

COMMITTEE OF THE WHOLE AUGUST 31, 2010

ZONING BY-LAW AMENDMENT FILE Z.09.039 SITE DEVELOPMENT FILE DA.09.081 GANZ REALTY LIMITED WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.039 (Ganz Realty Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.09.081 (Ganz Realty Limited) BE APPROVED, to permit the development of a 2-storey, 4,319.85 m² multi-unit employment building, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department; and,
 - ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation shall be approved to the satisfaction of the Vaughan Engineering Department.

Contribution to Sustainability

The Owner advised that the following sustainable features will be provided within the site and building design:

- i) locally sourced building materials;
- ii) the use of a light coloured roof to reduce the heat island effect; and,
- iii) the incorporation of technologies to reduce the amount of water use, and low "E" coated windows.

Economic Impact

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

Communications Plan

On March 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowners Associations. To date, no written comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of April 20, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on May 4, 2010.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment Application (File Z.09.039) to rezone the subject lands from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the site specific exceptions listed in Table 1 of this report; and,
2. A Site Development Application (File DA.09.081) to permit the development of a multi-unit, two-storey, 4,319.85 m² multi-unit employment building as shown on Attachments #4 to #6, inclusive.

Background - Analysis and Options

Location

The subject lands are located at the northwest corner of Royal Group Crescent and Roybridge Gate, municipally known as 15 Royal Group Crescent, in Part of Lot 5, Concession 9, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Areas – Centres and Avenue Seven Corridor" Employment Area" by OPA #660 (Avenue 7 Plan), which permits retail, institutional, office, business and civic uses on the subject lands. OPA #660 also recognizes existing uses under a previously approved Official Plan Amendment. The lands are also subject to the "Prestige Area" policies under OPA #450, which permits a wide range of industrial, office, businesses and civic uses with no outside storage. The proposal to rezone the lands from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone conforms with the Official Plan.

Zoning

The property is zoned C7 Service Commercial Zone by By-law 1-88, and further subject to Exception 9(1013), which does not permit the proposed employment uses. Therefore, an amendment to By-law 1-88 is required to rezone the site to EM1 Prestige Employment Area Zone. The following zoning exceptions to the EM1 Zone are necessary to implement the proposed site development as shown on Attachments #4 to #6, as well as an exception to the northerly C7 Zone site:

Table 1

	By-law Standard	By-law 1-88 C7 Zone Requirement	Proposed Exception to C7 Zone
a.	Minimum Rear Yard (north)	12 m	6.09 m
b.	Minimum Parking Required for Employment Uses in multi-unit buildings containing more than 4 units	86 spaces	78 spaces

	By-law Standard	By-law 1-88 C7 Zone Requirement	Proposed Exception to C7 Zone
c.	Minimum lot area (northerly C7 Service Commercial lands)	8000 m ²	5400 m ²

The proposed reduction to the minimum rear yard and minimum number of parking spaces are minor in nature, will implement the proposed development of the subject lands with a two-storey, multi-unit employment building, and can be supported by the Development Planning Department.

By-law 1-88 calculates the minimum parking requirement for the proposed multi-unit employment building as follows:

Total Parking Required: $4,295.8 \text{ m}^2 \times 2.0 \text{ spaces}/100 \text{ m}^2 \text{ GFA} = 86$ (including 1 Handicapped Space)
 Total Parking Provided: 78 spaces (including 1 Handicapped space)

The proposed development is deficient 8 parking spaces (9.3%). The reduction in parking is minor in nature, and the Development Planning Department is of the opinion that the proposed 78 parking spaces are sufficient to serve the proposed development of the subject lands.

The proposed reduction to the minimum lot area for the northerly lands zoned C7 Service Commercial, which currently form part of the overall lands owned by the applicant, are the result of this rezoning application. The Development Planning Department has no objection to the reduction in the lot area.

Site Plan Review

The proposed site plan is shown on Attachment #4. The vacant 0.65 ha site will be developed with a 4,295.80m² multi-unit employment building facing Roybridge Gate. The proposed building is situated at the centre of the site and served by two shared accesses; Roybridge Gate and Royal Group Crescent, respectively. Pedestrian connections from said streets to the building have been provided at the north and south ends of the property.

The landscape plan shown on Attachment #5 consists of coniferous and deciduous trees, shrubs and ornamental grasses, and includes a 6.0m landscape strip along Roybridge Gate and Royal Group Crescent. The applicant is also proposing landscaping and bike racks adjacent to the unit doors for use by the occupants of the building.

The proposed building elevations are shown on Attachment #6. The main façade of the building faces Roybridge Gate. This portion of the building consists of blue glazed glass, EFIS wall finish and aluminum cladding. The north and south elevations are similar in design, however, include decorative concrete block. The rear or west elevation consists primarily of the aforementioned decorative concrete block, with the addition of overhead doors at grade and blue glazed windows on the second floor.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #4 to #6 inclusive. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Services

The Owner has submitted a site servicing and grading plan and storm water management report, which must be approved to the satisfaction of the Vaughan Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications were circulated to the Regional Transportation Services Department and they have indicated that they have no objections in principle to the proposed development.

Conclusion

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the policies of OPA #450, OPA #660, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone to facilitate the development of a two-storey multi-unit employment building, is appropriate and compatible with the surrounding employment uses. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Contextual Site Plan
4. Site Plan
5. Landscape Plan
6. Building Elevations

Report prepared by:

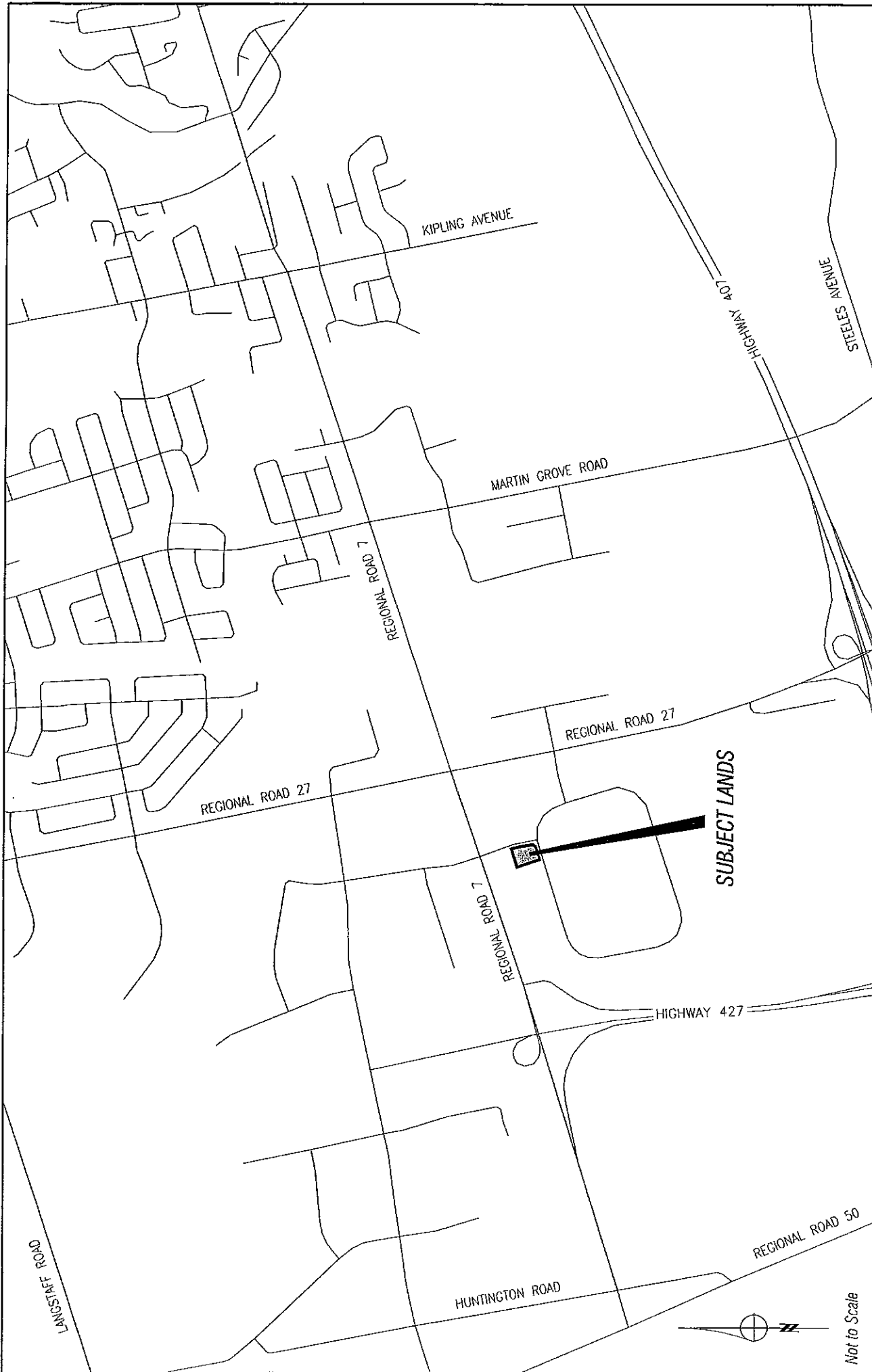
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Not to Scale

Context Location Map

LOCATION:
Part of Lot 5, Concession 9

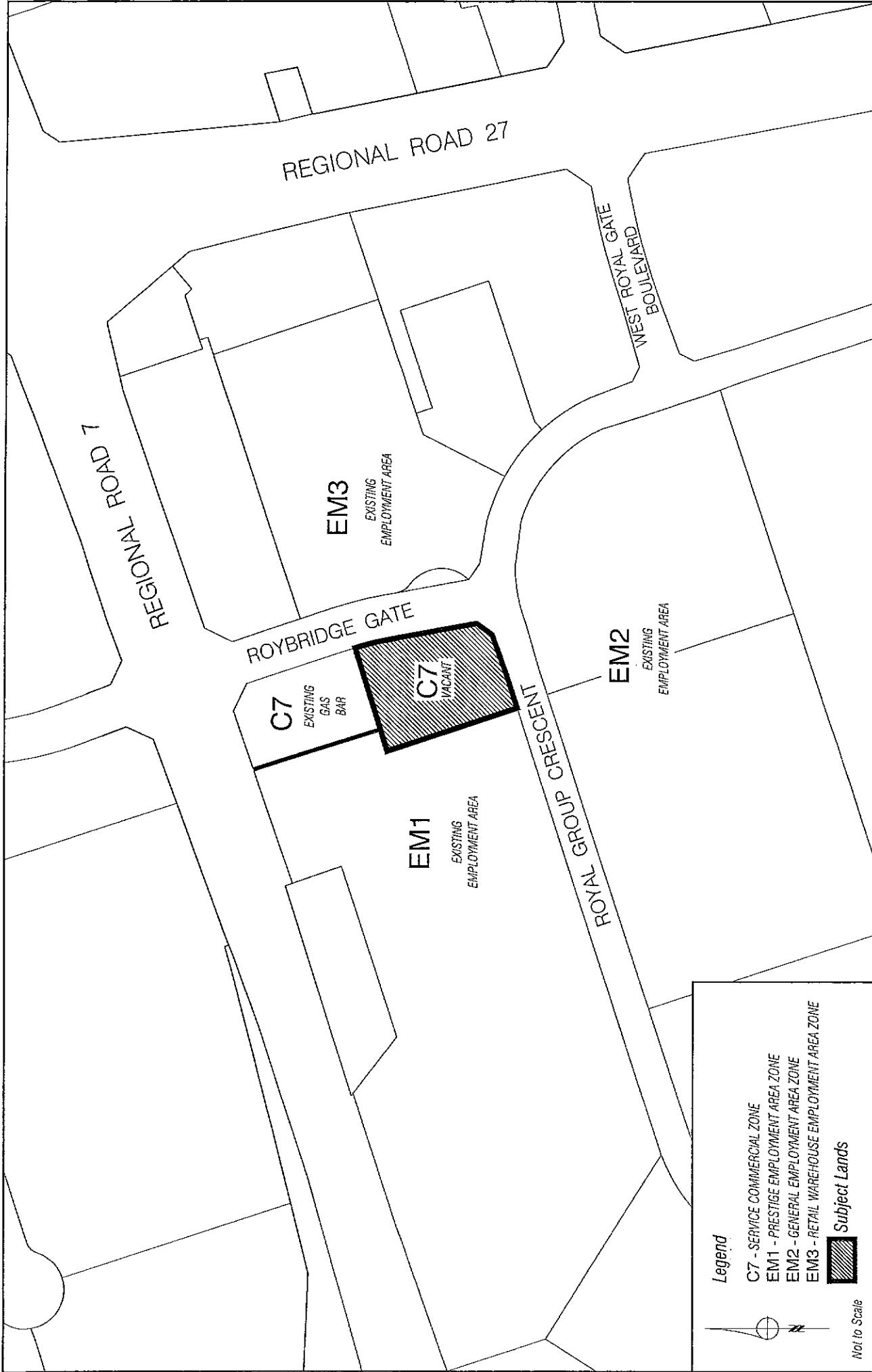
APPLICANT:
Ganz Realty Limited

Attachment 1


FILES:
Z.09.039, DA.09.081

DATE:
August 31, 2010





Legend

- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
-  Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Ganz Realty Limited

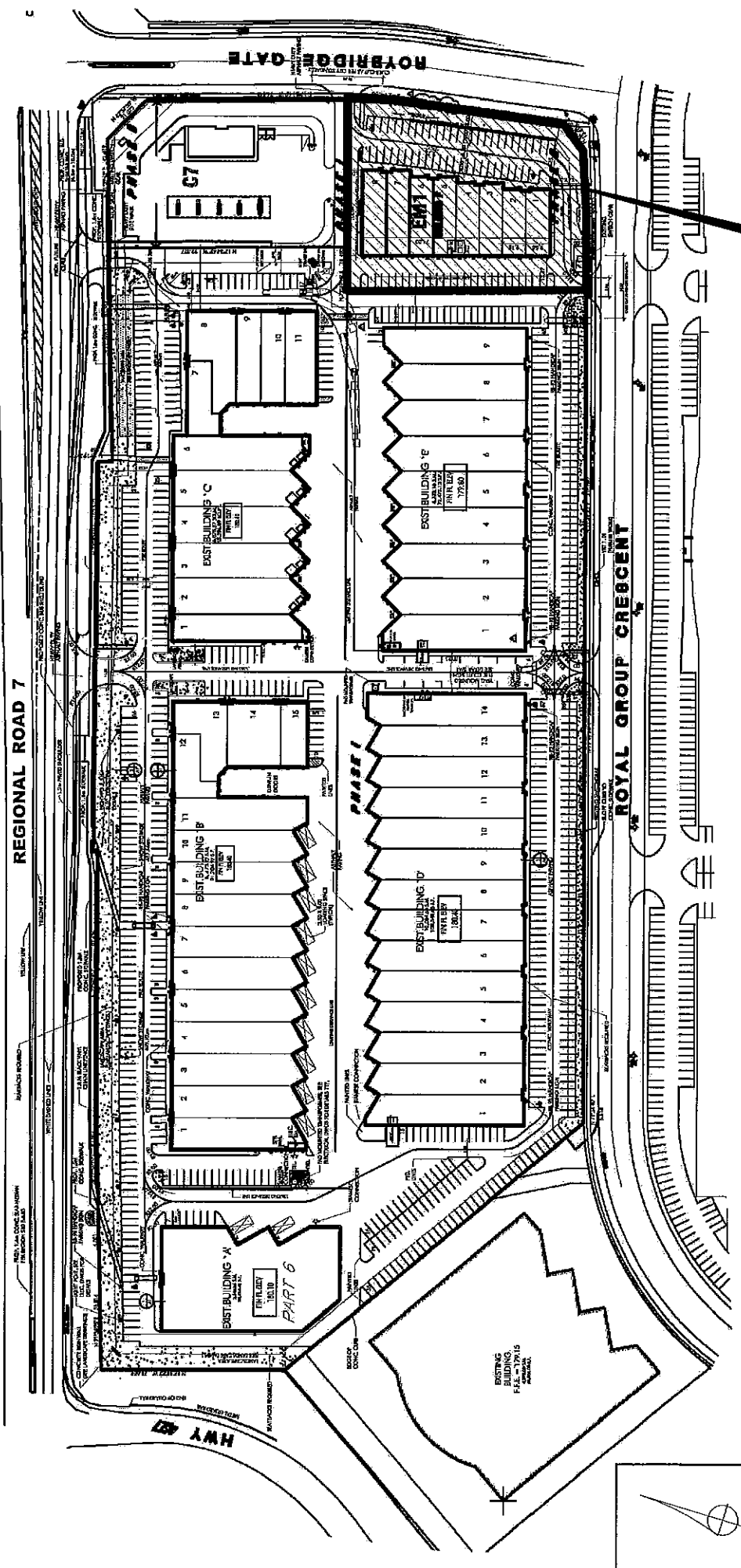


Attachment

FILES:
Z.09.039, DA.09.081

DATE:
August 31, 2010

2



SUBJECT LANDS

Not to Scale

Contextual Site Plan

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Garz Realty Limited

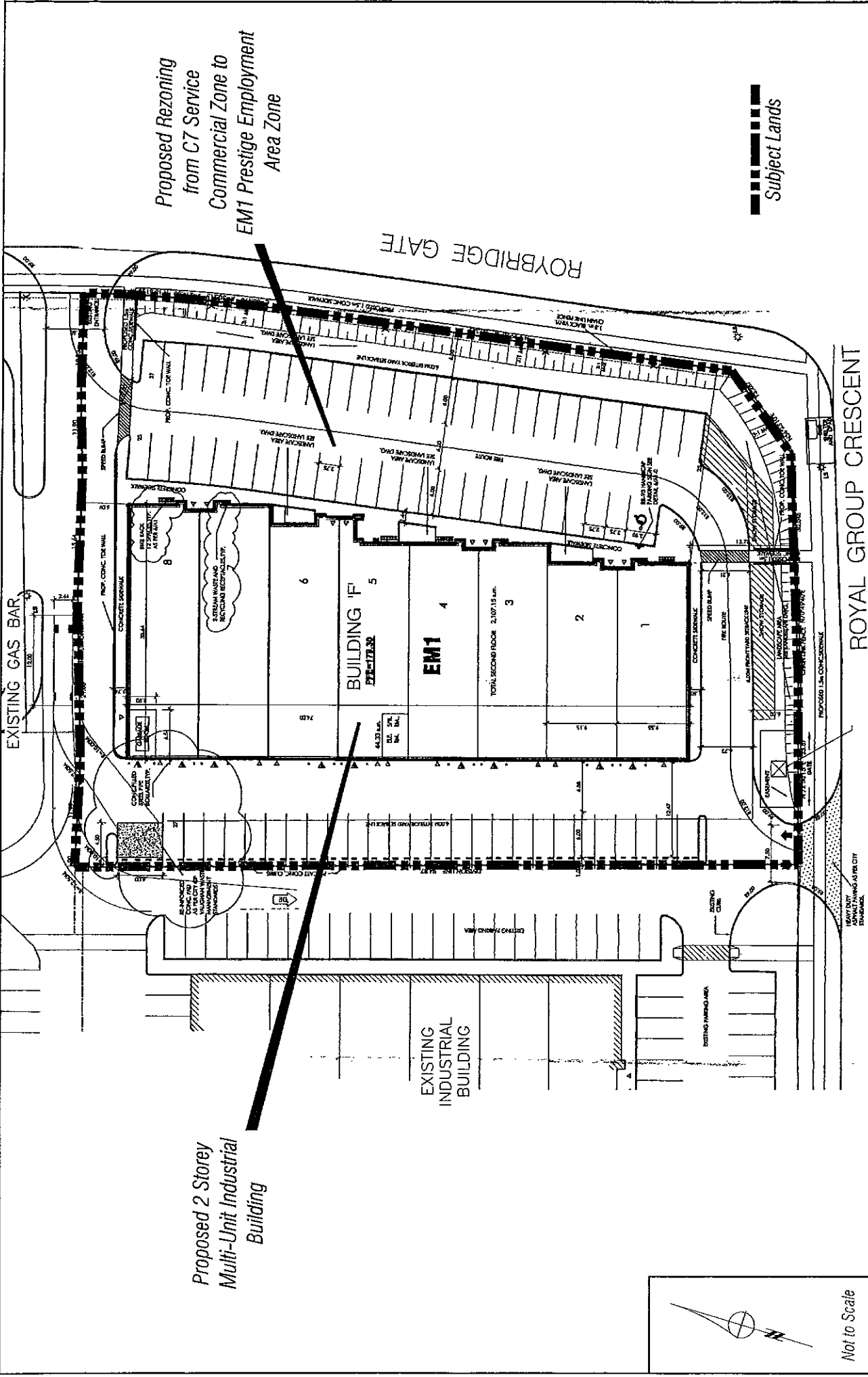
N:\DPT\1 ATTACHMENTS\2\1\05-03844-09-0516.dwg



Attachment

FILES: Z.09.039, DA.09.081
DATE: August 31, 2010

3



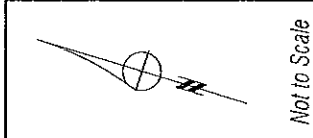
Proposed Rezoning
from C7 Service
Commercial Zone to
EM1 Prestige Employment
Area Zone

Subject Lands

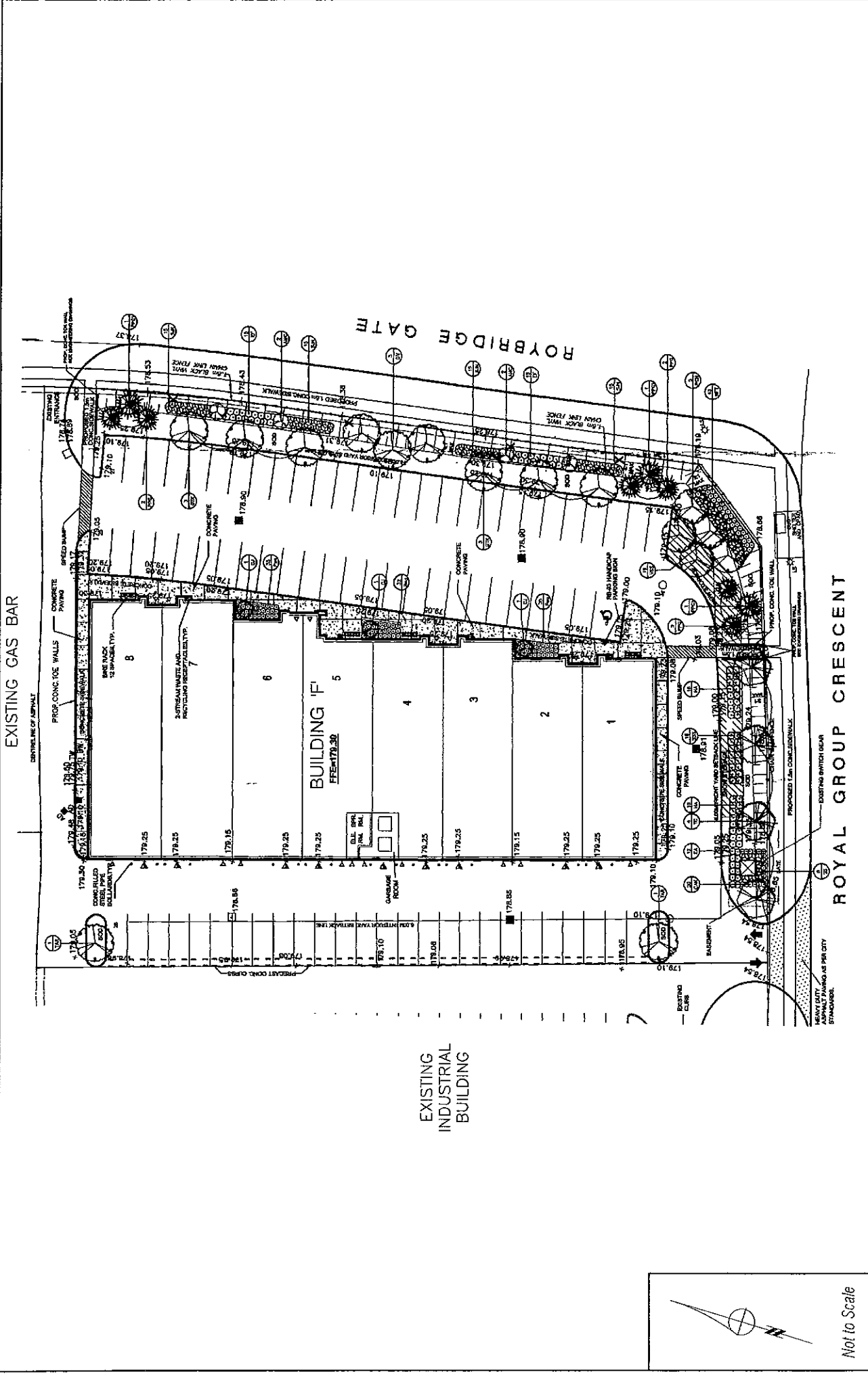
Proposed 2 Storey
Multi-Unit Industrial
Building

EXISTING
INDUSTRIAL
BUILDING

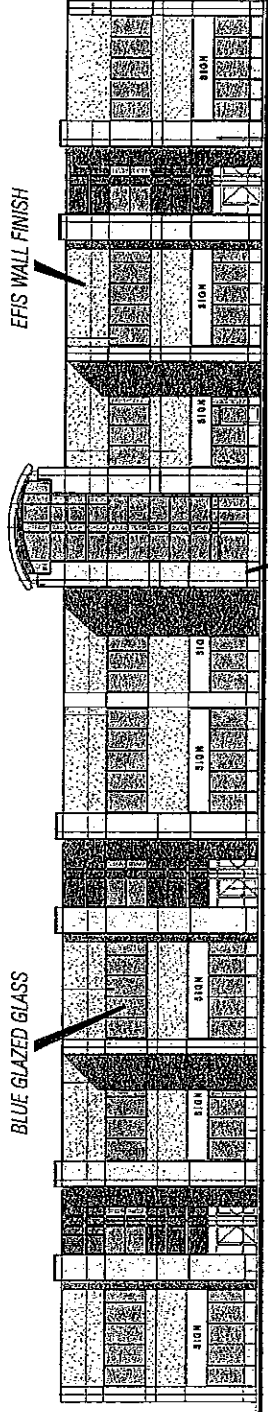
BUILDING '1'
EM1
TOTAL SECOND FLOOR 2,107.15 SQ. M.



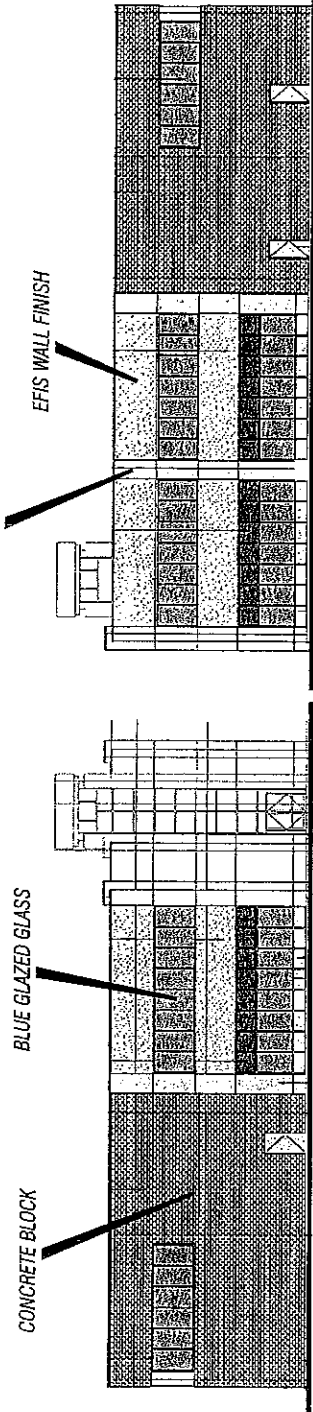
10/10/10 11:58 AM 10/10/10 11:58 AM



Not to Scale

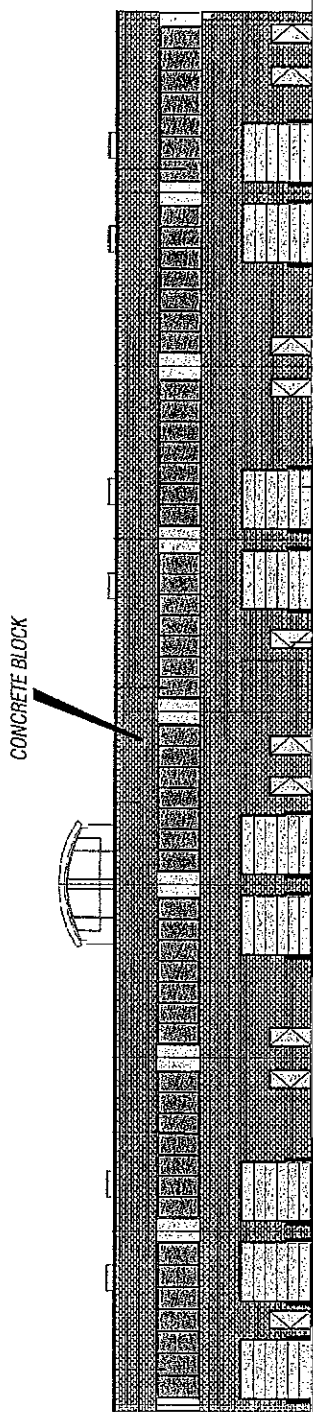


EAST ELEVATION (FACING ROYBRIDGE GATE)



SOUTH ELEVATION (FACING ROYAL GROUP CRESCENT)

NORTH ELEVATION



WEST ELEVATION

Not to Scale

Building Elevations

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Ganz Realty Limited



Development Planning Department

Attachment

FILES:
Z.09.039, DA.09.081

DATE:
August 31, 2010

6