

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 2, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 20, 2012.

2

**SITE DEVELOPMENT FILE DA.12.080
167 CHRISLEA ROAD HOLDINGS INC.
WARD 3 – VICINITY OF HIGHWAY 400 AND REGIONAL ROAD 7**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 6, 2012, be approved;**
- 2) That Communication C6, from Mr. Mike Albo, Albo Group of Companies, dated November 3, 2012, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.080 (167 Chrislea Road Holdings Inc.) BE APPROVED, to facilitate the development of a one-storey, 3,984.61 m² multi-unit retail building, as shown on Attachments #3 to #6 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, tree preservation plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, and traffic impact study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Ministry of Transportation; and,
 - b) that the implementing Site Plan Letter of Undertaking include the following provisions:
 - i) 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 and the City's Cash-in-lieu of Parkland Dedication Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - ii) the Owner shall implement the policies contained in Vaughan's approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. Waste collection services and winter site maintenance are the responsibility of the Owner.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 2, CW Report No. 43 – Page 2

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 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 volatile organic compound products; 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.12.080 (167 Chrislea Road Holdings Inc.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a one-storey, 3,984.61 m² multi-unit retail building, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located at the northeast corner of Chrislea Road and Portage Parkway (167 Chrislea Road), being Lot 25 on Registered Plan 65M-2589, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Corporate Centre District" by in-effect OPA #500 (Vaughan Corporate Centre Secondary Plan), as amended by OPA #528, OPA #529 and OPA #663 (Avenue Seven Land Use Futures Study). The subject lands are also designated "Community Commercial Mixed-Use" by the City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (modified on September 27, 2011, March 12, 2012 and April 17, 2012), and is subject to approval by the Ontario Municipal Board. The proposal conforms to the Official Plans.

Zoning By-law Amendment Application Z.11.008 was approved by Council on February 21, 2012, which proposed to rezone the subject lands from EM1 Prestige Employment Area Zone to C10 Corporate District Zone. The implementing Zoning By-law 38-2012 was enacted by Council on March 20, 2012. The subject lands are zoned C10 Corporate District Zone by Zoning By-law 1-88, subject to site specific Exception 9(1369), which permits the proposed commercial use. The proposal complies with the requirements of Zoning By-law 1-88, as amended.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 2, CW Report No. 43 – Page 3

Site Plan Review

The 1.39 ha subject lands are currently vacant. The Owner is proposing to develop the subject lands with a one-storey, 3,984.61 m² multi-unit retail building, as shown on Attachments #3 to #6 inclusive. The Applicant is proposing a total of seven (7) units to be used for retail purposes, with six (6) units ranging in gross floor area from 158.60 m² to 434.94 m², and one (1) unit measuring 2,001.06 m², as shown on Attachment #3. The proposed building elevations predominately consist of neutral coloured precast panels and glass, with a mix of stucco and aluminum framing, as shown on Attachment #5. A proposed 6.30 m x 2.52 m pylon sign with illuminated sign box is proposed on the southwest portion of the subject lands, as shown on Attachments #3 and #6.

Under Zoning By-law 1-88, Exception 9(1369), a total of 191 parking spaces are required, calculated at a rate of 4.8 spaces/100m² of gross floor area. A total of 195 parking spaces are provided, with two (2) loading spaces located on the north side of the proposed building.

The landscape plan consists of a mix of deciduous, ornamental and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. 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 pedestrian walkway is proposed to extend from the main entrance of the building to Chrislea Road.

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.

The Owner will be required to pay cash-in-lieu of the dedication of parkland, prior to issuance of a Building Permit. The Owner will also be required to implement the policies contained in the approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. These provisions will be included in the implementing Site Plan Letter of Undertaking.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the grading and servicing plans, stormwater management report and traffic impact study for the proposed development. The final plans, report and study 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 as required by MTO. The Owner must satisfy all requirements of the Ministry of Transportation prior to the execution of the Site Plan Letter of Undertaking. A condition of approval to this effect is included in the recommendation of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 2, CW Report No. 43 – Page 4

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 abut Highway 400. There are no Regional implications resulting from this application.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.080 (167 Chrislea Road Holdings Inc.) in accordance with OPA #500 (Vaughan Corporate Centre Secondary Plan), OPA #528, OPA #529 and OPA #663 (Avenue Seven Land Use Futures Study), 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 a multi-unit retail 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. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Pylon Sign

Report prepared by:

Mark Antoine, Planner I, ext. 8212
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(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.)