

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 26, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

26

SITE DEVELOPMENT FILE DA.15.010

TDC MEDICAL PROPERTIES INC.

WARD 5 - VICINITY OF CENTRE STREET AND VAUGHAN BOULEVARD

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 June 16, 2015, be approved;**
- 2) That Communication C10 from Mr. David Shulman, Parsons Place, Vaughan, dated June 15, 2015, 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.15.010 (TDC Medical Properties Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 3-storey medical office building with ground floor retail uses, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Planning Department shall approve the final site plan, building elevations, signage, landscape plan, and archaeological assessment, and the final plans shall include the relocation of the external garbage/recycling area to within the interior of the building, and the provision of additional walkways and planting within the parking lot;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site grading and servicing plans, stormwater management design brief, erosion and sediment control plan, external lighting plan, transportation impact study, and transportation demand management (TDM) plan;
 - iii) the Vaughan Environmental Services Department shall approve the final Waste Collection Design Standards Submission;
 - iv) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
 - v) the Owner shall successfully obtain approval for a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee;

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- b) the Site Plan Letter of Undertaking shall include the following provisions:
- i) “the Owner shall pay to the City of Vaughan, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, for the office/commercial development, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s approved “Cash-in-Lieu of Parkland Policy”. The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, 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,
 - ii) the requirement for a payment from the Owner to the City of Vaughan for the costs associated with the enhanced streetscape works associated with the construction of the bus rapidway on Centre Street.
2. THAT prior to the execution of the Site Plan Letter of Undertaking, the Owner shall agree to resolve their appeal (Appeal #105) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the City Solicitor and Commissioner of Planning.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City’s Consolidated Growth Management Strategy - 2031

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:

- energy reduction through passive technology by orienting the building in an east/west direction to reduce heat gain in the summer and maximize heat gain in the winter
- bicycle parking
- drought-tolerant planting and permeable landscaping materials
- energy efficient windows

Economic Impact

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

Communications Plan

N/A

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Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.15.010 to permit the development of the subject lands with a 3556.26 m², 3-storey medical office building with 1185.42 m² of ground floor retail uses and 2328.84 m² of business and professional offices as shown on Attachments #3 to #6. The proposed development implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Background - Analysis and Options

Location

The vacant 0.83 ha subject lands shown on Attachments #1 and #2, are located at the northeast corner of Centre Street and Vaughan Boulevard (1150 Centre Street), City of Vaughan. The surrounding land uses are shown on Attachment #2.

City of Vaughan Official Plan 2010

The subject lands are designated “Community Commercial Mixed-Use” by VOP 2010, Volume 1. The “Commercial Mixed-Use” designation permits office, hotel, and retail uses with a maximum height of 3-storeys and a maximum Floor Space Index (FSI) of 0.8, and prohibits gas stations. The subject lands abut Centre Street, which is a Regional Intensification Corridor, and therefore, a minimum of 30% of the total gross floor area of all uses on the site shall consist of uses other than retail uses (VOP 2010, Section 9.2.2.8). The proposed 3-storey office building includes 2370.84 m² (66.6%) of gross floor area devoted to office uses. The proposed development conforms to VOP 2010.

The property is also subject to the Centre Street Corridor Area Specific Policies of VOP 2010, Volume 2, Section 12.9, which was adopted by Vaughan Council as modified on April 23, 2013 by the Thornhill Centre Street Area Land Use Plan (TCS), and is currently pending approval from the Ontario Municipal Board (OMB). The TCS Plan designates the subject lands Mid-Rise Mixed-Use “A”, Mid-Rise Mixed-Use “B”, and Low-Rise Residential “A”, which permits retail and office uses in the Mid-Rise Mixed-Use designations and residential units in the Low-Rise Residential designation. The proposal has regard for the use, built form, height, and density of the Mid-Rise Mixed-Use “A” and Mid-Rise Mixed-Use “B” policies. However, the proposal does not propose residential uses consistent with the Low-Rise Residential “A” policies.

The Owner has appealed VOP 2010 (Appeal #105), respecting the VOP 2010 policies applying to the subject lands. To address this appeal, a condition is included in the recommendation of this report requiring that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall agree to settle their appeal (Appeal #105) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the City Solicitor and Commissioner of Planning.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88, subject to Exception 9(826), which permits business or professional office uses and retail uses on the subject lands. The following site-specific zoning exceptions to the C1 Zone standards subject to (Exception 9(826)) are required to facilitate the proposal:

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	By-law Standard	By-law 1-88 C1 Restricted Commercial (Exception 9(826)) Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial (Exception 9(826)) Zone Requirements
a.	Specified Building Envelopes	Two established building envelopes on the subject lands as shown on Schedule “E-908” (Attachment #7)	To construct the proposed office building and parking lot in the manner shown on Attachment #3
b.	Minimum Building Setback	i) Front Yard - 9 m (Centre Street) ii) Exterior Side Yard - 9 m (Vaughan Boulevard)	i) 7.16 m ii) 3.98 m
c.	Minimum Landscape Strip Width along Centre Street and Vaughan Boulevard	6 m	i) Ranges from 1.77 m to 6.04 m (Vaughan Boulevard)
	By-law Standard	By-law 1-88 C1 Restricted Commercial (Exception 9(826)) Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial (Exception 9(826)) Zone Requirements
d.	Minimum Landscape Strip Width inside the Commercial Zone	2.4 m	i) 1.24 m (north property line abutting 27 Vaughan Boulevard) ii) 1.25 m (along the east property line abutting 27, 37 and 43 Vaughan Boulevard)

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e.	Minimum Parking Requirements	<p>Ground Floor Retail 1185.42 m² @ 6 spaces/100 m² of G.F.A. = 72 spaces</p> <p style="text-align: center;">+</p> <p>Second and Third Floor Medical Offices – 20 medical practitioners @ 5 spaces/practitioner = 100 spaces</p> <p style="text-align: center;">+</p> <p>Second and Third Floor Office 290 m² @ 3.5 spaces/100 m² of GFA = 11 spaces</p> <p>Total parking spaces required = 183</p>	<p>Total parking spaces provided = 182 (this number is likely to be further reduced slightly)</p> <p>(Note: Prior to the Committee of Adjustment's consideration of the variance for reduced parking, the Owner must revise and finalize the site design and confirm the exact parking variance to the satisfaction of the City)</p>
f.	Minimum Loading Space Requirements	1 loading space	No loading space shall be required

The Vaughan Planning Department can support the proposed site-specific zoning exceptions to the C1 Restricted Commercial Zone. The proposed development conforms to the low-rise building built form policies of VOP 2010, Section 9.2.3.4, by exceeding the minimum required setback from existing residential uses of 7.5 m, and being contained within a 45 degree angular plane from the residential built form.

Section 12.9 of the Centre Street Corridor Policies (VOP 2010, Volume 2) encourages buildings to be oriented closer to the street with parking at the rear of the building, in order to create an enhanced streetscape and provide an expanded pedestrian realm. By allowing the building to be constructed outside of the prescribed building envelopes, the structure can be located closer to Centre Street and Vaughan Boulevard. The reduced landscape strip along Vaughan Boulevard ranges from 1.77 m to 6.04 m allowing the building to be located closer to the corner of Centre Street and Vaughan Boulevard, as shown on Attachment #4. Reducing the required landscape strip inside the commercial zone enables the provision of additional parking. The Owner is marketing the proposed office space for lease to regulated health professionals. Similar office buildings along this section of Centre Street have experienced a need for additional parking.

The Owner estimates that there will be office space for approximately 20 medical practitioners. The parking requirement in By-law 1-88 for a regulated health professional office is 5 spaces/practitioner, which equals 100 spaces for the medical office use. The total number of required spaces for the proposed development using the regulated health professional, office and retail use parking standards is 183 spaces. The Owner is providing 182 spaces which requires a parking variance of 1 space. The parking variance may be further reduced due to the request by staff for the applicant to redesign the waste disposal area (to be located within the building) and to provide enhanced planting and walkways within the proposed parking area. Prior to the Committee of Adjustment's consideration of the minor variance application for reduced parking, the Owner must revise and finalize the site design and confirm the exact parking variance required to the satisfaction of the Vaughan Planning Department, Environmental Services Department, and the Development Engineering and Infrastructure Planning Services Department.

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The Owner is not proposing a loading space for the office building as most deliveries will usually occur early in the day before businesses open.

The Owner shall submit and successfully obtain approval of the Minor Variance Application from the Vaughan Committee of Adjustment to address the above-noted zoning exceptions, and the Committee's decision must be final and binding. 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.

Site Plan Review

The Owner is proposing to develop the vacant subject lands with a 3-storey (3556.26 m²) building with 1185.42 m² of ground floor retail and 2370.84 m² of business and professional office including for regulated health professionals, as shown on Attachments #3 to #6. Access to the subject lands will be provided by a driveway onto Vaughan Boulevard and an existing mutual driveway onto Centre Street, which also provides access to 1136 Centre Street (lands to the east) through an access easement.

The building elevations include clay brick masonry accented with precast concrete masonry, as shown on Attachment #5. Concrete masonry is used to feature the building entrances on the north and south elevations, and includes both floors above the entrance doors. Each ground floor retail unit has a storefront curtain wall of glass with signage and awnings. Vertical signage is also proposed along the north elevation between the second and third floors. A pylon sign indicating the list of building tenants is proposed at the Centre Street driveway and a smaller pylon sign showing the building address is proposed at the Vaughan Boulevard driveway, as shown on Attachment #6.

The landscape plan, as shown on Attachment #4, includes planting beds for shrubs and perennials, benches, bike racks and walkways along Centre Street. Planting beds are also proposed at the Vaughan Boulevard driveway entrance and along the north and northerly property lines that are located adjacent to the existing Vaughan Boulevard and MacArthur Drive lots. A 1.8 m high wood privacy fence will also be constructed along these property lines with new hedge planting. The Vaughan Planning Department has requested the Owner to revise the site and landscape plans so that the parking areas can be enhanced through the introduction of additional walkways and plantings and that the proposed outside waste disposal area be relocated inside the office building, all to the satisfaction of the Department.

The Vaughan Planning Department will continue to work with the Owner to finalize the site plan, landscape plan, signage and building elevations, and to address the identified revisions to the site design. A condition to this effect is included in the recommendation of this report.

City Departments

a) Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Engineering and Infrastructure Planning Services Department is satisfied with the findings and recommendations of the Traffic Impact and Parking Study prepared by LEA Consulting, however, require revisions to the Transportation Demand Management (TDM) Plan, prior to final approval. The Department has no objection to the proposed parking supply of 182 spaces. As discussed earlier in the Zoning and Site Plan sections of the report respecting revisions to the site design as requested by City staff, this Department would not have an objection to a further parking reduction, provided that the variance is not greater than 10%. The Traffic Impact and Parking Study is also subject to approval from York Region as the development affects Centre Street, which is a Regional Road.

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The Owner shall address the comments from the Department dated April 10, 2015, and May 8, 2015, respecting the site plan and TDM Plan, prior to final site plan approval, and a condition requiring the implementation of TDM measures. The final site grading, servicing, stormwater management, lighting, noise and traffic/transportation plans and reports submitted in support of the application must be to the satisfaction of the Department. A condition to this effect is included in the recommendation of this report.

b) Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that the Owner is required to 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 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. This provision will be included in the implementing Site Plan Letter of Undertaking, if the application is approved.

c) Vaughan Environmental Services Department

The Vaughan Environmental Services Department has not provided approval of the proposed in ground deep waste collection system for this development. All waste garbage and recycling bins must be stored internal to the main building or in an attached structure, which must be fully enclosed with a concrete floor, vented and rodent proof. The Vaughan Planning Department recommends that the Owner work with the Vaughan Environmental Services Department to approve an enclosed waste room for the development. A condition to this effect is included in the recommendation of this report.

d) Vaughan Planning Department, Urban Design and Cultural Heritage Division

The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. The Urban Design and Cultural Heritage Division does not have any record indicating an archaeological assessment has been completed for the proposed property. The Owner is required to complete an archaeological assessment for the subject lands in accordance with the requirements for an archaeological assessment, subject to the satisfaction of the Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

As discussed earlier in the report, the Department would not have an objection to a further parking reduction, providing that the variance is not greater than 10%.

e) Centre Street Urban Design Guidelines

The proposal has been reviewed with reference to the City of Vaughan's draft Centre Street Urban Design Guidelines and Streetscape Plan, which was developed to guide and coordinate development and public realm investments along Centre Street between Dufferin Street and Bathurst Street. The draft Streetscape Plan provides a conceptual layout and design of public and private streetscape spaces, pedestrian and bicycle connections, as well as a framework that complements built form strategy for building placement, heights, and massing in relation to the public realm within the study area.

The subject lands front onto the future VivaNext bus rapidway on Centre Street and are located within the "Boulevard" Streetscape Typology segment of the Centre Street Streetscape Plan. The Boulevard Typology design is tailored to respond to the single-sided urban condition of back-lotted residential neighbourhoods and urban intensity transitions from the Town Centre along the

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north side of Centre Street between Concord Road and New Westminster Boulevard. In order to achieve a complete street with an inviting public realm and viable and vibrant urban interface, elements of the Boulevard will facilitate a generous building setback of 7 to 10 m from the property line, pedestrian lighting and a second row of street trees and paving that are beyond the limits of the VivaNext rapidway construction project.

The VivaNext rapidway capital project, with an anticipated construction completion date of December 2020, includes City of Vaughan Phase 1 streetscape enhancements informed by the draft Centre Street Streetscape Plan - i.e. a custom paving pattern in the boulevards at intersections and the installation of electrical conduit and cable for future pedestrian lighting. Implementation of Phase 2 streetscape enhancements will be required to be constructed incrementally as development occurs. Therefore, Phase 2 streetscape enhancements, which includes pedestrian lighting, amenities, paving and tree planting will need to be included in the final Landscape Plan of the development application. The enhanced streetscape within the VivaNext project limits will be constructed concurrently with the VivaNext capital project. Accordingly, the Owner will be required to provide payment to the satisfaction of the City of Vaughan for the costs associated with the enhanced streetscape work. A clause to this effect will be included in the Site Plan Letter of Undertaking, and is identified as a recommendation in this report.

Regional Implications

The subject lands are designated "Urban Area" in the York Region Official Plan, which permits the proposed development on the site.

Given the location of the property adjacent to the Regional right-of-way along Centre Street, the Region will require the conveyances of future road widenings, which are identified on the proposed site plan, free of all costs and encumbrances. The Owner will be required to enter into a Site Plan Agreement with York Region. Prior to the execution of the Vaughan Site Plan Letter of Undertaking, the Owner shall address all comments and conditions of the Region to the satisfaction of the Region of York Transportation and Community Planning Department. A condition to this effect is included in recommendation of this report.

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 Well Being
The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010. The development facilitates intensification on a designated Regional Intensification Corridor.

Conclusion

Site Development File DA.15.010 has been reviewed 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 supports the proposal for a mixed use retail and medical office building that implements both the City and Region of York Official Plan policies and streetscape initiatives for Centre Street.

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The Vaughan Planning Department is satisfied that the proposed development is appropriate and compatible with the existing and permitted uses in the surrounding area provided the final site plan design is amended to relocate the external waste and recycling area to be internal to the office building, and additional walkways and planting is provided within the parking area. The final parking space count also needs to be confirmed by the City, prior to the Owner applying to and the Committee of Adjustment considering the Minor Variance application to implement the proposed development. The Planning Department can support the approval of Site Development File DA.15.010, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Signage Elevation Plan
7. Schedule "E-908" to Zoning By-law 1-88, Exception 9(826)

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.)

Magnifico, Rose

From: D Shulman <dts71@rogers.com>
Sent: Monday, June 15, 2015 12:22 PM
To: Clerks@vaughan.ca
Subject: June 16 committee of the whole meeting, File # DA15010, TDC medical, item # 26

c 10
Communication
CW: June 16/15
Item: 26

To Whom It May Concern,

I would like to state my issues with the current plans for the property on the northeast corner of Vaughan Blvd. and Centre Street.

Firstly, I want to know - Do we need ANOTHER medical building with insufficient parking? What happened to the Centre Street Plan that we worked so hard on and spent so much money on? Isn't this building going to ruin the concept? Is Centre street changing from a walking area with shops and residential to a street lined with medical buildings? Medical Buildings are ugly. Didn't we learn from this mistake? Just look at Bathurst street between Finch Street and Chabbad Gate. There is strip mall after strip mall of medical buildings with tons of cars in parking lots. This doesn't help with the image that the planners for Centre Street want!

Oh yeah the parking issue. You might say there is enough parking spaces by code and Vaughan standard. Well just look at the parking chaos at the medical building on the other side of the street, the west side of Vaughan Blvd, as evidence. Every day there are cars parking on the nearby residential streets. If you are going to mention that in the future the RapidWay will be built and more people will be bussing, then I will challenge you and say, we already have busses and transit servicing the area, so why is there still parking problems?

Secondly, I have problems with light pollution coming from Centre street. The light from street signs and from the existing driveway shine right into my children's bedrooms which face Centre street. In the section titled Site Plan Review, it states that... "Access to the subject lands will be provided by a driveway onto Vaughan Boulevard and an existing mutual driveway onto Centre Street, which also provides access to 1136 Centre Street (lands to the east) through an access easement." As cars exit that driveway, the grading causes cars to go up then down. This causes headlights to beam into my children's bedroom windows. This is a problem when I put my children to bed. For this reason, I would like to reduce the amount of cars exiting from the driveway at 1136 Centre Street, and therefore not allow access to this driveway. As well, with the current VIVA RapidWay Plans, there should be a boulevard that prevents cars from turning left, therefore, I don't think it is a good idea.

The light pollution from storefront signs and Neon light signs further contributes to the light shining into the windows of my daughters bedrooms. As stated in the section titled Site Plan Review, it states that... " Vertical signage is also proposed along the north elevation between

the second and third floors. A pylon sign indicating the list of building tenants is proposed at the Centre Street driveway and a smaller pylon sign showing the building address is proposed at the Vaughan Boulevard driveway, as shown on Attachment #6." I would like to propose or discuss a reasonable solution to this problem. I propose that no Neon lights be allowed along Centre street (Especially in the top portion of the pylon sign) and that all store signs (with the exception of the address) be turned off after the store closes for the evening.

Thirdly, What about the noise pollution. As stated in the proposal pertaining to the loading area "The Owner is not proposing a loading space for the office building as most deliveries will usually occur early in the day before businesses open. " Just remember that the building is still in among residential areas and I don't think anyone in their houses would like to hear trucks breaking and trucks backing up before business hours! Please amend this.

Fourthly, I am also seeking clarification of the "cash-in-lieu of the dedication of parkland equivalent." What is this?

Fifthly, In the section City Departments section c, it says... "The Vaughan Environmental Services Department has not provided approval of the proposed in ground deep waste collection system for this development." If this means that the water isn't being properly diverted or removed from the area, then the proper waste water infrastructure should be installed prior to development. I wouldn't want a flood in my basement because of improper infrastructure.

Thank you for listening to my issues. I hope that we can resolve them together. As was stated before, I wish to be included in all discussions related to the building on the property. And remember that although it is in the correct zone, there is a residential area on the other side of the street.

David Shulman
20 Parsons Place
Vaughan, Ontario
416-988-0246

COMMITTEE OF THE WHOLE JUNE 16, 2015

SITE DEVELOPMENT FILE DA.15.010

TDC MEDICAL PROPERTIES INC.

WARD 5 - VICINITY OF CENTRE STREET AND VAUGHAN BOULEVARD

Recommendation

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

1. THAT Site Development File DA.15.010 (TDC Medical Properties Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 3-storey medical office building with ground floor retail uses, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Planning Department shall approve the final site plan, building elevations, signage, landscape plan, and archaeological assessment, and the final plans shall include the relocation of the external garbage/recycling area to within the interior of the building, and the provision of additional walkways and planting within the parking lot;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site grading and servicing plans, stormwater management design brief, erosion and sediment control plan, external lighting plan, transportation impact study, and transportation demand management (TDM) plan;
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- ii) the requirement for a payment from the Owner to the City of Vaughan for the costs associated with the enhanced streetscape works associated with the construction of the bus rapidway on Centre Street.
- 2. THAT prior to the execution of the Site Plan Letter of Undertaking, the Owner shall agree to resolve their appeal (Appeal #105) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the City Solicitor and Commissioner of Planning.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031

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:

- energy reduction through passive technology by orienting the building in an east/west direction to reduce heat gain in the summer and maximize heat gain in the winter
- bicycle parking
- drought-tolerant planting and permeable landscaping materials
- energy efficient windows

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.15.010 to permit the development of the subject lands with a 3556.26 m², 3-storey medical office building with 1185.42 m² of ground floor retail uses and 2328.84 m² of business and professional offices as shown on Attachments #3 to #6. The proposed development implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Background - Analysis and Options

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City of Vaughan Official Plan 2010

The subject lands are designated "Community Commercial Mixed-Use" by VOP 2010, Volume 1. The "Commercial Mixed-Use" designation permits office, hotel, and retail uses with a maximum height of 3-storeys and a maximum Floor Space Index (FSI) of 0.8, and prohibits gas stations. The subject lands abut Centre Street, which is a Regional Intensification Corridor, and therefore, a minimum of 30% of the total gross floor area of all uses on the site shall consist of uses other than retail uses (VOP 2010, Section 9.2.2.8). The proposed 3-storey office building includes 2370.84 m² (66.6%) of gross floor area devoted to office uses. The proposed development conforms to VOP 2010.

The property is also subject to the Centre Street Corridor Area Specific Policies of VOP 2010, Volume 2, Section 12.9, which was adopted by Vaughan Council as modified on April 23, 2013 by the Thornhill Centre Street Area Land Use Plan (TCS), and is currently pending approval from the Ontario Municipal Board (OMB). The TCS Plan designates the subject lands Mid-Rise Mixed-Use "A", Mid-Rise Mixed-Use "B", and Low-Rise Residential "A", which permits retail and office uses in the Mid-Rise Mixed-Use designations and residential units in the Low-Rise Residential designation. The proposal has regard for the use, built form, height, and density of the Mid-Rise Mixed-Use "A" and Mid-Rise Mixed-Use "B" policies. However, the proposal does not propose residential uses consistent with the Low-Rise Residential "A" policies.

The Owner has appealed VOP 2010 (Appeal #105), respecting the VOP 2010 policies applying to the subject lands. To address this appeal, a condition is included in the recommendation of this report requiring that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall agree to settle their appeal (Appeal #105) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the City Solicitor and Commissioner of Planning.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88, subject to Exception 9(826), which permits business or professional office uses and retail uses on the subject lands. The following site-specific zoning exceptions to the C1 Zone standards subject to (Exception 9(826)) are required to facilitate the proposal:

	By-law Standard	By-law 1-88 C1 Restricted Commercial (Exception 9(826)) Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial (Exception 9(826)) Zone Requirements
a.	Specified Building Envelopes	Two established building envelopes on the subject lands as shown on Schedule "E-908" (Attachment #7)	To construct the proposed office building and parking lot in the manner shown on Attachment #3

	By-law Standard	By-law 1-88 C1 Restricted Commercial (Exception 9(826)) Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial (Exception 9(826)) Zone Requirements
b.	Minimum Building Setback	i) Front Yard - 9 m (Centre Street) ii) Exterior Side Yard - 9 m (Vaughan Boulevard)	i) 7.16 m ii) 3.98 m
c.	Minimum Landscape Strip Width along Centre Street and Vaughan Boulevard	6 m	i) Ranges from 1.77 m to 6.04 m (Vaughan Boulevard)
	By-law Standard	By-law 1-88 C1 Restricted Commercial (Exception 9(826)) Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial (Exception 9(826)) Zone Requirements
d.	Minimum Landscape Strip Width inside the Commercial Zone	2.4 m	i) 1.24 m (north property line abutting 27 Vaughan Boulevard) ii) 1.25 m (along the east property line abutting 27, 37 and 43 Vaughan Boulevard)
e.	Minimum Parking Requirements	Ground Floor Retail 1185.42 m ² @ 6 spaces/100 m ² of G.F.A. = 72 spaces + Second and Third Floor Medical Offices – 20 medical practitioners @ 5 spaces/practitioner = 100 spaces + Second and Third Floor Office 290 m ² @ 3.5 spaces/100 m ² of GFA = 11 spaces Total parking spaces required = 183	Total parking spaces provided = 182 (this number is likely to be further reduced slightly) (Note: Prior to the Committee of Adjustment's consideration of the variance for reduced parking, the Owner must revise and finalize the site design and confirm the exact parking variance to the satisfaction of the City)

	By-law Standard	By-law 1-88 C1 Restricted Commercial (Exception 9(826)) Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial (Exception 9(826)) Zone Requirements
f.	Minimum Loading Space Requirements	1 loading space	No loading space shall be required

The Vaughan Planning Department can support the proposed site-specific zoning exceptions to the C1 Restricted Commercial Zone. The proposed development conforms to the low-rise building built form policies of VOP 2010, Section 9.2.3.4, by exceeding the minimum required setback from existing residential uses of 7.5 m, and being contained within a 45 degree angular plane from the residential built form.

Section 12.9 of the Centre Street Corridor Policies (VOP 2010, Volume 2) encourages buildings to be oriented closer to the street with parking at the rear of the building, in order to create an enhanced streetscape and provide an expanded pedestrian realm. By allowing the building to be constructed outside of the prescribed building envelopes, the structure can be located closer to Centre Street and Vaughan Boulevard. The reduced landscape strip along Vaughan Boulevard ranges from 1.77 m to 6.04 m allowing the building to be located closer to the corner of Centre Street and Vaughan Boulevard, as shown on Attachment #4. Reducing the required landscape strip inside the commercial zone enables the provision of additional parking. The Owner is marketing the proposed office space for lease to regulated health professionals. Similar office buildings along this section of Centre Street have experienced a need for additional parking.

The Owner estimates that there will be office space for approximately 20 medical practitioners. The parking requirement in By-law 1-88 for a regulated health professional office is 5 spaces/practitioner, which equals 100 spaces for the medical office use. The total number of required spaces for the proposed development using the regulated health professional, office and retail use parking standards is 183 spaces. The Owner is providing 182 spaces which requires a parking variance of 1 space. The parking variance may be further reduced due to the request by staff for the applicant to redesign the waste disposal area (to be located within the building) and to provide enhanced planting and walkways within the proposed parking area. Prior to the Committee of Adjustment's consideration of the minor variance application for reduced parking, the Owner must revise and finalize the site design and confirm the exact parking variance required to the satisfaction of the Vaughan Planning Department, Environmental Services Department, and the Development Engineering and Infrastructure Planning Services Department.

The Owner is not proposing a loading space for the office building as most deliveries will usually occur early in the day before businesses open.

The Owner shall submit and successfully obtain approval of the Minor Variance Application from the Vaughan Committee of Adjustment to address the above-noted zoning exceptions, and the Committee's decision must be final and binding. 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.

Site Plan Review

The Owner is proposing to develop the vacant subject lands with a 3-storey (3556.26 m²) building with 1185.42 m² of ground floor retail and 2370.84 m² of business and professional office including for regulated health professionals, as shown on Attachments #3 to #6. Access to the

subject lands will be provided by a driveway onto Vaughan Boulevard and an existing mutual driveway onto Centre Street, which also provides access to 1136 Centre Street (lands to the east) through an access easement.

The building elevations include clay brick masonry accented with precast concrete masonry, as shown on Attachment #5. Concrete masonry is used to feature the building entrances on the north and south elevations, and includes both floors above the entrance doors. Each ground floor retail unit has a storefront curtain wall of glass with signage and awnings. Vertical signage is also proposed along the north elevation between the second and third floors. A pylon sign indicating the list of building tenants is proposed at the Centre Street driveway and a smaller pylon sign showing the building address is proposed at the Vaughan Boulevard driveway, as shown on Attachment #6.

The landscape plan, as shown on Attachment #4, includes planting beds for shrubs and perennials, benches, bike racks and walkways along Centre Street. Planting beds are also proposed at the Vaughan Boulevard driveway entrance and along the north and northerly property lines that are located adjacent to the existing Vaughan Boulevard and MacArthur Drive lots. A 1.8 m high wood privacy fence will also be constructed along these property lines with new hedge planting. The Vaughan Planning Department has requested the Owner to revise the site and landscape plans so that the parking areas can be enhanced through the introduction of additional walkways and plantings and that the proposed outside waste disposal area be relocated inside the office building, all to the satisfaction of the Department.

The Vaughan Planning Department will continue to work with the Owner to finalize the site plan, landscape plan, signage and building elevations, and to address the identified revisions to the site design. A condition to this effect is included in the recommendation of this report.

City Departments

a) Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Engineering and Infrastructure Planning Services Department is satisfied with the findings and recommendations of the Traffic Impact and Parking Study prepared by LEA Consulting, however, require revisions to the Transportation Demand Management (TDM) Plan, prior to final approval. The Department has no objection to the proposed parking supply of 182 spaces. As discussed earlier in the Zoning and Site Plan sections of the report respecting revisions to the site design as requested by City staff, this Department would not have an objection to a further parking reduction, provided that the variance is not greater than 10%. The Traffic Impact and Parking Study is also subject to approval from York Region as the development affects Centre Street, which is a Regional Road.

The Owner shall address the comments from the Department dated April 10, 2015, and May 8, 2015, respecting the site plan and TDM Plan, prior to final site plan approval, and a condition requiring the implementation of TDM measures. The final site grading, servicing, stormwater management, lighting, noise and traffic/transportation plans and reports submitted in support of the application must be to the satisfaction of the Department. A condition to this effect is included in the recommendation of this report.

b) Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that the Owner is required to 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 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. This provision will be included in the implementing Site Plan Letter of Undertaking, if the application is approved.

c) Vaughan Environmental Services Department

The Vaughan Environmental Services Department has not provided approval of the proposed in ground deep waste collection system for this development. All waste garbage and recycling bins must be stored internal to the main building or in an attached structure, which must be fully enclosed with a concrete floor, vented and rodent proof. The Vaughan Planning Department recommends that the Owner work with the Vaughan Environmental Services Department to approve an enclosed waste room for the development. A condition to this effect is included in the recommendation of this report.

d) Vaughan Planning Department, Urban Design and Cultural Heritage Division

The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. The Urban Design and Cultural Heritage Division does not have any record indicating an archaeological assessment has been completed for the proposed property. The Owner is required to complete an archaeological assessment for the subject lands in accordance with the requirements for an archaeological assessment, subject to the satisfaction of the Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

As discussed earlier in the report, the Department would not have an objection to a further parking reduction, providing that the variance is not greater than 10%.

e) Centre Street Urban Design Guidelines

The proposal has been reviewed with reference to the City of Vaughan's draft Centre Street Urban Design Guidelines and Streetscape Plan, which was developed to guide and coordinate development and public realm investments along Centre Street between Dufferin Street and Bathurst Street. The draft Streetscape Plan provides a conceptual layout and design of public and private streetscape spaces, pedestrian and bicycle connections, as well as a framework that complements built form strategy for building placement, heights, and massing in relation to the public realm within the study area.

The subject lands front onto the future VivaNext bus rapidway on Centre Street and are located within the "Boulevard" Streetscape Typology segment of the Centre Street Streetscape Plan. The Boulevard Typology design is tailored to respond to the single-sided urban condition of back-lotted residential neighbourhoods and urban intensity transitions from the Town Centre along the north side of Centre Street between Concord Road and New Westminster Boulevard. In order to achieve a complete street with an inviting public realm and viable and vibrant urban interface, elements of the Boulevard will facilitate a generous building setback of 7 to 10 m from the property line, pedestrian lighting and a second row of street trees and paving that are beyond the limits of the VivaNext rapidway construction project.

The VivaNext rapidway capital project, with an anticipated construction completion date of December 2020, includes City of Vaughan Phase 1 streetscape enhancements informed by the draft Centre Street Streetscape Plan - i.e. a custom paving pattern in the boulevards at intersections and the installation of electrical conduit and cable for future pedestrian lighting. Implementation of Phase 2 streetscape enhancements will be required to be constructed incrementally as development occurs. Therefore, Phase 2 streetscape enhancements, which includes pedestrian lighting, amenities, paving and tree planting will need to be included in the final Landscape Plan of the development application. The enhanced streetscape within the VivaNext project limits will be constructed concurrently with the VivaNext capital project. Accordingly, the Owner will be required to provide payment to the satisfaction of the City of

Vaughan for the costs associated with the enhanced streetscape work. A clause to this effect will be included in the Site Plan Letter of Undertaking, and is identified as a recommendation in this report.

Regional Implications

The subject lands are designated "Urban Area" in the York Region Official Plan, which permits the proposed development on the site.

Given the location of the property adjacent to the Regional right-of-way along Centre Street, the Region will require the conveyances of future road widenings, which are identified on the proposed site plan, free of all costs and encumbrances. The Owner will be required to enter into a Site Plan Agreement with York Region. Prior to the execution of the Vaughan Site Plan Letter of Undertaking, the Owner shall address all comments and conditions of the Region to the satisfaction of the Region of York Transportation and Community Planning Department. A condition to this effect is included in recommendation of this report.

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 Well Being**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010. The development facilitates intensification on a designated Regional Intensification Corridor.

Conclusion

Site Development File DA.15.010 has been reviewed 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 supports the proposal for a mixed use retail and medical office building that implements both the City and Region of York Official Plan policies and streetscape initiatives for Centre Street.

The Vaughan Planning Department is satisfied that the proposed development is appropriate and compatible with the existing and permitted uses in the surrounding area provided the final site plan design is amended to relocate the external waste and recycling area to be internal to the office building, and additional walkways and planting is provided within the parking area. The final parking space count also needs to be confirmed by the City, prior to the Owner applying to and the Committee of Adjustment considering the Minor Variance application to implement the proposed development. The Planning Department can support the approval of Site Development File DA.15.010, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Signage Elevation Plan
7. Schedule "E-908" to Zoning By-law 1-88, Exception 9(826)

Report prepared by:

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

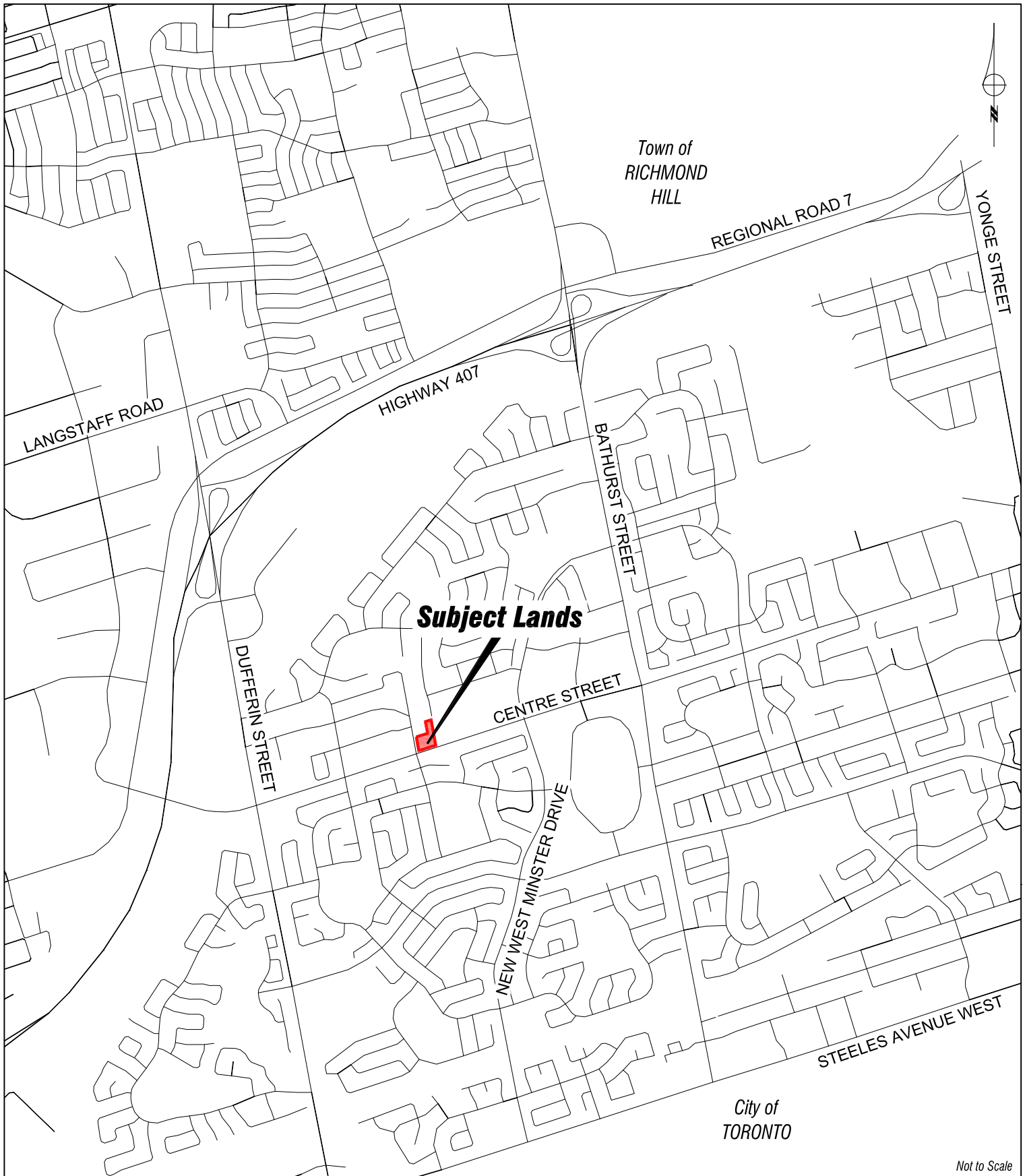
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
TDC Medical Properties Inc.

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Attachment

FILE:
DA.15.010

DATE:
June 16, 2015

1



Location Map

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
TDC Medical Properties Inc.

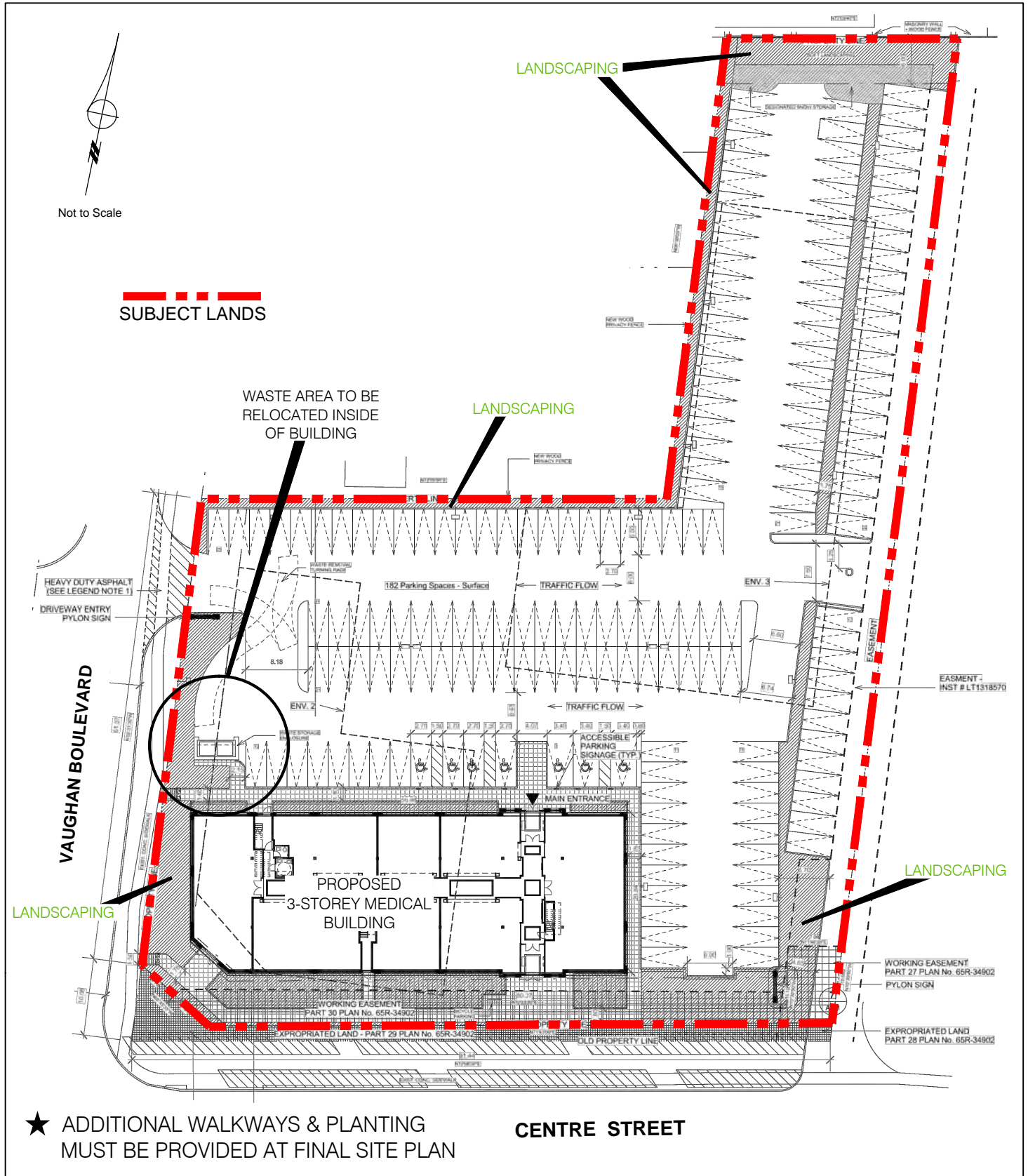
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Attachment
2

FILE:
DA.15.010

DATE:
June 16, 2015



Site Plan

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
TDC Medical Properties Inc.

N:\DFT\1 ATTACHMENTS\DA\da.15.010.dwg



Attachment

FILE:
DA.15.010

DATE:
June 16, 2015

3



SOUTH ELEVATION - FACING CENTRE STREET



WEST ELEVATION -
FACING VAUGHAN BOULEVARD



EAST ELEVATION



NORTH ELEVATION

Not to Scale

Elevation Plan

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
TDC Medical Properties Inc.

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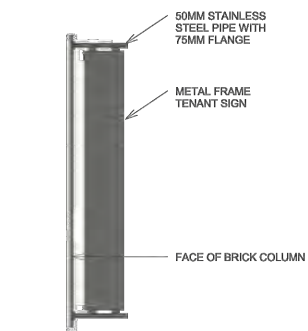


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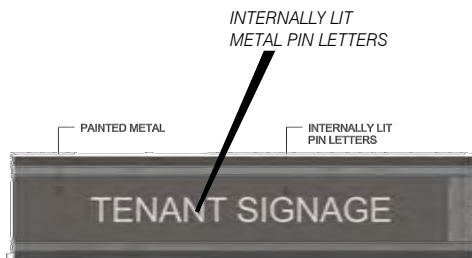
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DA.15.010

DATE:
June 16, 2015

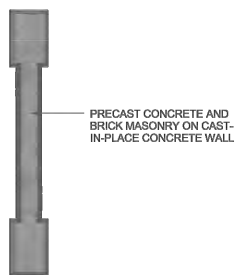
5



BLADE SIGN DETAIL



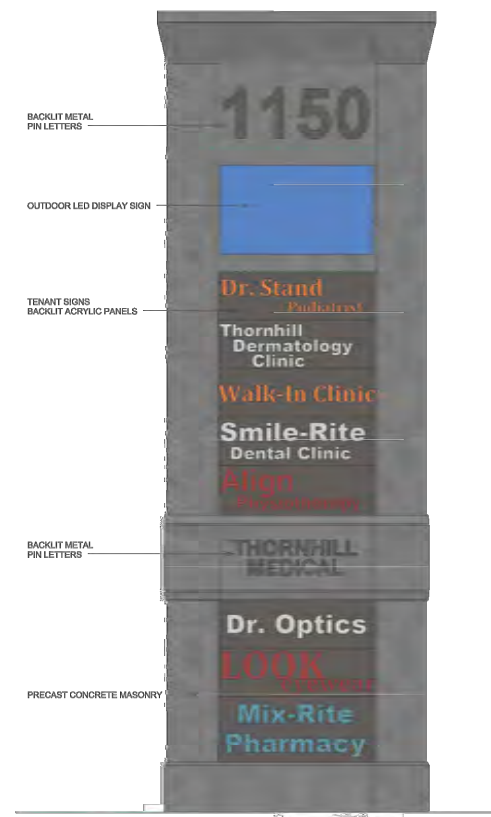
TENANT SIGN ELEVATION



PYLON SIGN PLAN (TYP.)



PYLON SIGN ELEVATION



PYLON SIGN ELEVATION

Not to Scale

Signage Elevation Plan

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
TDC Medical Properties Inc.

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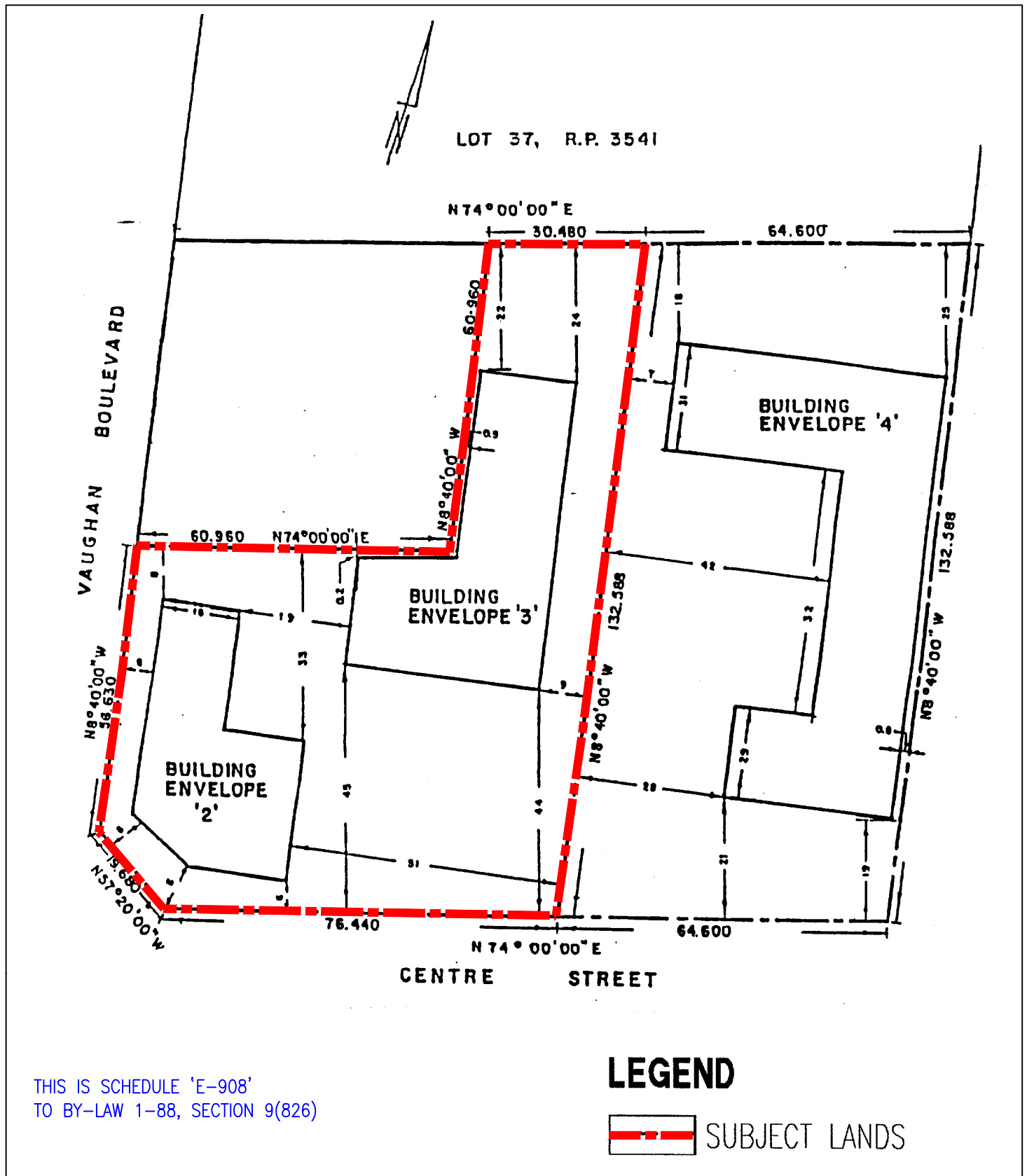


Attachment

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DA.15.010

DATE:
June 16, 2015

6



Schedule 'E-908' to Zoning By-Law 1-88, Section 9(826)

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
TDC Medical Properties Inc.

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DATE:
June 16, 2015

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