

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

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The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for File Z.13.020 (Director Industrial Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Meeting was circulated: August 9, 2013
- b) Circulation Area: 150 m and to the East Woodbridge Community Association
- c) Comments Received as of August 20, 2013: None

The Owner has submitted Zoning By-law Amendment File Z.13.020 for the subject lands shown on Attachments #1 and #2, specifically to amend the EM1 Prestige Employment Area Zone to facilitate the construction of an 8-storey office building, with a total GFA of 10,374.5 m² and with parking above and below grade, on the vacant northern portion of the subject lands as shown on Attachments #3 to #6, together with the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Maximum Building Height	15 m	40 m (8-storeys)
b.	Minimum Parking Requirements	3.5 parking spaces per 100 m ² of GFA devoted to office uses plus the requirement for any other use (363 spaces)	3.0 parking spaces per 100 m ² of GFA for the entirety of the Office Building (311 spaces)

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located north of Steeles Avenue West, east of Old Weston Road, municipally known as 3700 Steeles Avenue West, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2. ▪ The southern portion of the subject lands are currently developed with an 11-storey office building (Attachment #3), with access obtained from Old Weston Road.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Prestige Area” by in-effect OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses, without outside storage. The application for an office building conforms to the in-effect Official Plan. ▪ The subject lands are also designated “Employment Commercial Mixed-Use”, with a site-specific maximum building height of 8-storeys and maximum density of 2.5 FSI, by City of Vaughan Official Plan 2010 (VOP 2010) which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011, March 20, 2012 and April 17, 2012) as modified and endorsed by the Region of York on June 28, 2012, and has been approved, in part, by the Ontario Municipal Board on July 23, 2013. ▪ The “Employment Commercial Mixed-Use” designation permits office uses, hotels, cultural and entertainment uses, and retail uses, provided that no retail unit shall exceed a GFA of 3,500m². The application for an 8-storey office building with an FSI of 1.34 conforms to the new City of Vaughan Official Plan 2010.

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Zoning	<ul style="list-style-type: none">EM1 Prestige Employment Area Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required as the proposed height of the office building (8-storeys (40 m)) and reduced parking standard do not comply with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	<ul style="list-style-type: none">The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Zoning By-law 1-88	<ul style="list-style-type: none">The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of compatibility with other uses on the site and the surrounding land use context.
c.	Future Site Plan Application	<ul style="list-style-type: none">The proposed development will require the submission of a Site Development Application to be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, and servicing and grading and stormwater management.Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

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d.	Traffic Impact and Parking Study	▪ The Traffic Impact and Parking study submitted in support of the application must be reviewed and approved by the Vaughan Development/Transportation Engineering Department, the Region of York, and the City of Toronto.
e.	External Public Agencies	▪ The application has been circulated to the Ministry of Transportation (MTO) and the City of Toronto. Any issues will be addressed when the technical report is considered.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York Transportation Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan
5. Rendering – Main Entrance
6. Rendering In Context

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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.)