

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 1, 2011

**1. ZONING BY-LAW AMENDMENT FILE Z.10.028
 THERESA FRAME GARIBALDI
 WARD 2**

P.2011.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.028 (Theresa Frame Garibaldi) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: January 7, 2011
- b) Circulation Area: 150 m
- c) Comments Received as of January 20, 2011: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.10.028) to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3. The following site-specific zoning exceptions are required to facilitate the development of the subject lands with 2 office condominium campuses that are bisected by the West Rainbow Creek and will comprise a total of 11,980 m² within 11 buildings including 8 proposed to the south of the creek and 2 proposed to the north and including the retention of the James Somerville House, which is in the City's Listing of Buildings of Architectural and Historical value, however not designated under the Heritage Act:

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking For Office Use	3.5 parking spaces per 100 m ² of GFA devoted to office use.	3.33 parking spaces per 100 m ² of GFA devoted to office use.

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
b.	Definition of Building Height	Means the vertical distance between the average elevation of the finished grade at the front of the building; and, in the case of a mansard roof, the highest point of the roof surface; and, in the case of a gable, hip or gambrel roof, the mean height between the eaves and highest point of the roof.	Notwithstanding the definition of building height, in the case of a gable, hip or gambrel roof, the measurement for mean height shall be taken from the mid-point of the roof.
c.	Minimum Loading Space Requirements	2	0
d.	Minimum Landscaping Requirements	Where an Employment Area Zone abuts the boundary of lands zoned Open Space, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.	The minimum landscape strip requirement between an Employment Area Zone and an Open Space Zone shall not apply (ie. 0m).
e.	Minimum Rear Yard Setback (west property line)	12.0 m	6.0 m
f.	Minimum Interior Side Yard (adjacent to an OS1 Zone)	6.0 m	0 m

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

Background - Analysis and Options

Location	<ul style="list-style-type: none">8934 Huntington Road, located on the west side of Huntington Road, north of Trade Valley Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">"Prestige Area" and "Valley Lands" by OPA #450 (Employment Area Plan) as amended by OPA #631. The proposed rezoning conforms to the Official Plan."Prestige Employment" and "Natural Areas" by the new City of Vaughan Official Plan 2010. COVOP 2010 limits the maximum gross floor area devoted to office uses in a Prestige Employment designation to 7500 m². A total of 7,609.17 m² of office space is located on the lot on the south side of West Rainbow Creek. However, COVOP 2010 allows for minor variations from numerical standards to respond to unique conditions or context of a site. The proposed rezoning conforms to the new Official Plan which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.
Zoning	<ul style="list-style-type: none">A Agricultural Zone by By-law 1-88.An amendment to Zoning By-law 1-88 is required to rezone the tableland portions of the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone with site-specific exceptions to facilitate the office development, and the valleyland portion of the property to OS1 Open Space Conservation Zone as shown on Attachment #3.The Vaughan Development Planning Department is of the understanding that the James Somerville House is currently being used as a Business and Professional Office, which is not permitted in an A Agricultural Zone, and will be addressed through the rezoning application.
Block Plan	<ul style="list-style-type: none">The proposed land use pattern consisting of two prestige employment lands bi-sected by valleylands is in accordance with the approved Block 64 Plan, as shown on Attachment #15.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed EM1 and OS1 zone categories and site-specific exceptions will be reviewed. ▪ The appropriateness of the proposed 0m landscaping and 0m interior side yard setback adjacent to an OS1 Zone will be reviewed.
b.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ The related Site Development Application (File: DA.10.081) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, and the appropriateness of the proposed zoning exceptions.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the Urban Design and Architectural Design Guidelines (Huntington Glen (Block 64) Urban Design Guidelines) for the subject lands.
d.	Toronto Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ Confirmation of the top-of-bank and the 10 m wide open space buffer, the removal of fill, the associated limits for the proposed OS1 Open Space Conservation Zone, and the regrading of the site, will be reviewed by the TRCA and the City. The valleylands must be dedicated to the TRCA or City, as appropriate. ▪ The applicant has submitted a Consent Application (File B003/11) to facilitate the conveyance of the valleylands (i.e. proposed OS1 Open Space Conservation Zone) to the TRCA that is scheduled for consideration on February 10, 2011. This Consent application is premature and should be deferred until such time that the TRCA and the City have confirmed the top-of-bank and the 10 m wide open space buffer, and the associated limits for the proposed OS1 Open Space Conservation Zone. The City's latest correspondence from the TRCA dated December 1, 2010, states that TRCA staff is satisfied with the proposed restoration works and the use of the Regional Storm Flood Plain as the limit of the natural feature/hazard and will be reviewing the documents submitted in support of the applications, accordingly, to confirm the development limits.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Phase 1 and 2 Environmental Reports	<ul style="list-style-type: none"> ▪ The Phase 1 and Phase 2 ESA's (Environmental Site Assessments) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ A Functional Servicing Report and a Stormwater Management Report have been submitted to date for review. Review will be given to determine if additional studies are required to support the proposed development.
g.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan process, if approved.
h.	James Somerville House	<ul style="list-style-type: none"> ▪ The appropriate integration of the James Somerville House into the proposed development must be reviewed by the Vaughan Cultural Services Division.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Elevations – Building 'A1'
6. Elevations – Building 'A2'
7. Elevations – Building 'A3'
8. Elevations – Building 'A4'
9. Elevations – Building 'A5'
10. Elevations – Building 'A6'
11. Elevations – Building 'A7'
12. Elevations – Building 'A8'
13. Elevations – Building 'B'
14. Elevations – Building 'C'
15. Approved Block 64 Land Use Plan

Report prepared by:

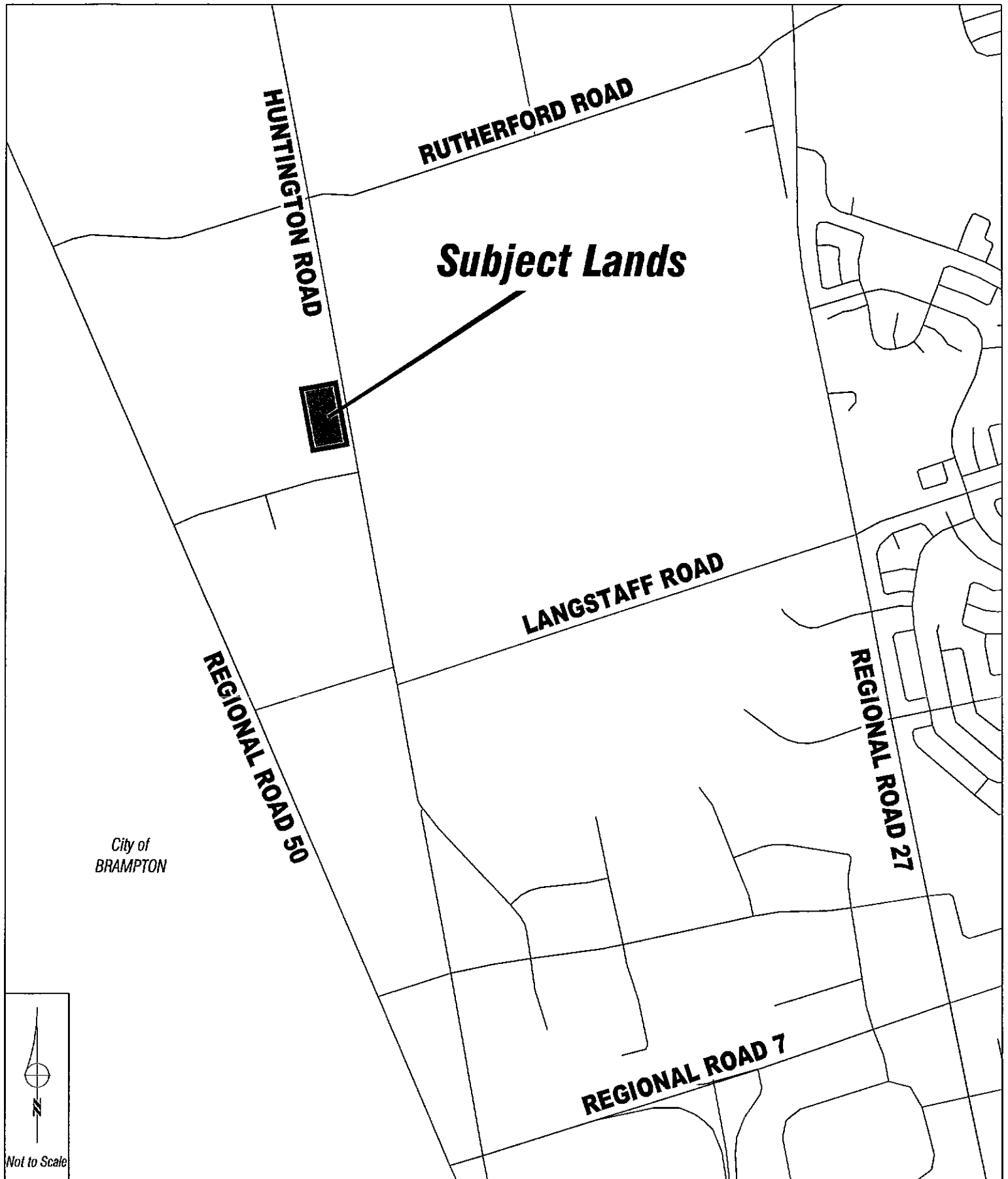
Clement Messere, Planner, ext. 8409
Christina Napoli, Acting Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext.8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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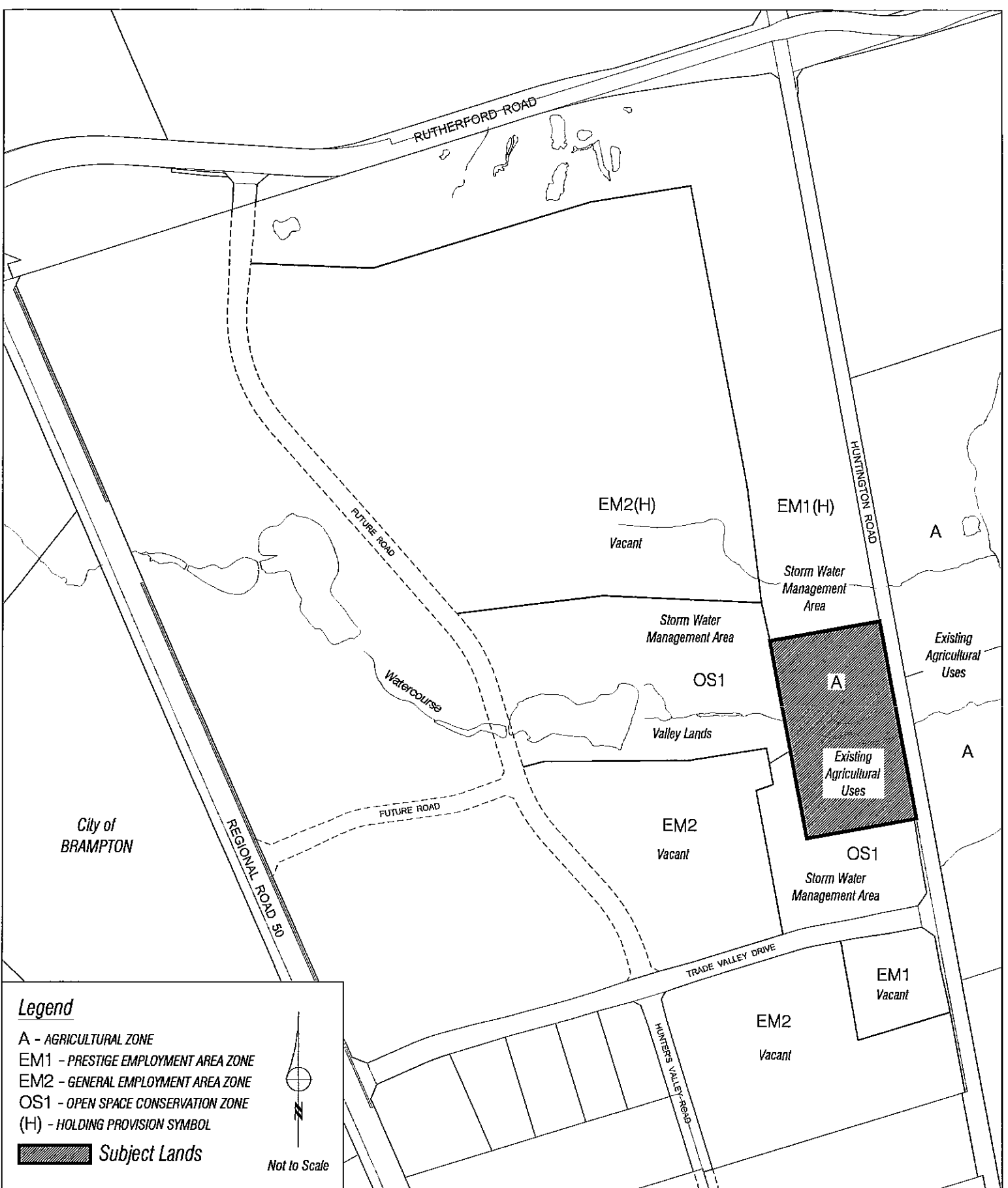


Attachment

FILE:
Z.10.028

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January 07, 2011

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Location Map

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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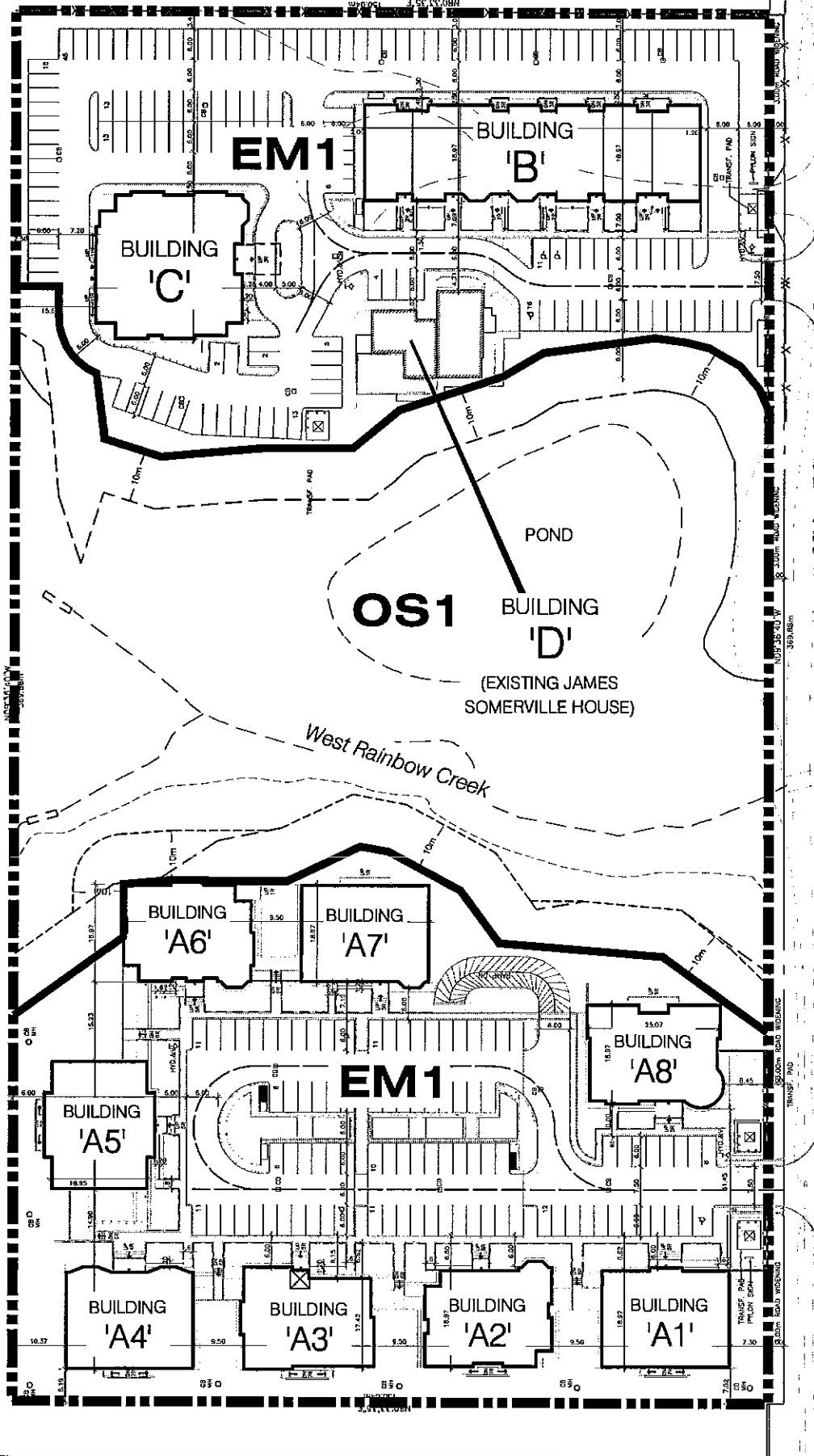


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Z.10.028

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Not to Scale

ZONING BY-LAW AMENDMENT:

PROPOSED ZONING BY-LAW AMENDMENT TO REZONE THE SUBJECT LANDS FROM A AGRICULTURAL ZONE TO EM1 PRESTIGE EMPLOYMENT AREA ZONE AND OS1 OPEN SPACE CONSERVATION ZONE

TOTAL SUBJECT LANDS AREA:

3.97 ha.

TOTAL GROSS FLOOR AREA FOR BUILDINGS B, C & D:

4,370.83m²
with 153 surface parking spaces

TOTAL GROSS FLOOR AREA FOR BUILDINGS A1 to A8:

7,609.17m²
with 95 surface parking spaces & 159 underground spaces

SUBJECT LANDS

Proposed Zoning & Site Plan

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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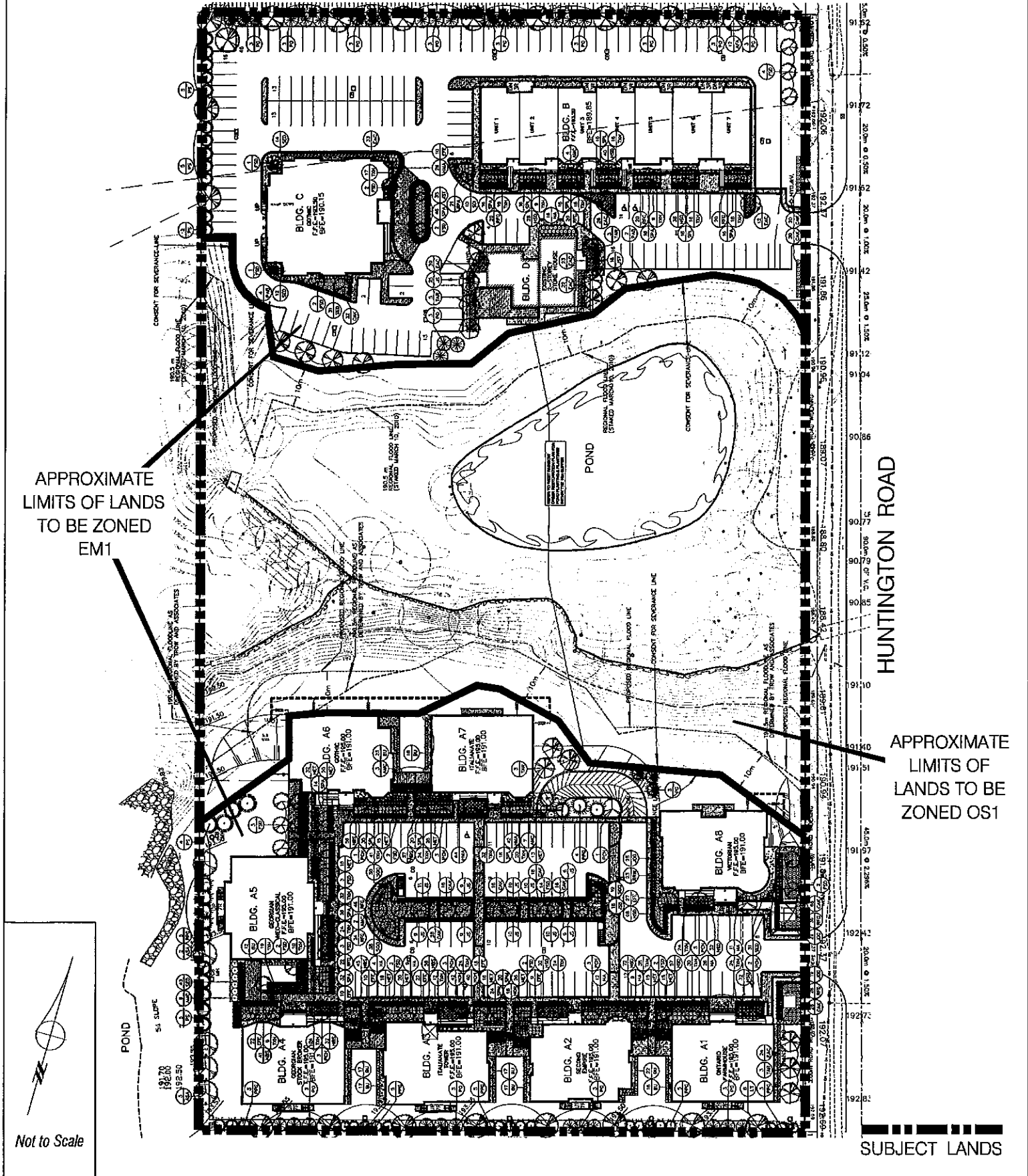


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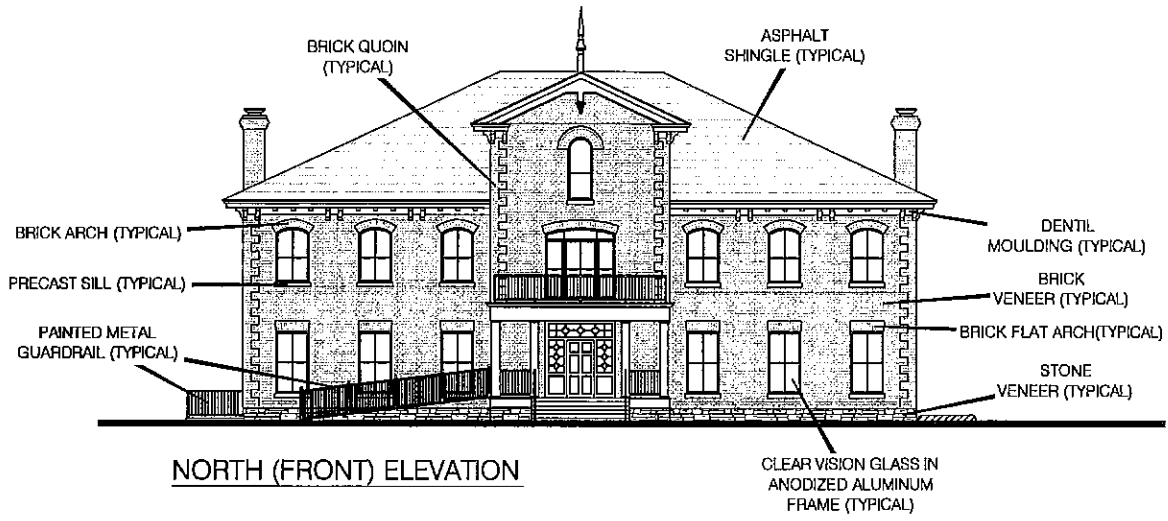


Landscape Plan

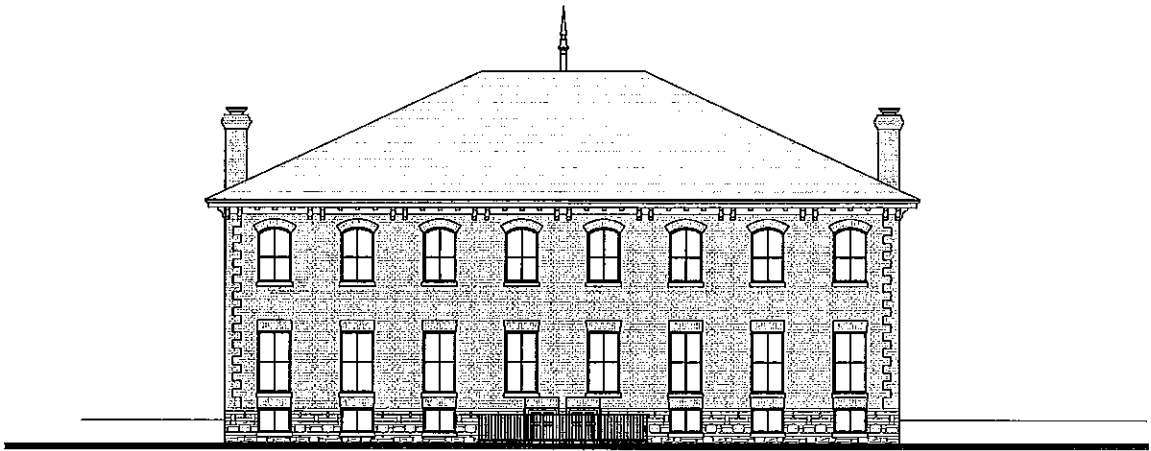
LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

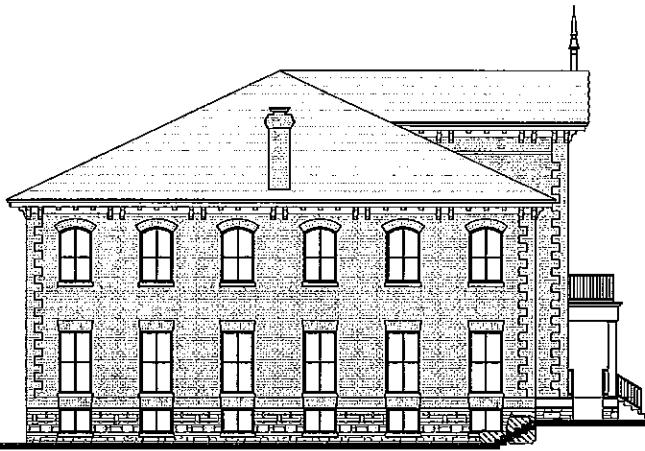
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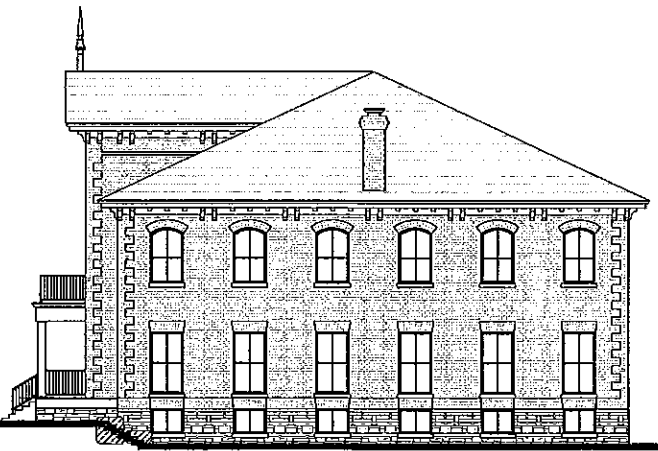
NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A1'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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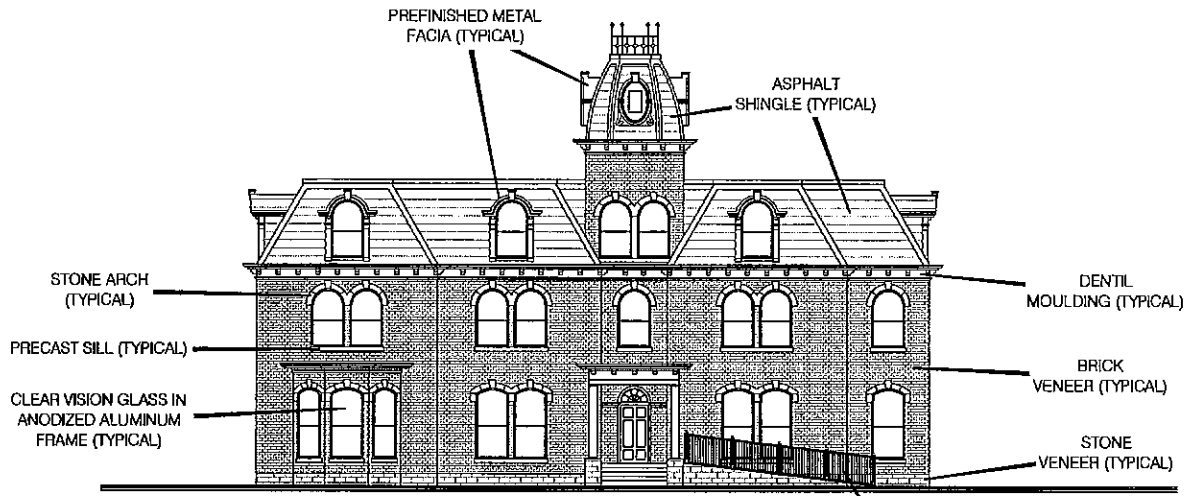


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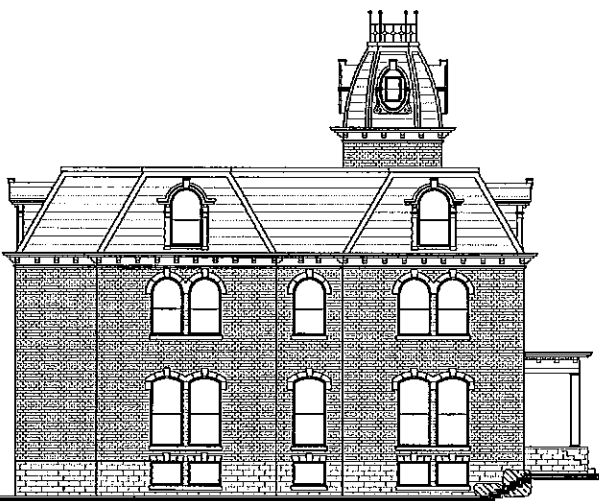
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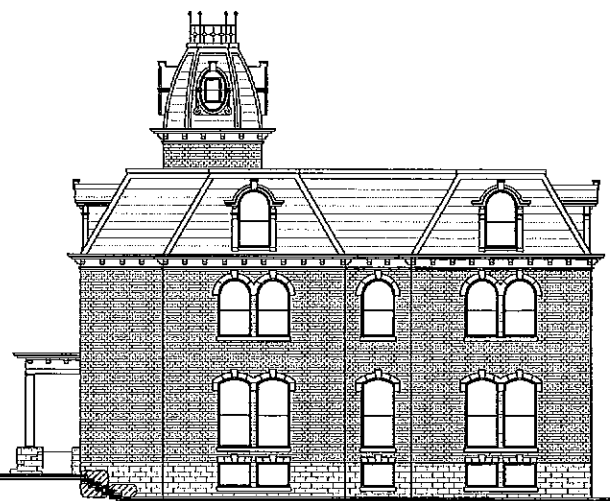
NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A2'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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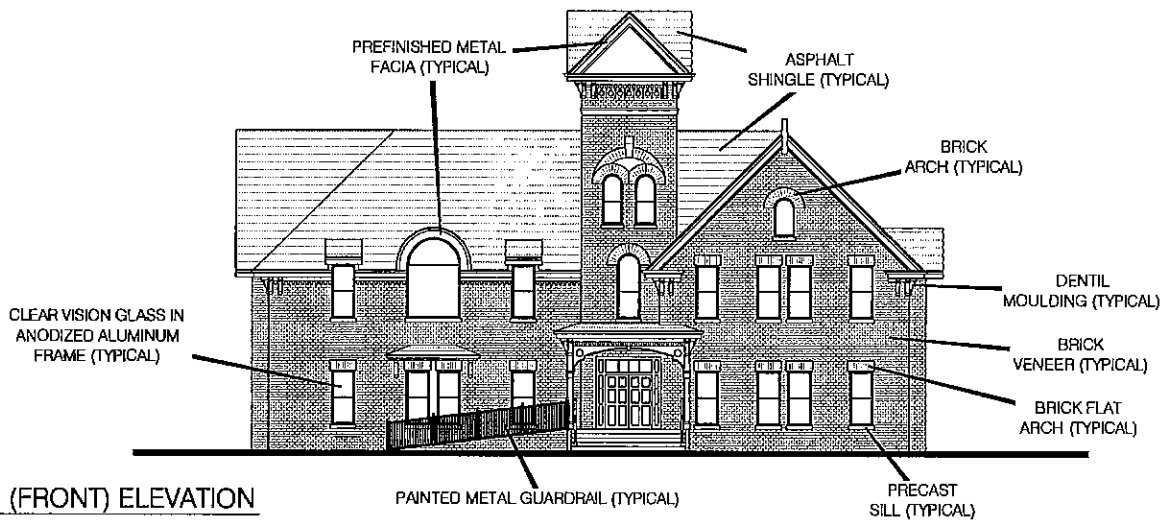


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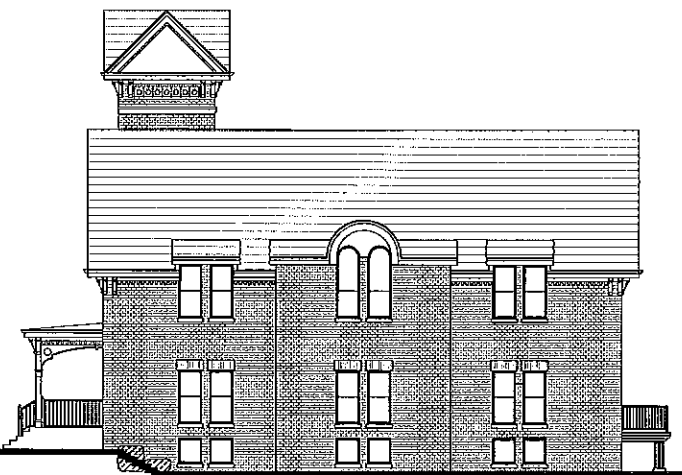
NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A3'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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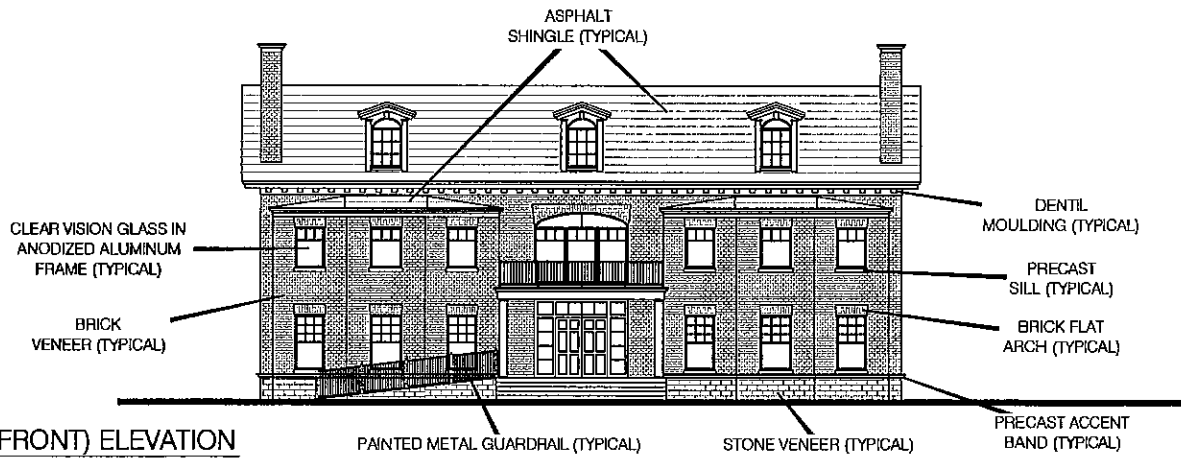


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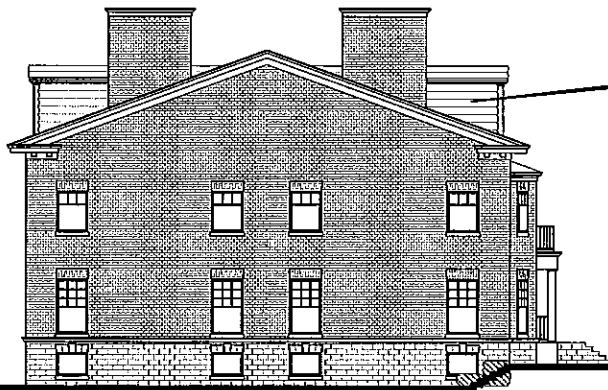
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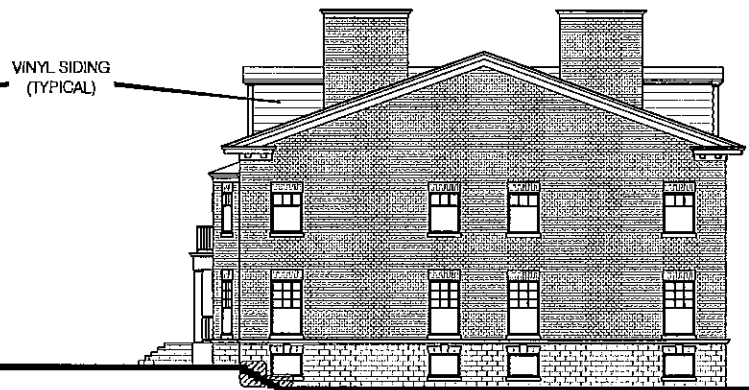
NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A4'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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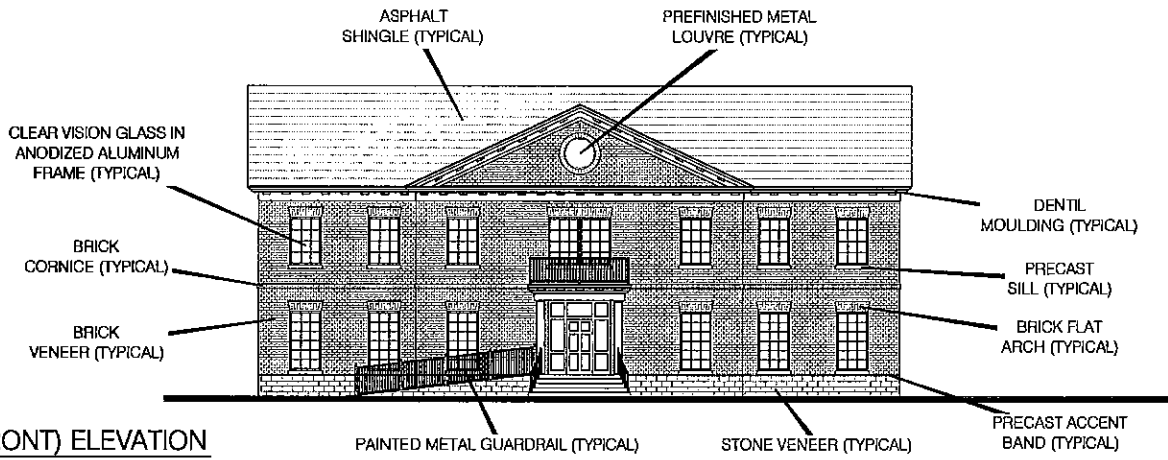


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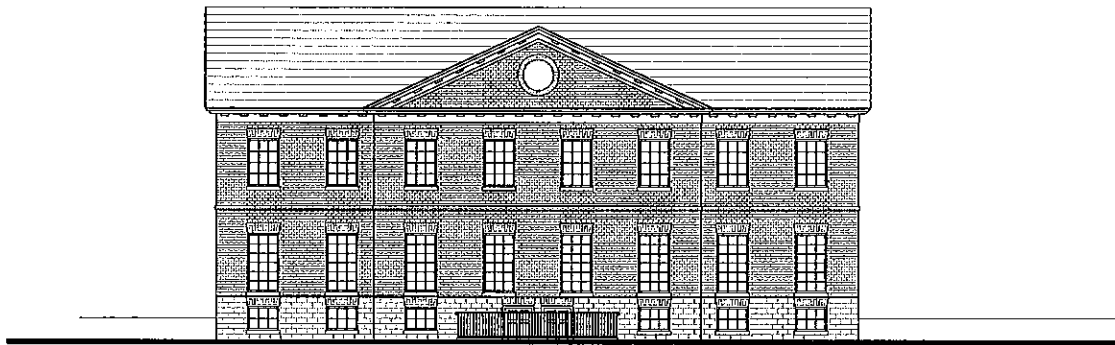
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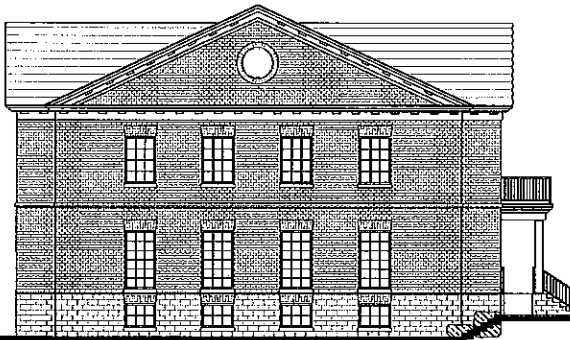
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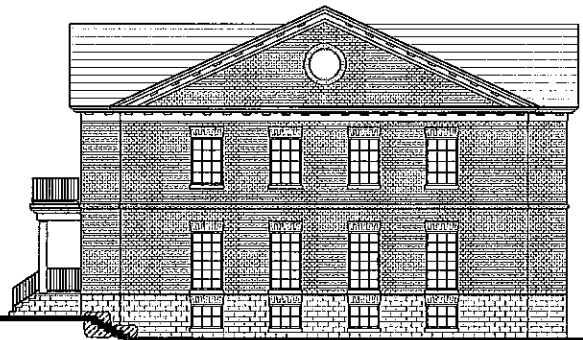
EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION



SOUTH (SIDE) ELEVATION



NORTH (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A5'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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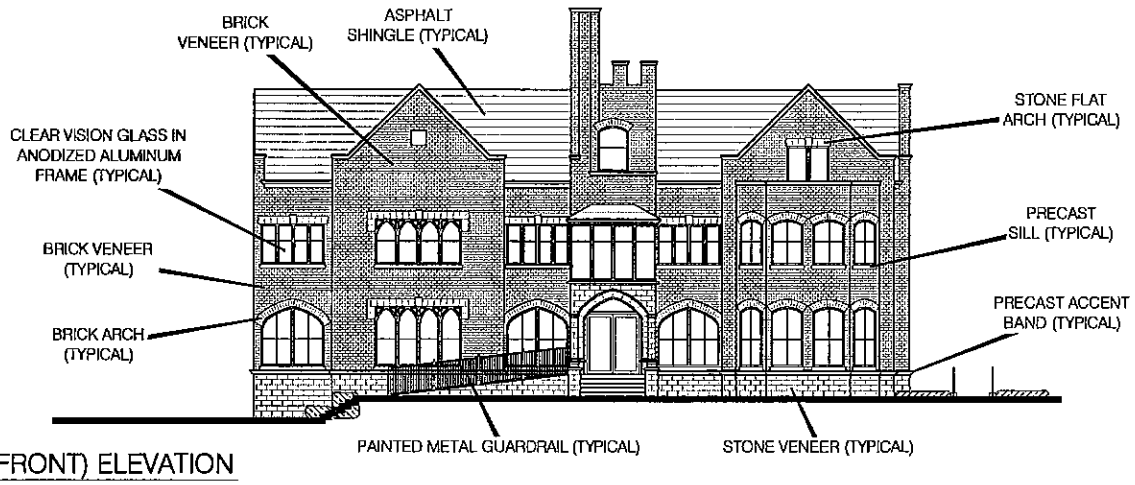


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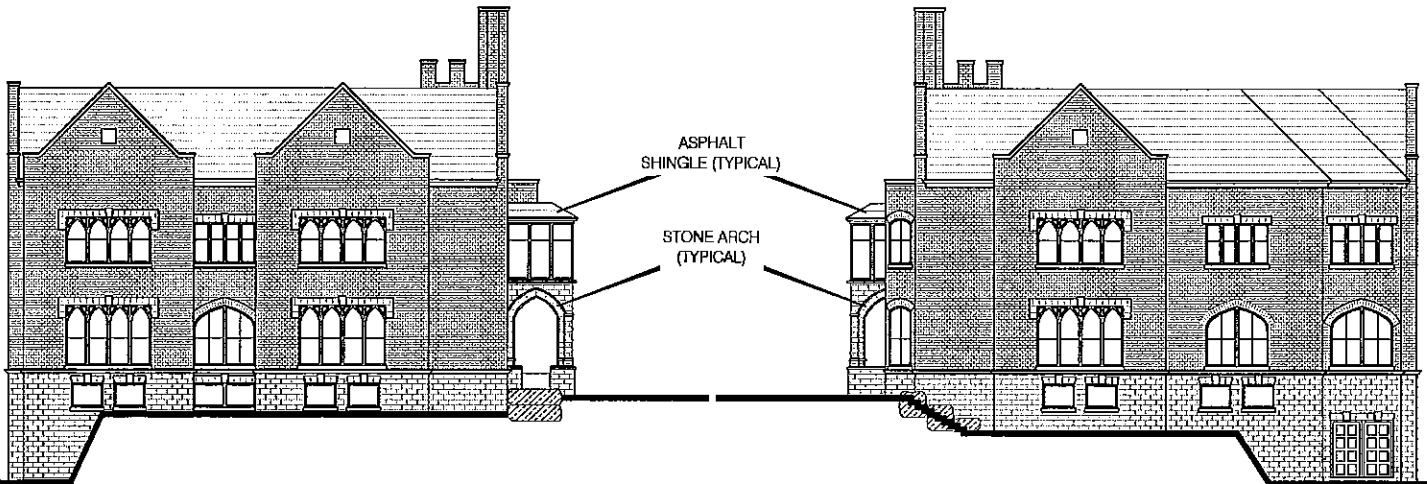
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SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



WEST (SIDE) ELEVATION

EAST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A6'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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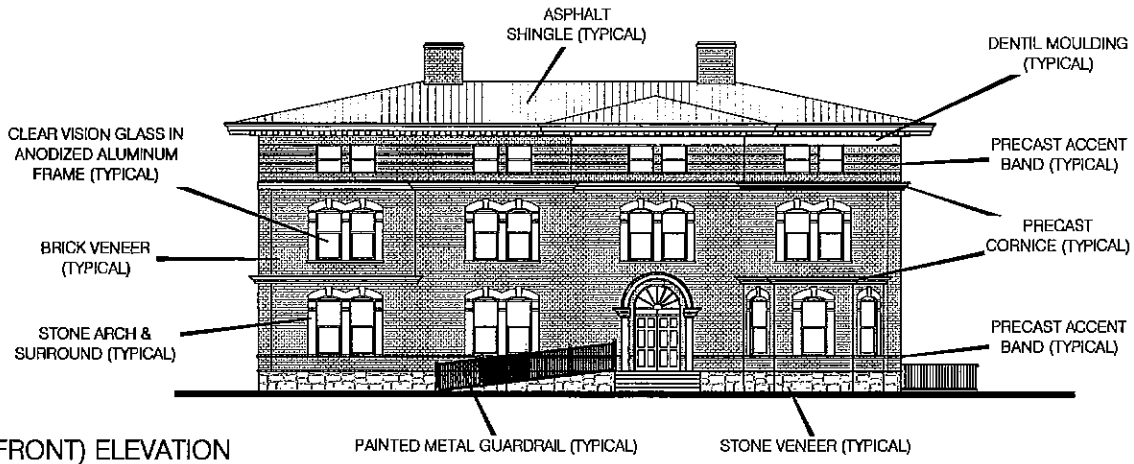


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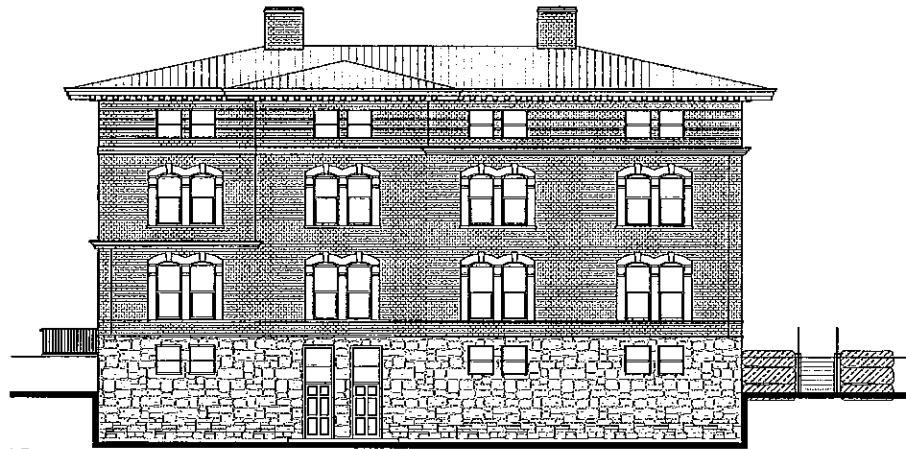
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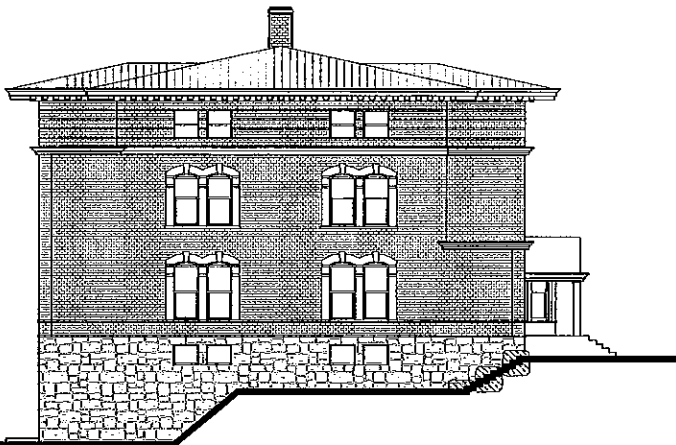
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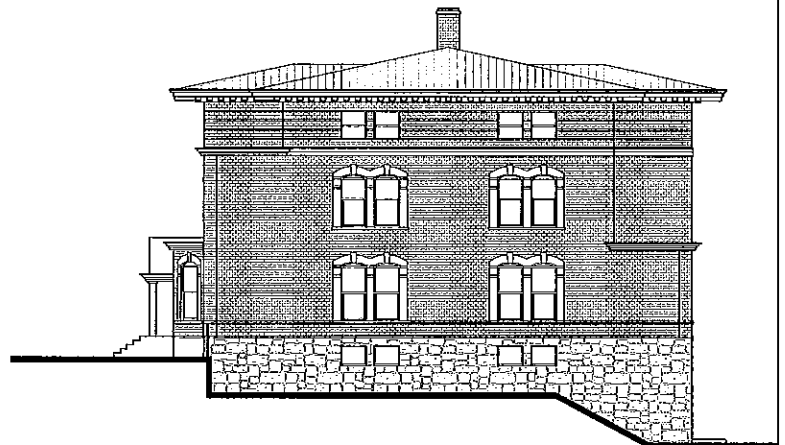
SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



WEST (SIDE) ELEVATION



EAST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'A7'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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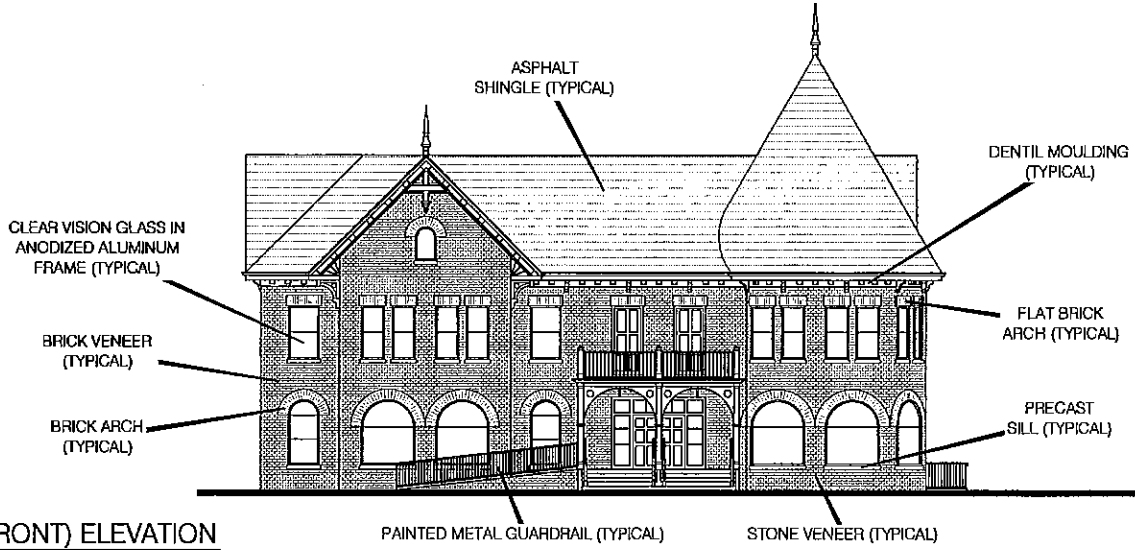


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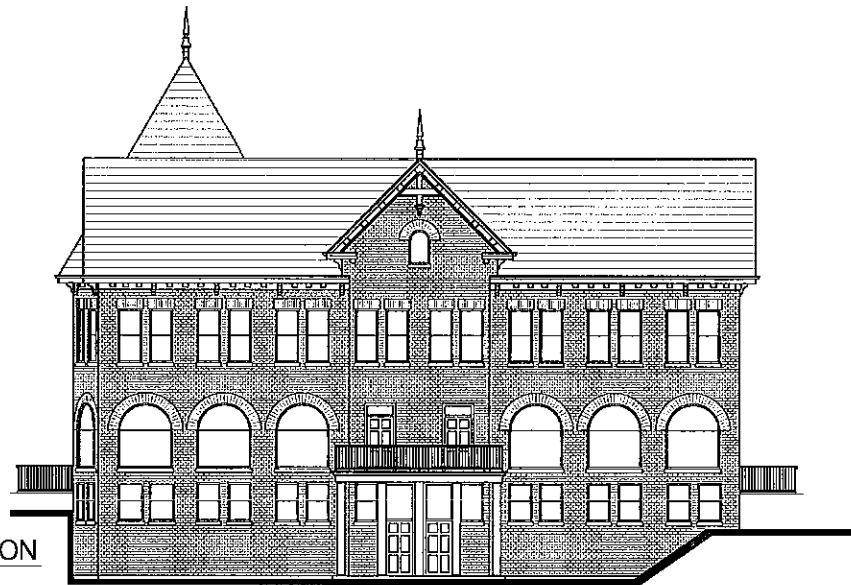
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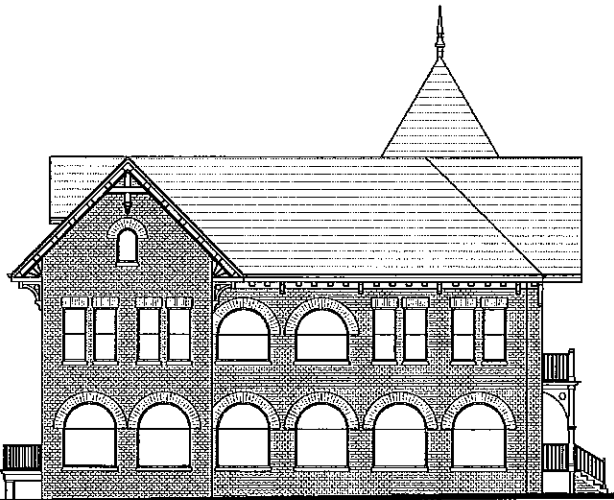
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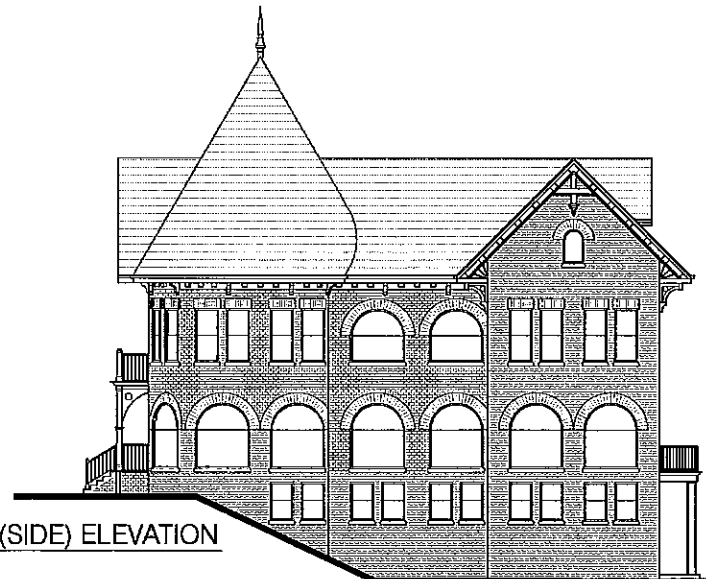
SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



WEST (SIDE) ELEVATION



EAST (SIDE) ELEVATION

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Elevations - Building 'A8'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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CARVED VERGE BOARD (TYPICAL)

ASPHALT SHINGLE (TYPICAL)



SOUTH (FRONT) ELEVATION

BRICK VENEER (TYPICAL)

CLEAR VISION GLASS IN ANODIZED ALUMINUM FRAME (TYPICAL)

PRECAST LINTEL (TYPICAL)

PRECAST SILL (TYPICAL)

PREFINISHED METAL LOUVRE (TYPICAL)



NORTH (REAR) ELEVATION

BRICK ARCH (TYPICAL)



EAST (SIDE) ELEVATION

WOOD SIDING (TYPICAL)



WEST (SIDE) ELEVATION

Not to Scale

Elevations - Building 'B'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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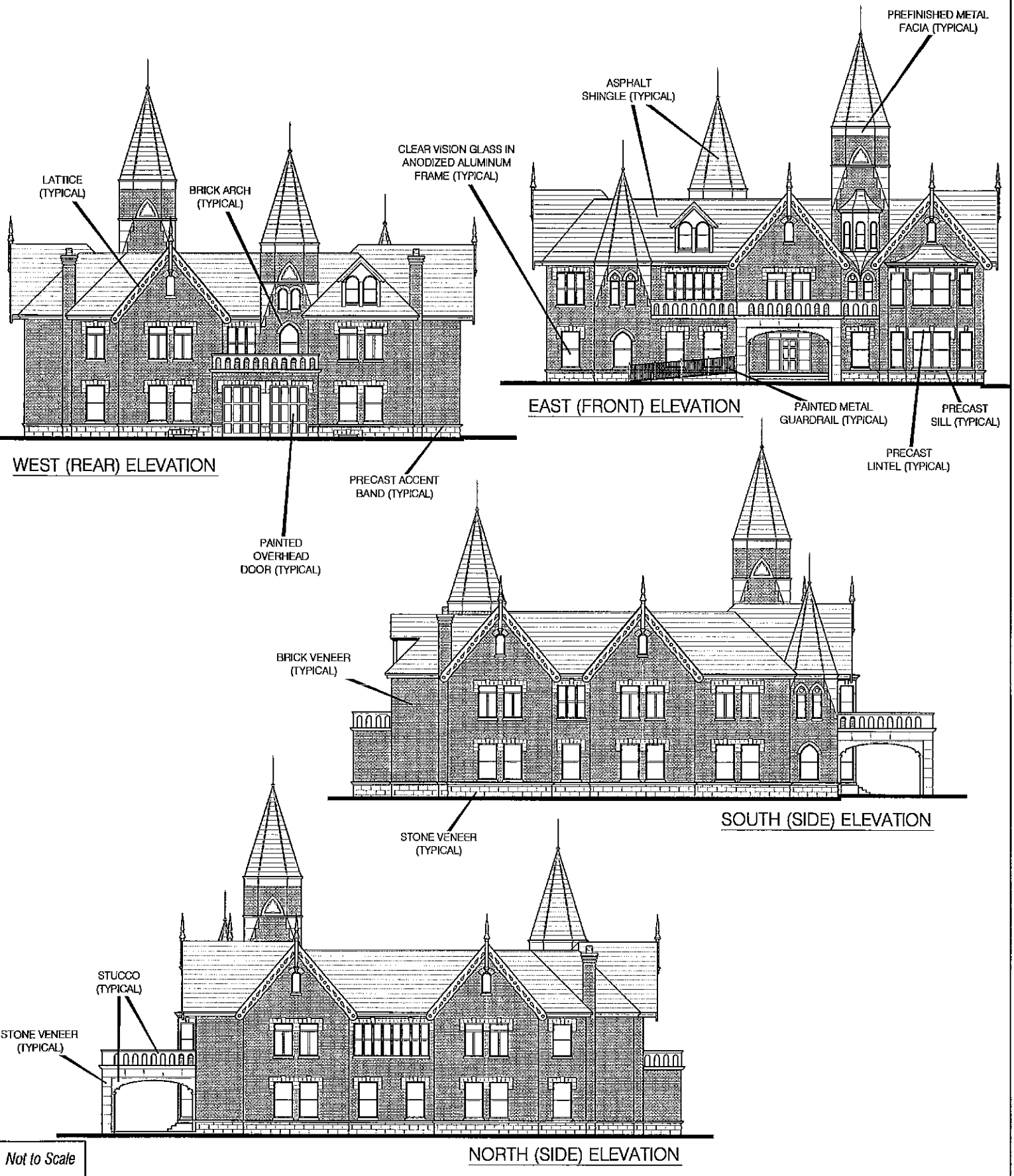


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Z.10.028

DATE:
January 07, 2011

13



Elevations - Building 'C'

LOCATION:
Part Lots 13 & 14, Concession 10

APPLICANT:
Theresa Frame Garibaldi

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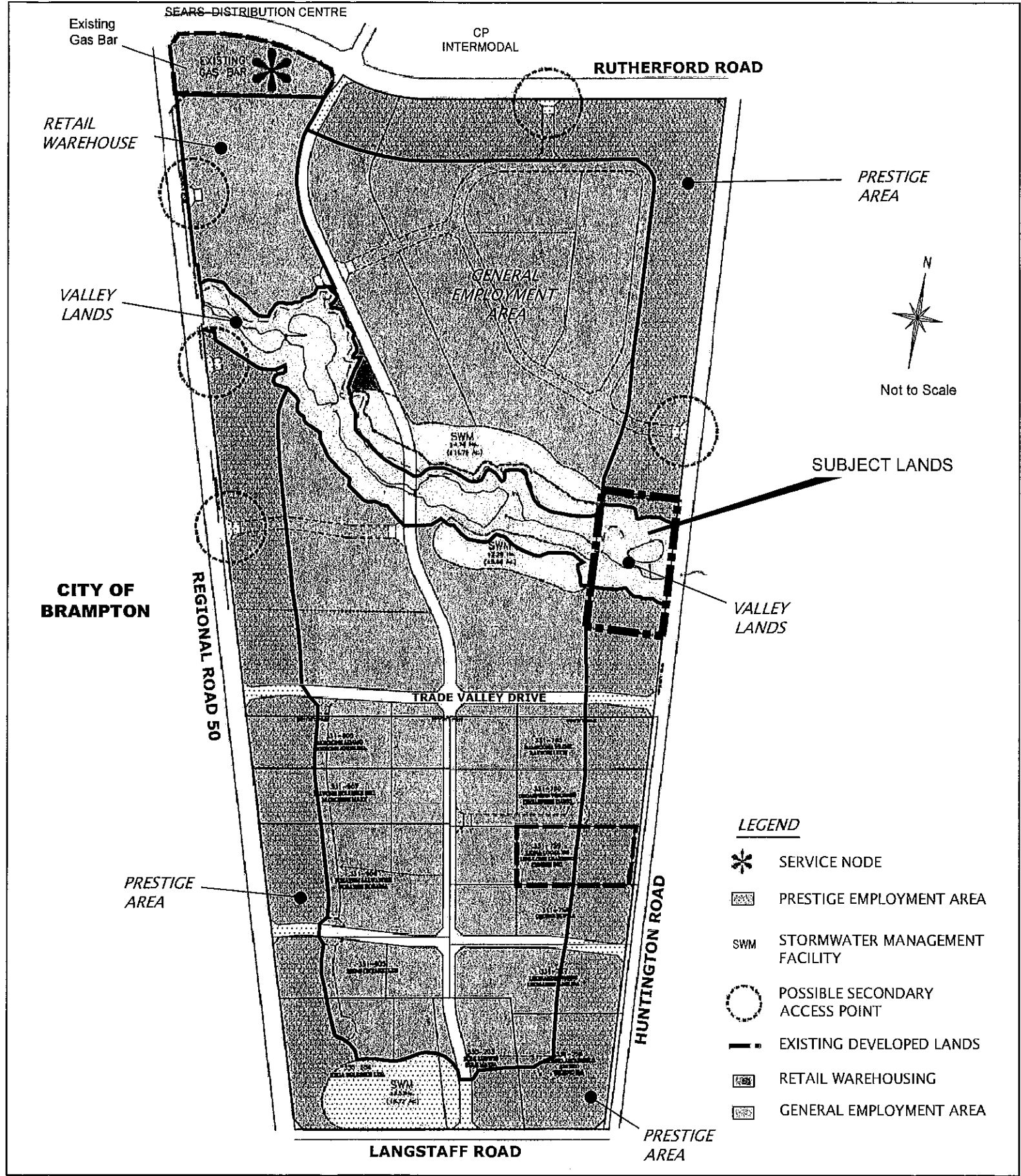


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Z.10.028

DATE:
Januray 07, 2011

14



Approved Block 64 Land Use Plan

Applicant: Theresa Frame Garibaldi
Location: Part of Lots 13 & 14, Concession 10



Attachment

File:
Z.10.028

Date:
January 07, 2011

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