

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 15, Report No. 23, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 4, 2013.

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**SITE DEVELOPMENT FILE DA.13.009
THE TYPHON GROUP (VAUGHAN) LTD.
WARD 4 – VICINITY OF EDGELEY BOULEVARD AND BASS PRO MILLS DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 21, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.009 (The Typhon Group (Vaughan) Ltd.) BE APPROVED, to permit the development of a 3 storey, 5,102 m² office building as shown on Attachments #3 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; and,
 - ii) the final site servicing and grading plan, stormwater management report, traffic impact assessment including a Traffic Demand Management Plan (TDM) shall be approved by the Vaughan Development/Transportation Engineering Department.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.3: To create a City with sustainable built form.

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact.

- Objective 3.1: To develop and sustain a network of sidewalks that supports all modes of non-vehicular transportation.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

In accordance with the goals 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:

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- i) recycled concrete will be used in the 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; and,
- vi) drought tolerant and native plant species to promote water efficiency.

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.13.009 (The Typhon Group (Vaughan) Ltd.) for the subject lands shown on Attachments #1 and #2, to permit the development of a 3 storey, 5,102 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 on the south side of Bass Pro Mills Drive, east of Edgeley Boulevard, municipally known as 180 Bass Pro Mills Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Employment Area General" by in-effect OPA #450 (Employment Area Plan). The subject lands are designated "General Employment" by the new Vaughan Official Plan 2010 (VOP 2010) that was adopted by Vaughan Council on September 7, 2010 (as modified on September 7, 2011, March 20, 2012 and April 17, 2012) as further endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The proposed office building is a permitted use in OPA #450 and VOP 2010, and therefore, conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1057), which permits the proposed office building. The proposal complies with Zoning By-law 1-88, as amended.

Site Plan Review

The Owner is proposing to develop the 1.05 ha vacant industrial block with a 3 storey, 5102 m² office building, as shown on Attachments #3 to #7 inclusive, which will primarily be tenanted by Service Canada (Federal Government).

The proposed building elevations that are shown on Attachments #5, #6 and #7, consist of grey prefinished metal panels, smooth faced masonry stone, glass vision panels and spandrel glass panels. The main entrance of the building is located on the north elevation, facing Bass Pro Mills Drive and is designed with glazing and an architectural metal canopy. The rear entrance on the south elevation utilizes a similar design as shown on Attachment #5. A pedestrian walkway connects the main building entrance to Bass Pro Mills Drive. The Owner is also proposing a

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pedestrian connection from a sidewalk on Bass Pro Mills Drive leading to the south side of the building to the rear entrance.

A total of 206 parking spaces will be provided on the site including 7 barrier free spaces. Under Zoning By-law 1-88, the minimum required parking for the proposed development is calculated as follows:

$$3.5 \text{ spaces}/100 \text{ m}^2 \times 5102 \text{ m}^2 = 179 \text{ parking spaces.}$$

The proposal complies with the minimum parking requirement of Zoning By-law 1-88.

The landscape plan shown on Attachment #4, consists of a mix of deciduous and coniferous trees, shrubs and sodded areas. Deciduous trees are proposed within the landscaped strips abutting the rear, front and side lot lines. The Owner is also proposing landscaped areas, consisting of deciduous trees and sod within the parking areas, as shown on Attachment #4. The loading area is located on the west side of the proposed office building and is proposed to be screened by a screen wall and two coniferous trees.

The Vaughan Development Planning Department is satisfied with the site plan, landscape plan and building elevations, and 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.

Vaughan Development/Transportation Engineering Department

The Owner has submitted a site grading and servicing plan, a stormwater management report, and a traffic impact assessment, including a Transportation Demand Management (TDM) Plan, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that no cash-in-lieu of parkland dedication is required as it was paid in full through the subdivision agreement.

Ministry of Transportation

The Ministry of Transportation has confirmed that the subject lands do not fall within the Ministry's permit control area, and therefore, a permit from the Ministry of Transportation is not required.

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.

The proposed development includes a three stream waste disposal system that will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

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The proposed landscape plan includes drought tolerant plant material to promote water efficiency to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's Official Plan and Growth Management Strategy as set out in OPA #450 (Employment Area Plan) and the Vaughan Official Plan 2010.

The development facilitates a proposed office building in a location in close proximity to a Provincial Highway, arterial roads and an existing transit facility.

Regional Implications

The subject lands are located on an internal City road (Bass Pro Mills Drive) within the subdivision, and therefore, the Regional Municipality of York has no jurisdiction nor objection to the proposed office building.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed 3-storey office building is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.009, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan - North and South
6. Elevation Plan - East and West
7. North Elevation Rendering

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(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.)