

COMMITTEE OF THE WHOLE JUNE 19, 2012

SITE DEVELOPMENT FILE DA.11.120

LORWOOD HOLDINGS INC.

WARD 1 - NORTHWEST CORNER OF JANE STREET AND RUTHERFORD ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.120 (Lorwood Holdings Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 4-storey, 5,990.56 m² office building as shown on Attachments #3 to #6, 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 by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, parking, and on-site vehicular circulation shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) all requirements of the Region of York Transportation and Community Planning Department shall be satisfied; and,
 - iv) the required variances for the maximum building height and required parking spaces shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding;
 - b) the following provision shall be included in the Site Plan Letter of Undertaking:

"That prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 32 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 32. This Agreement shall also provide a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".

Contribution to Sustainability

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

- i) the site is located close to public transportation and bicycle parking will be provided on-site;
- ii) exterior and interior light designed to reduce pollution;
- iii) indoor and outdoor low flow fixtures to reduce water use;
- iv) storage and collection of recyclables;
- v) carbon monoxide monitoring; low emitting materials (paints, sealants, carpet) to improve indoor environmental quality; and,
- vi) building designed to direct line of sight to vision glazing to reduce bird strikes.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.120 on the subject lands shown on Attachments #1 and #2 to permit the development of a 4-storey, 5,990.56 m² office building (Building "D") as shown on Attachments #3 to #6 inclusive. The site is currently developed with two retail/commercial buildings (Buildings "A" and "C") and two eating establishments (Buildings "B" and "E") as shown on Attachment #3.

Background - Analysis and Options

Location

The 3.46 ha subject lands are located on the northwest corner of Jane Street and Rutherford Road, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "High Density Residential-Commercial (Special Policy)" by in effect OPA #600. The subject lands are designated "Mid-Rise Mixed-Use" 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 April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

Zoning

The subject lands are zoned C8 Office Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1243), which permits the proposed office building. The proposal conforms to Zoning By-law 1-88, however, minor variances are required for the proposed building height and the required amount of parking spaces for the entire property.

The building height measured to the top of the fourth floor, not including the mechanical penthouse, is 17.1 m, whereas Zoning By-law 1-88 permits a maximum building height of 11.0m. A total of 556 parking spaces are required for the overall site (including the two retail/commercial buildings and two eating establishments), whereas 504 spaces are provided. The Owner must file a Minor Variance Application, which must be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding prior to the execution of the Site Plan Letter of Undertaking.

The Development Planning Department has no objection to the required variances, as the subject lands are currently designated "High Density Residential-Commercial (Special Policy)", which would permit development up to 12 storeys in height, and the office building would be located on a commercial site that is located directly opposite existing residential condominium apartment buildings, that are 16 and 17 storeys in height (ie. 4 Solmar condominiums). The shortfall of 52 parking spaces (9.3%) for the entire commercial property is considered to be minor and can be supported by the Development Planning Department. It is also noteworthy that the City is currently reviewing its parking standards (draft IBI Parking Study), which will reduce the parking requirements that are associated with the uses associated with the overall site. The new standards that the City is considering for these types of uses would require between 386 and 520

parking spaces to serve the entire site, which would accommodate the proposed 504 spaces. Both variances will assist in intensifying the site located at a prominent intersection within the City.

Previous Application

On June 27, 2005, Vaughan Council approved Site Development File DA.05.015 for Buildings "A" and "B" as shown on Attachment #3, which included Buildings "D" (the office building) and "E" shown conceptually on the approved plan. On February 11, 2008, Council approved Site Development File DA.07.087 for Buildings "C" and "E", with Building "D" (a 3-storey office building) shown conceptually on the approved plan. The subject application pertains only to the now proposed 4-storey office building (Building "D"), which will complete the currently planned development of the subject lands.

Site Plan Review

The subject lands are currently developed with four separate buildings, all one-storey in height and used for commercial and eating establishment purposes. The overall site includes three access driveways, including a right-in/right-out on each of Rutherford Road and Jane Street, and a full-movement access on Julliard Drive. The site plan (Attachment #3) shows the proposed four-storey office building located at the northwest corner of Rutherford Road and Jane Street.

The proposed four-storey office building is square-shaped with return features at the corners facing the Jane Street and Rutherford Road intersection. The south and north facades of the building have been designed as "primary" entrances. The main height of the building is 17.1m, however, the height of the building measured to the top of the mechanical penthouse is 22.8m. The building elevations shown on Attachment #6 incorporate insulated spandrel glazing and double glazed curtain wall frames accentuated by pre-cast concrete. The façades also include natural stone elements in the middle of each elevation to accentuate the entrances to the building.

A total of 504 spaces are shown on the site plan, including 58 parking spaces located in the proposed underground parking garage for the office building.

The proposed landscape plan (Attachment #4) consists of a mix of deciduous and coniferous trees, shrubs, and sodded areas along Jane Street and Rutherford Road, and within the parking area. The proposal also incorporates decorative low walls in the front area and decorative paving in the daylight triangle.

The Development Planning Department and the applicant will continue to work together to enhance, where possible, the proposed landscape plan to enhance the streetscape. The final site plan, elevations and landscape plan must be approved to the satisfaction of the Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Servicing

The Owner has submitted a site grading and servicing plan and a stormwater management report, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, and the Region of York Transportation and Community Planning Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that prior to final approval of the application, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 32 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 32. This Agreement shall also provide a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy". A provision to this effect will be included in the Site Plan Letter of Undertaking.

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 has reviewed the application, and has no objections to the development concept. The Region is protecting for a 45m right-of-way along this section of Jane Street and a 43m right-of-way along Rutherford Road, which will require the building setbacks to comply with the ultimate right-of-way for each road. The Owner shall satisfy all requirements of the Region of York.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development for a 4-storey office building is appropriate and compatible with the existing and planned land uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.11.120, subject to the conditions outlined in this report.

Attachments

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

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning
/CM

GRANT UYHEYAMA
Director of Development Planning



Context Location Map

Location: Part of Lot 16,
Concession 5

Applicant:
Lorwood Holdings Inc.

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Attachment

File: DA.11.120
Related Files: DA.05.015, DA.07.087,
DA.09.051, DA.11.019
Date: May 31, 2012





LEGEND

- C1 - RESTRICTED COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A, B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale

Attachment

2

File: DA.11.120
 Related Files: DA.05.015, DA.07.087,
 DA.09.051, DA.11.019
 Date: May 31, 2012



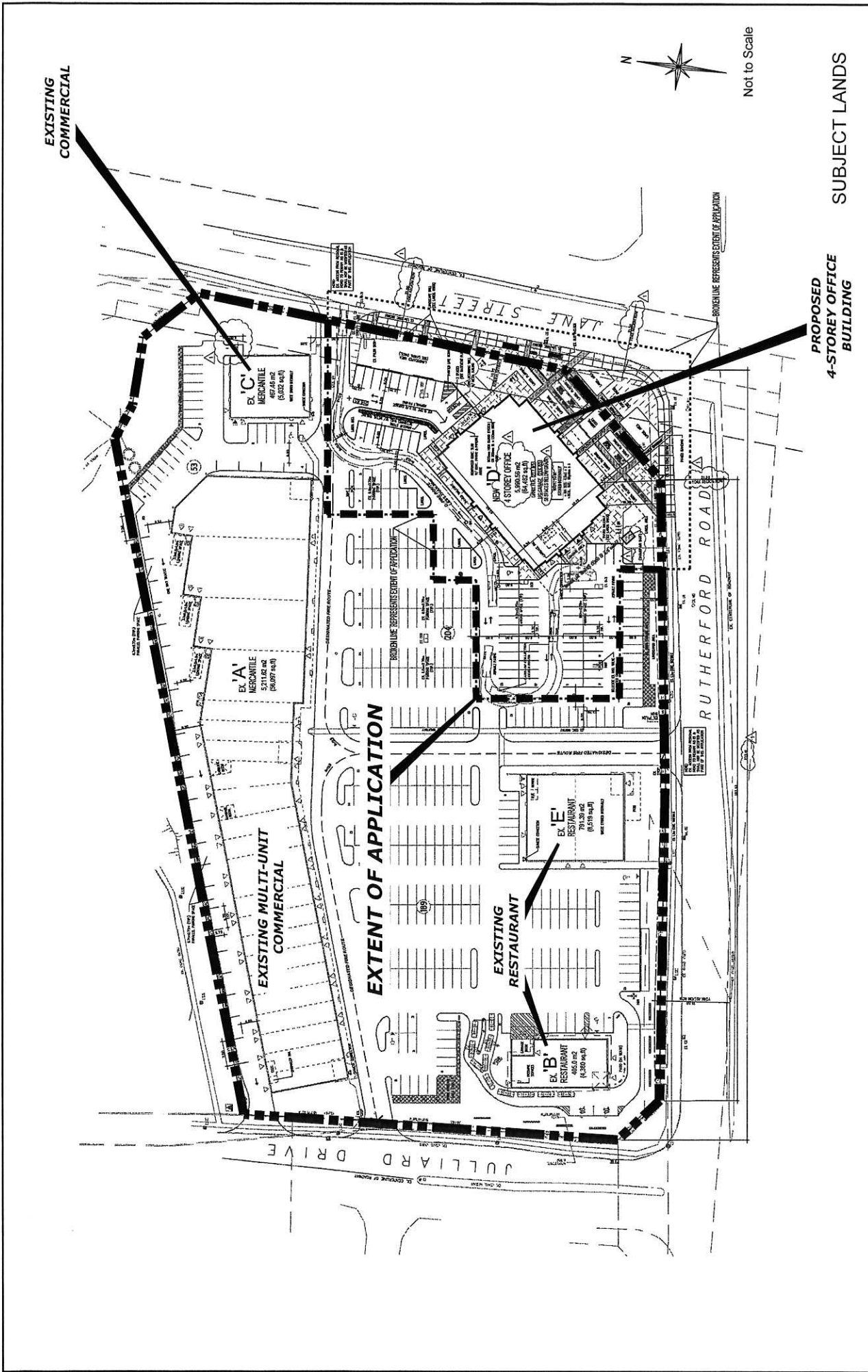
Development Planning Department

Location Map

Location: Part of Lot 16,
 Concession 5

Applicant:
 Lorwood Holdings Inc.

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Site Plan

Location: Part of Lot 16,
Concession 5

Applicant:
Lorwood Holdings Inc.

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Attachment 3

File: DA.11.120
Related Files: DA.05.015, DA.07.087,
DA.09.051, DA.11.019
Date: May 31, 2012

PROPOSED
4-STORY OFFICE
BUILDING

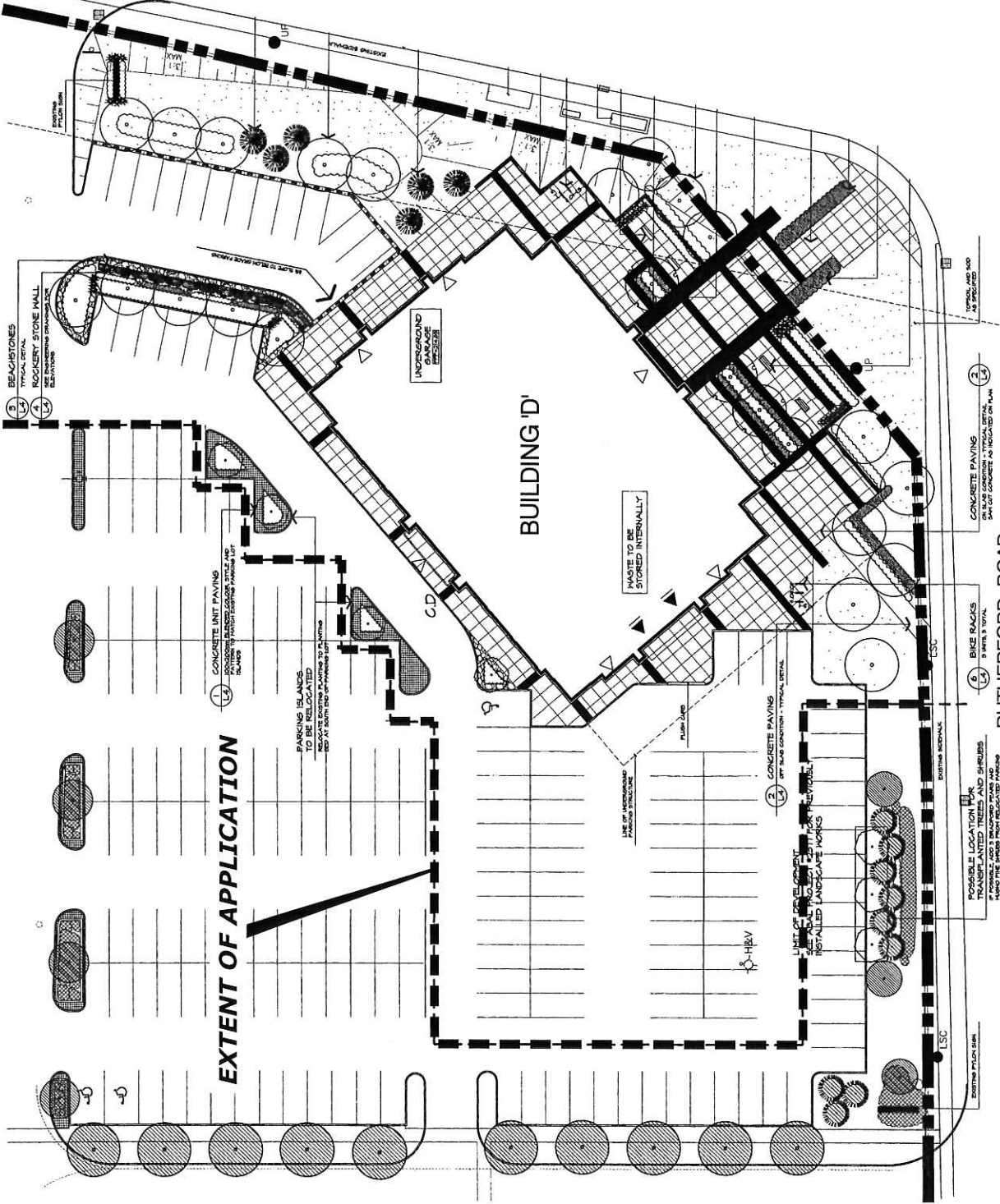
SUBJECT LANDS

Not to Scale



Not to Scale

JANE STREET



EXTENT OF APPLICATION

SUBJECT LANDS

Landscape Plan

Location: Part of Lot 16,
Concession 5

Applicant:
Lorwood Holdings Inc.

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Development Planning Department

Attachment

4

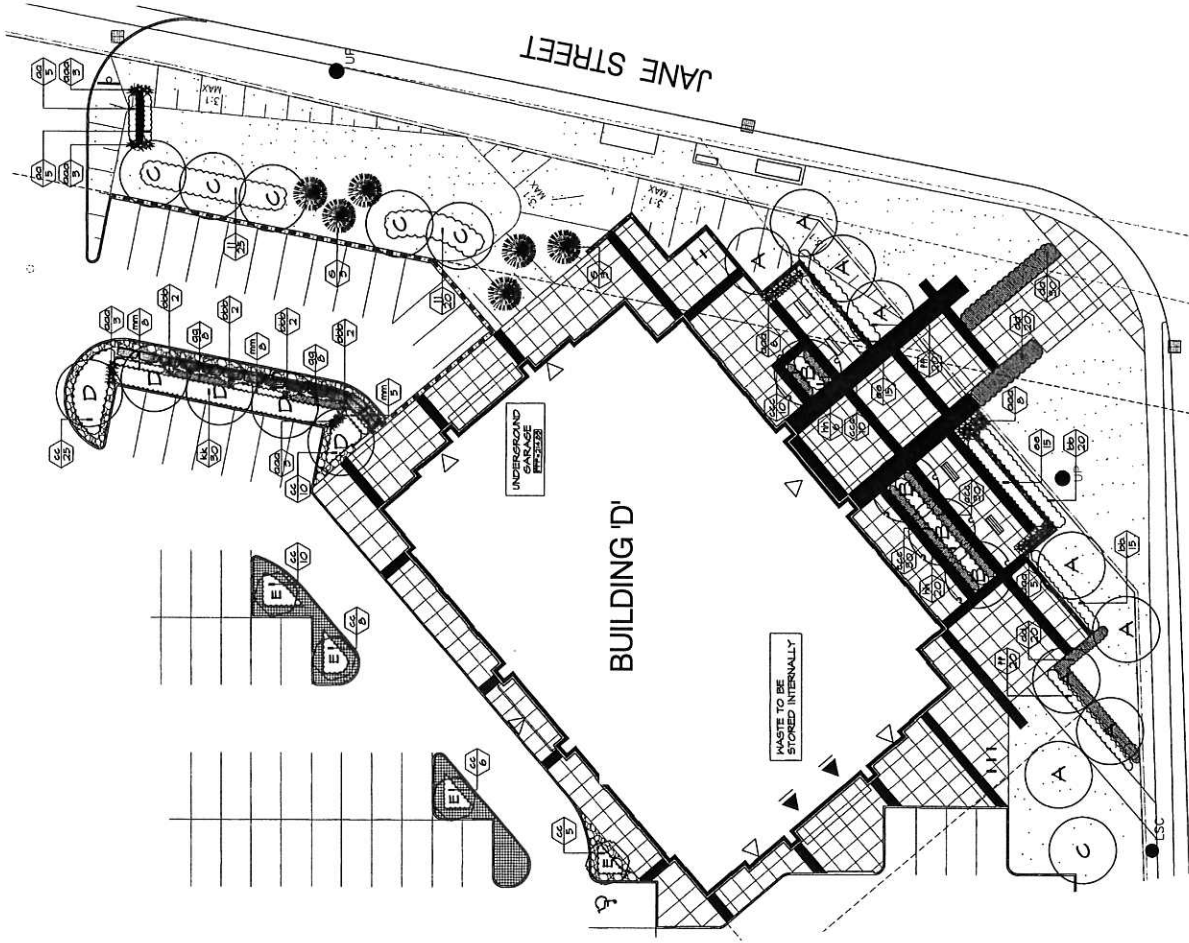
File: DA.11.120
Related Files: DA.05.015, DA.07.087,
DA.09.051, DA.11.019
Date: May 31 2012

LEGEND

- EXISTING PLANTING TO REMAIN
- DECIDUOUS TREE PLANTING
- ORNAMENTAL TREE PLANTING
- CONIFEROUS TREE PLANTING
- SHRUBS AND GRASS PLANTING
- METAL RAILING
- BEACHSTONES
- SODDED AREA



Not to Scale



RUTHERFORD ROAD

Planting Plan

Location: Part of Lot 16,
Concession 5

Applicant:
Lorwood Holdings Inc.

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Attachment

5

File: DA.11.120
Related Files: DA.05.015, DA.07.087,
DA.09.051, DA.11.019
Date: May 31, 2012



