

COMMITTEE OF THE WHOLE JUNE 19, 2012

**SITE DEVELOPMENT FILE DA.12.043
BOCA WEST INVESTMENTS LTD.
WARD 3 – VICINITY OF HIGHWAY 400 AND LANGSTAFF ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.043 (Boca West Investments Ltd.) BE APPROVED, to facilitate the development of a 4-storey, 5,925.56 m² office building as shown on Attachments #4 to #7 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, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Ministry of Transportation; and,
 - iv) the required variances for a reduced parking standard and loading spaces shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding.

Contribution to Sustainability

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

- i) recycled concrete to be used in parking lot and paved areas;
- ii) bike racks to promote cycling as an alternative to motor vehicles;
- iii) high efficiency plumbing fixtures;
- iv) white membrane roofing for greater solar reflectance index;
- v) low-E argon windows;
- vi) low volatile organic compound products;
- vii) drought tolerant and native plant species to promote water efficiency; and,
- viii) pedestrian walkways to facilitate walking.

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.12.043 (Boca West Investments Ltd.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 4-storey, 5,925.56 m² office building, as shown on Attachments #3 to #7 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located northwest of Langstaff Road and Highway 400, fronting onto Creditview Road (191 Creditview Road), being the south half of Block 25 on Registered Plan 65M-3427, City of Vaughan.

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, 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 proposed office building conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits the proposed office building use. The proposal complies with the requirements of Zoning By-law 1-88, except the minimum number of required parking and loading spaces, as discussed in the "Minor Variance" section of this report.

Site Plan Review

The site is currently developed with a 3,250 m² industrial building on the northerly 0.69 ha portion of the subject lands, as shown on Attachment #3, which was approved by Council on March 31, 2008 (File DA.08.005). The Owner is proposing to develop the remaining 0.93 ha south portion of the subject lands with a 4-storey, 5,925.56 m² office building, as shown on Attachments #4 to #7 inclusive. The Applicant is proposing to relocate the existing drive aisle and 11 existing parking spaces located adjacent to the south side of the existing industrial building as shown on Attachment #3, in order to accommodate for 29 parking spaces in this area as shown on Attachment #4. The existing Site Plan Agreement for the industrial building must be amended to accommodate the revised site plan.

Zoning By-law 1-88 requires that 273 parking spaces be provided for the existing industrial building and the proposed office building, whereas 270 parking spaces are proposed, thereby creating a deficiency of 3 parking spaces, which is further discussed in the "Minor Variance" section of this report. The underground parking garage is accessed by an overhead garage door on the south side of the proposed office building, as shown on Attachments #4 and #7. The proposed building elevations are shown on Attachments #6 and #7, and are predominately glass with a mix of precast, stone and metal.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #5. Deciduous trees are proposed within the parking lot area. Unit paving, concrete and impressed asphalt will be used to delineate pedestrian walkways throughout the site. A landscaped pedestrian walkway is proposed to extend from the main entrance of the building to Creditview Road. Amenity areas have been provided on the rooftop and at grade level for the use of the employees.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Minor Variance

Through the review of the Site Development application, it was determined that the following variances are required to facilitate the construction of the proposed office building:

	By-law Standard	By-law 1-88 Requirement for EM1 Prestige Employment Area Zone	Proposed Exception to EM1 Prestige Employment Area Zone of By-law 1-88
a.	Minimum Number of Parking Spaces (Existing Industrial Building and Proposed Office Building)	Existing Industrial - 3,250m ² @ 2 spaces/100m ² = 65 spaces + Proposed Office Building - 5,925.56m ² @ 3.5 spaces/100m ² = 208 spaces Total = 273 spaces	270 spaces
b.	Minimum Number of Loading Spaces (Office Building)	2 spaces	1 space

The Owner is proposing 270 parking spaces for the existing industrial building and proposed office building. The northerly portion of the subject lands were originally developed with 65 parking spaces, as required by Zoning By-law 1-88, for the existing industrial building. These lands will remain unchanged except for the relocation of the existing driveway and the provision of 28 parking spaces immediately south of the existing industrial building as shown on Attachment #4. The proposed office building requires an additional 208 parking spaces. An additional 205 parking spaces are proposed for the office building comprised of 174 grade level and 33 underground parking spaces. The proposed parking results in the subject land being deficient by 3 parking spaces (a 1% reduction), which is considered to be minor and can be supported by the Development Planning Department.

The Owner is proposing one loading space on the west side of the office building. Zoning By-law 1-88 requires that a minimum of 2 loading spaces be provided for buildings between 2,501m² and 10,000 m² in size. The Development Planning Department is of the opinion that one loading space is sufficient to serve the office building use, which typically requires minimal loading and shipping of goods.

The Owner is required to obtain approval for these variances from the Vaughan Committee of Adjustment, and the Committee's decision must be final and binding prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed development. The final plans and report 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.

Ministry of Transportation (MTO)

The Ministry of Transportation (MTO) has reviewed the proposal in accordance with the requirements under the Ministry's *Public Transportation and Highway Improvement Act*. The subject lands abut Highway 400 and are within the Ministry of Transportation's Permit Control and will require an MTO Building and Land Use Permit, prior to any construction. The Owner has provided for the 14 m setback from the Highway 400 property limit. The Owner must satisfy all requirements of the Ministry of Transportation. A condition of approval 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 and Economic Well-being".

Regional Implications

The subject lands are located on a local road and abuts Highway 400. There are no Regional implications resulting from this application.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.043 (Boca West Investments Ltd.) in accordance with OPA #450 (Employment Area Plan), Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the development of the subject lands for an office building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Approved Site Plan for Existing Industrial Building on North Portion of Subject Lands (File DA.08.005 - Approved March 31, 2008)
4. Site Plan
5. Landscape Plan
6. East and West Elevations
7. South and North Elevations

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 13,
Concession 5

Applicant:
Boca West Investments Ltd.

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Attachment

File: DA.12.043

Not to Scale


Date: May 25, 2012





Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- C8 - OFFICE COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

 SUBJECT LANDS

Attachment

File: DA.12.043
 Not to Scale
 Date: May 25, 2012



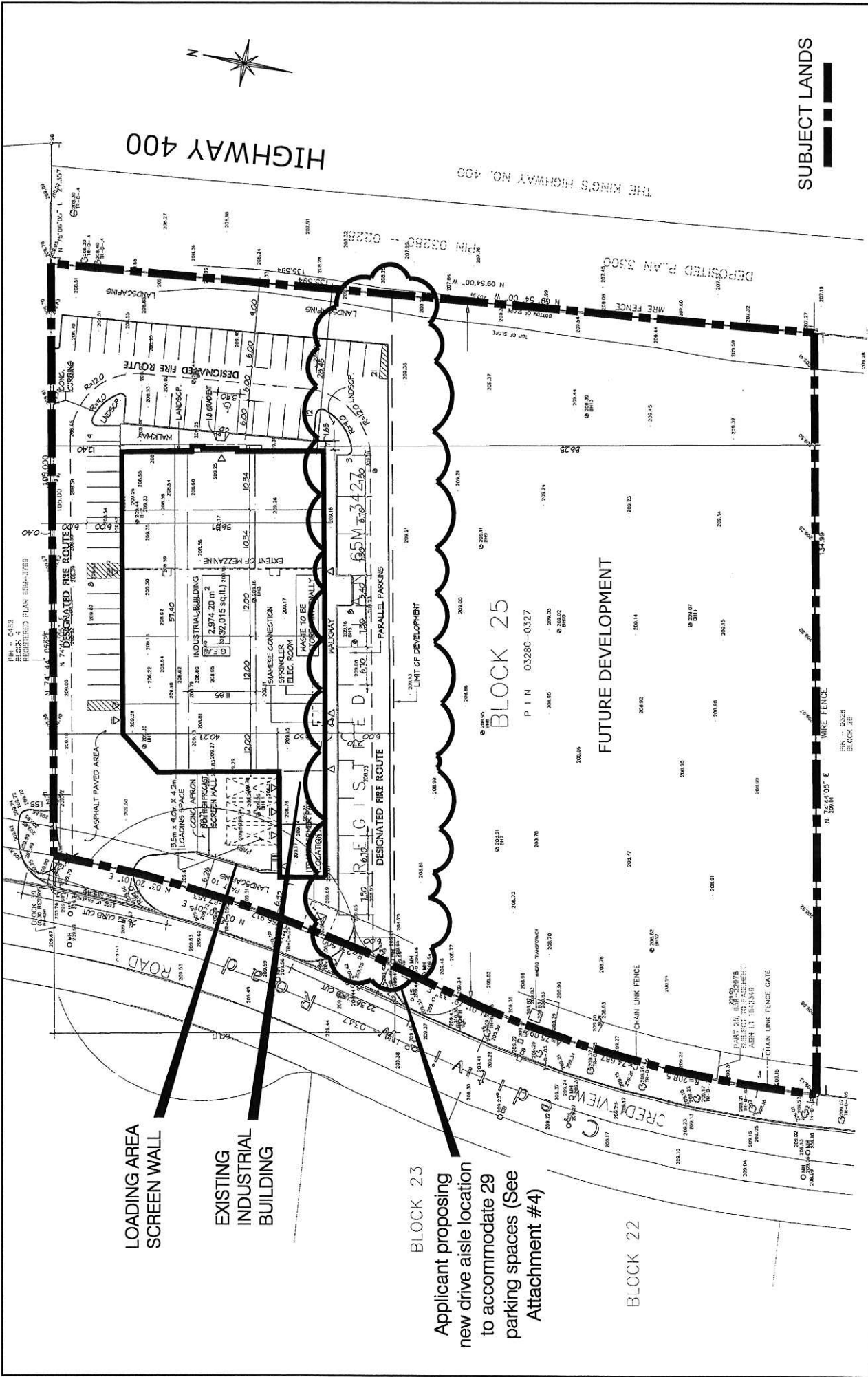
Development Planning Department

Location Map

Location: Part of Lot 13,
 Concession 5

Applicant:
 Boca West Investments Ltd.

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LOADING AREA
SCREEN WALL

EXISTING
INDUSTRIAL
BUILDING

BLOCK 23
Applicant proposing
new drive aisle location
to accommodate 29
parking spaces (See
Attachment #4)

BLOCK 22

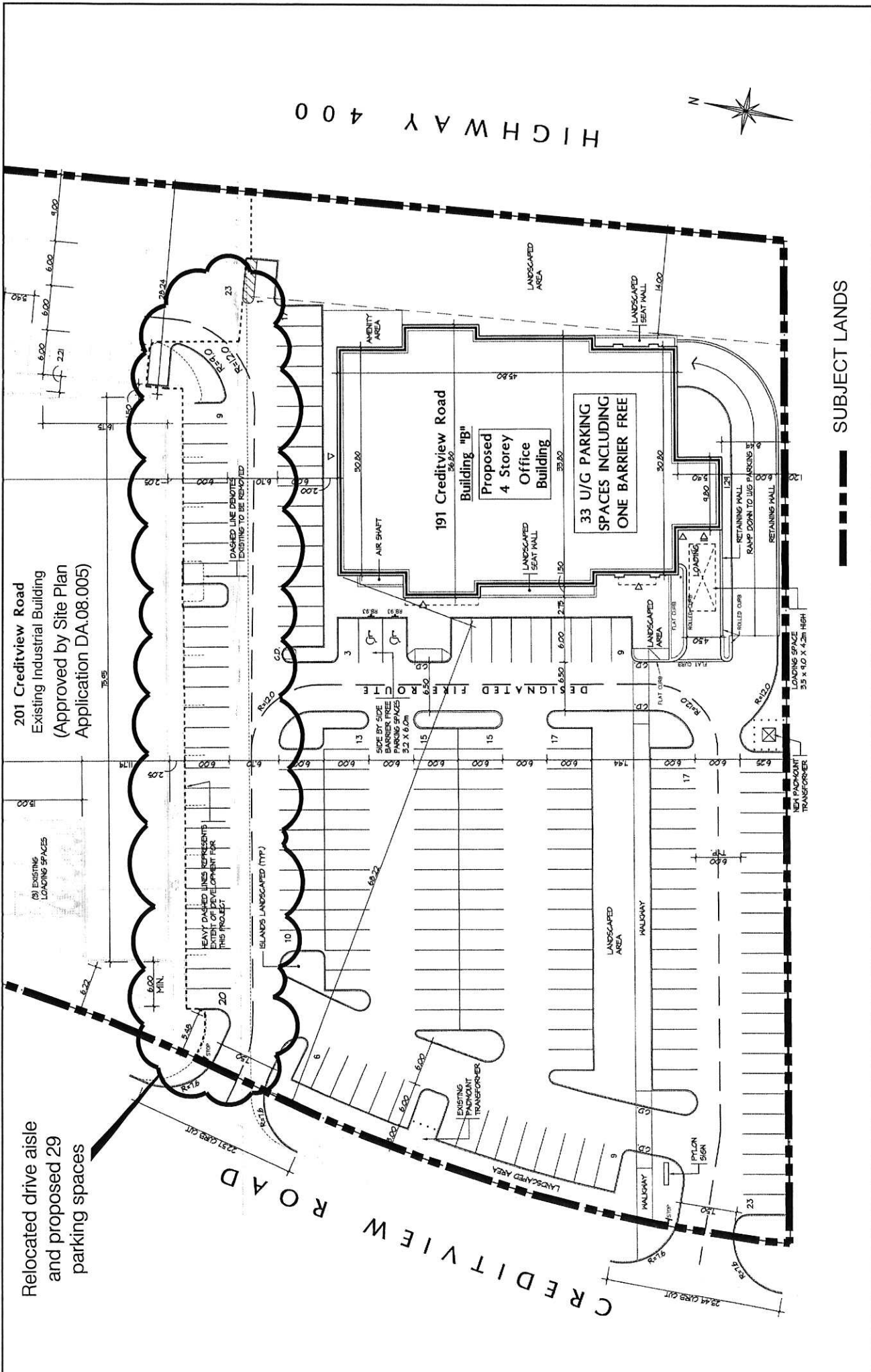
SUBJECT LANDS

Attachment
File: DA.12.043
Not to Scale
Date: May 25, 2012



Approved Site Plan for Existing Industrial
Building on the North Portion of the Subject
Lands (DA.08.005 - Approved March 31, 2008)

Applicant:
Boca West Investments Ltd.
Location: Part of Lot 13,
Concession 5



Relocated drive aisle and proposed 29 parking spaces

201 Creditview Road Existing Industrial Building (Approved by Site Plan Application DA.08.005)

HIGHWAY 400



SUBJECT LANDS

Site Plan

Location: Part of Lot 13, Concession 5

Applicant: Boca West Investments Ltd.

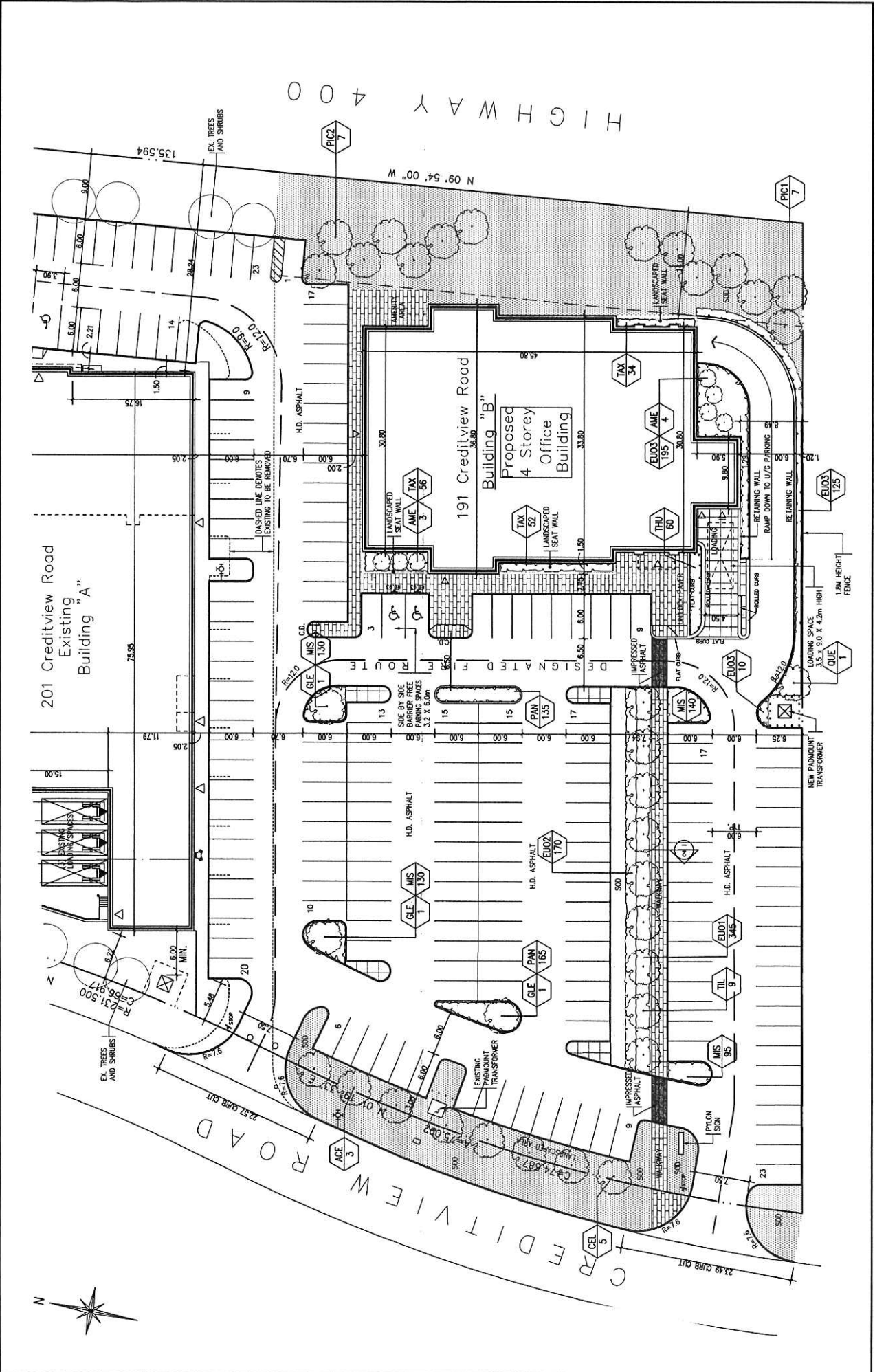
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Date: May 25, 2012



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Landscape Plan

Location: Part of Lot 13,
Concession 5

Applicant:
Boca West Investments Ltd.

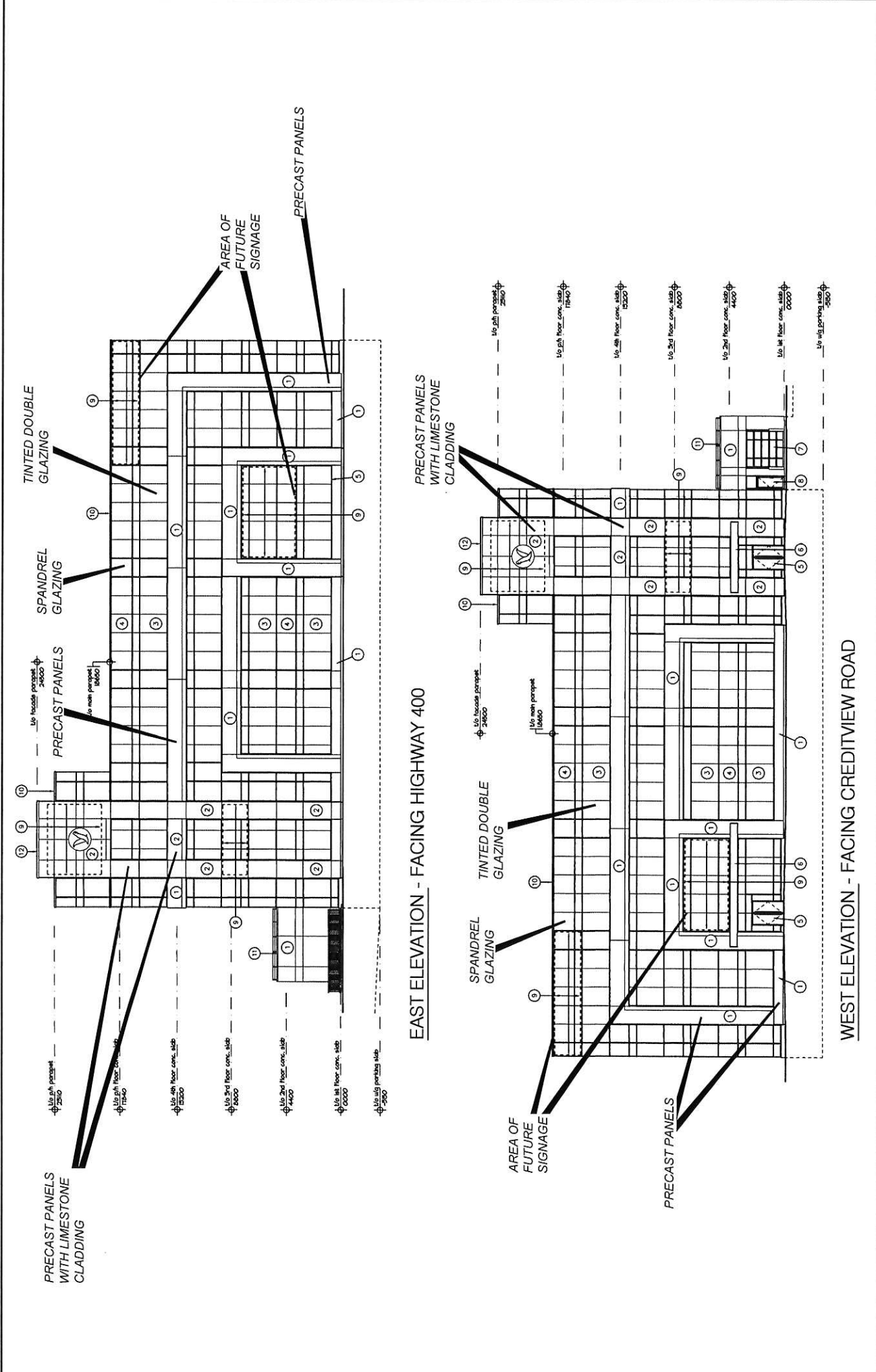
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Attachment

File: DA.12.043
Not to Scale
Date: May 25, 2012



Development Planning Department



EAST ELEVATION - FACING HIGHWAY 400

WEST ELEVATION - FACING CREDITVIEW ROAD

East & West Elevations

Location: Part of Lot 13,
Concession 5

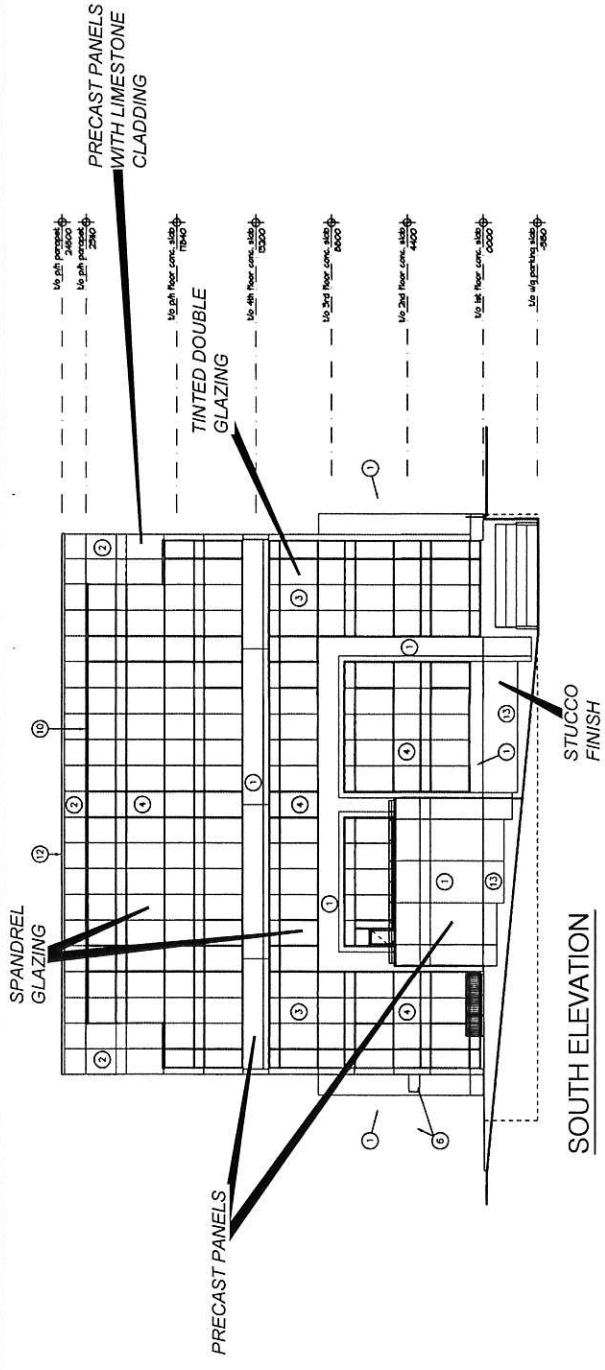
Applicant:
Boca West Investments Ltd.

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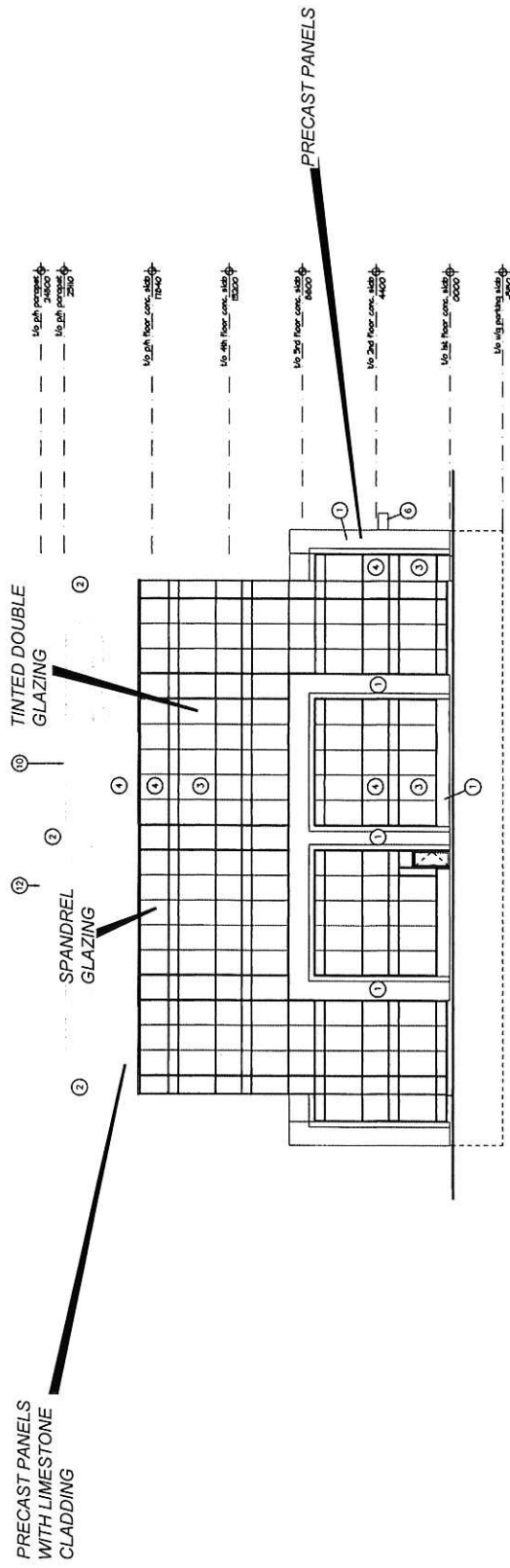
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File: DA.12.043
Not to Scale
Date: May 25, 2012





SOUTH ELEVATION



NORTH ELEVATION

South & North Elevations

Location: Part of Lot 13,
Concession 5

Applicant:
Boca West Investments Ltd.

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