

## **COMMITTEE OF THE WHOLE JUNE 16, 2008**

### **SITE DEVELOPMENT FILE DA.07.070 CRYSTAL CORPORATE CENTRE INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.070 (Crystal Corporate Centre Inc.) BE APPROVED, to permit the development of a 3-storey office building and two multi-unit service commercial buildings as shown on Attachments #2, #3a and #3b, subject to the following conditions:
  - a) that prior to the execution of a Site Plan Agreement or Letter of Undertaking, whichever is in effect, the Owner shall satisfy all requirements of the Development Planning and Engineering Departments, and the Region of York; and,
  - b) the required variances to implement the approved site plan shall be obtained from the Committee of Adjustment (A352/07), and shall be in full force and effect.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

To permit the development of a 3-storey office building (Building "A") and two multi-unit service commercial buildings (Buildings "B" and "C") as shown on Attachments #2, #3a and #3b.

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

##### **Location**

The subject lands are located at the south west corner of Jane Street and Gensal Gate, City of Vaughan, as shown on Attachment #1.

##### **Official Plan and Zoning**

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed site development for office and service commercial uses conforms to the Official Plan.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(717). The proposed office and service commercial uses are permitted by the Zoning By-law, however, variances for rear yard setback, parking, loading and building height are required to implement the proposed development, as discussed in the staff report.

### Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, building elevations, and landscape plan, as shown on Attachments #2, #3a, #3b and #4, respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is satisfied with the site servicing and grading plans and storm water management report. The final plans and report must be approved to the satisfaction of the Engineering Department.

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

The proposed development complies with the minimum requirements of the C7 Service Commercial Zone of By-law 1-88, with the exception of the following:

- i.) a minimum rear yard (Romina Drive) setback of 22m is required, whereas 16.22m is proposed,
- ii.) a maximum building height of 11m is permitted, whereas 15m is proposed,
- iii.) a minimum of 356 parking spaces are required, whereas 238 spaces are proposed, and
- iv.) a minimum of 2 loading spaces are required, whereas none are proposed.

The Development Planning Department is satisfied that the proposed variances are appropriate for the development of the site. Also, the Vaughan Engineering Department has advised that the reduction in parking spaces can be supported. The Owner will be required to submit a minor variance application to the Committee of Adjustment for approval of these variances to implement the final approved site plan. The Committee's decision must be final and binding, prior to the execution of the implementing site plan agreement or letter of undertaking, whichever is in effect.

### Sustainability

The Development Planning Department's Urban Design Section has recommended that the development include the use of permeable pavers to reduce the amount of stormwater runoff, and to provide sheltered bicycle racks to encourage alternate forms of transportation, which the Owner has agreed to implement. Furthermore, Urban Design Staff have recommended the inclusion of high quality landscaping and amenity areas to reinforce the pedestrian realm and network of the development. The Development Planning Department will continue to work with the Owner to ensure environmentally sustainable features are incorporated into the development.

### Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### Regional Implications

The site abuts Jane Street, which is under the jurisdiction of the Region of York. The Regional Transportation Services Department has no objections in principle to the proposed development and the access proposed on Jane Street, provided the access be used for right-in and right-out movements only and that the existing centre median at the intersection of Jane Street and Gensal Gate be extended 140m south to prevent full access movement.

## **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 3-storey office building and two multi-unit service commercial buildings is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department recommends approval of the Site Development Application.

## **Attachments**

1. Location Map
2. Site Plan
- 3a. Elevations of Building 'A'
- 3b. Elevations of Buildings 'B' and 'C'
4. Landscape Plan

## **Report prepared by:**

Ryan Mino, Planner, ext. 8213  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Manager of Development Planning

/CM



**LEGEND**

- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE

**SUBJECT LANDS**



**Location Map**

Part of Lot 12,  
Concession 5

APPLICANT:  
CRYSTAL CORPORATE CENTRE INC.

N:\DPT\1 ATTACHMENTS\DA\07.070



Development Planning Department

**Attachment**

FILE No.:  
DA.07.070

Not to Scale

May 29, 2008



GENSAL GATE

JANE STREET

ROMINA DRIVE

CORSTATE AVENUE

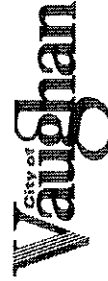
SUBJECT LANDS

# Site Plan

Part of Lot 12,  
Concession 5

APPLICANT:  
CRYSTAL CORPORATE CENTRE INC.

NA\DP\1 ATTACHMENTS\DA\6-07.070



The City Above Toronto

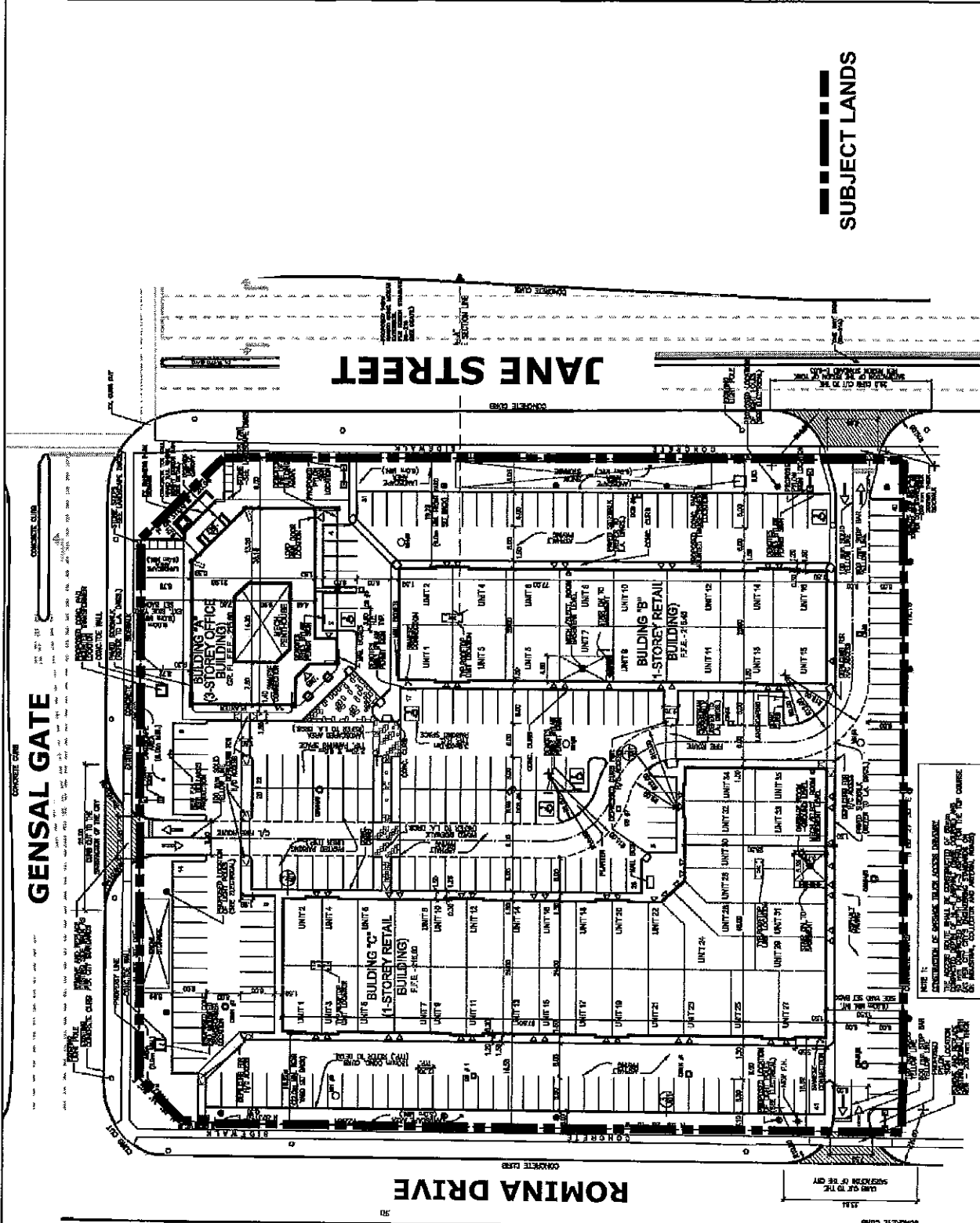
Development Planning Department

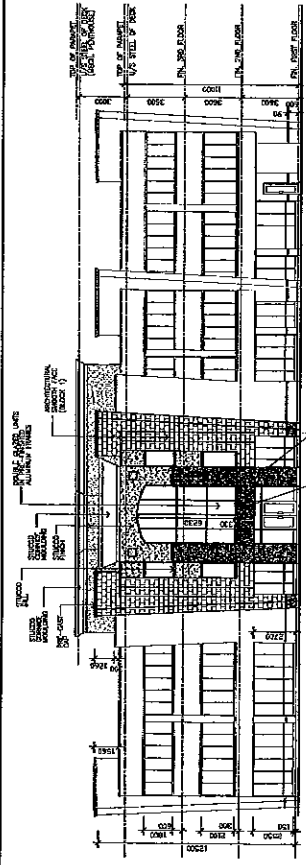
# Attachment 2

FILE No.:  
DA.07.070

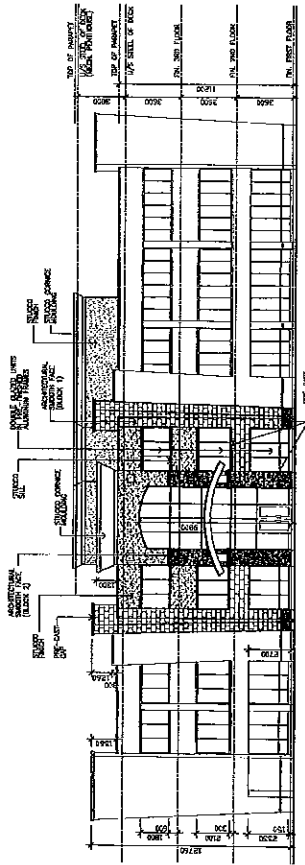
Not to Scale

June 4, 2008

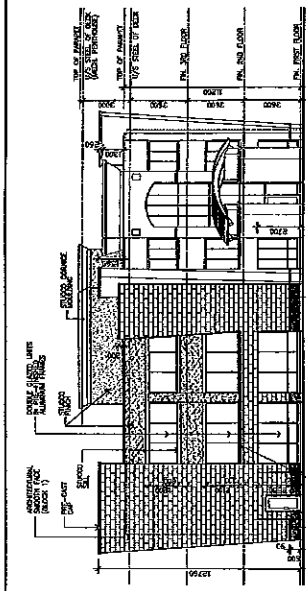




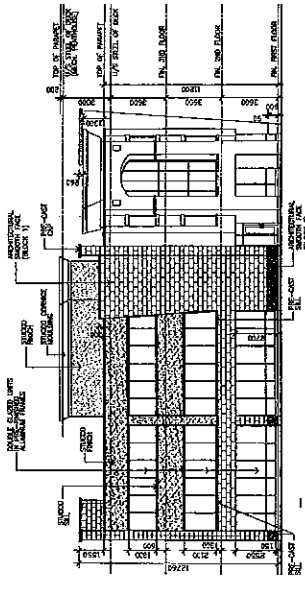
**PROPOSED INTERNAL  
CORNER ELEVATION**



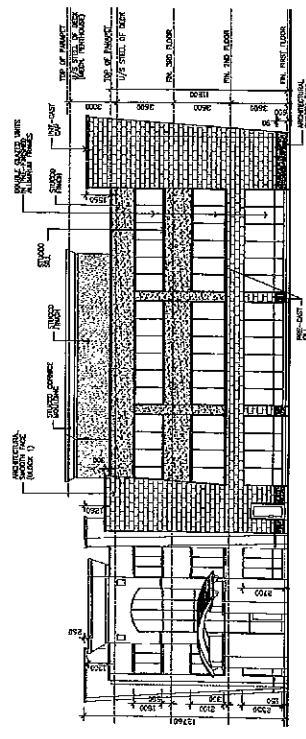
**PROPOSED CORNER ELEVATION  
AT JANE STREET / GENSAL GATE**



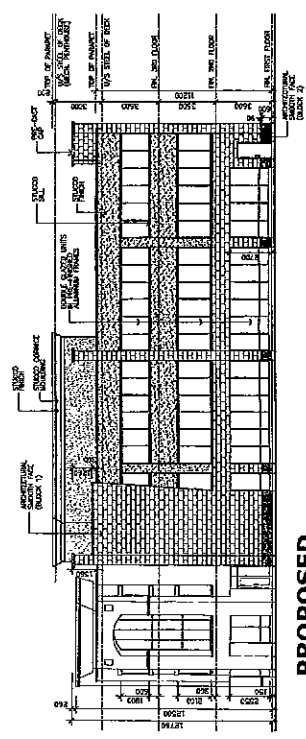
**PROPOSED  
EAST ELEVATION**



**PROPOSED  
WEST ELEVATION**



**PROPOSED  
NORTH ELEVATION**



**PROPOSED  
SOUTH ELEVATION**

**Elevations - Building 'A'**

Part of Lot 12,  
Concession 5

APPLICANT:  
CRYSTAL CORPORATE CENTRE INC.



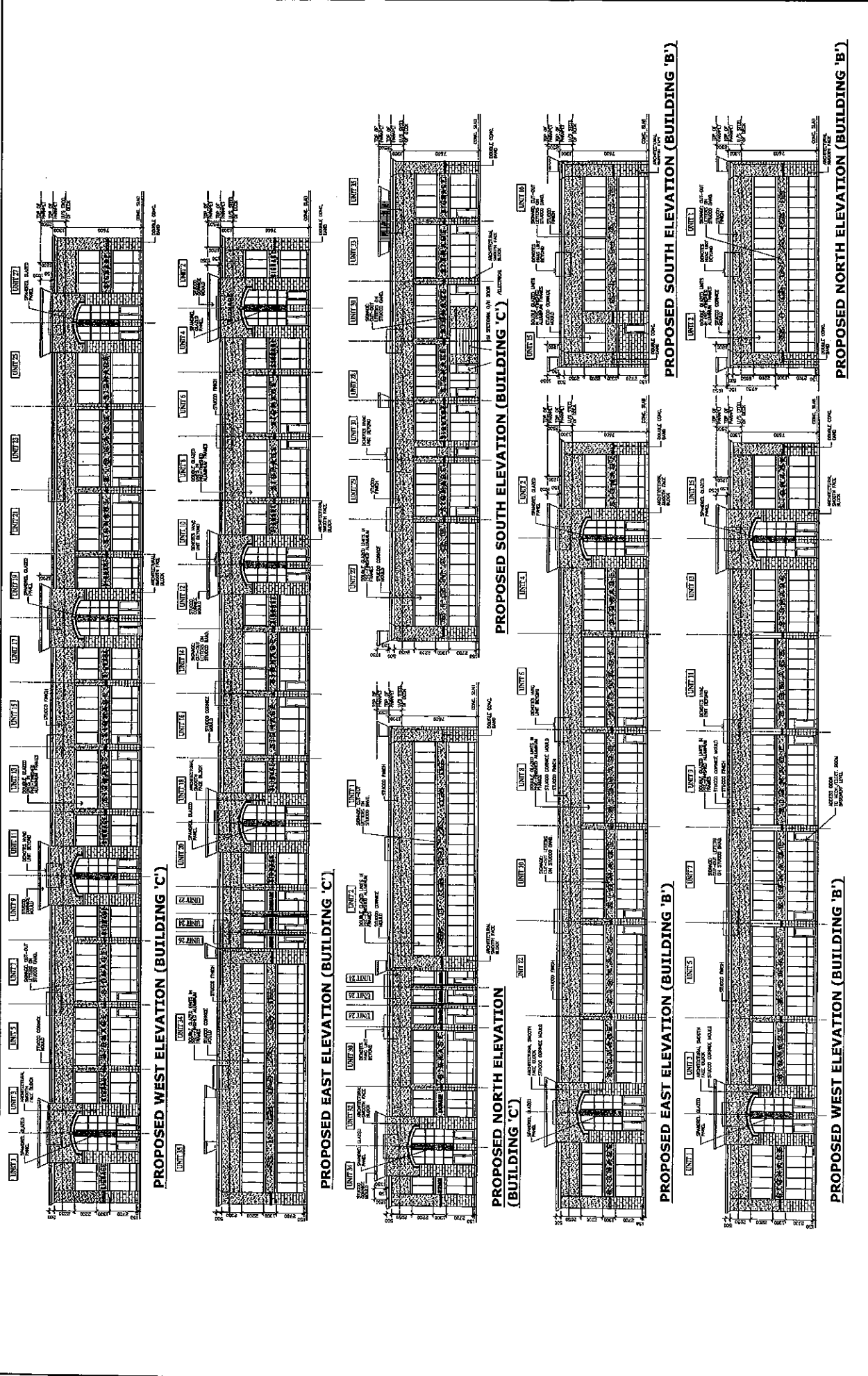
Development Planning Department

**Attachment  
3a**

FILE No.:  
DA.07.070

Not to Scale

May 29, 2008



# Elevations - Buildings 'B' & 'C'

Part of Lot 12,  
Concession 5

APPLICANT:  
CRYSTAL CORPORATE CENTRE INC.

NA\DP\1 ATTACHMENTS\DA-05.07.070



The City Above Toronto

Development Planning Department

# Attachment

# 3b

FILE No.:  
DA.07.070

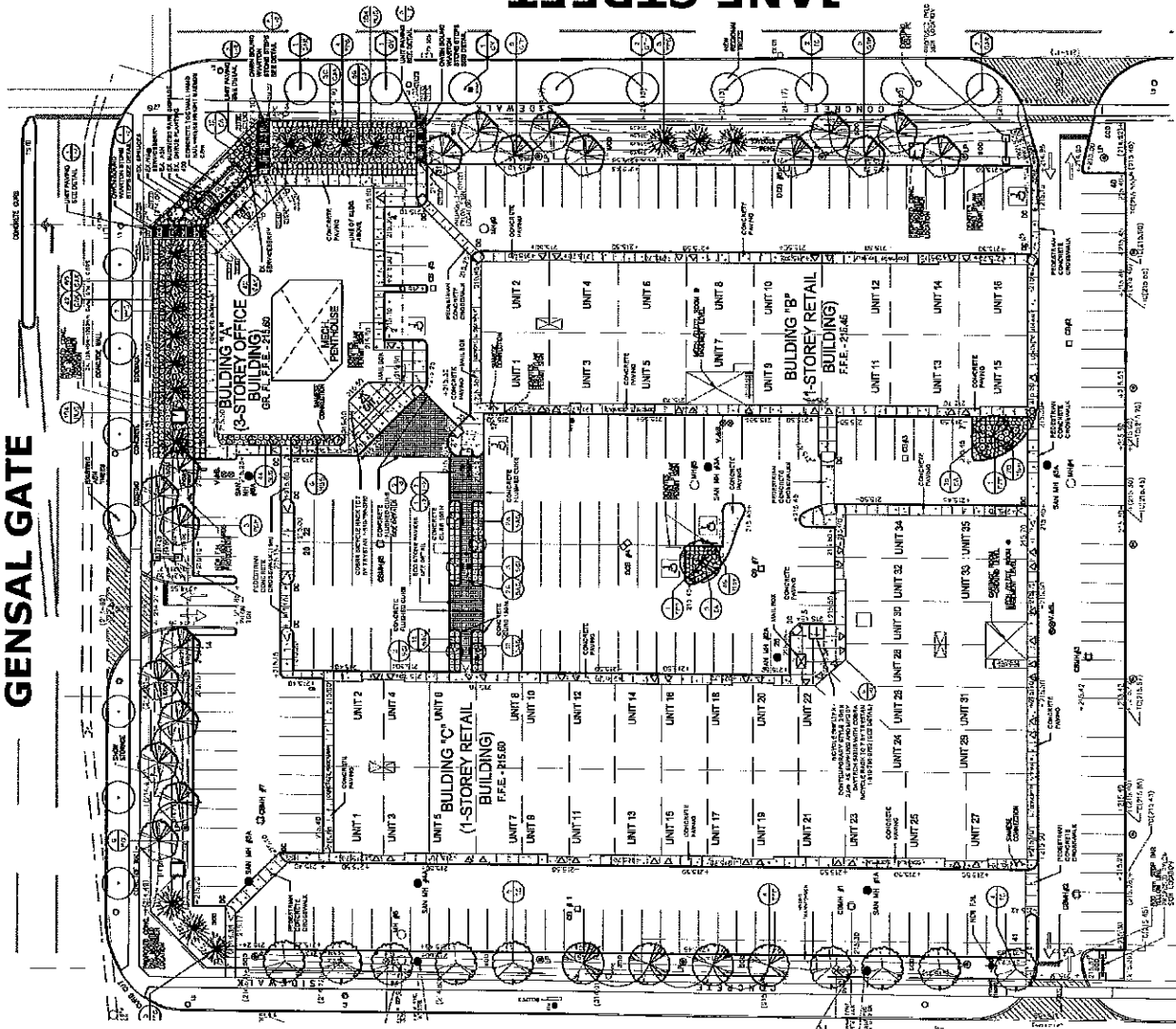
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May 29, 2008

**GENSAL GATE**

**ROMINA DRIVE**

**JANE STREET**



# Landscape Plan

Part of Lot 12,  
Concession 5

APPLICANT:  
CRYSTAL CORPORATE CENTRE INC.

NA\OFT\1 ATTACHMENTS\DA\va.07.070



*The City Above Toronto*

Development Planning Department

**Attachment 4**  
 FILE No.: DA.07.070  
 Not to Scale  
 June 4, 2008