

COMMITTEE OF THE WHOLE JUNE 16, 2008

SITE DEVELOPMENT FILE DA.07.092
SCEPTRE DEVELOPMENTS INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.092 (Sceptre Developments Inc.) BE APPROVED, to permit a mixed-use development comprised of 24 residential live/work units and 42 business and professional office units as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect:
 - i) the final site plan, elevation plan and, landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, noise report, road widenings and access driveways, shall be approved by the Vaughan Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) the applicant shall provide a Parking Management Plan, prepared by a qualified Parking and Traffic consultant identifying how the parking spaces will be allocated and controlled between owners, tenants, employees and visitors/customers, to the satisfaction of the Development Planning and Engineering Departments;
 - v) the Owner shall provide proof of registration of the Record of Site Condition (RSC) and Environmental Site Record (ESR) by the MOE, to the Vaughan Engineering Department;
 - vi) all requirements of Canadian Pacific Railway Company shall be satisfied;
 - vii) the final elevations, rehabilitation and incorporation of the Heritage Structure at 8209 Kipling Avenue shall be approved to the satisfaction of the Cultural Services Division and Heritage Vaughan; and,
 - b) that the Site Plan Agreement or Letter of Undertaking, whichever is in effect, shall contain the following provisions:
 - i) snow removal, and garbage and recycling pick-up, shall be privately administered and be the responsibility of the Condominium Corporation; and,
 - ii) the appropriate warning clauses shall be included in all offers of purchase or lease and in the Condominium Declaration respecting the noise and vibration generated by the rail line operated by Canadian Pacific Railway.
2. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"IT IS HEREBY RESOLVED THAT the Site Development Application DA.07.092 is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 4 of the York Water Supply System, for a total of 10 residential units, which is in addition to the previously allocated 14 units allocated to Site Development Application File DA.03.075 on June 15, 2005, following the execution of a Site Plan Agreement or Letter of Undertaking, whichever is in effect, to the satisfaction of the City."

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application (File DA.07.092) on the subject lands shown on Attachment #1, to permit a mixed-use development comprised of 24 residential live/work units and 42 business and professional office units on a 1.46 ha parcel of land as shown on Attachment #2. The site plan provides a total of 232 parking spaces of which 100 spaces are located in an underground garage.

Background – Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Kipling Avenue between Meeting House Road and Porter Avenue, and known municipally as 8196 and 8204 Kipling Avenue, City of Vaughan. The subject lands are 1.46 ha in size, relatively flat with some vegetation located in the northern portion of the site. There is an existing heritage house on the subject lands, located at 8204 Kipling Avenue, and known as the "Moody Darker House", which is proposed to be retained, restored and incorporated into the overall development.

Official Plan and Zoning

The subject lands are designated "Mixed-Use Commercial" by site-specific OPA #679. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned M1 Restricted Industrial Zone, RM2 Multiple Residential Zone and R3 Residential Zone by By-law 1-88 as shown on Attachment #1. However, a Zoning By-law Amendment Application (File Z.06.078) was approved by Council on October 9, 2007, to rezone the subject lands to C1 Restricted Commercial Zone (Blocks "A", "B", "C", "D", "E" and "H") and C1(H) Restricted Commercial Zone with the addition of the Holding Symbol "(H)" for the proposed live work units (Blocks "F" and "G"). The implementing By-law was not to be enacted until such time as the Site Plan Development Application was approved for the subject lands and servicing was allocated for Blocks "F" and "G" by Council. The Zoning By-law Amendment Application was approved, subject to the following development standards:

- i) permit 24 live/work units (in Blocks "F" and "G", and the existing heritage building) fronting onto Kipling Avenue comprised of the following:
 - Ground Floor – business and professional office uses
 - Second Floor – one residential dwelling unit;

- ii) permit a total of 42 business and professional office units;
- iii) permit a maximum gross leasable floor area devoted to business and professional office uses on the subject lands of 6,592 m² (not including the heritage building);
- iv) permit minimum 0 m front yard (east) and 2.0 m rear yard (west) setbacks, whereas 9.0 m and 15 m are required, respectively;
- v) permit a minimum 3.0 m interior side yard (north) setback, whereas 9.0 m is required abutting a Residential Zone;
- vi) permit a minimum of 232 parking spaces, whereas 334 spaces are required;
- vii) permit a 0 m landscape strip abutting Kipling Avenue and an "R" Residential Zone, whereas a minimum of 6 m and 2.4 m are required, respectively; and,
- viii) permit any other zoning exception(s) that are required to implement the final site plan, if approved.

The current Site Plan submission as shown on Attachments #2 to #6 inclusive, complies with the development standards approved by Council. However, as the Site Development Application continues to be processed and perfected, any additional zoning exceptions required to facilitate final plans as approved by Council will be included in the implementing Zoning By-law.

Site Plan

The subject lands shown on Attachment #1 consists of three (3) separate parcels with an approximate lot area of 1.46 ha. The irregular shaped parcel is bounded by a private road to the north, the Canadian Pacific Railway (CPR) to the west and Kipling Avenue to the east. Directly to the south is the CPR/Kipling Avenue level crossing. Given the development constraints of the site including its triangular-shape and location adjacent to the CPR rail line, and surrounding land uses, the site plan as submitted is designed to respond to these development constraints.

The latest site plan submission as shown on Attachment #2 proposes 8 development blocks located around the periphery of the site and one smaller block centrally located on the parcel. A total of 66 units are proposed, with 24 live/work units (Blocks "F" and "G", and the existing heritage building) fronting onto Kipling Avenue, and 42 office units within the interior of the site (Blocks "A", "B", "C", "D", "E" and "H"). The parking area is organized internal to the site (132 surface spaces) and away from street view with an underground garage providing an additional 100 parking spaces beneath Buildings "B", "C" and "D". The heritage house is located at the northeast corner of the site and is proposed to be restored and maintained as part of the overall development.

One driveway access point is proposed for the development at the south end of Kipling Avenue, leading to a 6.0 m wide driveway, which provides access to the individual units, and the surface and underground level parking areas.

The Development Planning Department is generally satisfied with the site plan design and landscape plan, given the development constraints, and will continue to work with the applicant to finalize the site plan shown on Attachment #2, including finalizing the details of the location of the front and side yard steps, amenity area and pedestrian network.

Parking and Access

An noted earlier, Council approved the related Zoning By-law Amendment File Z.06.078, which included a zoning exception to permit the proposed development with 232 parking spaces, whereas the By-law requires 334 spaces. A Parking Study, prepared by Urban and Environmental Management Inc., was submitted in support of the Zoning Amendment Application, which identified that the parking for the development be as follows:

| | |
|---|---------------------|
| Residential- Live/work (24 units @ 1.2 spaces/unit | = 29 spaces |
| Residential-Visitor (0.20 spaces/unit) | = 5 spaces |
| Business & Professional Office | |
| <u>(GLA - 6,592 m² @ 3.0 spaces/100 m²)</u> | <u>= 198 spaces</u> |
| Total Parking for Residential/Office | = 232 spaces |

The site plan provides a total of 232 parking spaces of which 100 spaces are located underground, which meets the parking requirements. The Vaughan Engineering Department previously reviewed and approved the parking study.

Although the number of parking spaces has been reduced, the proposed development will result in parking spaces being required for a variety of users including the owners of the commercial units, the employees and patrons, the live/work units and visitors. It is recommended that as a condition of site plan approval, that the Owner provide a parking management plan which identifies how parking will be allocated and controlled amongst the variety of users. A condition of approval is included in this respect.

Block Elevations

The development proposes a total of 8 blocks totalling 66 units comprised of two types of units, being an office commercial unit and a live/work unit. The live/work units are located along Kipling Avenue beyond the 30 m Canadian Pacific Railway setback requirement, whereas the office commercial units are located mainly within the interior of the site and abutting the Canadian Pacific Railway lands. The elevations shown on Attachments #4, #5 and #6 are proposed to be constructed with a combination of brick and a board and batten siding as the predominant wall cladding material with elements of masonry and precast detailing, and will incorporate a traditional gable roofline system with gable dormers and the applicable roof pitches for each development block.

The building elevations shown on Attachments #4, #5 and #6, illustrate two-storey buildings with lofts incorporated into the roofline for Blocks "A", "E", "F", "G" and "H". The units will also have a basement level, which are intended to be used for storage purposes. The glazing scheme is comprised of windows, which are grouped and lined up both horizontally and vertically on all elevations. All corner units with a view onto a public street have been designed with additional windows, quoining and decorative banding.

The Heritage Conservation District Study is currently underway for the Woodbridge Historic Core Area, within which the subject lands are located. The Owner is proposing to maintain and restore the existing heritage house at 8204 Kipling Avenue (the Moddy Darker House) and incorporate the house into the overall development. Heritage Vaughan considered the proposal to incorporate the heritage house into the overall development on March 23, 2005, and approved the development concept shown on Attachment #2.

As a condition of site plan approval, the rehabilitation and incorporation of the Heritage Structure within the site (8204 Kipling Avenue) and heritage building elevation shall be approved by the Cultural Services Division. A Letter of Credit amount will be determined prior to the execution of the development agreement/undertaking to ensure the retention of the structure to the satisfaction of Cultural Services Division and Heritage Vaughan.

The proposed material and architectural style used for this development is consistent with the heritage building materials contemplated by the draft Woodbridge Heritage Conservation District Study and utilizes an architectural style that is sympathetic to the heritage qualities of the area.

The Development Planning Department is generally satisfied with the elevations shown on Attachments #4, #5 and #6, and will continue to work with the applicant to finalize the elevation plans, including the provision of windows on the north elevations of Buildings "B" and "G", adjacent to the private road and heritage building, respectively.

Landscaping

The proposed landscape plan shown on Attachment #3 illustrates landscaping material comprised of a mixture of deciduous, coniferous and ornamental trees, and shrubbery. The Development Planning Department is generally satisfied with the landscape plan, and will continue to work with the applicant to finalize the plan. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Vaughan Engineering Department

The Vaughan Engineering Department has no objections to the proposed site development. The final site servicing, grading and storm water management plans must be approved to the satisfaction of the Vaughan Engineering Department.

a) Servicing, Allocation and Utilities

The Vaughan Engineering Department has confirmed that the proposed development has water and sewer servicing allocation available for 14 residential units through the previous approval of Site Development Application File DA.03.075.

On March 31, 2008, Council adopted the City's Servicing Capacity Distribution Protocol which allocated an additional 10 units for Site Development Application DA.07.092, subject to site plan approval.

The Engineering Department has conducted an in house sanitary sewer analysis for the properties on Kipling Avenue and Woodbridge Avenue up to and including the Clarence Street/Islington Avenue Trunk Sewer, and have indicated that the proposed development can be accommodated within the existing sanitary flows of the Kipling Avenue system.

A revised Functional Servicing Report has been submitted for review and approval in support of the final Site Development Application.

The recommendation of this report includes a resolution to formally allocate sewage and water servicing capacity to the proposed development.

b) Environmental

The Vaughan Engineering Department requires that proof of registration of a Record of Site Condition (RSC) and Environment Site Record (ESR) from the MOE be submitted to the satisfaction of the Engineering Department, prior to the execution of the Site Plan Agreement or Letter of Undertaking.

Vaughan Public Works Department

The Public Works Department has provided the following comments, which must be addressed by the applicant in finalizing the engineering plans:

- storm and sanitary control manholes are to be located at the property line as per City standard I-2;
- water servicing to Block "E" is to be supplied after the meter in chamber;
- water meter and by-pass in chamber are to be as per City standard I-5 and I-7; and,
- all service connections are to be directed through the Public Works Department.

Utilities

All hydro requirements must be approved to the satisfaction of PowerStream Inc.

All garbage and recycling pick-up and the removal of snow will be privately administered.

Canadian Pacific Railway

Canadian Pacific Railway (CPR) has reviewed the application, which includes the ramp to the underground garage and has indicated that the ramp provides some protection to the live/work units and may be sufficient to satisfy their concerns. However, CPR will continue to work with the applicant to ensure that protection is provided and maintained. Warning clauses respecting noise and vibration generated by the railway system should be included in the Offers of Purchase and Sale or Lease and in the Condominium Declaration.

Parkland Dedication

The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands for the residential component, and 2% for the commercial component prior to issuance of a building permit, in accordance with Sec. 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Relationship to Vaughan Vision 2020

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

Conclusion

The Development Planning Department has reviewed the Site Development Application (File DA.07.092) in accordance with the site-specific Official Plan Amendment, the approved Zoning By-law Amendment Application (File Z.06.078), and the comments of City Departments and the surrounding land use context. The proposed infill development is consistent with the site specific policies of the Official Plan and the Council approved development standards. The development of the site for business and professional office use and for live/work units adjacent to Kipling Avenue is an appropriate development form for the subject lands. The proposed building elevations and site plan layout are generally acceptable, subject to comments in this report. For these reasons, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Blocks A, B, C
5. Elevations - Blocks D, E, F
6. Elevations - Blocks G and H

Report prepared by:

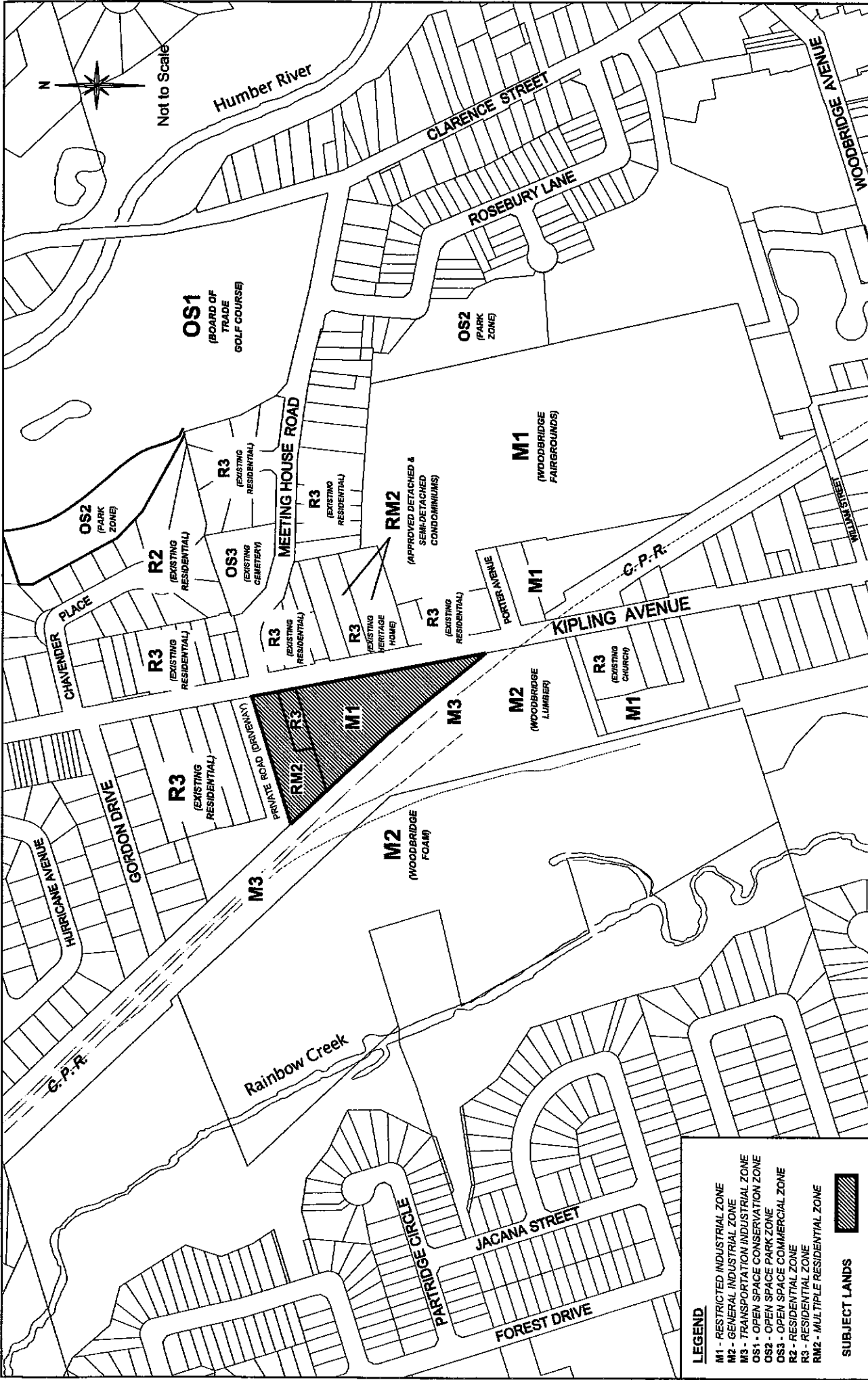
Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407


Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM



- LEGEND**
- M1 - RESTRICTED INDUSTRIAL ZONE
 - M2 - GENERAL INDUSTRIAL ZONE
 - M3 - TRANSPORTATION INDUSTRIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS3 - OPEN SPACE COMMERCIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RM2 - MULTIPLE RESIDENTIAL ZONE
- SUBJECT LANDS** 

Location Map

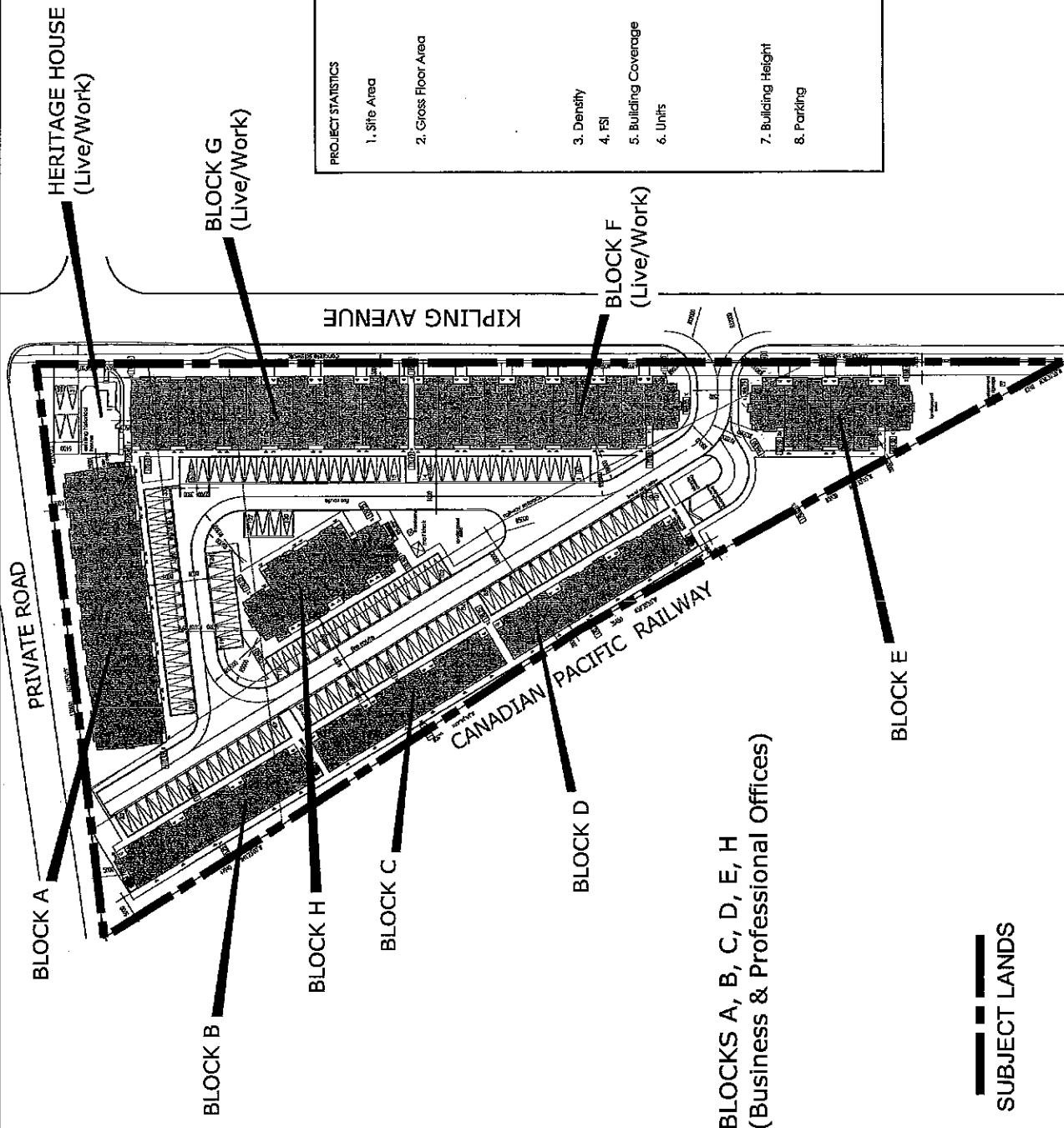
Part of Lots 8 & 9,
Concession 8
APPLICANT:
SCEPTRE DEVELOPMENTS INC.



Development Planning Department

Attachment 1

FILE No.: DA.07.092
RELATED FILES: Z.06.078 & OP.06.031
June 10, 2008



Not to Scale

| PROJECT STATISTICS | |
|----------------------|---|
| 1. Site Area | 14,626.78 m ² 3.61 ac 157,384.15 ft ² 1.46 ha |
| 2. Gross Floor Area | blk. A 21,162 ft ² blk. B 8,864 ft ² blk. C 8,904 ft ² blk. D 8,864 ft ² blk. E 10,340 ft ² blk. F 18,887 ft ² blk. G 20,827 ft ² blk. H 10,340 ft ² heritage house [2,500 ft ² -NIC in GFA calc.] total 108,188 ft ² [10,054 m ²] |
| 3. Density | 18 uaci/45 uha |
| 4. FSI | 0.68 |
| 5. Building Coverage | 55,175 ft ² [5,128] 35 % |
| 6. Units | blk. A 12 blk. B 6 blk. C 6 blk. D 6 blk. E 6 blk. F 11 blk. G 12 blk. H 6 heritage house 1 total 66 units |
| 7. Building Height | 9.1m/ 30'-0" (mid point of gable) |
| 8. Parking | total 232 spaces [of which 100 spaces are located in the underground garage below Blocks B-D] |

* BLOCKS A, B, C, D, E, H
(Business & Professional Offices)

SUBJECT LANDS

Site Plan

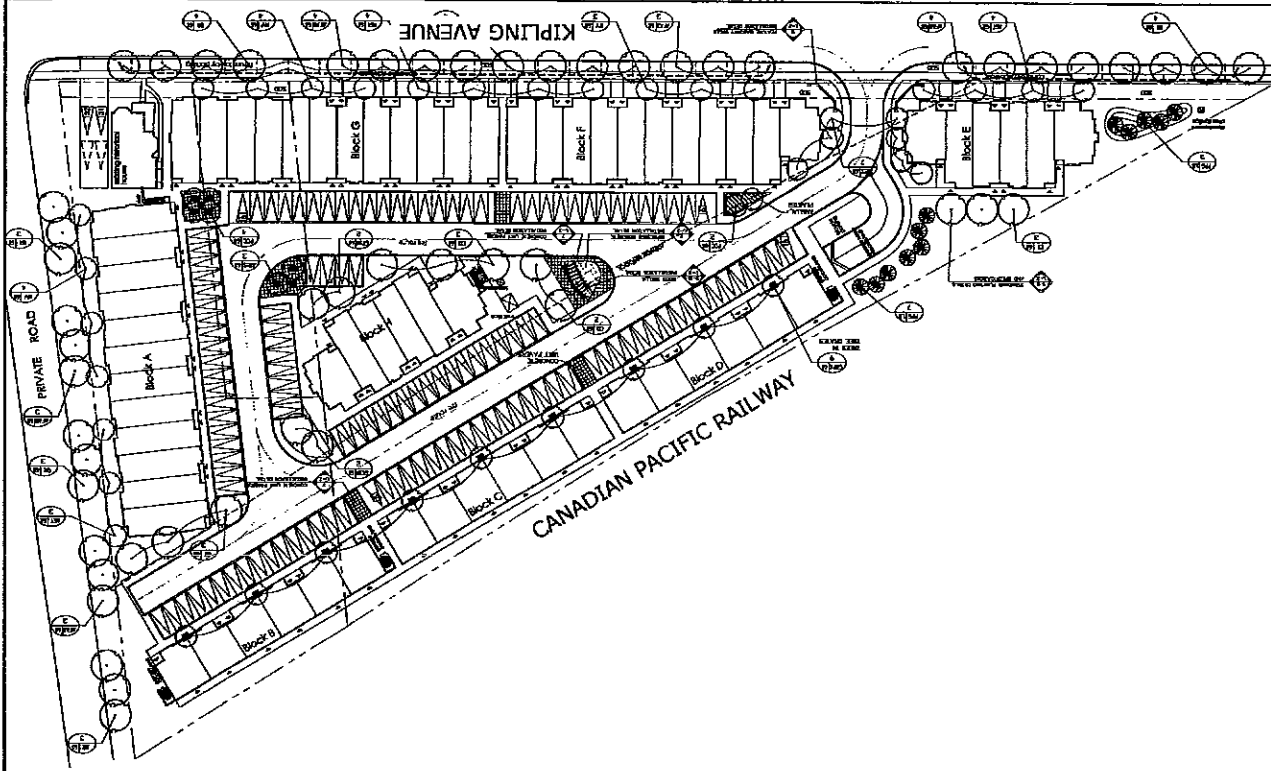
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SCEPTRE DEVELOPMENTS INC.
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Development Planning Department



Not to Scale



Landscape Plan

Part of Lots 8 & 9,
Concession 8

APPLICANT:
SCEPTRE DEVELOPMENTS INC.

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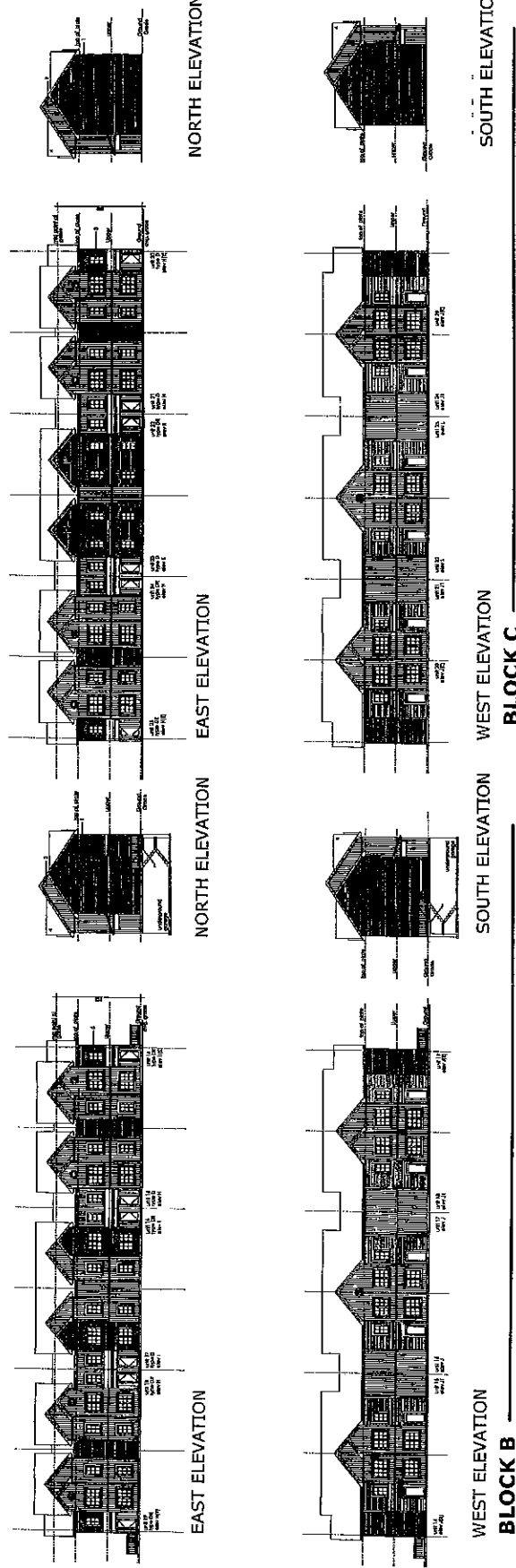
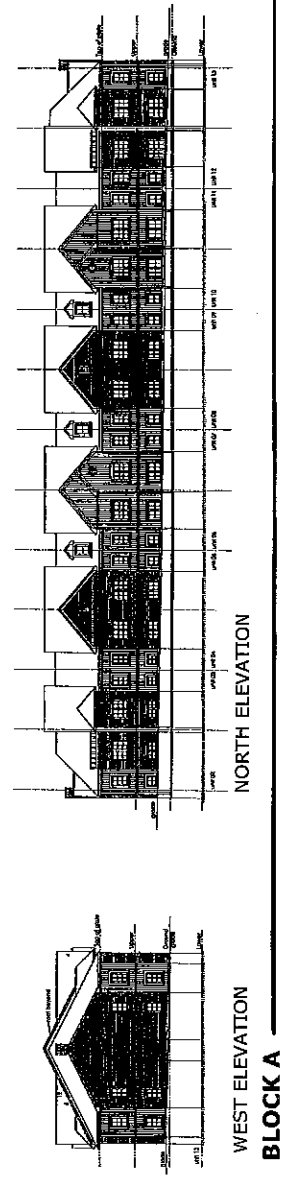
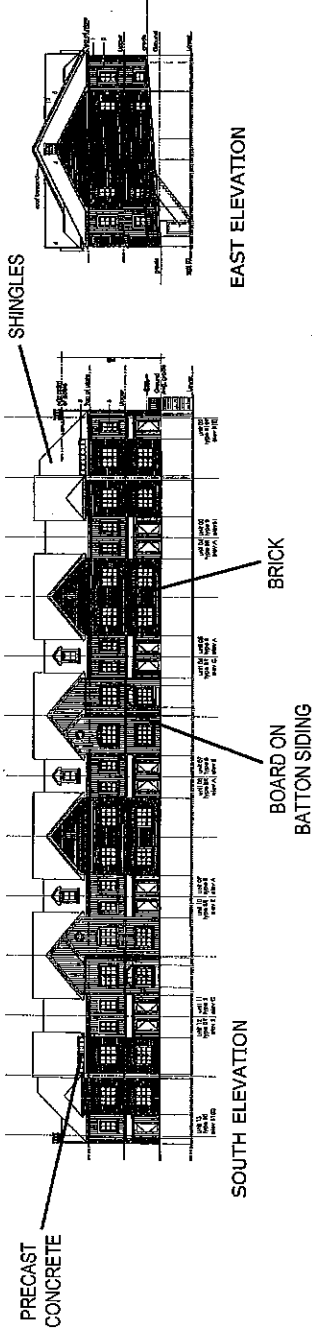


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Attachment 3

FILE No.:
DA.07.092
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June 10, 2008

TYPICAL BUILDING MATERIAL SCHEME



Not to Scale

Elevations - Block A, B & C

Part of Lots 8 & 9,
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APPLICANT:
SCEPTRE DEVELOPMENTS INC.

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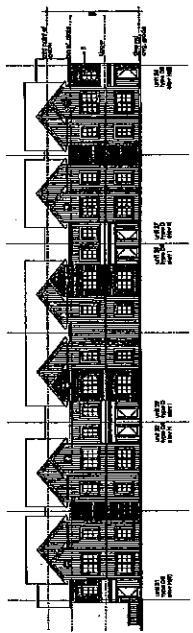


The City Above Toronto

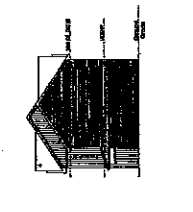
Development Planning Department

Attachment 4

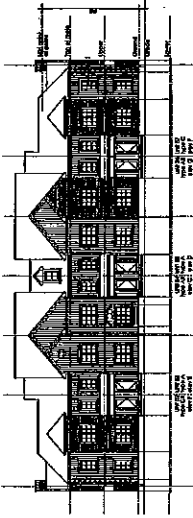
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June 10, 2008



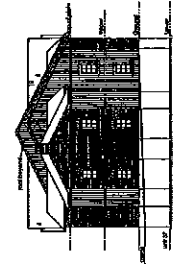
EAST ELEVATION



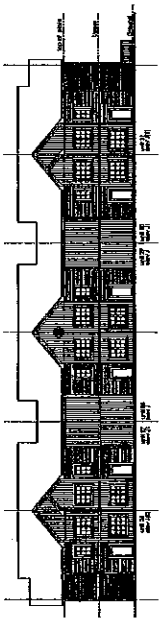
NORTH ELEVATION



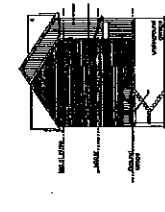
EAST ELEVATION (KIPLING AVENUE)



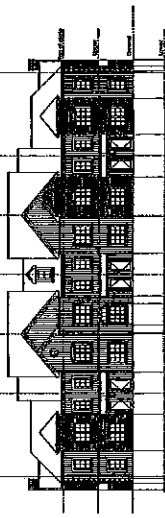
NORTH ELEVATION



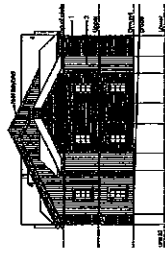
WEST ELEVATION



SOUTH ELEVATION



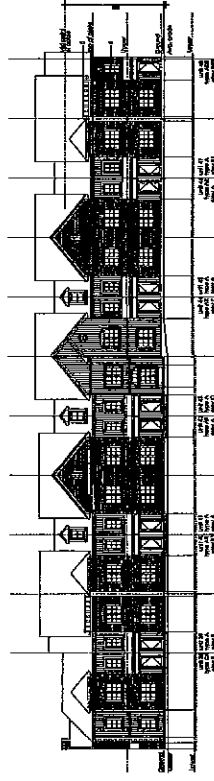
WEST ELEVATION



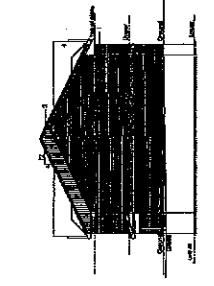
SOUTH ELEVATION

BLOCK D

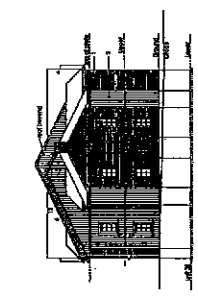
BLOCK E



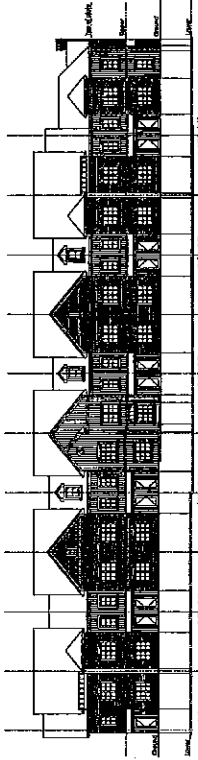
EAST ELEVATION (KIPLING AVENUE)



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BLOCK F

Not to Scale

Elevations - Block D, E & F

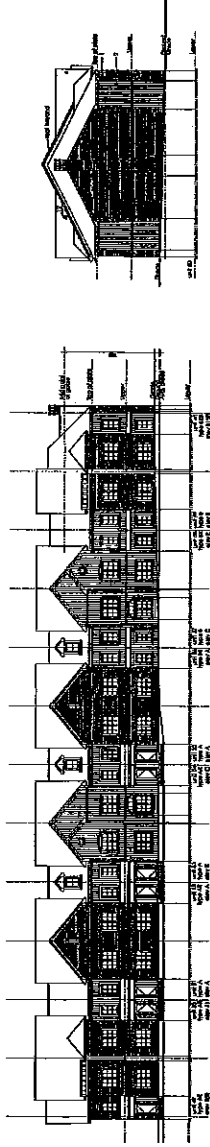
Part of Lots 8 & 9,
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APPLICANT:
SCEPTRE DEVELOPMENTS INC.
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Development Planning Department

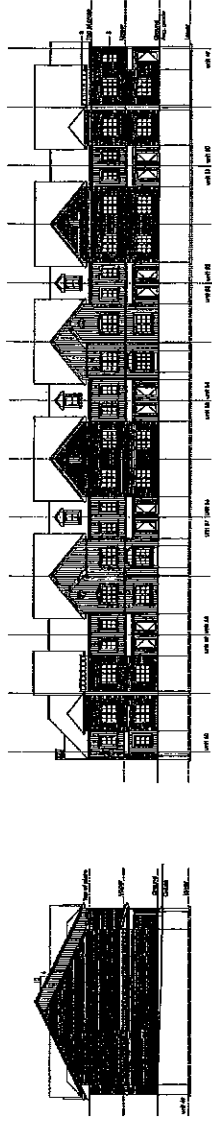
Attachment 5

FILE No.:
DA.07.092
RELATED FILES:
Z.06.078 & OP.06.031
June 13, 2008



EAST ELEVATION (KIPLING AVENUE)

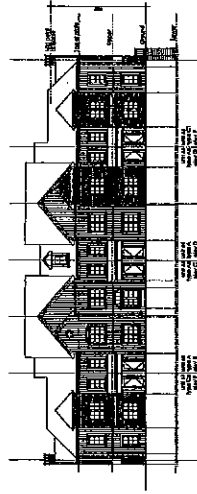
NORTH ELEVATION



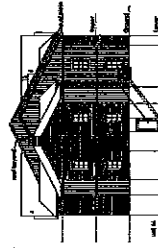
SOUTH ELEVATION

WEST ELEVATION

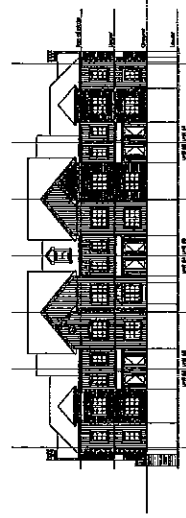
BLOCK G



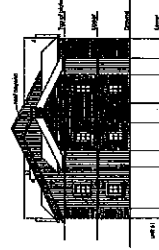
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BLOCK H

Not to Scale

Elevations - Block G & H

Part of Lots 8 & 9,
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APPLICANT:
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The City Above Toronto

Development Planning Department

Attachment

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