

COMMITTEE OF THE WHOLE APRIL 24, 2012

**SITE DEVELOPMENT FILE DA.12.012
ROWHEDGE CONSTRUCTION LIMITED
WARD 4 - VICINITY OF KEELE STREET AND GANTNER GATE**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.012 (Rowhedge Construction Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2, with two, one-storey office buildings as shown on Attachments #3 to #5, subject to the following conditions:
 - a) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department; and,
 - b) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Development/Transportation Engineering Department.
2. THAT the Owner shall amend the original Site Plan Agreement to reflect the revised plans as shown on Attachments #3 to #7 inclusive.
3. THAT the amending Site Plan Agreement shall include the following provision:
 - a) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial lands.

Contribution to Sustainability

The applicant has advised that the following sustainable features will be included in the building and site design:

- i) utilize unilock permeable pavers and a mix of drought resistant planting;
- ii) utilize recycled concrete material for the stone base in the parking lot pavement construction;
- iii) provide bicycle racks to promote cycling as an alternative to cars;
- iv) implement plumbing fixtures that reduce water requirements; and,
- v) utilize roofing materials that have a Solar Reflectance Index (typically referred to as white roofs).

Economic Impact

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

Purpose

The Owner has submitted Site Development File DA.12.012, to permit the development of the subject lands shown on Attachments #1 and #2, with two, one-storey office buildings, as shown on Attachments #3 to #5.

It is noted that Site Development File DA.05.021 was previously approved on the subject lands on September 11, 2006, to permit the development of two multi-unit employment use buildings with mezzanines (Building "A", 6,104.96 m² and Building "B", 5388.27 m² and 208 parking spaces) as shown on Attachment #8. A tri-party site plan agreement together with the Region of York was registered on title on January 4, 2007. The buildings were not constructed and the subject lands are vacant. The applicant has recently requested revisions to accommodate office uses instead of the approved industrial uses.

The proposed site plan (Attachment #3) includes the minor reconfiguration of the building footprints and the elimination of the building mezzanines resulting in a reduced gross floor area for Buildings "A" and "B" (4,227.53 m² and 3,567.96 m²). The proposed building height is also reduced from 10.2 m to 6.3 m. A total of 355 parking spaces are proposed.

Background - Analysis and Options

Location

The vacant subject lands shown on Attachments #1 and #2 are located on the northeast corner of Keele Street and Gantner Gate (9131 Keele Street and 90 Jacob Keffer Parkway), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by in-effect OPA #450 (Employment Area Plan); and, "Prestige Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011), and is pending approval from the Ontario Municipal Board.

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by Zoning By-law 1-88, and further subject to Exceptions 9(673C) and 9(732). Business and Professional Offices, not including a regulated health professional, are permitted in the EM3 Zone.

The proposed development conforms to both Official Plans and complies with Zoning By-law 1-88.

Site Design and Building Elevations

The proposed site plan shown on Attachment #3 includes two buildings with a total of 355 parking spaces. The main vehicular access to the site is from Gantner Gate. Pedestrian access can be obtained from the existing sidewalk on Keele Street in 2 locations.

The vacant subject lands are 2.45 ha in size with an approximate 6 m increase in topography from the southerly limit of the site at Gantner Gate, to the northern property line. The applicant is proposing that retaining walls be constructed along Gantner Gate, and at the corner of Gantner Gate and Keele Street as shown on Attachment #7, to accommodate the change in elevation. The retaining walls will be clad in a stone material and are designed to provide an approximate 3 m wide planting area to accommodate extensive landscaping.

Site signage is proposed on the retaining wall facing Keele Street, as shown on Attachment #7. Two pylon signs are proposed along Keele Street at each of the two walkway entrances. Two

pylon signs with corner landscape treatments are proposed on Jacob Keffer Parkway at both the north and south limits of the property. The pylon sign design is shown on Attachment #9.

Buildings "A" and "B"

The elevations for Buildings "A" and "B" are shown on Attachments #4 and #5 and consist of double glass main entry doors with light brown precast aggregate architectural panels on either side. The southwest corner of the Building "A" includes a raised parapet that provides a focal point at the corner of the intersection. Signage locations are provided on the upper glass portion of each building and the main entrances. The elevations facing the interior court utilize the same treatment as the main elevations facing the street.

The Vaughan Development Planning Department is generally satisfied with the proposed building elevations and will continue to work with the applicant to also finalize the site plan details and landscape plan.

Vaughan Development/Transportation Engineering Department

This Department reviewed the following submissions in support of the Rowhedge Construction Limited proposal:

1. Site Plan, by A. Baldassarra Architect Inc. dated October 2011;
2. Site Grading and Servicing Plan, by V.A. Piscione dated January 20, 2012; and
3. Storm Water Management Report, by V.A. Piscione dated January 24, 2012

Provided below are the comments pertaining to these submissions:

a) Site Plan

The site plan should be amended to include the following:

- Show the garbage disposal/loading area; and,
- Show snow storage location or indicate that snow is removed off site.

b) Site Grading and Servicing Plan

The site grading and servicing plan should be amended to include the following:

- Show additional notes on the plan regarding sanitary and storm sewer lines and connections; and,
- Show note indicating dual entrance off of Jacob Keffer Parkway.

The Vaughan Development/Transportation Engineering Department has no objections to the proposal, subject to the modifications to the plan as discussed.

Vaughan Real Estate Division

This Department has advised that cash-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan Policy shall be paid by the Owner by way of certified cheque. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial lands.

A provision to this effect will be included in the amending Site Plan Agreement.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The Regional Municipality of York was a third party to the original Site Plan Agreement dated December 22, 2006. The original Site Plan Agreement was registered on January 4, 2007 as Instrument No. YR-932643. Through this original agreement, the Owner agreed to convey a road widening along the entire frontage of the site adjacent to Keele Street of sufficient width to provide 18.0 m from the centreline of Keele Street along with a 0.3 m reserve.

Conclusion

Site Development File DA.12.012 has been reviewed in accordance with OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied with the proposed revisions for the two multi-unit office buildings, and will continue to work with the applicant to finalize the details. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.012, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations – Building "A"
5. Elevations – Building "B"
6. Landscape Plan
7. Retaining Wall Plan and Details
8. Approved Site Plan (File DA.05.021)
9. Pylon Sign Design

Report prepared by:

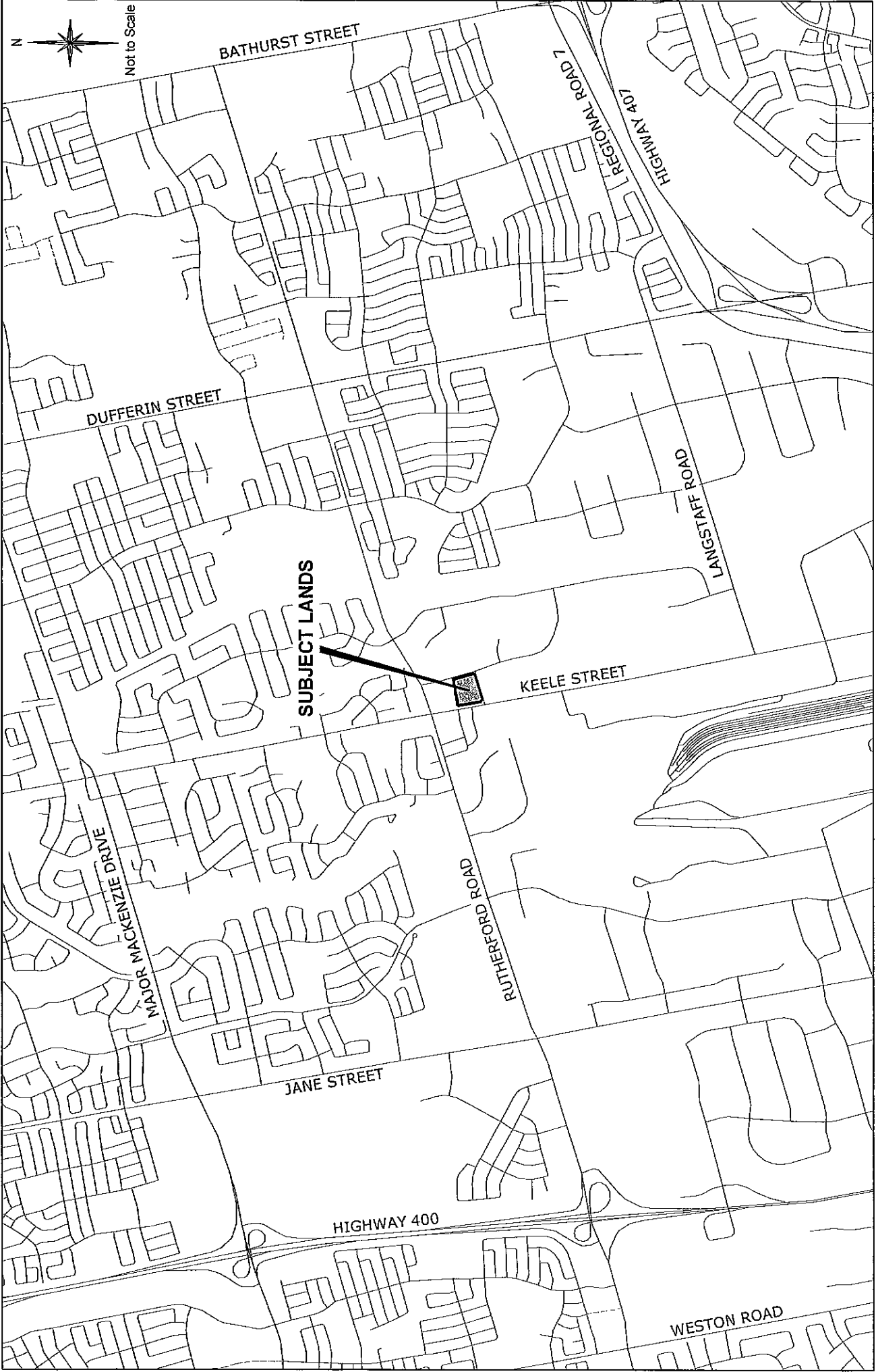
Carol Birch, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 15,
Concession 3

Applicant:
Rowhedge Construction Limited

N:\DPT\1 ATTACHMENTS\DA\06 12 012 6x9



Attachment 1

File: DA.12.012
Related File: DA.05.021

Date:
March 23, 2012



- Legend**
- A - AGRICULTURAL ZONE
 - RM1 - MULTIPLE RESIDENTIAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
- SUBJECT LANDS**

Attachment

File: DA.12.012
 Related File: DA.05.021
 Date:
 March 23, 2012

Location Map

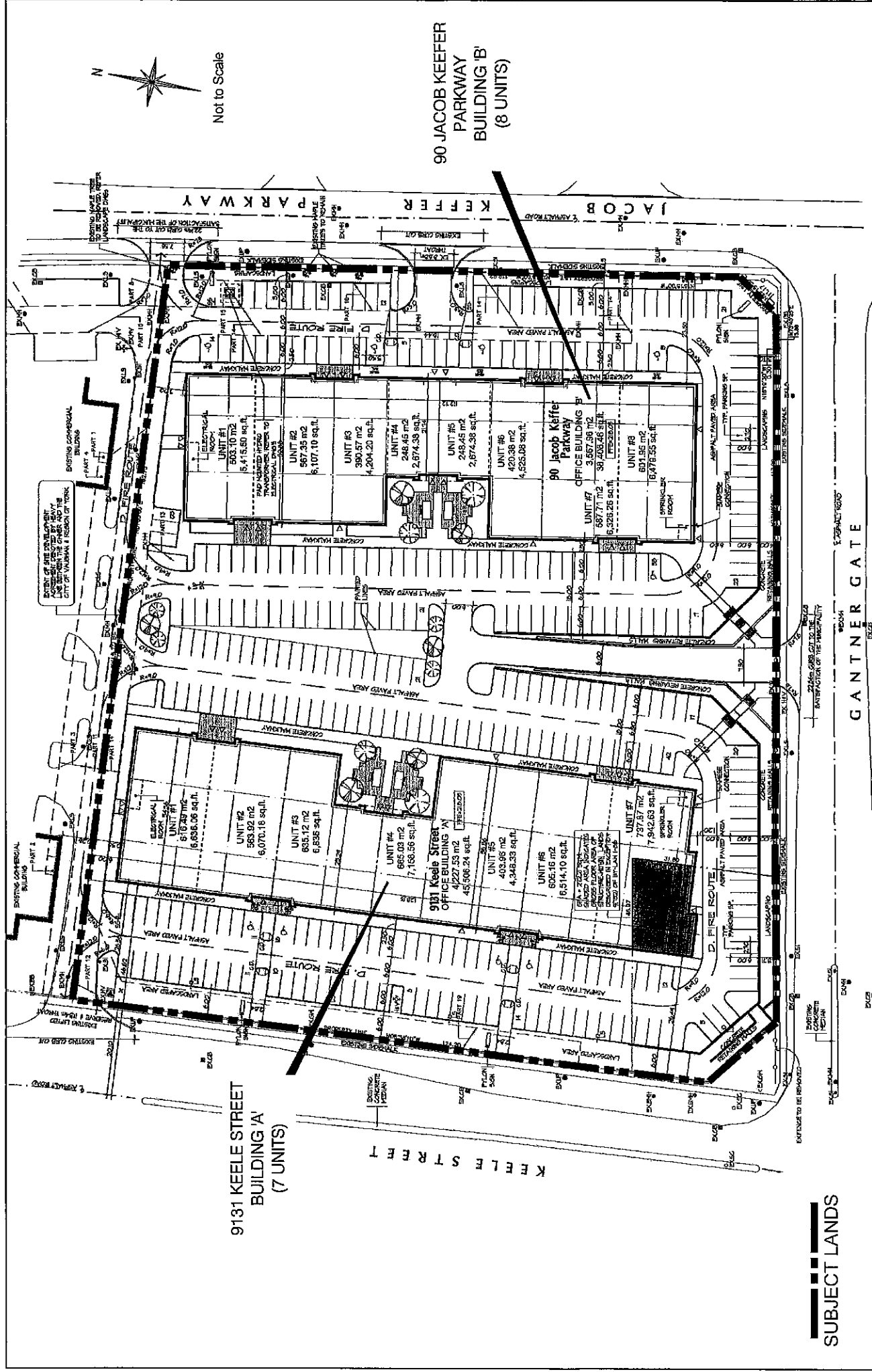
Location: Part of Lot 15,
 Concession 3

Applicant:
 Rowhedge Construction Limited

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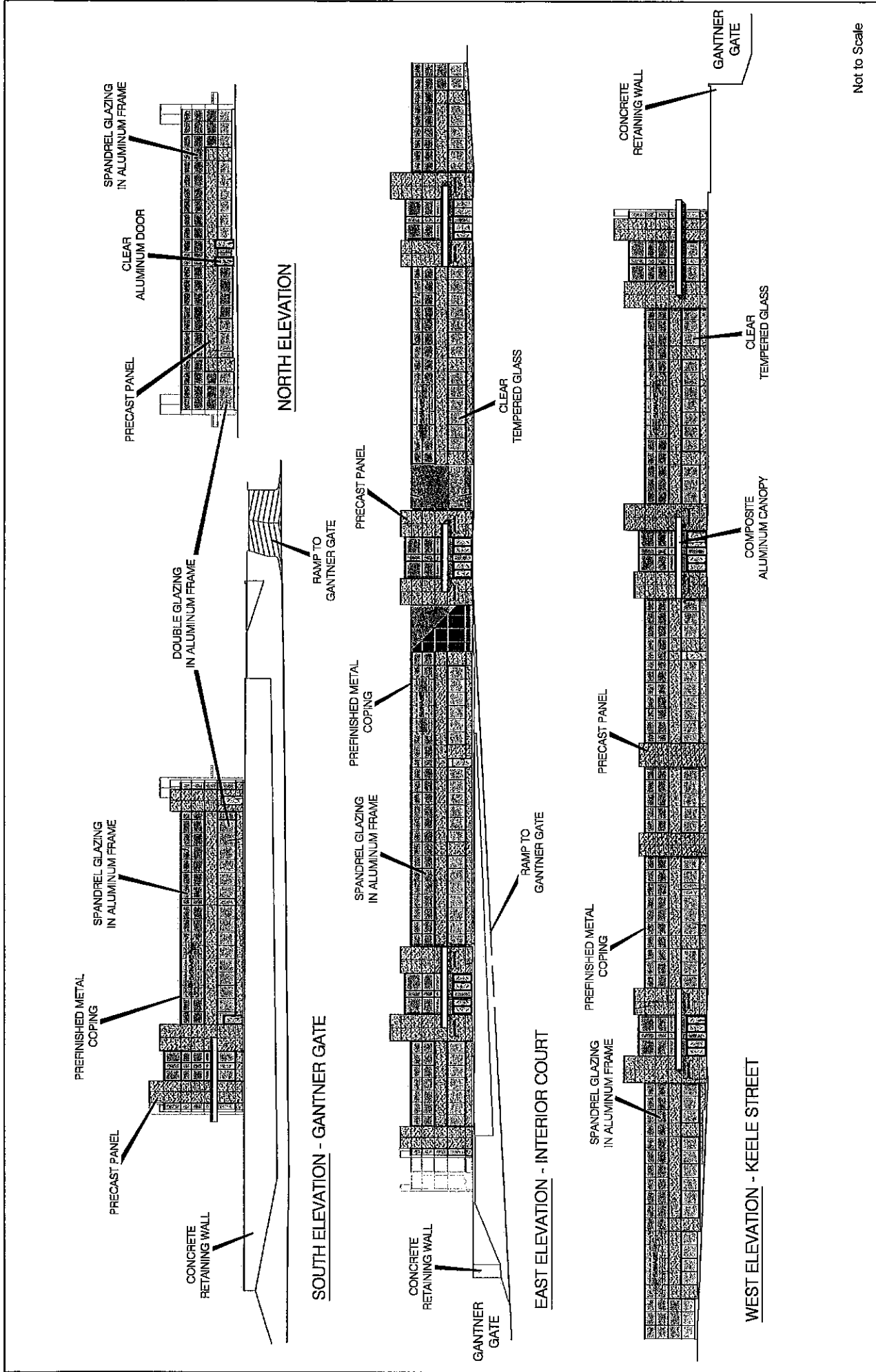
Development Planning Department



Site Plan
 Location: Part of Lot 15,
 Concession 3

Applicant:
 Rowhedge Construction Limited
 N:\DFA\ATTACHMENTS\DA.12.012.549

SUBJECT LANDS



Not to Scale

Elevations - Building 'A'

Location:
Part of Lot 15, Concession 3

Applicant:
Rowhedge Construction Limited

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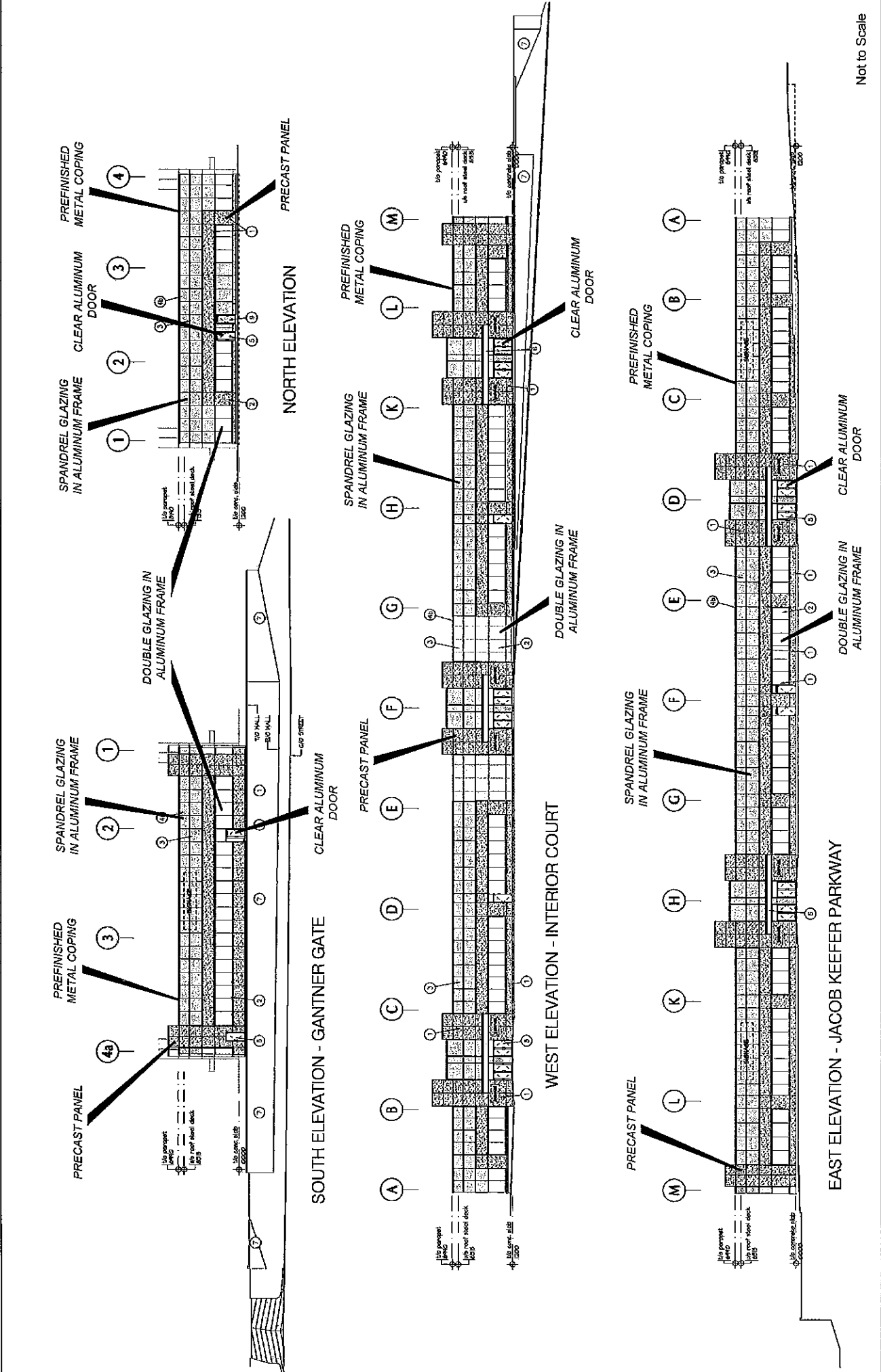


Attachment

File: DA.12.012
Related File: DA.05.021

Date:
March 23, 2012

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Not to Scale

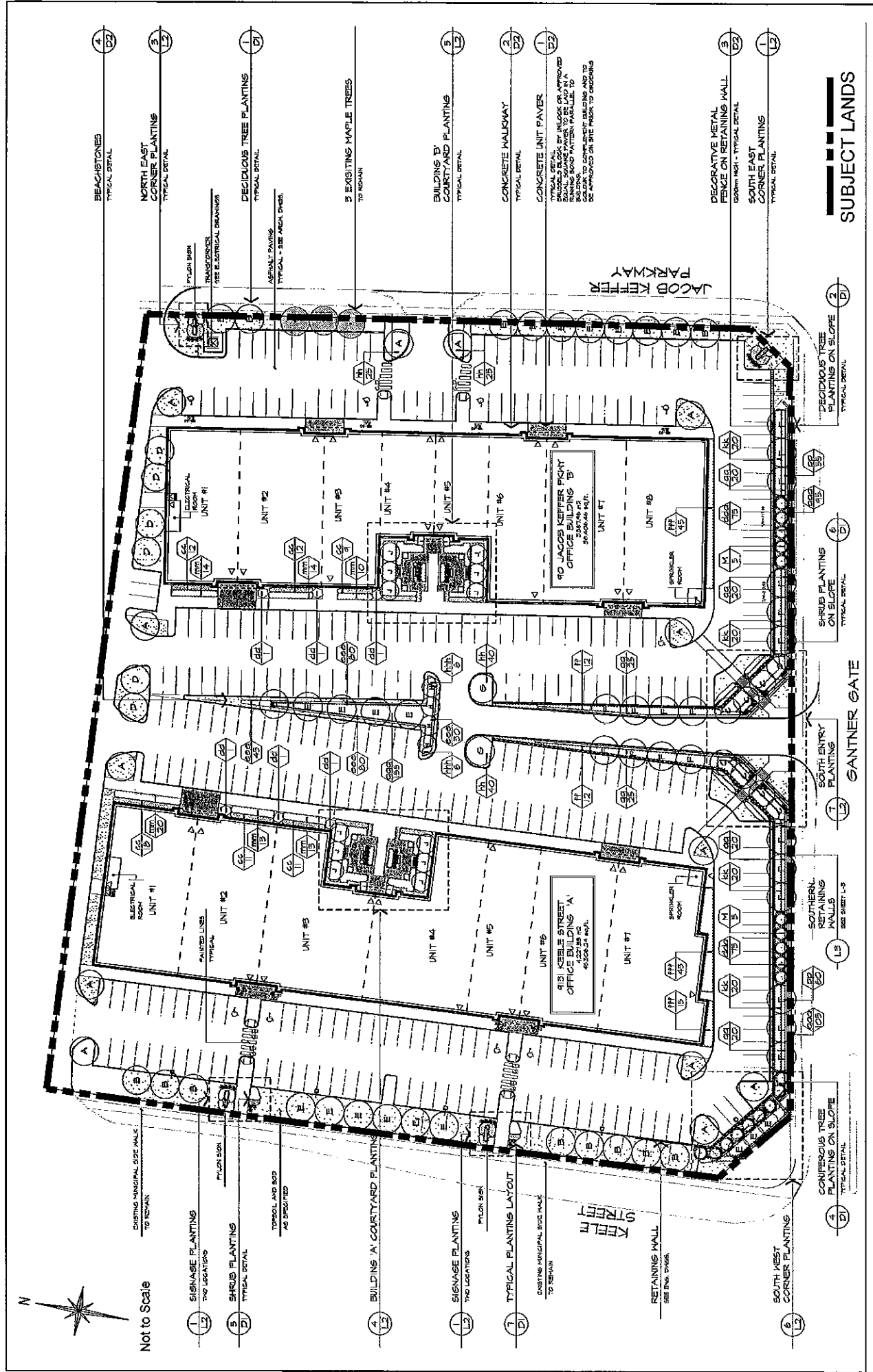


Elevations - Building 'B'

Location: Part of Lot 15,
 Concession 3

Applicant:
 Rowhedge Construction Limited

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Landscape Plan

Location:
Part of Lot 15, Concession 3

Applicant:
Rowhedge Construction Limited

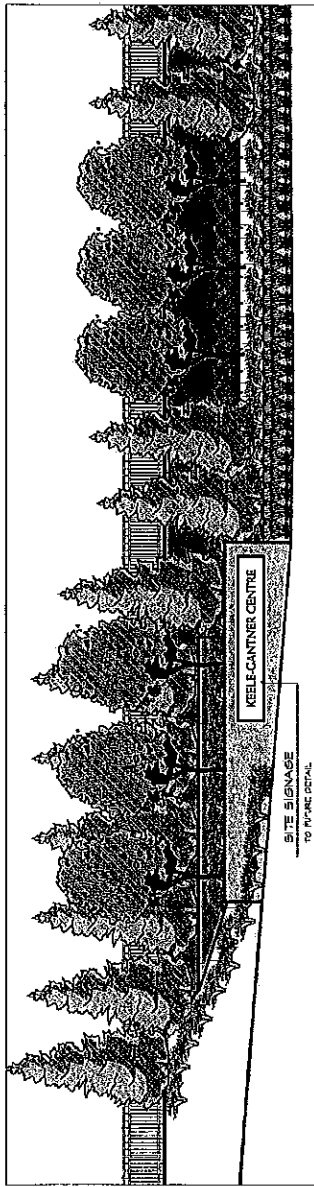
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Attachment

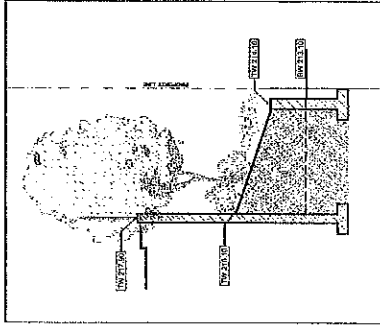
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Related File: DA.05.021

Date:
March 23, 2012

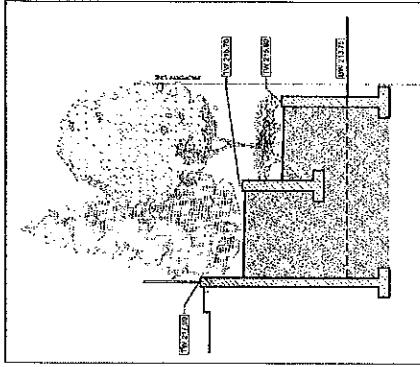




3 CORNER ENTRY FEATURE WALL WITH PLANTING



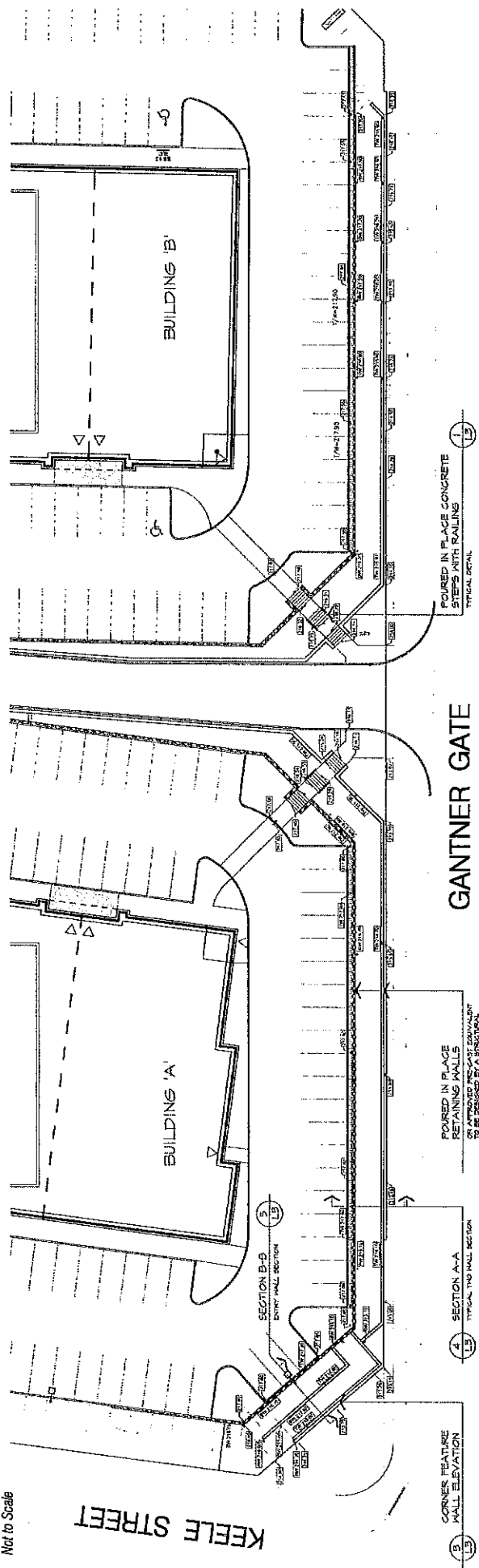
4 SECTION A-A
TYPICAL 1/40 WALL SECTION



5 SECTION B-B
CORNER TYPICAL WALL SECTION



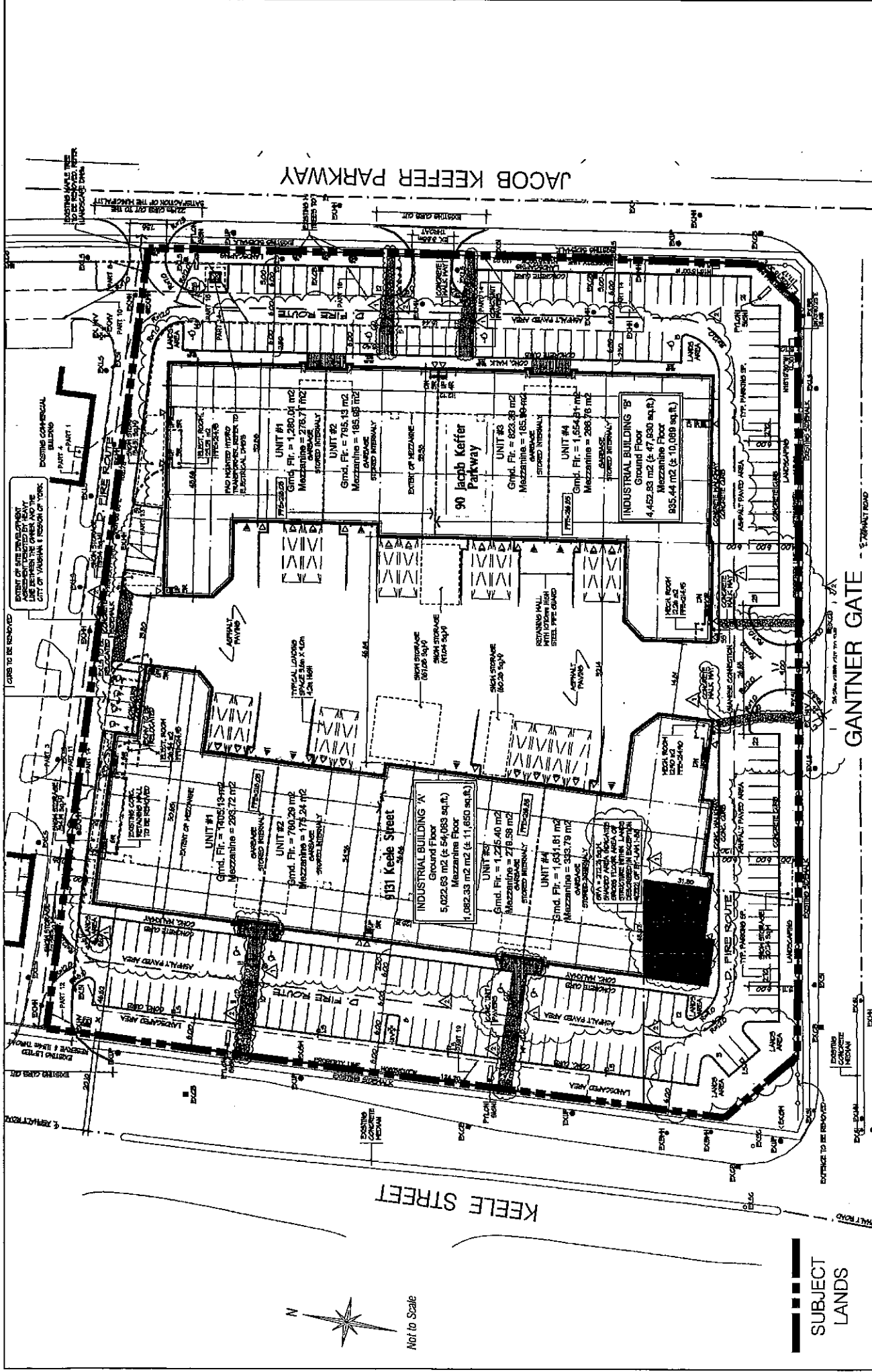
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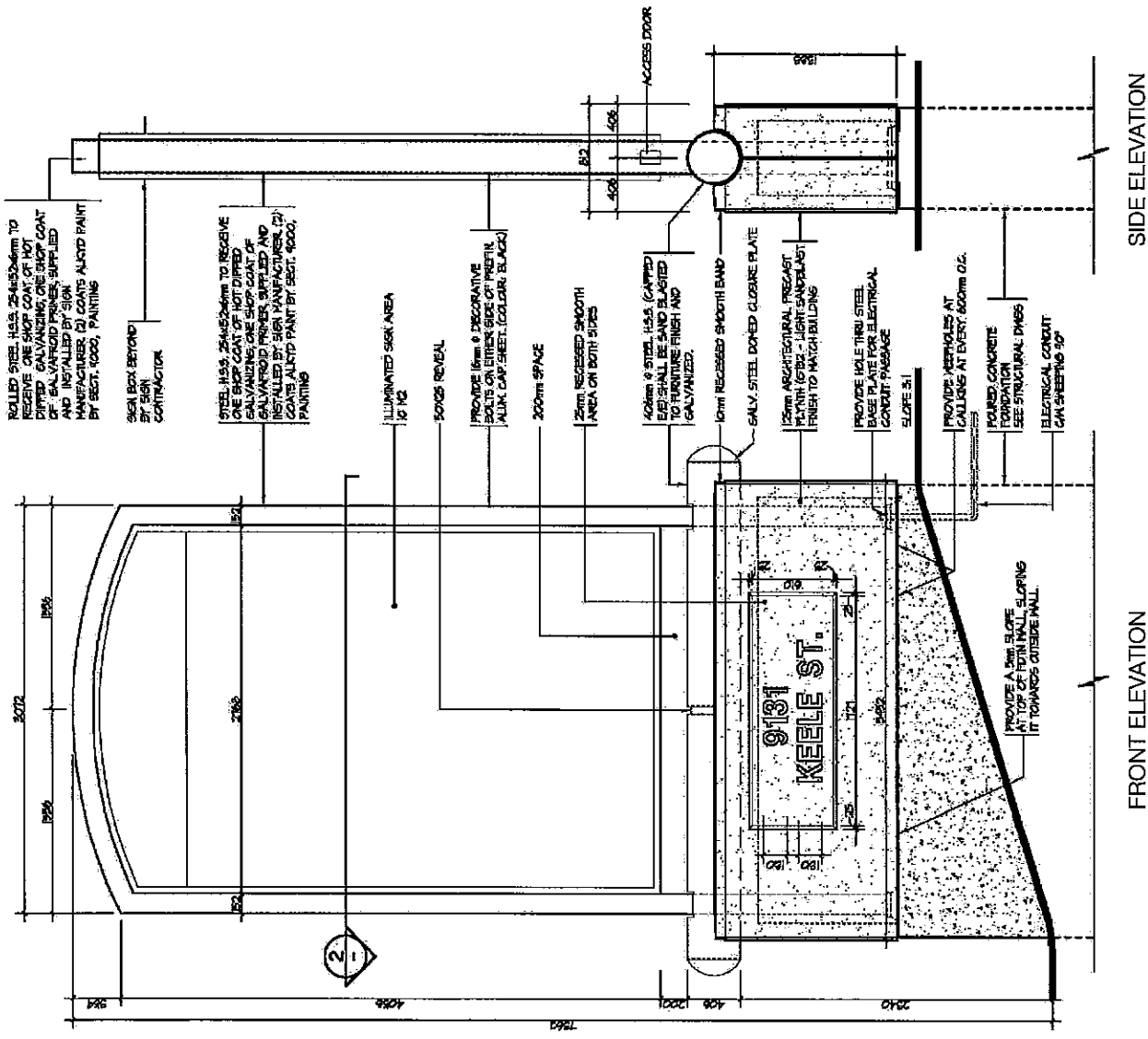
POURED IN PLACE CONCRETE
STEPS WITH RAILING
TYPICAL DETAIL

POURED IN PLACE
RETAINING WALLS
ON APPROXIMATE ELEVATION
SURROUND BY A FUNCTIONAL
CURB

CORNER FEATURE
WALL ELEVATION



SUBJECT LANDS



ROLLED STEEL, H.S.S. 254x50x6mm TO RECEIVE ONE SHOP COAT OF HOT DIPPED GALVANIZING, ONE SHOP COAT OF GALVANOID PRIMER, SUPPLIED AND INSTALLED BY SIGN MANUFACTURER (2) COATS ALLOYD PAINT BY SECT. 9000, PAINTING

200mm SPACE

STEEL H.S.S. 254x50x6mm TO RECEIVE ONE SHOP COAT OF HOT DIPPED GALVANIZING, ONE SHOP COAT OF GALVANOID PRIMER, SUPPLIED AND INSTALLED BY SIGN MANUFACTURER (2) COATS ALLOYD PAINT BY SECT. 9000, PAINTING

ILLUMINATED SIGN AREA 10 M2

50MM REVEAL

PROVIDE 16mm Ø DECORATIVE BOLTS ON EITHER SIDE OF PRETRILL ALUM. CAP SHEET (COLOUR: BLACK)

20mm RECESSED SMOOTH AREA ON BOTH SIDES

400mm Ø STEEL H.S.S. (CAMPED END) SHALL BE SAND BLASTED TO FURNITURE FINISH AND GALVANIZED.

10mm RECESSED SMOOTH BAND

GALV. STEEL DOKED CLOSEURE PLATE

125mm ARCHITECTURAL PRECAST PLASTER (G312) - LIGHT SANDBLAST FINISH TO MATCH BUILDING

PROVIDE HOLE THRU STEEL BASE PLATE FOR ELECTRICAL CONDUIT PASSAGE

SLOPE 3:1

PROVIDE REINFORCES AT CALLING AT EVERY 600mm O.C.

FORMED CONCRETE FOUNDATION SEE STRUCTURAL PHOS

ELECTRICAL CONDUIT CAN SHEEPING 90°

FRONT ELEVATION

SIDE ELEVATION

Not to Scale

Pylon Sign

Location: Part of Lot 15, Concession 3

Applicant: Rowhedge Construction Limited



Development Planning Department

Attachment

File: DA.12.012
Related File: DA.05.021

Date: April 10, 2012

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