

SITE DEVELOPMENT FILE DA.05.065
MURRAY GOLDKIND

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.065 (Murray Goldkind) BE APPROVED, to permit the construction of a 2½-storey (maximum 11.0m) business or professional office building as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscape plan, signage plan and urban design brief shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, noise report, lighting plan, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) the Owner shall satisfy all hydro requirements of Power Stream Inc.;
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - v) the required zoning by-law to implement the final site plan shall be approved by Council, and be in full force and effect; and
 - b) that the site plan agreement contain the following provision:
 - i) 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, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.05.065) on the subject lands shown on Attachment #1 for a 994m² business or professional office building, with a total of 32 parking spaces, on a 2,130m² site, as shown on Attachment #2.

Background - Analysis and Options

At the June 18, 2007 Committee of the Whole Meeting, the Development Planning Department was directed to bring forward a report to the Council meeting of June 25, 2007, with respect to Site Development File DA.05.065 (Murray Goldkind).

The subject lands shown on Attachment #1 are located on the north side of Centre Street between Concord Road and Vaughan Boulevard, known municipally as 1206 Centre Street, being Lot 90 on Registered Plan 3541, in Part of Lot 6, Concession 2, City of Vaughan. The 2,130m² site is currently developed with a ranch style single detached residential dwelling, which will be demolished should the subject site plan application be approved. The subject lands have 30.48 m frontage along Centre Street, and a depth of 71.6 m. The surrounding land uses are:

- North - existing residential (R3 Residential Zone)
- South - Centre Street; existing residential (R3 and R4 Residential Zones)
- East - existing commercial business or professional office building (C1 Restricted Commercial Zone); Vaughan Boulevard
- West - existing residential (R3 Residential Zone)

Official Plan

The subject lands are designated "Office Commercial" by OPA #672, which permits the proposed office use. The designation further describes criteria for development including the following:

- the maximum height for any building within the "Office Commercial designation shall be two and one-half storeys (11 metres). The one-half storey is permitted in the roof of the building, and its floor area may be up to 50% of the GFA of the Second Floor. The one-half storey shall be incorporated in a peaked-roof design, with the roof having a minimum pitch of 45° and a maximum of 60° off the horizontal.

In order to ensure that the criteria outlined in OPA #672 with respect to urban design is being satisfied with each individual development along the north side of Centre Street between Concord Road and Vaughan Boulevard, Development Planning Staff require urban design briefs to be submitted outlining the type of building materials and landscape/streetscape treatments for both the subject properties and the public realm to be provided for review and approval.

The site plan as shown on Attachment #2 references a 3 storey building with a height of 11.382m and a GFA of 994m². The Owner is aware and has agreed to minor changes to the existing site plan drawing as shown on Attachment #2, by deleting reference to a 3-storey building as by definition the building is physically 2½ storeys, revising the GFA of the half storey from 203m² to 201m², thereby creating a reduction in the total GFA of the building from 996m² to 994 m², and revising the elevation plan by dropping the roof slightly from 11.3m to 11.0m. These changes have been agreed to by the applicant, and will be reflected on the final site plan and elevation drawing, and accordingly, the proposed Site Development Application to permit a business and professional office is consistent with and permitted by OPA #672.

Zoning

The subject lands are zoned R3 Residential Zone by By-law 1-88. On April 17, 2000, Council approved Zoning By-law Amendment Application Z.00.011, to rezone the subject lands from R3 Zone to C1 Restricted Commercial Zone, specifically to permit the use of the property for a business or professional office. The enactment of the implementing zoning by-law, has not occurred, and is subject to Council's approval of a site plan. The following site-specific exceptions are required to facilitate the proposed development as shown on Attachment #2.

	<u>Required</u>	<u>Proposed</u>
- Minimum Front Yard Setback	9.0m	6.4m
- Minimum # of Loading Spaces	1 space	0 spaces
- Minimum width of Landscape strip abutting Residential	2.4m	0.98m (westerly lot line)
- Minimum width of Landscape strip abutting a Street	6.0m	1.0m(adjacent to parking space)
- Minimum # of Parking Spaces	35 spaces	32 spaces

The Development Planning Department has no objections to the above-noted exceptions, which promote a more urban streetscape and development in keeping with the policies in the Official Plan.

Site Design

The site plan shown on Attachment #2 proposes a 2½ storey business or professional office building having a total gross floor area of 994m². The 2 ½ storey building is situated on the southeast half of the lot with parking to the north and the west. Landscaping has been provided around the periphery of the site with a predominately 6.4m wide landscape strip along Centre Street, which narrows to 1.0 m in order to accommodate parking. A concrete walkway will be provided around the periphery of the building, which extends from the front of the building to the public sidewalk along Centre Street. Bicycle racks will also be provided at the front of the building as shown on Attachment #3, encouraging an alternate mode of transportation.

The final site plan must be approved to the satisfaction of the Development Planning Department.

Landscape Plan

The proposed landscape plan as shown on Attachment #3 provides a mix of coniferous and deciduous tree planting at the rear of the property creating a landscape buffer between the parking area and the residential to the north. Sod will be provided along the side lot lines and at the front of the building. Trees will also be incorporated along the south side of the building. The final landscape plan and details, landscape cost estimate, and urban design brief must be approved to the satisfaction of the Development Planning Department.

Building Elevation

The proposed building elevations are shown on Attachment #4. The entire building will be built with a pitched roof to a height of 11.0m with a total of 2½ storeys with the half storey incorporated into the roof line. The pitched roof is to be constructed with brown asphalt shingles. The main entrance to the building is contained on the south elevation facing Centre Street, with an additional entrance on the west elevation. Both entrances are comprised of double glass doors. The entire building will be constructed with taupe coloured brick and stucco. Stone in a neutral colour will also be incorporated on the south and west elevations to accentuate the main features. A service building is attached to the north side of the main building and incorporates the same building materials.

The final building elevations shall be approved to the satisfaction of the Development Planning Department.

Parking and Transportation

The parking area has been located to the north and the west of the building, and includes 1 handicapped space located along the north side of the building. The site requires a total of 35 parking spaces, calculated as follows.

- 994m² GFA @ 3.5 parking spaces/100m² GFA = 35 spaces

The subject lands propose a total of 32 spaces resulting in a shortage of 3 spaces, which can be supported by Development Planning Staff. The site has been provided with one 7.0m wide ingress/egress driveway entrance along Centre Street. This section of Centre Street is a Regional Road and subject to Regional standards, and the Applicant will be required to satisfy any requirements of the Region of York Transportation and Works Department.

Services

The Owner has submitted a site-servicing and grading plan, stormwater management report, Phase I Environmental Site Assessment, and a noise impact report, which are generally satisfactory to the City Engineering Department. The applicant is also working with City Engineering Staff on the details of the lighting plan submission.

All required engineering plans and reports must be approved to the satisfaction of the City Engineering Department.

The site will be serviced by private garbage pick-up and snow storage will be maintained on site.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The site plan must be reviewed and approved to the satisfaction of the Region of York Transportation and Works Department, as the site has frontage along Centre Street. The Owner is required to satisfy all requirements of the Region of York Transportation and Works Department.

Conclusion

The Development Planning Department has reviewed Site Development File DA.05.065 in accordance with the policies of OPA #672 and the requirements of Zoning By-law 1-88, and in the context of the surrounding land uses. The Development Planning Department is satisfied with the proposed business or professional office building development, subject to the comments and conditions contained in this report. The proposed application to permit a business or professional office building having a total of 2½ storeys and 11.0m height conforms to the policies of the area Official Plan and is considered compatible with the existing surrounding area and the future evolution of Centre Street as an urban street-related streetscape as envisioned by OPA #672.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

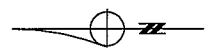


Legend

- C1** - Restricted Commercial Zone
- R3** - Residential Zone
- R4** - Residential Zone



Subject Lands



Not to Scale

Location Map

Part of Lot 6,
Concession 2
APPLICANT:
MURRAY GOLDKIN®

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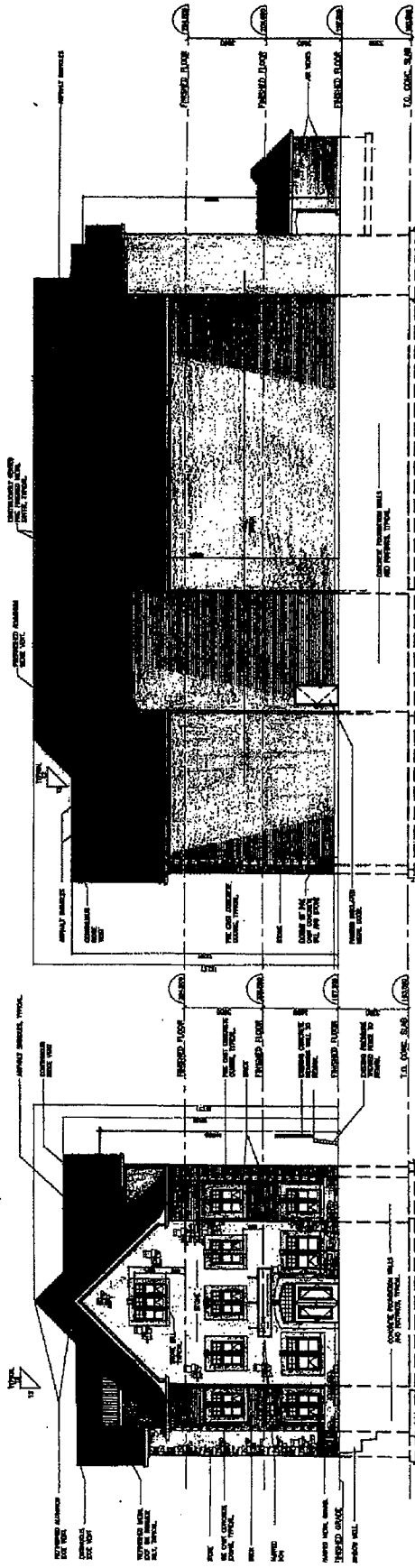
Development Planning Department

Attachment

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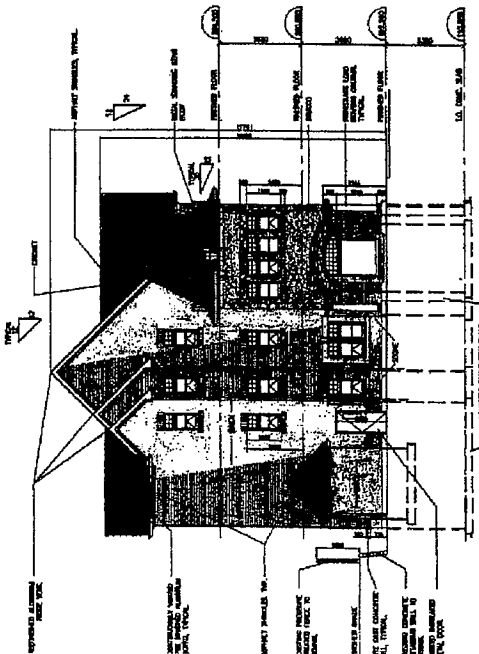
June 14, 2007





SOUTH ELEVATION
1:100

EAST ELEVATION
1:100



NORTH ELEVATION
1:100

WEST ELEVATION
1:100

Not to Scale

Elevations

Part of Lot 6,
Concession 2
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Development Planning Department

Attachment 4

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