

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 3, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 20, 2015.

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SITE DEVELOPMENT FILE DA.14.048
FAIRMILL HOLDINGS INC.
WARD 4 - VICINITY OF DUFFERIN STREET AND CONFEDERATION PARKWAY

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated January 13, 2015, be approved;
- 2) That the deputation of Ms. Lisa Di Clemente, History Hill Group, Dufferin Street, Concord, on behalf of the applicant, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.048 (Fairmill Holdings Inc.) BE APPROVED, to permit the development of a new three-storey high, 1,234.46 m² office building with two floors of office and covered and unenclosed parking at grade as shown on Attachments #3 and #4, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan, and updated stormwater management summary;
 - ii. the decision of the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88 as identified in Table 1 of this report to implement the proposal shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - b) the Owner shall pay to the City of 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 issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and
 - c) the Owner shall satisfy all requirements of York Region.

Contribution to Sustainability

The application implements the following Goal and Objectives of Green Directions Vaughan:

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Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- a white roof
- energy efficient mechanical systems
- locally sourced building materials
- low VOC sealants
- energy efficient windows

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.14.048 respecting the subject lands shown on Attachments #1 and #2, to facilitate the development of a new three-storey high, 1,234.46 m² office building with two floors of office and covered and unenclosed parking at grade, as shown on Attachments #3 and #4.

Background - Analysis and Options

Location

The 2.05 ha site, shown on Attachments #1 and #2, is located on the southwest corner of Dufferin Street and Confederation Parkway (8700 Dufferin Street). The surrounding land uses are shown on Attachment #2. The site is currently developed with a three-storey office building, 2 single-storey commercial buildings and surface parking as shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits office uses not accessory to and directly associated with a permitted industrial use up to a maximum gross floor area (GFA) of 10,000 m². The proposed 1,234.46 m² office building together with the existing 4,425.22 m² office building (total GFA of 5,659.68 m²) conforms to VOP 2010.

The subject lands are zoned C7 Service Commercial Zone subject to Exception 9(712) by Zoning By-law 1-88, which permits the proposed 3-storey office building use. The following exceptions to Zoning By-law 1-88 are required to implement the proposed development:

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Table 1:

	By-law Standard	By-law 1-88 Requirements of the C7 Zone, Exception 9(712)	Proposed Exceptions to the C7 Zone, Exception 9(712)
a.	Minimum Number of Parking Spaces	<p>Building “A” (existing) 4,425.22m² @ 3.5 parking spaces/100 m² of GFA = 155 spaces</p> <p align="center">+</p> <p>Building “B” (existing) 1,883.7 m² @ 6.0 parking spaces/100 m² of GFA = 113 spaces</p> <p align="center">+</p> <p>Building “C” (existing) 1,045.21m² @ 6.0 parking spaces/100 m² of GFA = 63 spaces</p> <p align="center">+</p> <p>Building “D” (proposed) 1234.46m² @ 3.5 parking spaces/100 m² of GFA = 44 spaces</p> <p>Total = 375 spaces</p>	Total Parking Required for the GFA of all buildings on site being 8,588.59 m ² @ 3.5 spaces/100 m ² of GFA = 301 spaces (the Owner will be providing a surplus at 316 spaces, including 3 barrier free spaces).
b.	Specified Building Envelopes	Three established building envelopes for existing Buildings “A, B, and C” as shown on Schedule “E-791” (Attachment #5)	To construct the proposed office building “D” outside of the 3 building envelopes shown in site-specific zoning Exception 9(712) (Attachment #5).

The Vaughan Development/Transportation Engineering Department has reviewed the proposed parking supply and has no objection to 301 parking spaces being provided on the site. On this basis, the Vaughan Planning Department can support the proposal to calculate the minimum parking requirement for the entire site (existing and proposed buildings) at the ratio of 3.5 spaces/100 m² of gross floor area (GFA). The Vaughan Planning Department has no objections to the location of the proposed office building and considers it to be compatible with the existing site development. Accordingly, the Vaughan Planning Department can support the proposal to construct the office building outside of the established building envelopes identified in site-specific zoning Exception 9(712).

The Owner has submitted a Minor Variance Application (File A/003/15) to the Vaughan Committee of Adjustment to address the above-noted zoning exceptions, and the Committee's Decision must be final and binding and the Owner shall satisfy any conditions of the Committee, prior to the execution of the implementing Site Plan Letter of Undertaking, should the application be approved. A condition to this effect is included in the recommendation of this report.

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Site Plan Review

The proposed three-storey high, 1,234.46 m² office building shown on Attachments #3 and #4, will be finished with vision and spandrel glass, and precast concrete panels. The proposed office building will match the design of the existing office building on the subject lands. The proposed office building will connect to the existing office building by a third floor enclosed walkway constructed of vision glass. The office building will include two floors of office area (Levels 2 and 3) and cover unenclosed parking spaces at grade (Level 1).

The Vaughan Planning Department is satisfied with the site plan and proposed building elevations shown on Attachments #3 and #4.

Vaughan Development/Transportation Engineering Department

The Owner shall provide the following to the satisfaction of the Vaughan Development/Transportation Engineering Department:

- a detailed site servicing plan, grading plan and erosion and sediment control plan which are required for the issuance of site plan approval from the Development/Transportation Engineering Department;
- all relevant engineering plans shall include City of Vaughan Site Plan “General Notes” as noted in the City’s Site Plan Criteria Guide and must be prepared, signed and sealed by a licensed professional engineer in the Province of Ontario;
- an updated stormwater management summary on the related engineering plans in order to identify the pre and post-development discharge rate(s), the stormwater mitigation methods (i.e. surface ponding, roof storage, etc.) and all pertinent information respecting the development proposal; and,
- a detail of the existing control maintenance hole with control features (i.e. orifice tube) for the storm sewer. Erosion and sedimentation control measures shall be clearly identified and labelled on the final engineering plan(s).

The Transportation Planning Division have no concerns with the proposed site plan and parking ratio.

The Owner shall satisfy all requirements of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Legal Services Department, Real Estate Division

The Owner shall pay to the City of 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 issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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Development Finance and Investments

The Owner shall pay to the City of Vaughan, Development Charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charges By-laws at the prevailing rate at the time of Building Permit issuance.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii. **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set out in Vaughan Official Plan 2010.

The application has been circulated to the York Region Transportation and Community Planning Department for review and comment. The Owner shall satisfy all requirements of York Region. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Planning Department has reviewed Site Development File DA.14.048 in consideration of the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed office building is compatible with the surrounding existing and planned land uses, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department can support the approval of Site Development File DA.14.048, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan - Building "D"
5. Schedule "E-791" to Zoning By-law 1-88, Exception 9(712)

Report prepared by:

Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)