

**COMMITTEE OF THE WHOLE FEBRUARY 20, 2006**

**SITE DEVELOPMENT FILE DA.05.049**  
**KEELEVISTA INVESTMENTS INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.049 (2067095 Ontario Inc.) BE APPROVED, to permit a three-storey 4,692.75m<sup>2</sup> office building, as shown on Attachment #2, subject to the following conditions:
  - a) that prior to the registration of the site plan agreement:
    - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, soils/geotechnical report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
    - iii) all requirements of Hydro One Networks Inc. shall be satisfied;
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
    - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment to address the reductions to the landscape strip width and number of loading spaces, and increase in the maximum permitted height, and such variances shall be final and binding.
2. That the site plan agreement shall contain the following provision:
  - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal 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) the Owner shall enter into a Development Agreement with the City for the proposed municipal storm sewer to the satisfaction of the Engineering Department.

**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 a three-storey 4,692.75m<sup>2</sup> office building, as shown on Attachment #2.

## Background - Analysis and Options

The 1.01 ha acre vacant site as shown on Attachment #1 is located east of Keele Street, north of Steeles Avenue West, on the east side of Ronrose Drive, in Part of Lot 2, Concession 3, City of Vaughan.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned PBM7 Parkway Belt Industrial, Zone by By-law 1-88, subject to Exception 9(889). The surrounding land uses are:

- North - employment use (PBM7 Parkway Belt Industrial Zone)
- South - hydro corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- East - employment use (PBM7 Parkway Belt Industrial), hydro corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- West - Ronrose Drive; vacant (PBM7 Parkway Belt Industrial Zone)

## Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, business and civic uses. The proposed office development conforms to the policies of the Official Plan.

## Zoning

The subject lands are zoned PBM7 Parkway Belt Industrial by By-law 1-88, subject to Exception 9(889), which permits an office building.

The Owner will be required to obtain variances from the Committee of Adjustment for landscaping, loading spaces and building height. A minimum 7.5m wide landscape strip is required abutting the Hydro Corridor lands, whereas 3m is proposed. The Development Planning Department circulated the site plan to Hydro One Networks Inc. who did not express a concern or objection with the reduced landscaped strip width, which will be planted with a mix of landscape materials shown on Attachment #4. The Development Planning Department can support the variance for the reduced landscape strip width.

An office building of the proposed size requires two (2) loading spaces to be provided, whereas the site plan only shows one (1). The proposed building will be utilized for the purposes of a head office by a single-user, therefore there is no concern with this reduction, and the Development Planning Department can support the required variance.

The maximum permitted building height is 11m whereas 16.76m has been proposed. The majority of the building (two storeys) stands at 13.165m. The height increase to 16.76m is in the vicinity of the main entrance tower only, which will serve as an architectural element feature. The Development Planning is satisfied with the building design as discussed later in this report, and the 2.165m to 5.76m additional height increase is considered to be minor and appropriate within the employment area context provided the building is constructed in accordance with the proposed heights as per Attachment #3.

## Site Design

The site plan (Attachment #2) shows the three-storey office building situated approximately in the middle of the site. The site is served by a full movement 7.5m wide public access as well as an existing 6.2m wide private road access which extends across the north portion of the site through and along the south side of the hydro corridor to serve the existing industrial buildings within the subdivision, as shown on Attachment #1. There is vehicular circulation with parking around the entire building. Landscaping is provided around the building, with a courtyard in the vicinity of the

main building entrance. A pedestrian walkway is provided, with a connection from the building to Ronrose Drive. Garbage storage is to be internal to the building.

### Parking

The minimum required parking for the site is calculated as follows:

Office (excluding basement):	4,629.00m <sup>2</sup> at 3.5 spaces/100m <sup>2</sup> = 165 spaces
Total Parking Required:	= 165 spaces
Parking Provided:	= 165 spaces

There is a sufficient amount of parking on the site to accommodate the development.

### Services/Utilities

A final grading and servicing plan and stormwater management report must be approved to the satisfaction of the Engineering Department and Hydro One Networks Inc. All hydro requirements must be to the satisfaction of PowerStream Inc. and Hydro One. The current plans indicate that the private drive will extend across the Hydro Corridor lands to connect with the private road located on the south side of the hydro corridor. The Engineering Department has also advised that a Soils/Geotechnical Report must be submitted and approved, to their satisfaction.

In addition, the Owner is to enter into a Development Agreement with the City for the proposed municipal storm sewer required due to the temporary pond located on the subject land.

### Landscaping

The landscape plan (Attachment #4) shows a variety of existing and proposed deciduous and coniferous trees and shrubs around the building and parking areas. A 1.8m wide pedestrian walkway surrounds the building and leads into the courtyard and seating area in front of the main building entrance. Two stone feature walls are located on the north side of the walkway that leads to Ronrose Drive. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department. Hydro One has also requested that the applicant obtain approval from their authority.

### Building Design

The proposed building elevations are shown on Attachment #3. The three-storey building will be constructed to a height of 13.165m, increasing to 16.76m in the vicinity of the rounded pillar structure of the main entrance. The building materials consists of a combination of buff coloured limestone veneer on architectural precast and blue spandrel glazed windows. A pre-finished champagne coloured metal canopy spans around the north, east and west elevation in the vicinity of the entry doors for additional architectural treatment. One entry door is proposed on the upper portion of the north elevation, which opens onto an outdoor terrace. A 1.07m high brushed stainless steel guard spans along the terrace area for safety. Two aluminum overhead doors with reflected blue spandrel panels are located on the south elevation for entry into the garbage room.

The final building elevations must 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 Site Development Application in accordance with the policies of OPA #450 and the requirements of By-law 1-88. The Development Planning Department is satisfied with the proposed three-storey 4,692.75m<sup>2</sup> office building, and can support the approval of the site plan application, and the required variances for a reduction in landscape strip width abutting the hydro corridor, a reduction in the number of loading spaces, and the increase in building height. According, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions identified in the recommendations.

## **Attachments**

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

## **Report prepared by:**

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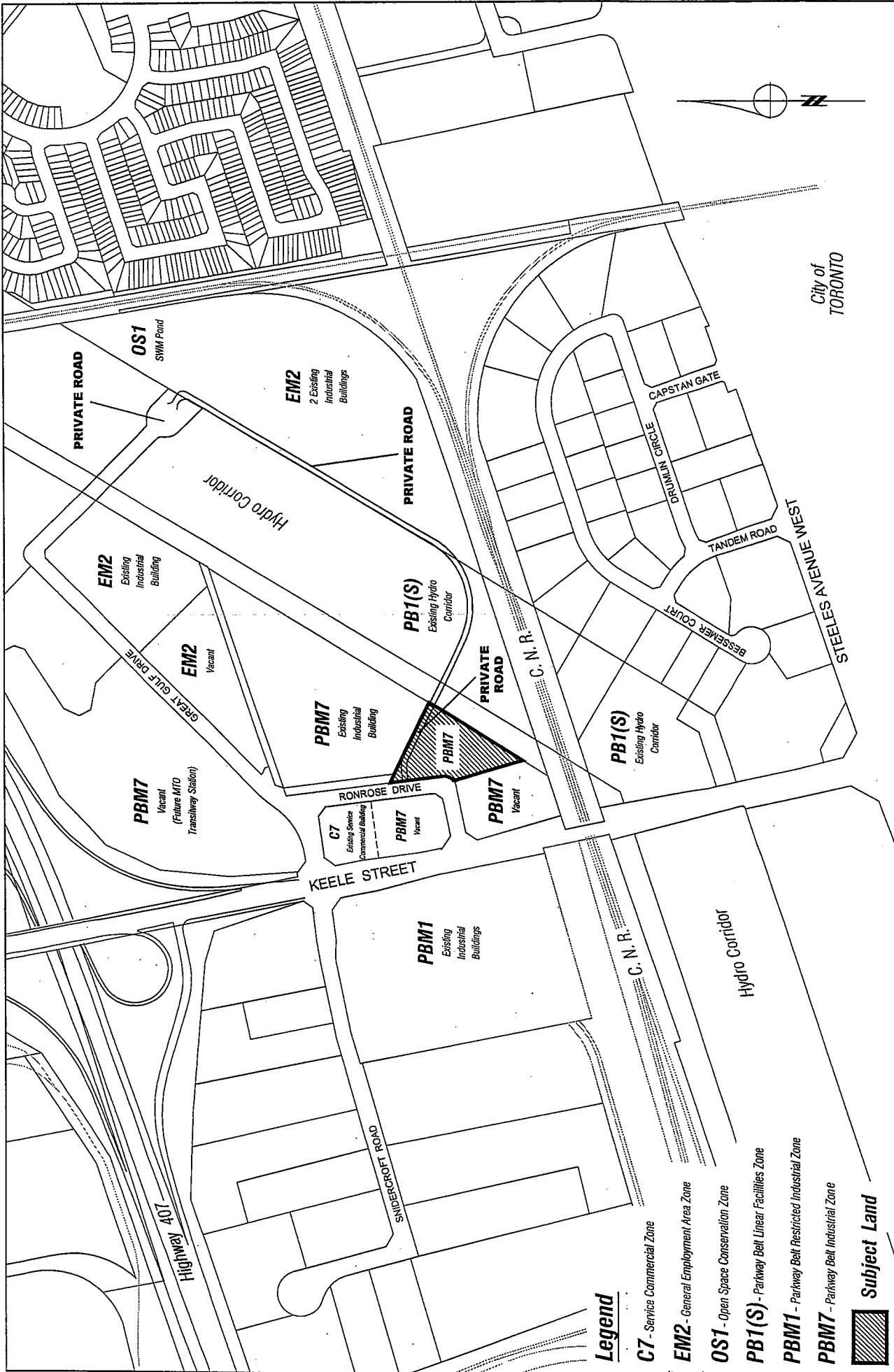
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**Location Map**

Part Lot 2,  
 Concession 3

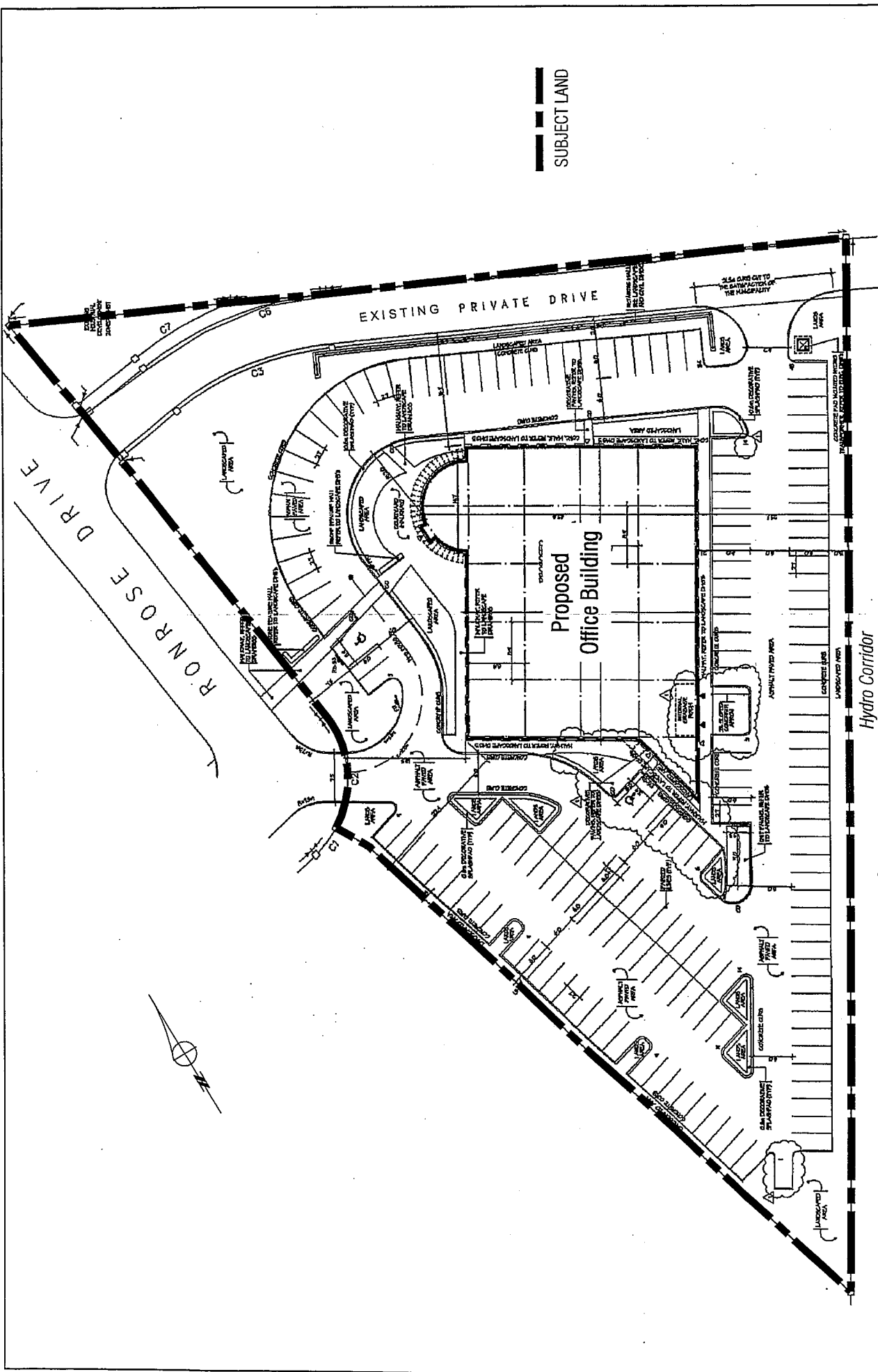
APPLICANT:  
 KEELEVISTA INVESTMENTS INC.  
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**Legend**

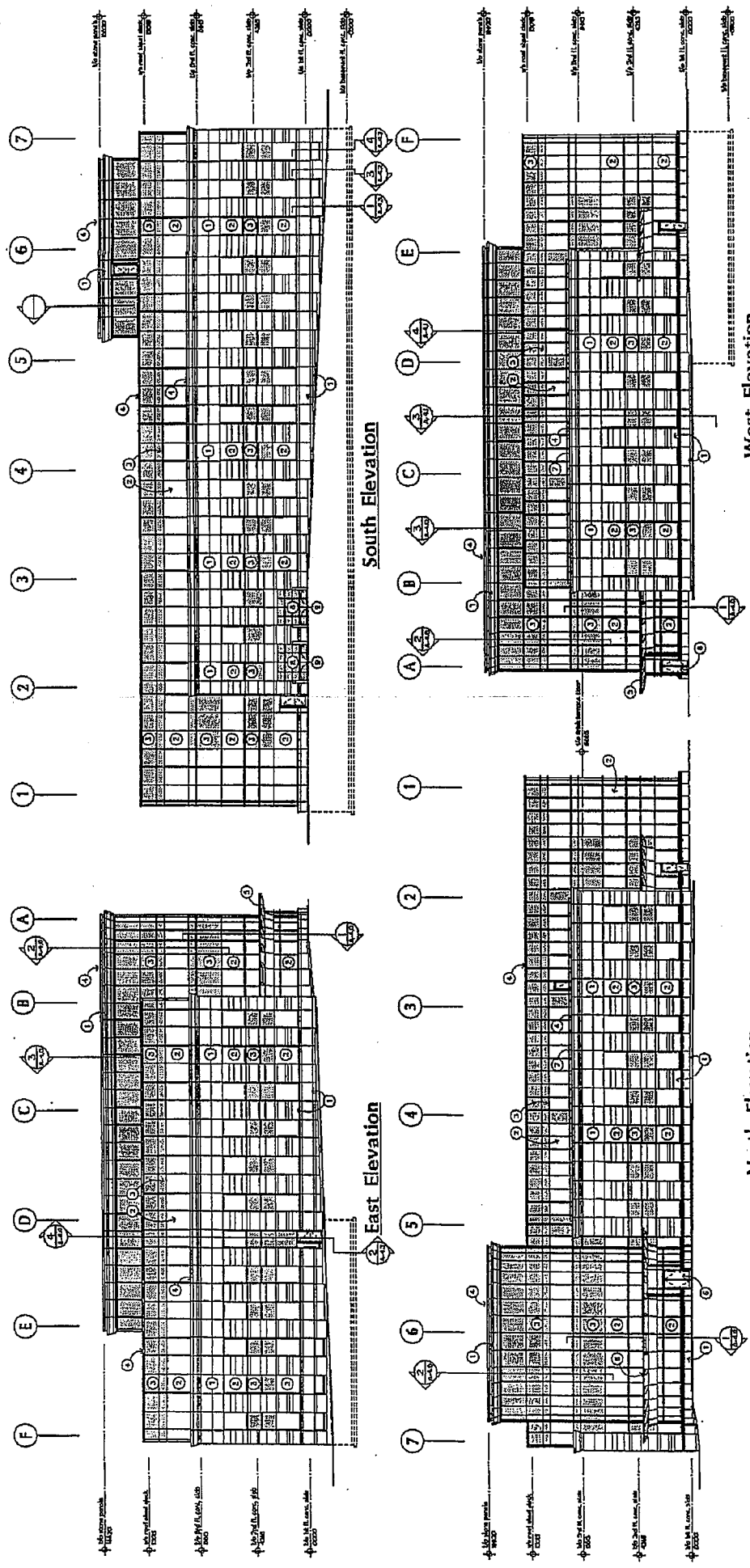
- C7** - Service Commercial Zone
- EM2** - General Employment Area Zone
- OS1** - Open Space Conservation Zone
- PB1(S)** - Parkway Belt Linear Facilities Zone
- PBM1** - Parkway Belt Restricted Industrial Zone
- PBM7** - Parkway Belt Industrial Zone



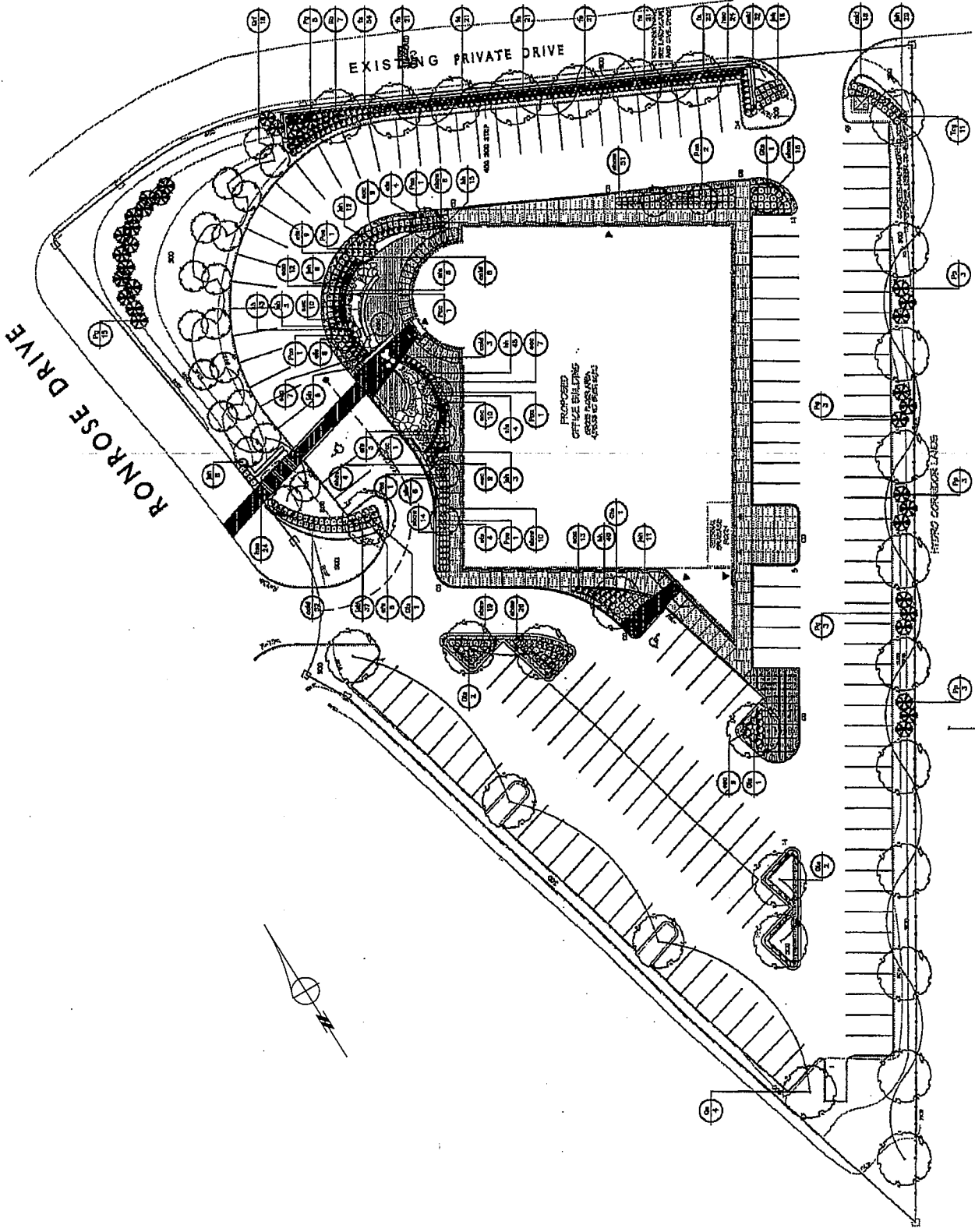
**Subject Land**



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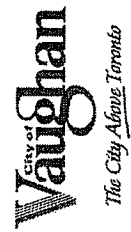


- 1 PAINT FINISH: LIGHT GREY PAINT TO MATCH EXISTING BUILDING
- 2 PAINT FINISH: LIGHT GREY PAINT TO MATCH EXISTING BUILDING
- 3 PAINT FINISH: LIGHT GREY PAINT TO MATCH EXISTING BUILDING
- 4 PAINT FINISH: LIGHT GREY PAINT TO MATCH EXISTING BUILDING
- 5 PAINT FINISH: LIGHT GREY PAINT TO MATCH EXISTING BUILDING
- 6 PAINT FINISH: LIGHT GREY PAINT TO MATCH EXISTING BUILDING



**Landscape Plan**

Part 1 Lot 2,  
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