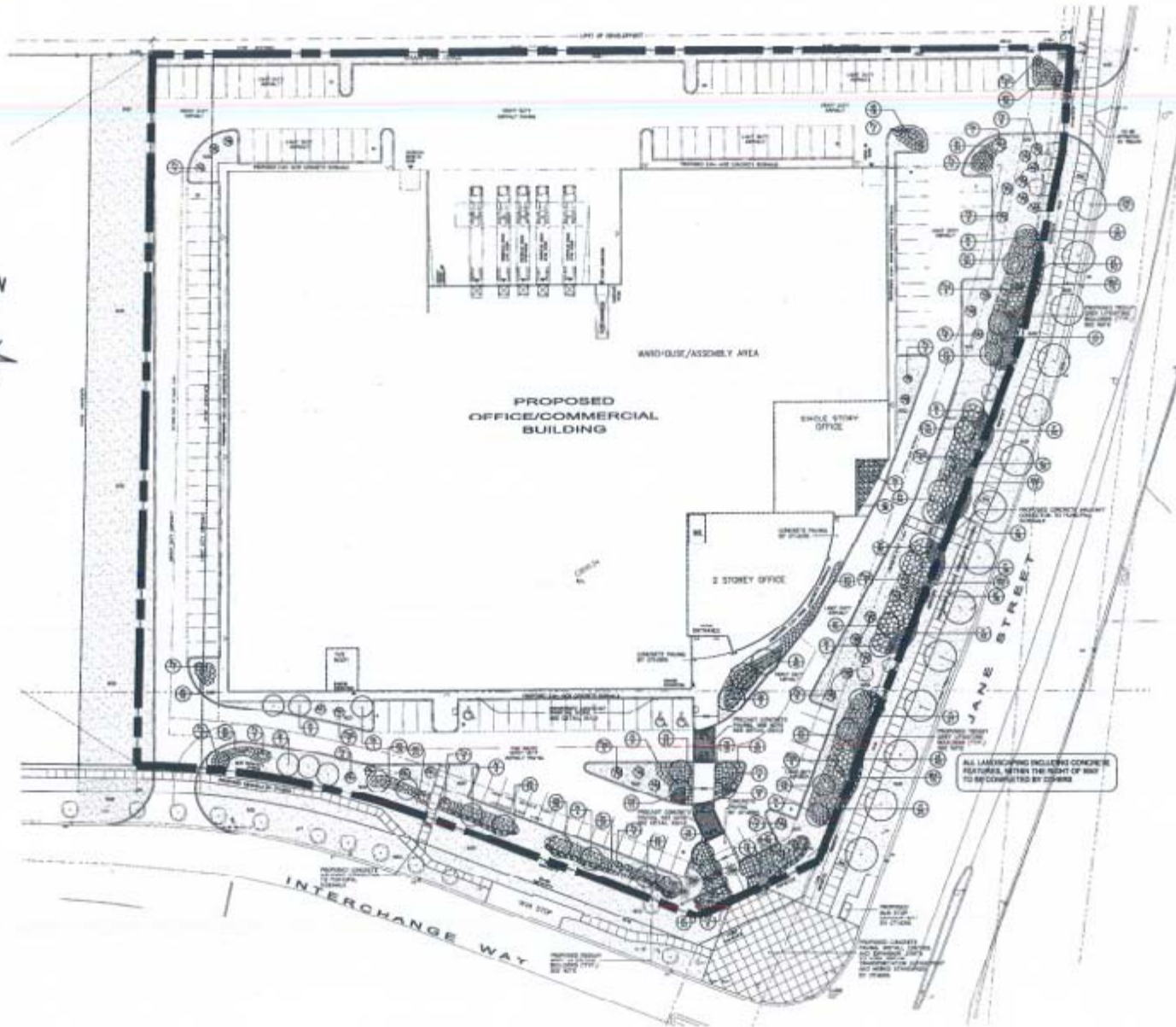
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SUBJECT LANDS

Landscape Plan

Part Lots 4 & 5,
Concession 5

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