

COMMITTEE OF THE WHOLE SEPTEMBER 18, 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 the building elevations for the front elevation (south) be revised to provide additional articulation to the main entrance area, to the satisfaction of the Development Planning Department.
- b) 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) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - iii) 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,
 - iv) 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.

Purpose

The Owner has submitted a Site Development Application to amend the site plan agreement on the applicant's overall lands as shown on Attachment #2, to permit an additional one-storey, 11,212.22m² industrial building as shown on Attachments #2 and #2a.

Background - Analysis and Options

The 2.3ha vacant site that is part of the applicant's 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, Tormont (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 - existing employment, Mircom (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 is deemed to be a prestige industrial use, which is permitted and conforms to the policies of OPA #500.

OPA #500 identifies a road network comprised of Regional Road 7/Avenue 7", arterial roads, collector roads, and local roads. The 26m future road allowance shown on the site plan between the proposed building to the west and the other building currently under construction to the east (Attachment #2) conforms to the approved road network outlined in 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, and the overall 23m right-of-way is shown on the subject lands to facilitate a sub-surface subway. 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 23m 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 (ie. the applicant's overall lands – a single parcel that has split-zoning) 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 employment use building. The site plan has been reviewed in accordance with the EM1 and C7 Zone requirements and Exception 9(957) and complies in all respects with By-law 1-88.

Site Design

The site plan (Attachment #2a) shows the irregular shaped industrial building, facing Interchange Way with two full movement accesses serving the site. Vehicular circulation and parking is provided around the entire building. Landscaping and pedestrian walkways are also proposed around the building with connections to Interchange Way and Jane Street via a side walk. The recessed loading area is located on the north elevation and will be screened from the view of Jane Street and the future road allowance on the east side. The future road allowance will remain sodded until the road is developed. The final site plan will be approved to the satisfaction of the Development Planning Department.

The proposal includes 186 parking spaces, which complies to the requirements of By-law 1-88.

Services/Utilities

The Owner has submitted a site grading and servicing plan and a stormwater management report, which has been approved to the satisfaction of the Engineering 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. A concrete pedestrian walkway surrounds the building with connections to Interchange Way and Jane Street via a sidewalk. The final landscape plan will 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 9.4m and consists of blue glass and white precast panels. The primary façade is located on the south elevation facing Interchange Way and is designed with a double glass door entry, with alternating white precast panels and glass which wraps the east and west elevations. The loading doors on the north elevation are recessed, and are screened from the view of Jane Street, Interchange Way and the future road allowance. Also, all roof-top mechanical equipment will be screened from the view of all roads.

Staff will work with the applicant to provide an enhanced front elevation (south), specifically to provide for additional articulation to the main entrance area. 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 employment use 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. Context Site Plan
- 2a. Site Plan
3. Building Elevations
4. Landscape Plan

Report prepared by:

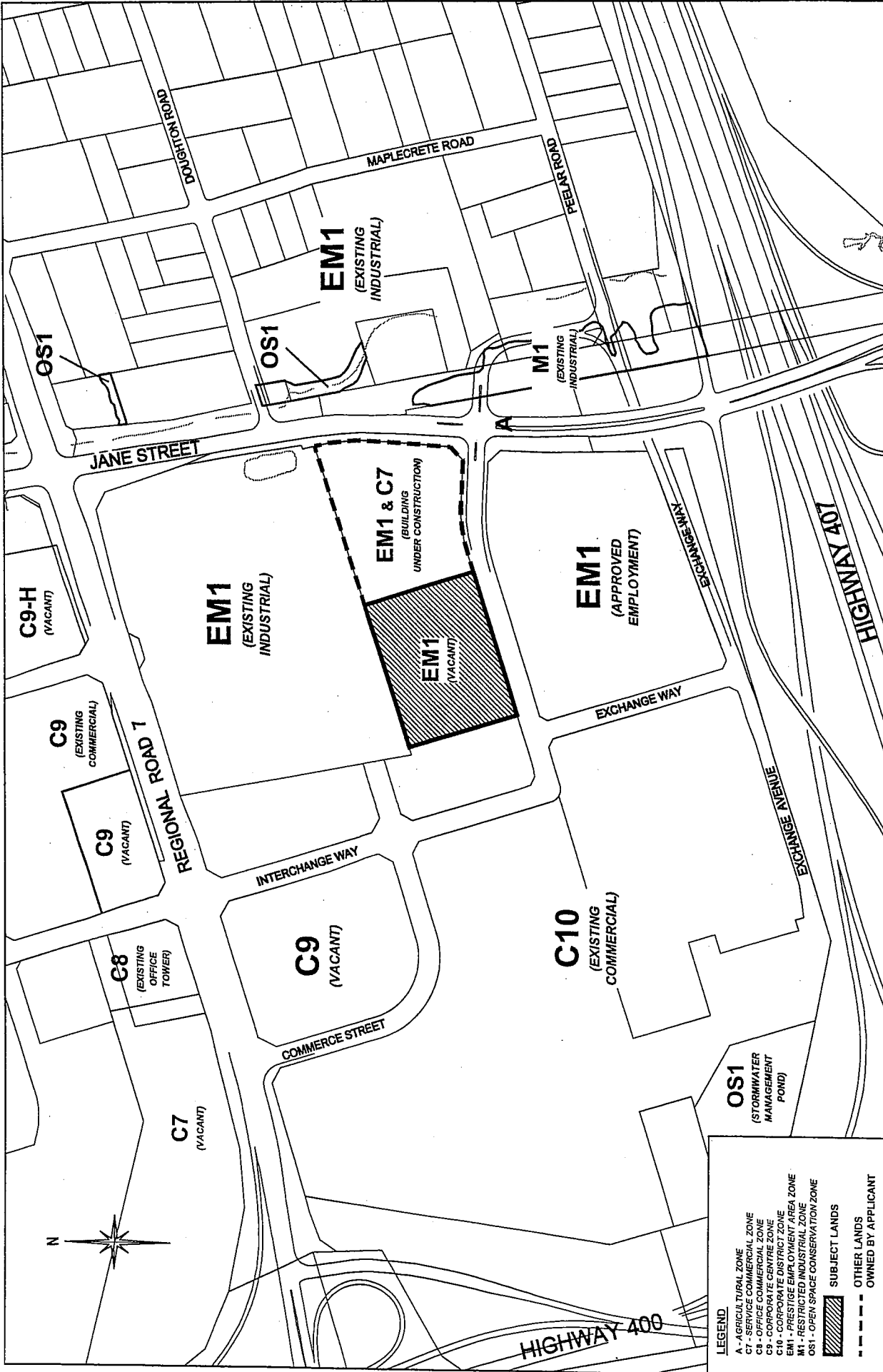
Christina Napoli, Planner, ext. 8384
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

- SUBJECT LANDS
- OTHER LANDS OWNED BY APPLICANT

Location Map

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

Development Planning Department

Attachment 1

FILE No.:
 DA.05.063
 Not to Scale
 August 18, 2006

FUTURE ROAD ALLOWANCE (26m)



BUILDING UNDER CONSTRUCTION

PROPOSED MULTI-TENANT INDUSTRIAL BUILDING

JANE STREET

INTERCHANGE WAY

HIGHER ORDER PUBLIC TRANSIT RIGHT-OF-WAY CORRIDOR (23m)

-  Subject Lands
-  Other Lands Owned by the Applicant



Context Site Plan

Part Lots 4 & 5,
Concession 5

APPLICANT:
2748355 CANADA INC.

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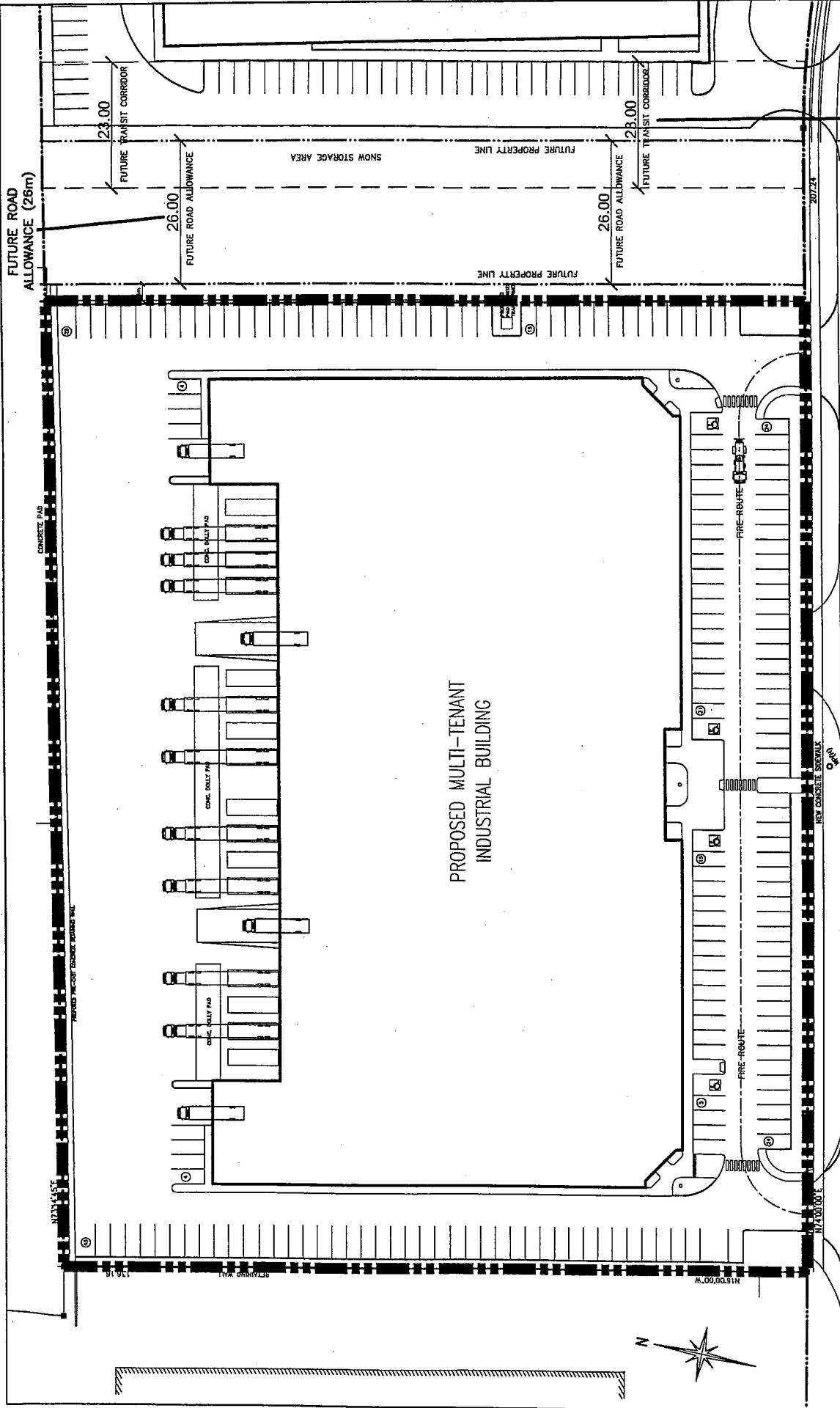
City of Vaughan

Development Planning Department

Attachment 2

FILE No.:
DA.05.063

Not to Scale
August 18, 2006



PROPOSED MULTI-TENANT
INDUSTRIAL BUILDING

HIGHER ORDER PUBLIC TRANSIT
RIGHT-OF-WAY CORRIDOR (23m)

WAY

INTERCHANGE

Subject Lands

Attachment

2a

FILE No.:
DA.05.063
Not to Scale
August 18, 2006

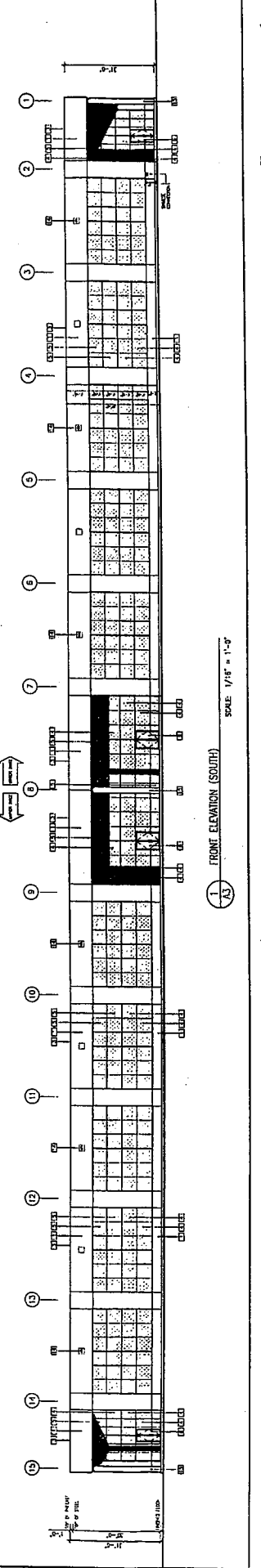
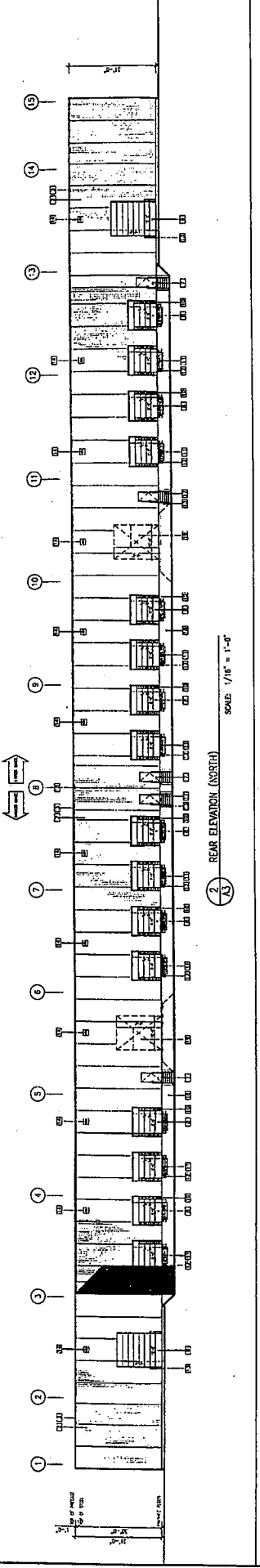
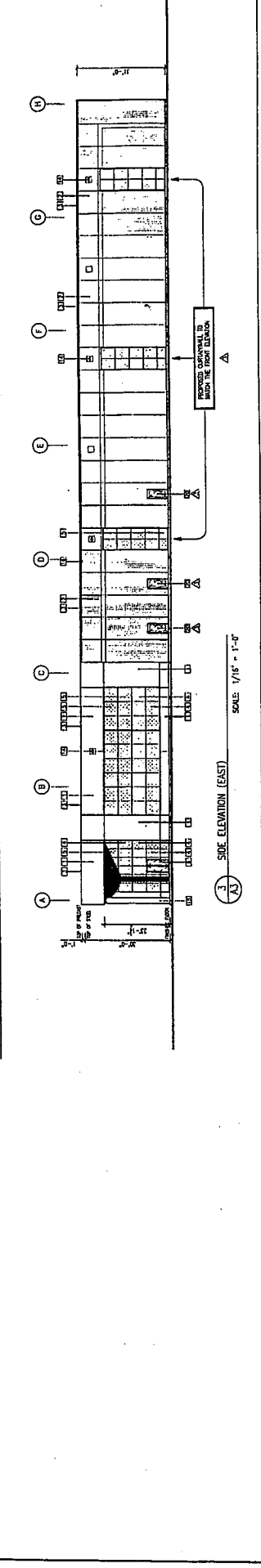
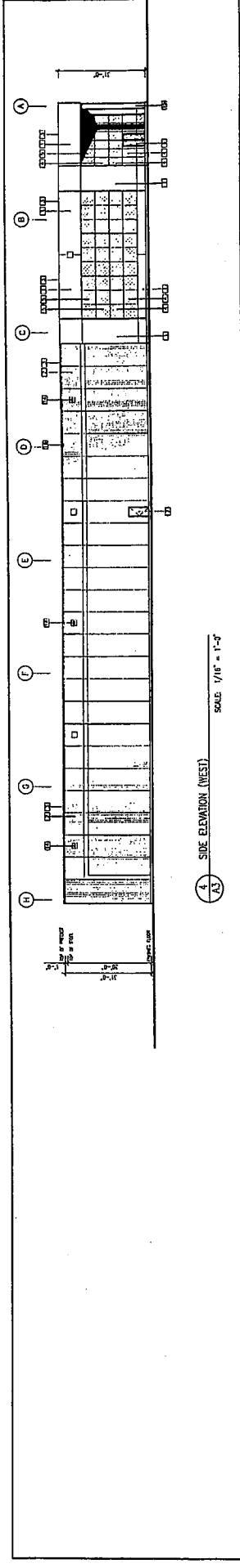
City of
Vaughan

Development Planning Department

**Site Plan-
Subject Lands**

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

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Elevations

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

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City of Vaughan

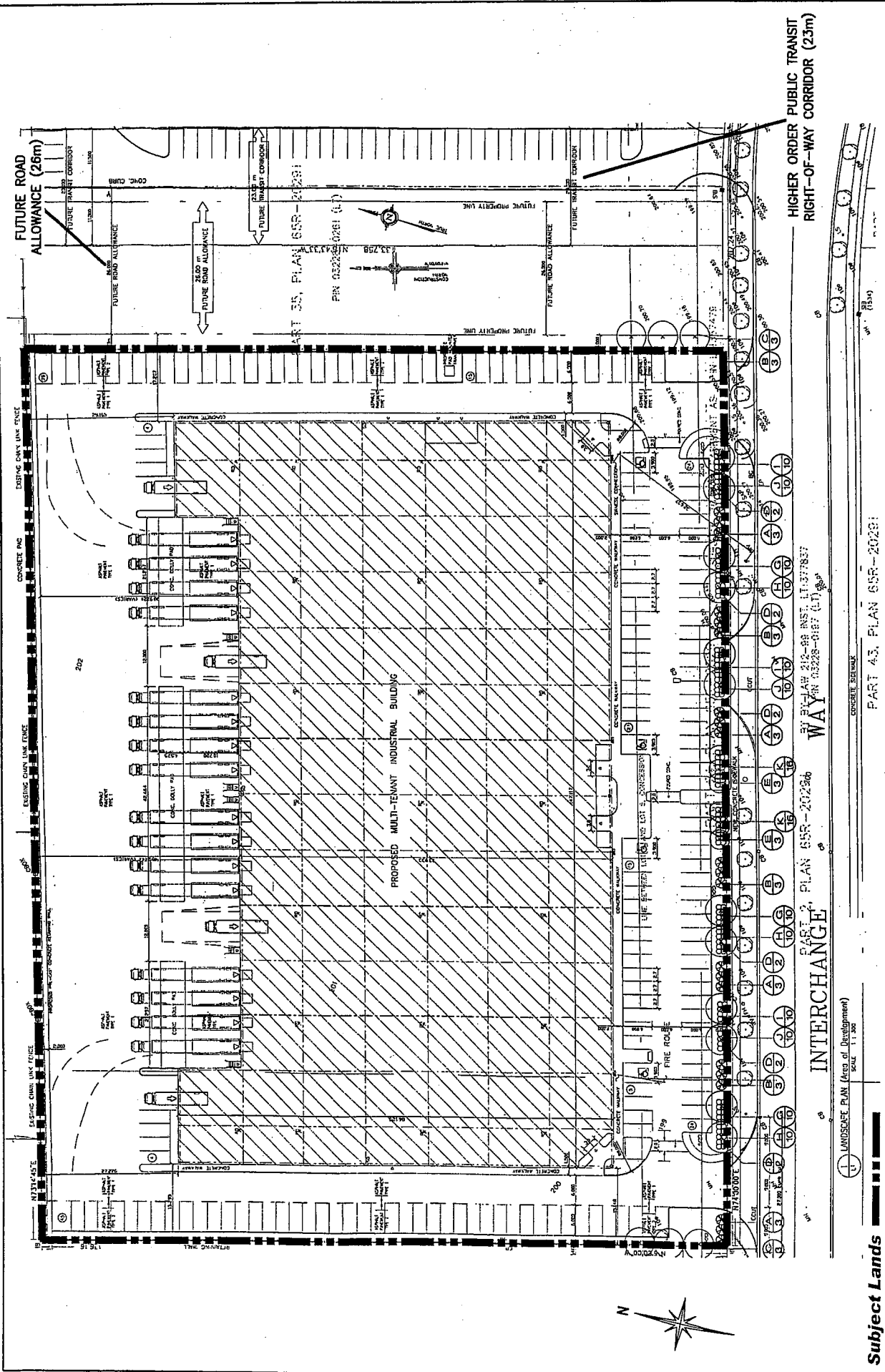
Development Planning Department

Attachment 3

FILE NO.:
DA.05.063

Not to Scale

August 18, 2006



Attachment **4**

FILE No.: DA.05.063
Not to Scale
August 18, 2006

City of Vaughan
Development Planning Department

Landscape Plan

Part Lots 4 & 5,
Concession 5

APPLICANT:
2748355 CANADA INC.

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Subject Lands

INTERCHANGE
WAY
BY BY-LAW 212-88 INST. LT.377837
PART 55, PLAN 65R-20286
PART 43, PLAN 65R-20281

CONCRETE SEWER
SCALE 1:1,500
LANDSCAPE PLAN (Area of Development)