

COMMITTEE OF THE WHOLE MAY 15, 2012

SITE DEVELOPMENT FILE DA.12.008

IMPROVE INC.

WARD 4 – VICINITY OF KEELE STREET AND SNIDERCROFT ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.008 (Improve Inc.) BE APPROVED, to permit new building elevations and the partial demolition and expansion of the existing building located at 7250 Keele Street for a Home Improvement Business Centre, as shown on Attachments #4 to #10 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, signage plan, and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plan, erosion and sediment control plan, environmental site assessment, Functional Servicing Report, Stormwater Management Report, and Traffic Impact Study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all waste management requirements of the Vaughan Public Works Department;
 - iv) Minor Variance Application A068/12, which was approved by the Vaughan Committee of Adjustment on April 19, 2012 to permit the variances identified in Table 1 of this report, shall be final and binding;
 - v) the Owner shall satisfy all requirements of the Region of York Transportation Services Department; and,
 - vi) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO).
2. THAT the Site Plan Letter of Undertaking 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, prior to the issuance of a Building Permit. 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;
 - b) The Owner shall complete a Transportation Demand Management (TDM) Plan prepared by a qualified consultant, prior to the issuance of a Building Permit, to the satisfaction of the Vaughan Development/Transportation Engineering Department; and,
 - c) The Owner shall pay to Vaughan by way of certified cheque, all City, Regional, and Boards of Education Development Charges, prior to the issuance of a Building Permit.

Contribution to Sustainability

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

- i) low emitting VOC materials, carpets, laminates, woods and paints;
- ii) green waste management program;
- iii) pedestrian walkways with light coloured permeable pavers in combination with concrete walkways;
- iv) utilize a mix of drought resistant and native plant species;
- v) bike racks and interior shower facilities;
- vi) carpooling and hybrid parking spaces; and,
- vii) exterior low flow water fixtures.

Economic Impact

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

Purpose

The Owner has submitted Site Development DA.12.008 for the subject lands shown on Attachments #1 and #2 to permit new building elevations and partial demolition and expansion of the existing industrial building located at 7250 Keele Street to facilitate a Home Improvement Business Centre consisting of 401 interior office units, meeting and seminar rooms, a 1,000 m² food court, and 1490 parking spaces, as shown on Attachments #3 to #10 inclusive.

Background - Analysis and Options

Location

The 8.44 ha site is developed with an industrial building that is located on the southwest corner of Keele Street and Snidercroft Road (7250 Keele Street), as shown on Attachments #1 and #2. 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), which permits the proposed "Home Improvement Business Centre". The property is designated "Prestige Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits office uses up to a maximum gross floor area of 10,000 m². The proposed 29,699 m² building would not conform to the new Official Plan, however, the Official Plan permissions for this site are based on the current in-effect OPA #450.

The subject lands are zoned PBM1 Parkway Belt Restricted Industrial Zone by Zoning By-law 1-88, which does not permit the specific "Home Improvement Business Centre" and "Business and Professional Offices". The Owner has applied to the Vaughan Committee of Adjustment through Minor Variance Application A068/12 to permit the following, which was approved on April 19, 2012 and is currently subject to a 20 day appeal period.

Table 1:

| | Zoning By-law Standard | Zoning By-law 1-88 Requirements for the PBM1 Parkway Belt Restricted Industrial Zone | Proposed Variance to the PBM1 Parkway Belt Restricted Industrial Zone |
|----|-------------------------------|---|--|
| a. | Minimum Lot Coverage | 25% | 31.75% |

| | | | |
|----|-------------------------|---|---|
| b. | Maximum Building Height | 11 m | 15.4 m |
| c. | Maximum Building Height | 11 m | 18.0 m for an entry design feature and 24.0 m for a stair tower design feature |
| d. | Permitted Uses | Club or Health Centre, Industrial Uses, Office Building, Public Garage, Research and Development Laboratory, Retail Sales accessory to an Industrial Use, Service or Repair Shop, Wayside Pit, Wayside Quarry | <p>Business and Professional Offices such as but not limited to the office of an engineer, architect, interior designer, and lawyer but shall not include the office of a regulated health professional.</p> <p>A "Home Improvement Business Centre" defined as:</p> <p>"a wholly enclosed building that is divided into a maximum of 450 internal office units which individually shall not be less than 40 m² in interior area. Individual units shall be used to display home improvement products and shall not be permitted mezzanines or second storeys. Products on display are permitted only to demonstrate quality, style and material type to facilitate the preparation of contracts for products, installation and service. No storage, carry out for distribution of product(s) related to the services from the premises or property shall be permitted. An accessory food services area shall be permitted in the building and shall not exceed 1000m², including seating and aisle areas".</p> |

The above variances are consistent with the variances approved by the Committee of Adjustment in March 2011 for previous File A073/11, which lapsed on March 30, 2012. Accordingly, the Development Planning Department had no concern in allowing the current Variance application to proceed to the Committee of Adjustment ahead of the site plan report.

Site Plan Review

The proposed "Home Improvement Business Centre" will provide 401 individual units on the ground floor (Attachment #8), which individually shall not be less than 40 m². The Owner plans to market these units as condominium units and states that the units "will be purchased by suppliers of home improvement products and construction materials for the purpose of displaying, but not retailing or distributing their products. Their customers, who would include both contractors and the general public, would have the opportunity to discuss the products with the suppliers, and to negotiate and to enter into contract to acquire the products and arrange for delivery and/or installation. The proposed use can be described as a "permanent home show". There will be no retailing or distribution of any products on site. No product will be stored or warehoused on site, and therefore, there will be no shipping of products or materials to and/or from the property. There will be no pay and carry away of any products from the site. The only products on site will be for display purposes only, in order to demonstrate quality/style/material type to contractors and individuals, who may then negotiate and execute business contracts." The Owner intends to submit a Draft Plan of Condominium Application to the City for this proposal.

The ground floor of the proposed building will also provide business administration/management offices and an approximate 1,000 m² food court. The proposed partial second floor will also provide space for business administration/management offices, and seminar and meeting rooms will be located on the proposed mezzanine (Attachment #9).

The Vaughan Development Planning Department is satisfied with the proposed building elevations as shown on Attachments #6 and #7, and the Pylon Sign shown on Attachment #10, and will continue to work with the applicant to finalize the site plan details and landscape plan (Attachments #4 and #5).

Vaughan Development/Transportation Engineering Department

a) Site Plan/Traffic Impact Study

The Traffic/Transportation Division has provided the following comments for this proposal:

- Revisions to the Traffic Impact Study are required to further define trip generation, traffic counts, trip distribution, traffic forecasts, and modal split.
- Zoning By-law 1-88 requires a minimum of 1204 parking spaces, whereas 1490 spaces are proposed, which meets the by-law requirements. The Parking Study should provide justification for the proposed parking and why it is appropriate for this proposal.
- Comments regarding active transportation include:
 - a) a safe continuous sidewalk connecting to the walkway at the north entrance would encourage more people to arrive by transit and walk to the development;
 - b) internal pedestrian crossings should be accessible and step-free;
 - c) revisions to proposed cycle parking spaces are required, further details pertaining to long term cycle parking are required, and short term bike rack areas require revision.
- A number of recommendations are made regarding Transportation Demand Management (TDM) in terms of content and measures. The TDM Plan shall be completed by a qualified consultant and will be a condition in the Site Plan Letter of Undertaking, including funding and implementation of TDM measures, on-going management and operation, and monitoring and review of the TDM Plan to ensure targets are met. Alternatively, the developer may work with Smart Commute North Toronto Vaughan to develop a TDM Plan. Smart Commute would provide TDM

consulting, prepare a program, assist with the baseline travel survey and provide enhanced promotion.

The applicant is currently working with the Vaughan Development/Transportation Engineering Department to address the above concerns.

b) Environmental Reports

The Vaughan Development/Transportation Engineering Department advises that the following reports have been peer reviewed by DCS Ltd.:

1. Phase One Environmental Site Assessment and Phase Two Environmental Study of Subsurface Soil and Groundwater Conditions; prepared by EMG, dated June 11, 2011; and,
2. Phase Three Environmental Report: Groundwater Remediation Program; prepared by EMG, dated January 22, 2012.

The applicant is currently addressing the comments received from DCS Ltd. regarding these reports and is expected to have the work completed in June 2012.

c) Site Services

The Vaughan Transportation/Development Engineering Department is working with the applicant to finalize the engineering drawings for the proposed development. The final plans must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition of approval to this effect is included in the recommendation of this report.

Vaughan Reserves and Investments Department

The Vaughan Reserves and Investments Department advises that the Owner will be required to pay all City, Regional, and Boards of Education Development Charges. A standard clause will be included in the Site Plan Letter of Undertaking.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner will be required to pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit. 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. A condition to this effect is included in recommendation of this report.

Vaughan Public Works

The Vaughan Public Works Department has requested revisions to the site plan with respect to garbage loading areas and internal garbage storage areas. The Owner must revise the site plan to address these issues to the satisfaction of the Public Works Department. A condition to this effect is included in recommendation of this report.

Ministry of Transportation (MTO)

The Ministry of Transportation has advised that the site is within the Ministry's Permit Control Area and will require a Ministry of Transportation Building and Land Use Permit, prior to any construction. Any signs that are visible from Highway 407 will also require a Ministry issued Sign Permit. The Owner must satisfy all requirements of the MTO. A condition to this effect is included in the recommendation of this report.

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 Region of York Transportation Services Department has provided preliminary comments on the proposed development. The Region will require that the final site grading, servicing, Keele Street works, stormwater management, and traffic reports, be approved to the satisfaction of the Region of York. A condition to this effect is included in the recommendation of this report. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

The Vaughan Development Planning Department has reviewed the Site Development Application in accordance with OPA #450, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department will continue to work with the applicant to finalize the details of the proposed Home Improvement Business Centre, which is permitted by the Official Plan, subject to the, approved Minor Variance Application A068/12, being final and binding, upon completion of the statutory 20 day appeal period. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.008, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan/Demolition Plan
4. Site Plan
5. Landscape Plan
6. Existing and Proposed East and North Elevations
7. Existing and Proposed West and South Elevations
8. Floor Plan - Office Layout Plan
9. Second Floor Plan
10. Pylon Sign Details

Report prepared by:

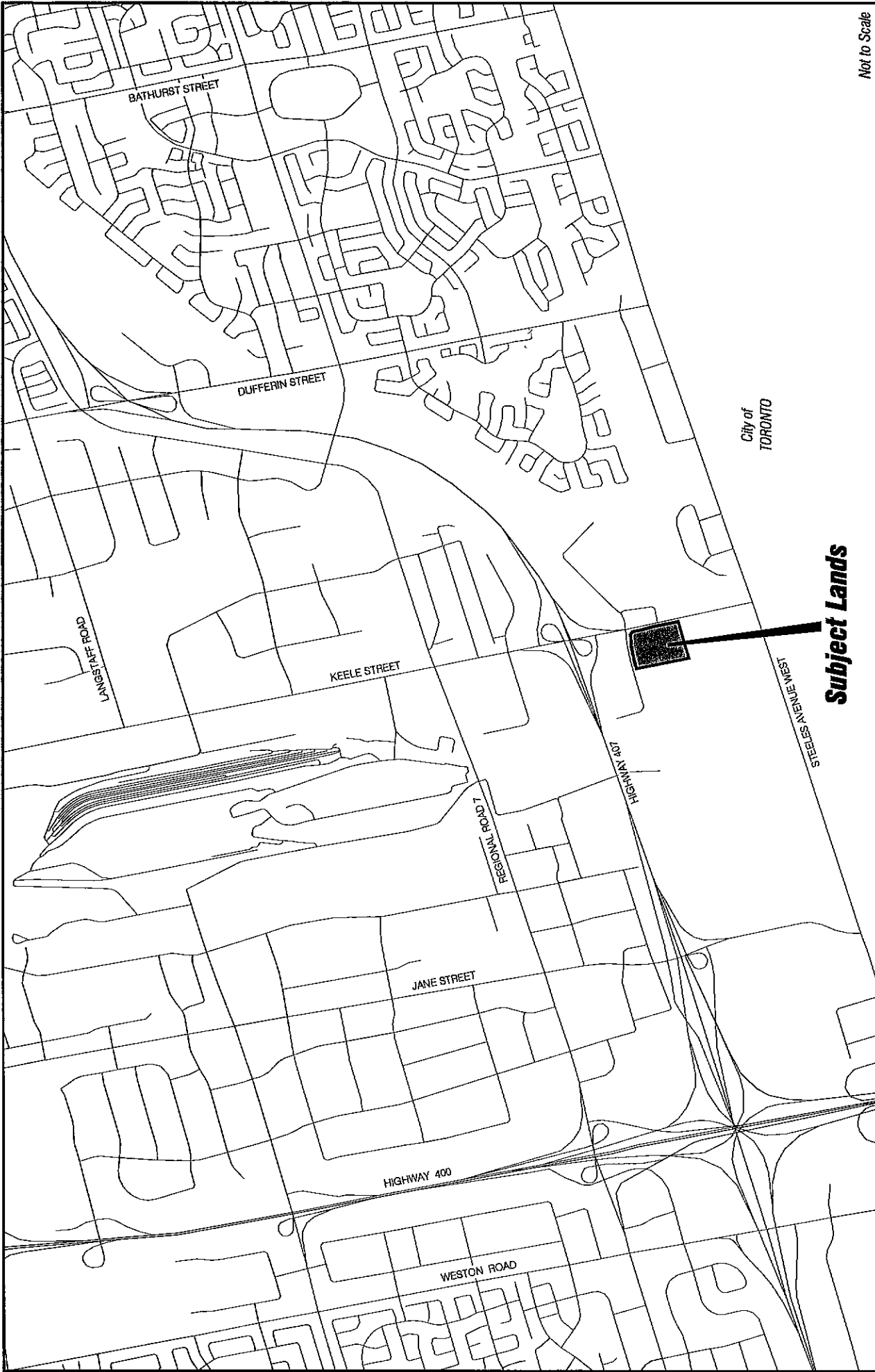
Carol Birch, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

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Attachment

FILE: DA.12.008

DATE:
April 16, 2012



Subject Lands



Location Map

LOCATION:

Part of Lots 2 & 3, Concession 4

APPLICANT:

Improve Inc.

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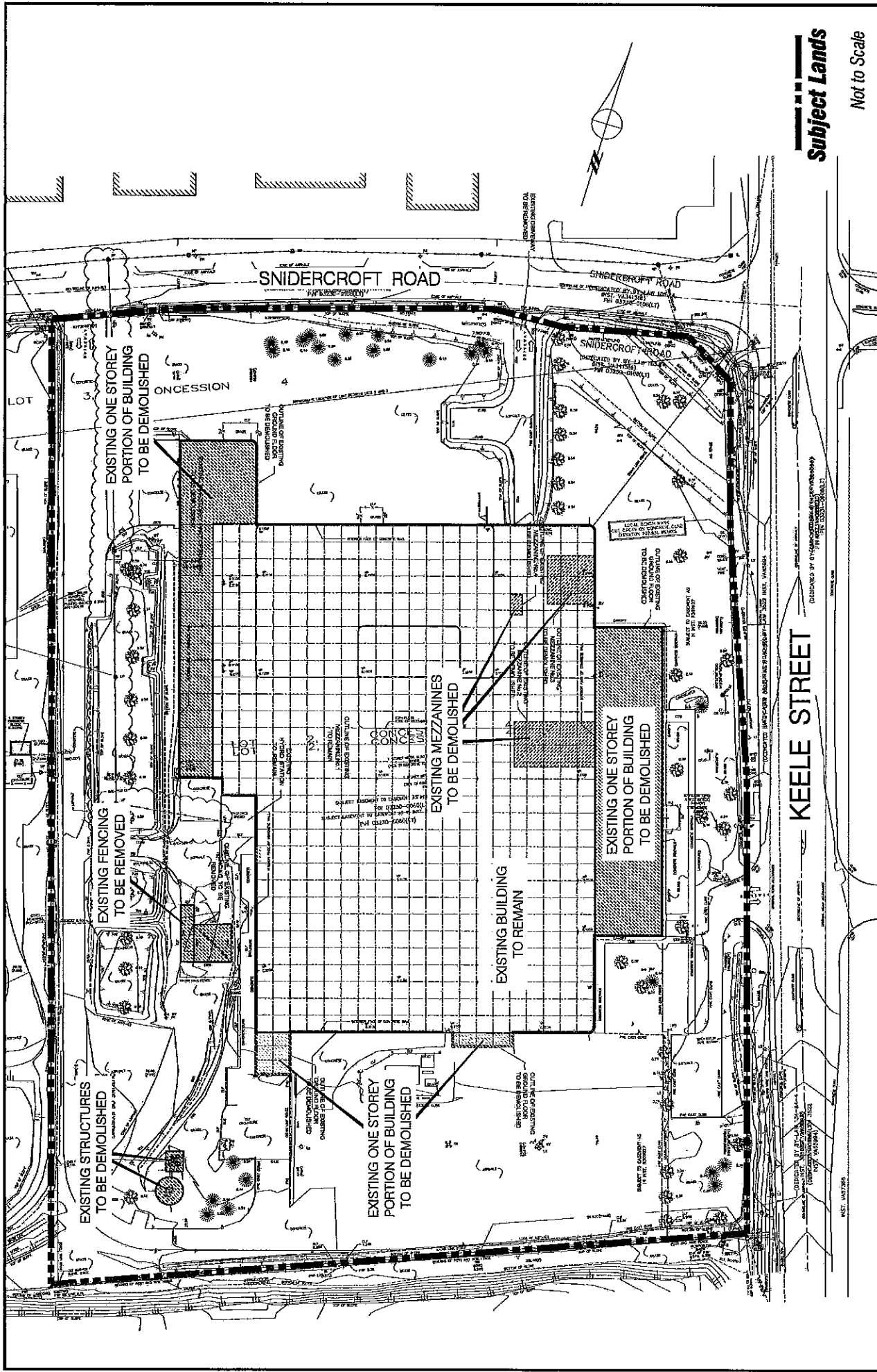
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FILE: DA.12.008

DATE:

April 16, 2012

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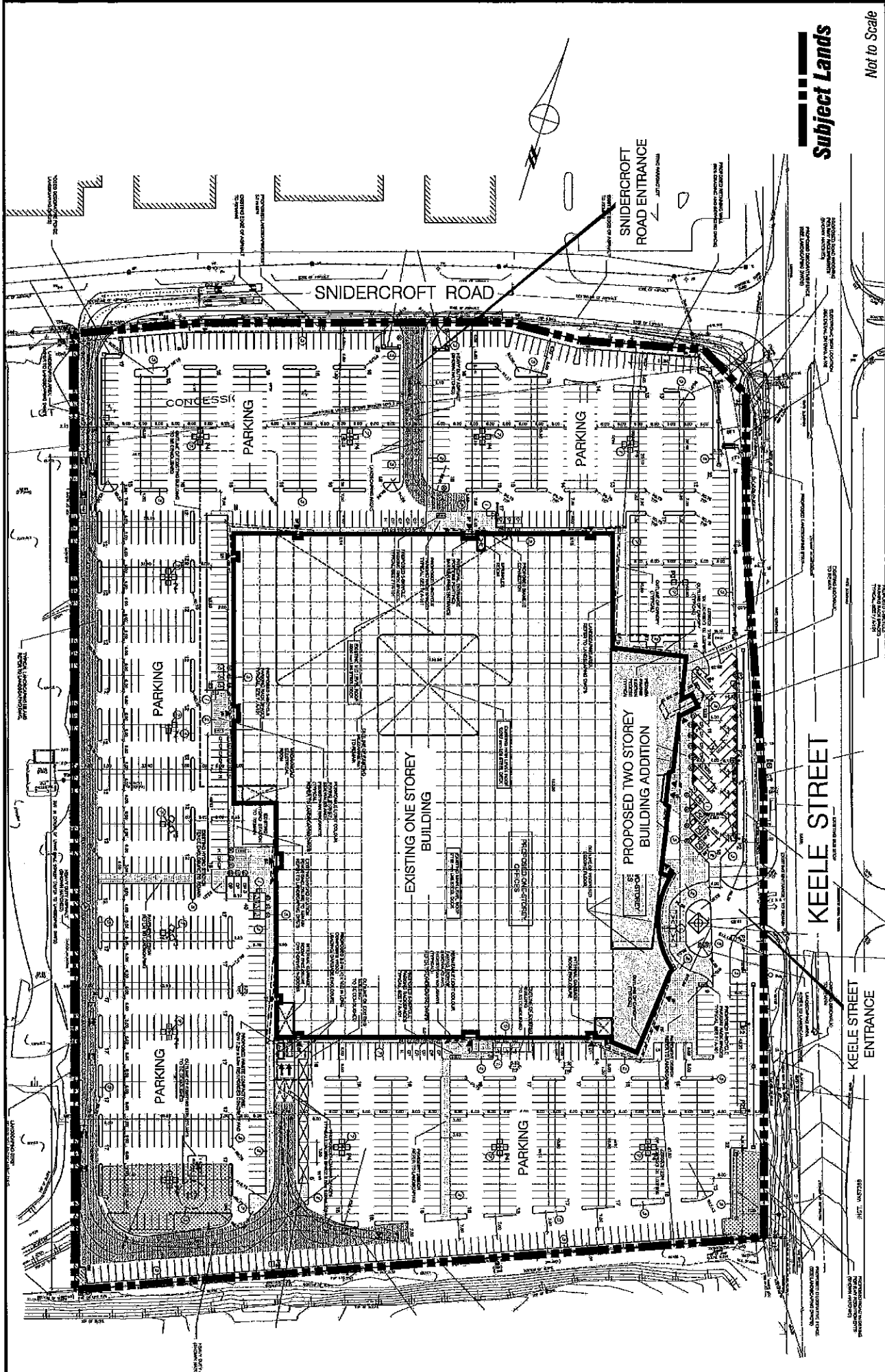


Subject Lands
Not to Scale

**Existing Site Plan /
Demolition Plan**



APPLICANT: Improve Inc.
LOCATION: Part of Lots 2 & 3, Concession 4
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Subject Lands

Not to Scale

Attachment

FILE: DA.12.008

DATE:
April 16, 2012

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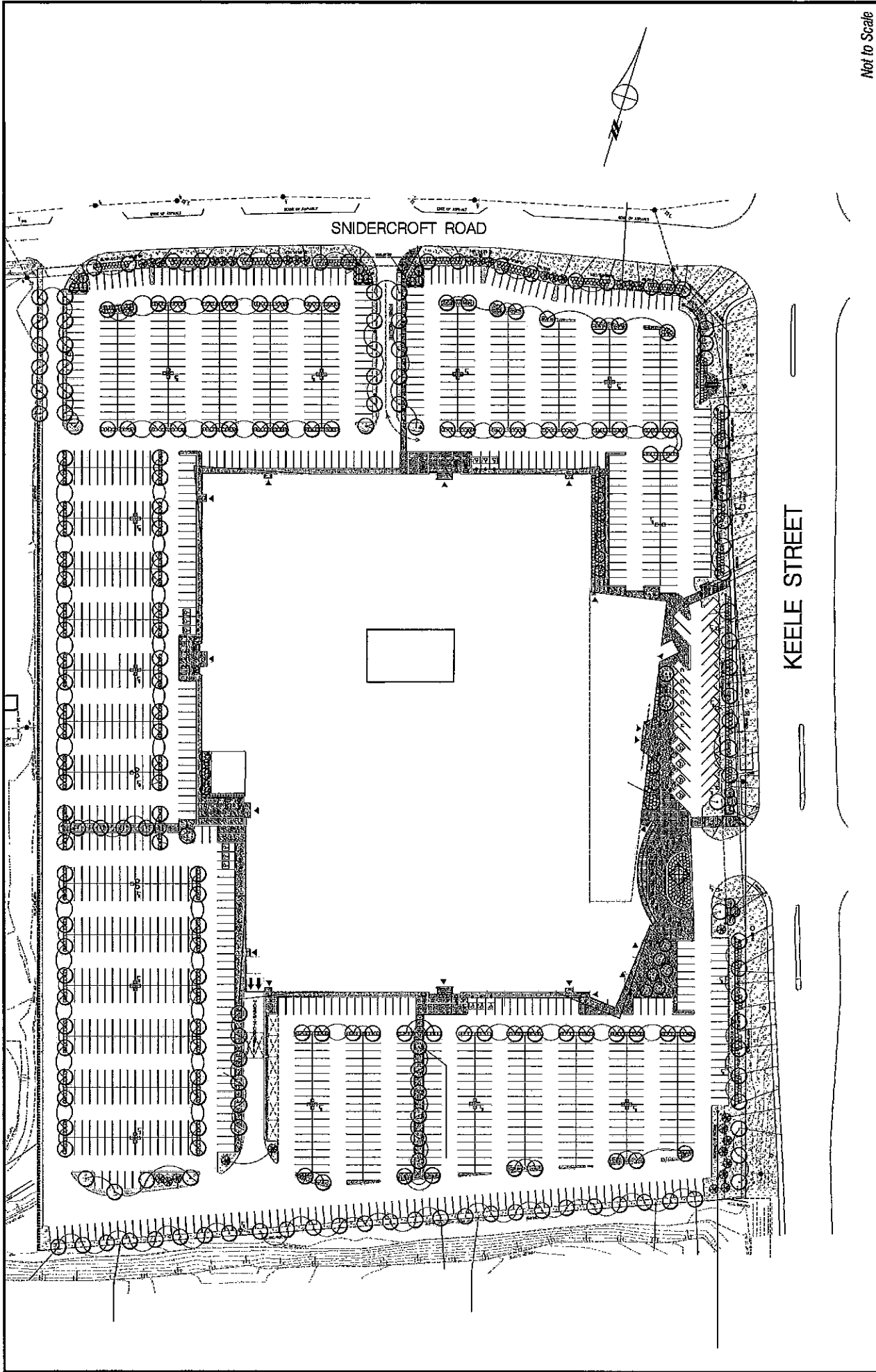


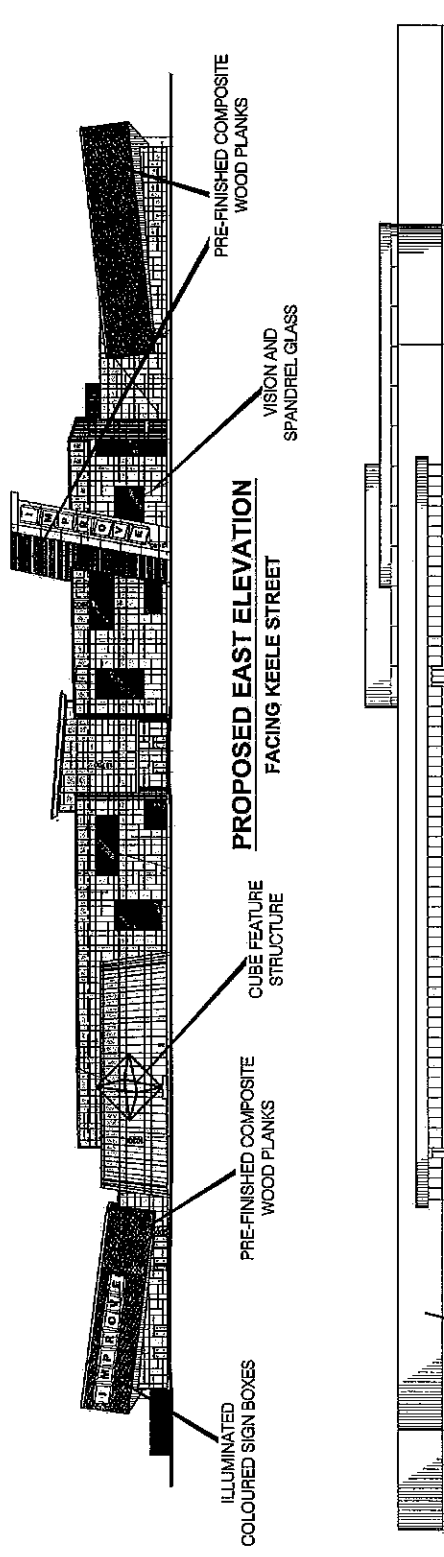
Site Plan

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

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EXISTING EAST ELEVATION
FACING KEELE STREET



PROPOSED NORTH ELEVATION
FACING SNIDERCROFT ROAD



EXISTING NORTH ELEVATION
FACING SNIDERCROFT ROAD

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Existing and Proposed East and North Elevations



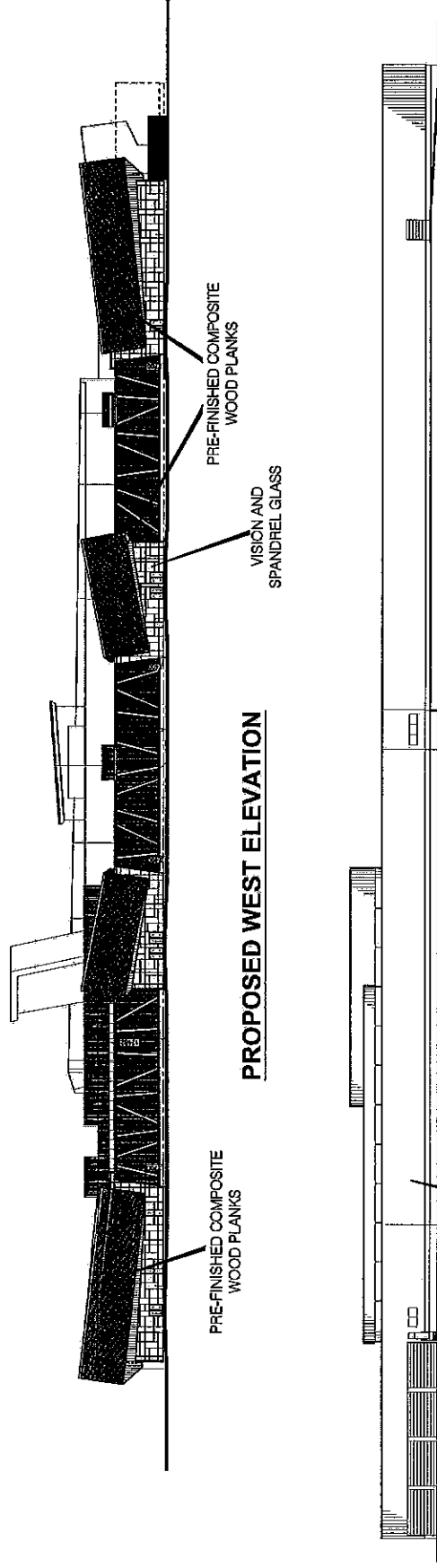
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LOCATION: Part of Lots 2 & 3, Concession 4
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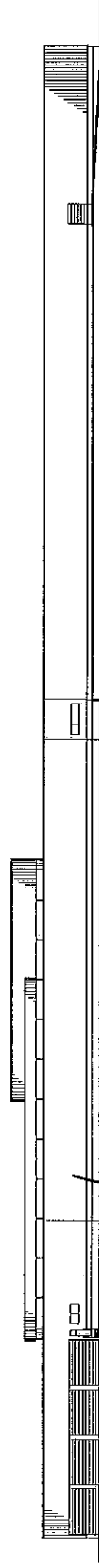
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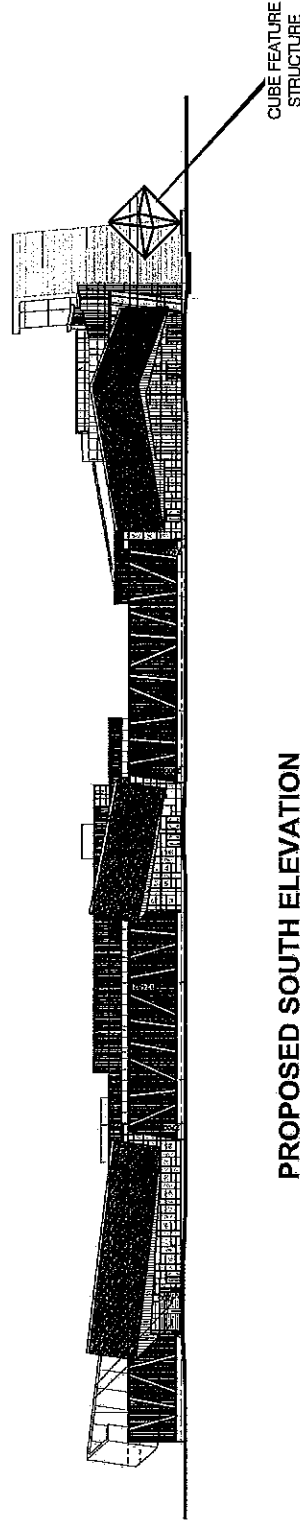
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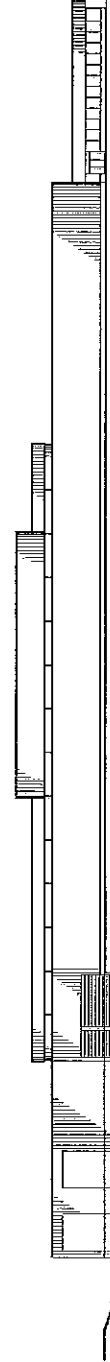
EXISTING WEST ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION



Not to Scale

Existing and Proposed West and South Elevations



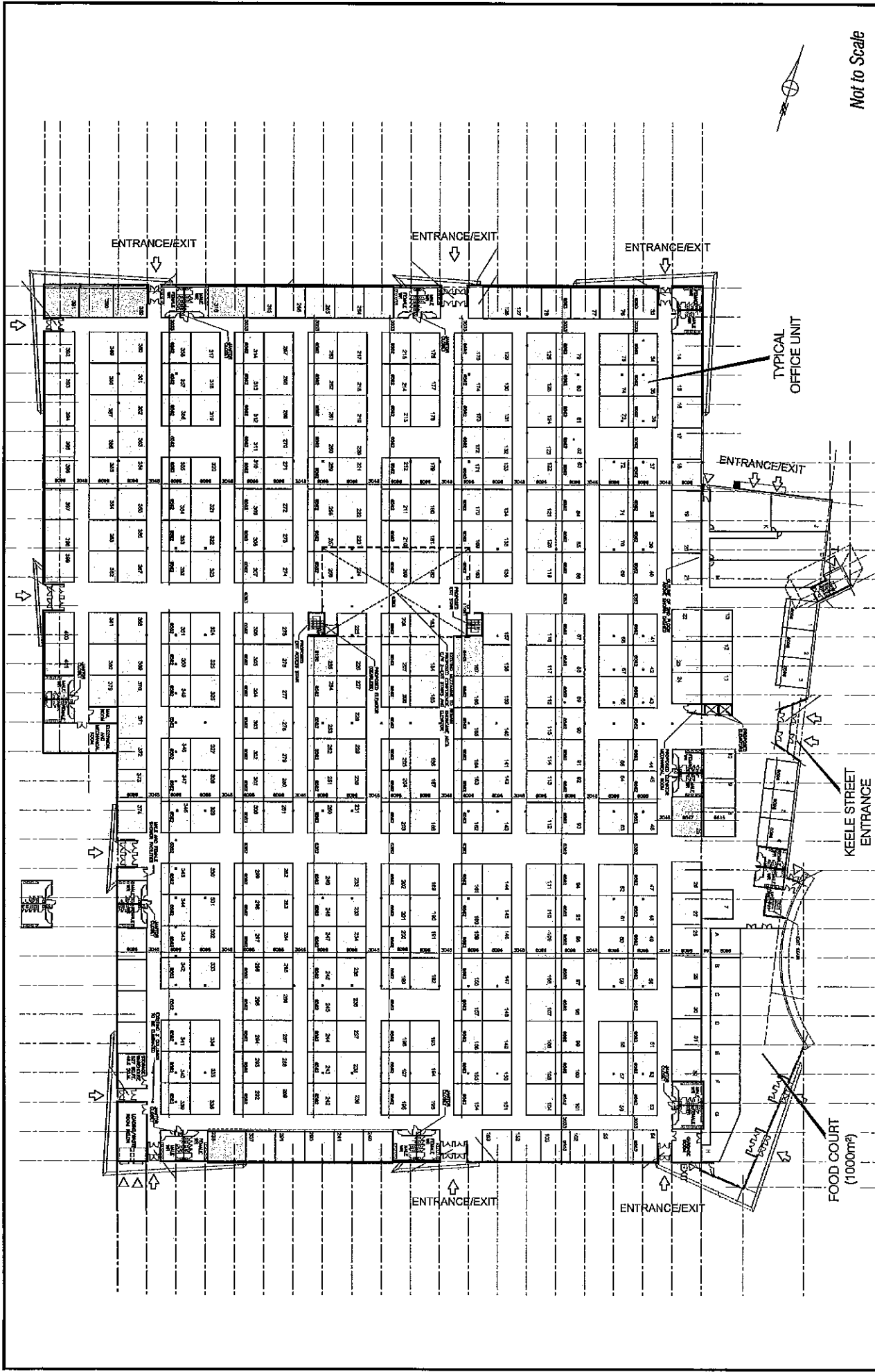
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FILE: DA.12.008

APPLICANT: Improve Inc.
LOCATION: Part of Lots 2 & 3, Concession 4

DATE: April 16, 2012

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Floor Plan - Office Unit Layout

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

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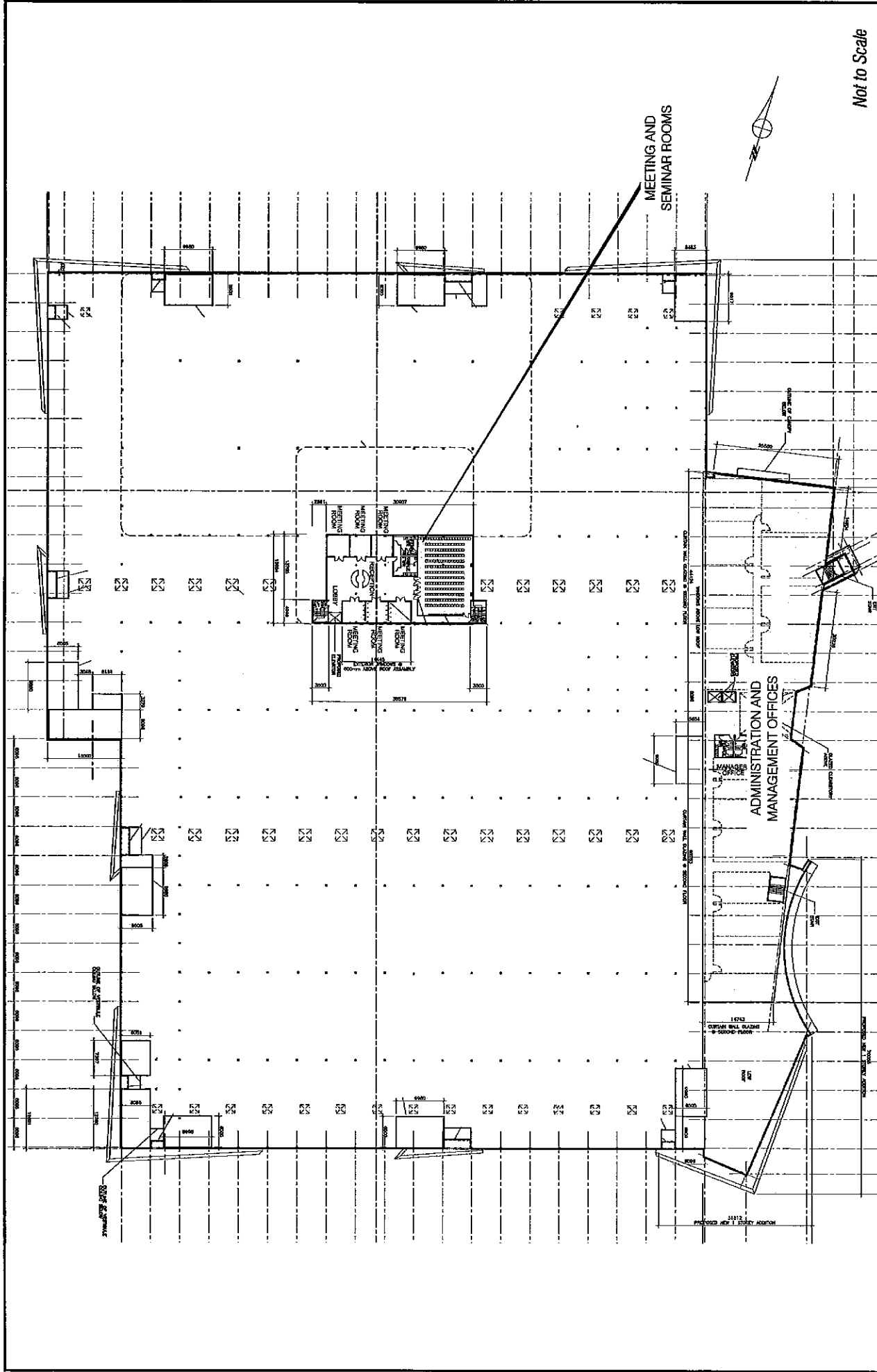


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FILE: DA.12.008

DATE:
April 16, 2012

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Second Floor Plan

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

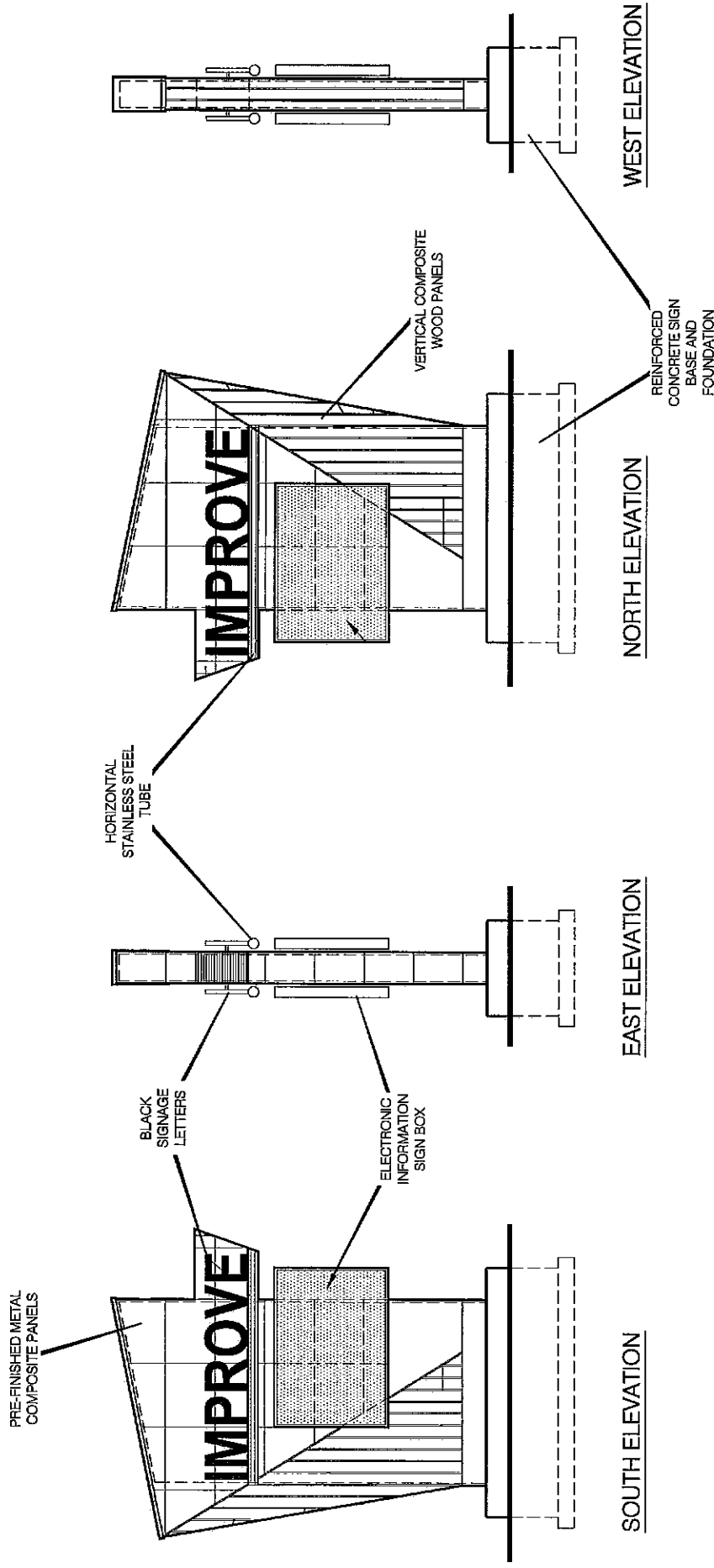
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FILE: DA.12.008

DATE:
April 16, 2012





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Pylon Sign Details

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

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