

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

8

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Zoning By-law Amendment File Z.13.045 (Blackwood Real Estate General Partner I Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, subject to site-specific Exception 9(1332) to EM1 Prestige Employment Area Zone together with the site-specific zoning exceptions identified in Table 1 of this report to facilitate the development of a 3-storey Health Fitness Centre and accessory uses as shown on Attachments #5 to #9.

2. THAT Site Development File DA.13.110 (Blackwood Real Estate General Partner I Ltd.) BE APPROVED, to permit the development of a 3-storey Health and Fitness Centre, in the manner shown on Attachments #5 to #9, subject to the following conditions:

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- b) that the 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 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.
 - ii. Prior to release of a separate Site Plan Letter of Credit, the owner shall design and construct at no cost to the City, a 1.5m wide sidewalk (at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407ETR ramp), and one pedestrian connection to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, Region of York, 407ETR and Ministry of Transportation. The owner shall obtain all necessary approvals to construct the sidewalk. The owner shall post this Site Plan Letter of Credit with the City of Vaughan to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk.
 - iii. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

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, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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
- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices

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:

- i) highly-reflective, light coloured roofing membrane to reduce the heat island effect and minimize impacts on the microclimate and human and wildlife habitats
- ii) provide elements that encourage non-vehicular movements, including installing sidewalks along Weston Road where transit exists, and providing walkway connections from Weston Road and Century Place through the site

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- iii) incorporate bicycle storage and changing rooms to both accommodate and encourage members to use an alternate, healthy means to travel to the facility
- iv) minimize the amount of construction debris and pollutants that would enter the municipal sewers by covering all catch basins during the construction process
- v) reduce the overall water usage by using high efficiency, low-flow plumbing fixtures
- vi) reduce potable water consumption by using drought tolerant, indigenous plantings as well as moisture sensory systems and native plant species
- vii) promote natural lighting while avoiding significant heat loads that will overburden the cooling systems
- viii) ensure that the building envelope materials meet and/or exceed energy code requirements and that the building envelope thermal performance will exceed energy code minimums

Economic Impact

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

Communications Plan

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the East Woodbridge Community Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. To date, no comments have been received.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014.

Purpose

To seek approval from the Committee of the Whole for the following applications to permit the development of a 3-storey Health and Fitness Centre (Lifetime Fitness) on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.13.045, to amend Zoning By-law 1-88, specifically to rezone the property from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, subject to Exception 9(1332), to EM1 Prestige Employment Area Zone, in the manner shown on Attachment #4, together with the following site-specific zoning exceptions, in order to implement the Health and Fitness Centre shown on Attachment #5:

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Table 1

	Zoning By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone, Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Definition of a "Health and Fitness Centre", "Outdoor Fitness Area", "Temporary Membership / Employment Office" and "Lot"	<p>i. "Health Centre" - Means a building or part thereof, which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, but not including a body rub parlour, or an all season sports facility.</p> <p>ii. An "Outdoor Fitness Area" and a "Temporary Membership / Employment Office" are not defined terms in Zoning By-law 1-88 or permitted uses in the EM1 Prestige Employment Area Zone.</p> <p>iii. "Lot" - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p>	<p>i. "Health and Fitness Centre" - means a building which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities or activities including, but not limited to the use of weight-lifting equipment, running and aerobic exercise equipment, game courts, the office of a regulated health professional, day nursery and camps, wellness assessments, and fitness classes and programs, but not including a body rub parlour, or an all season sports facility. Within a Health and Fitness Centre, the following shall be included as Accessory Uses: Outdoor Fitness Area, as defined in this By-law; Bank or Financial Institution; Business or Professional Office; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take Out; Outdoor Patios accessory to all Eating Establishments; and a Personal Service Shop.</p>

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			<p>ii. "Outdoor Fitness Area" - means space associated with a Health and Fitness Centre located outside the building designed for the passive enjoyment or active recreational needs of the patrons, including, but not limited to a swimming pool, an eating establishment with a patio, field sports and general fitness activities. The Outdoor Fitness Area does not require fencing around the individual components/uses contained within the area.</p> <p>"Temporary Membership / Employment Office" - means a temporary mobile structure located on the lands subject to the development or in the immediate vicinity used solely for the purpose of membership sales and employee hiring related to the Health and Fitness Centre.</p> <p>iii. "Lot" - For the purposes of zoning conformity, the subject lands shall be deemed to be one lot, regardless of any future division of the subject lands.</p>
b.	Permitted Uses	<p>The following are the only uses permitted on the subject lands by Exception 9(1332):</p> <ul style="list-style-type: none"> - Convenience Retail Store - Bank and Financial Institution - Eating Establishment with an Outdoor Patio - Eating Establishment, Convenience with an Outdoor Patio - Eating Establishment, Take Out with an Outdoor Patio 	<p>Permit only the following uses on the subject lands:</p> <ul style="list-style-type: none"> - Health and Fitness Centre and Accessory Uses as defined above - Outdoor Fitness Area as defined above - Bank or Financial Institution - Business and Professional Office - Regulated Health Professional Office - Eating Establishment

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		<ul style="list-style-type: none"> - Office and Stationary Supply, Sales, Service, Rental - Personal Service Shop - Pharmacy - Veterinary Clinic - Bakery - Business or Professional Office Use and/or an Office Building use with a total combined maximum Gross Floor Area of 2843 m² - Car Brokerage - Club or Health Centre - Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Use to an Employment Use - Recreational Use 	<ul style="list-style-type: none"> - Eating Establishment, Convenience - Eating Establishment, Take - Out - Outdoor Patio accessory to all Eating Establishments - Personal Service Shop - Any combination of the above uses within a building or associated with a multi-unit building - Temporary Membership / Employment Office permitted within the area identified on Attachment #8
c.	Maximum Driveway Width (Century Place)	7.5 m	25 m
d.	Minimum Parking Requirement	Various parking ratios apply (ranging from 1.5 parking spaces per 100 m ² of Gross Floor Area (GFA) for an Employment Use to 20 parking spaces per 100 m ² of GFA for an Eating Establishment, Convenience)	5.7 parking spaces per 100 m ² of GFA for all permitted uses (total 671 parking spaces), and, Permit a Membership/ Employment Office to temporarily occupy required parking spaces, until occupancy of the Health and Fitness Centre.
e.	Minimum Number of Loading Spaces	2	No loading spaces shall be required
f.	Maximum Building Height	15 m	19 m
g.	Minimum Rear Yard Setback (east lot line)	6 m	3 m

2. Site Development File DA.13.110 to facilitate the development of a 3-storey, 11,754.37 m² Health and Fitness Centre, with accessory uses as shown on Attachments #5 to #9.

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Background - Analysis and Options

Location

The 4.92 ha subject lands are located on the east side of Weston Road, south of Highway 407, municipally known as 1 Century Place, as shown on Attachments #1 and #2. The subject lands are vacant and the surrounding land uses are shown on Attachment #2.

In-effect Official Plan

The subject lands are designated “Prestige Area” by OPA #450 (Employment Area Growth Management Plan). The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses. The Prestige Area designation encourages locational opportunities for uses that require high visual exposure and good accessibility, and is implemented by the EM1 Prestige Employment Area Zone.

The EM1 Prestige Employment Area Zone of Zoning By-law 1-88 permits a Health Centre, defined as follows:

“Means a building or part thereof which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, but not including a body rub parlour, or an all season sports facility.”

The proposed “Health and Fitness Centre” definition reflects the detailed nature of the health centre (Lifetime Fitness) concept for the subject lands. The Vaughan Planning Department is satisfied that the site-specific definition of a Health and Fitness Centre proposed by the owner is consistent with the definition of a Health Centre included in Zoning By-law 1-88, and therefore, implements the “Prestige Area” designation of the Official Plan.

OPA #450 also contains policies respecting “Service Nodes”, which allows service commercial uses at the intersection of arterial and/or collector roads. The “Service Node” designation provides policies for uses that supply the day-to-day convenience and service needs of businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the Employment Area. The subject lands satisfy the locational criteria for a service node, which is reflected in Zoning By-law 1-88 with the southwest portion of the site currently zoned C7 Service Commercial Zone, as amended by Exception 9(1332), and as shown on Attachment #2, and currently permits 17 site-specific service commercial uses on the property.

The owner is proposing to maintain the service commercial uses identified in Table 1 that are all currently permitted on the subject lands under Exception 9(1332). The proposed Health and Fitness Centre, Outdoor Fitness Area and the minimum required parking will occupy the majority of the site as shown on Attachment #5. Therefore, there will be limited opportunity to provide a significant amount of service commercial uses on the subject lands, thereby maintaining the intent of the Official Plan.

The proposed Health and Fitness Centre and service commercial uses conform to the “Prestige Area” policies of in-effect OPA #450.

Vaughan Official Plan 2010

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010). However, as the owner maintains an active site-specific appeal of VOP 2010 on the subject lands, VOP 2010 is not in-effect on the subject lands and the policies of OPA #450 must

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be used to determine conformity of the applications. The landowner has advised that their current VOP 2010 appeal will be resolved upon approval of this application and the creation of a corresponding site-specific designation in VOP 2010.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone and C7 Service Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1332), as shown on Attachment #2. The owner is proposing to rezone the entirety of the subject lands to EM1 Prestige Employment Area Zone, as modified by the proposed site-specific zoning exceptions identified in Table 1.

As noted above, a Health Centre is a permitted use in the EM1 Zone and the Vaughan Planning Department is satisfied that the proposed Health and Fitness Centre definition is consistent with the definition of a Health Centre included in Zoning By-law 1-88.

The southwest portion of the subject lands are zoned C7 Service Commercial Zone, which permits a range of service commercial uses as-of-right on the property as shown in Table 1. The owner is proposing to maintain certain service commercial uses on the property as shown in Table 1. In consideration of the proposed site plan, which includes the Health and Fitness Centre, an Outdoor Fitness Area and the required parking for the site, the opportunity to provide service commercial uses on the property is limited. In consideration of the above, the Vaughan Planning Department is satisfied that the proposal to rezone the entirety of the subject lands to EM1 Prestige Employment Zone will result in fewer service commercial uses on the subject lands, which maintains the intent of the Official Plan and the current zoning permissions on the property.

The Planning Department considers the proposed site-specific zoning exceptions identified in Table 1 of this report to be appropriate. The proposed definitions of “Health and Fitness Centre”, “Outdoor Fitness Area”, “Temporary Membership / Employment Office” and “Lot” will facilitate the development of the subject lands with a development that conforms to the in-effect OPA #450. The owner has worked with the Vaughan Building Standards and Planning Departments to define “Health and Fitness Centre” and “Outdoor Fitness Area”. The proposed definition of the Temporary Membership / Employment Office maintains the intent of the Temporary Sales Office (Section 3.25 – although this is aimed at the sale of homes) as described in Zoning By-law 1-88. As the temporary office for the sale of gym memberships will be located on required parking, a provision will be included in the implementing zoning by-law to permit the use only until an Occupancy Permit is issued by the City of Vaughan for the proposed Health and Fitness Centre. The proposed definition of “Lot” is consistent with the existing definition for a lot included in site-specific Exception 9(1332).

The proposed maximum driveway width of 25 m is technical in nature. The subject lands abut a private road (Century Place). The width of a driveway entrance from a public right-of-way is measured at the property line, which is typically located further away from the street line. In this case the property line is directly adjacent to the limit of Century Place, and therefore the measurement of the driveway width is taken closer to the street line, as shown on Attachment #5. A 7.5 m aisle width is maintained for the balance of the driveway, which is consistent with the intent of Zoning By-law 1-88, and therefore, the proposed driveway width can be supported.

A parking ratio of 5.7 parking spaces per 100 m² of GFA for all permitted uses, with a total of 671 parking spaces is proposed for the subject lands. The owner has submitted a traffic impact and parking study, prepared by BA Group Transportation Consultants, in support of this parking ratio, which has been reviewed and approved by the Vaughan Development/Transportation Engineering Department.

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A maximum building height of 19 m is proposed for the development. As the subject lands are located adjacent to a major arterial (Weston Road) and Highway 407, the proposed building height is considered appropriate and will not negatively impact the adjacent land uses.

The proposed minimum rear yard setback (to the east lot line) of 3 m is considered appropriate as the setback is measured to the accessory storage shed, as shown on Attachment #5, while the main building is setback approximately 31 m from the rear (east) lot line.

A parcel of land adjacent to the east property line of the subject lands as shown on Attachment #4 is being rezoned to PBM7 Parkway Belt Industrial Zone, subject to site-specific Exception 9(691). This parcel was inadvertently rezoned to EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(1332), through a previous Zoning By-law Amendment File Z.08.063. As such, it is appropriate to rezone the lands to the PBM7 Zone, as originally existed, to ensure a correct and a consistent zoning category for the entirety of the adjacent lands to the east.

Site Plan and Landscape Plan Review and Considerations

The owner is proposing to develop the 4.92 ha subject lands with a 3-storey Health and Fitness Centre (LifeTime Fitness) totaling 11,754.37 m² in GFA, as shown on Attachments #5 to #9. LifeTime Fitness will feature traditional exercise equipment, as well as additional accessory uses, such as office for regulated health professionals, personal service shops, and eating establishments. The proposed building is located on the easterly portion of the subject lands. A parking area comprised of 671 parking spaces, including 7 barrier-free spaces, a designated motorcycle parking area, and 9 bicycle parking spaces is proposed, as shown on Attachment #5. An enclosed outdoor patio accessory to an eating establishment (LifeTime Café) is proposed near the front-entrance. The proposed outdoor patio includes 5 tables with a 20-person seat capacity, and complies with the requirements of Zoning By-law 1-88.

The owner is proposing the addition of a 1.5 m wide concrete sidewalk along Weston Road, which connects to a pedestrian walkway that enters the subject lands mid-point along the proposed sidewalk, as well as a 1.5 m wide concrete sidewalk along Century Place as shown on Attachment #5. The proposed sidewalk and pedestrian walkway will promote alternative modes of transportation to the subject lands, specifically public transit use and pedestrian activity and enhances the pedestrian realm along Weston Road. Pedestrian walkways and connections internal to the site with appropriate signage, will ensure the safety of pedestrian users, and have been reviewed by Planning and Development/Transportation Engineering Departments (discussed later in this report). A condition requested from the Development / Transportation Engineering Department associated with the construction of the sidewalk and walkway is included in the recommendation of this report.

The accessory Outdoor Fitness Area, shown on Attachment #5, will be opened seasonally, and will feature an outdoor pool, seating and lounge area, pool bar and patio area. The Vaughan Planning Department is generally satisfied with the location and elevations of the pool bar, and will work with the owner to finalize any elevations as necessary.

An outdoor turf area, accessory storage shed, and a garbage room on a concrete pad are located at the rear (east) of the proposed building. The programming staff at the LifeTime Fitness Centre will use the outdoor turf area and accessory storage shed seasonally. The storage shed will store items used for sporting activities on the outdoor turf area only and is approximately 120 m² in size. A 1.9 m high metal fence will enclose the outdoor turf area and storage shed. The enclosed garbage room shown on Attachment #5 will feature a two-stream waste management program, which has been approved by the Vaughan Public Works Department, and will be accessed via of an easement over an existing driveway on the lands to the east to the rear access point of the subject lands, as shown on Attachment #5.

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The proposed building elevations for the LifeTime Fitness Centre will feature variety materials, including pre-finished bronze metal, field brick, accent brick, aluminum curtain walls, limestone, and a glass and aluminum entry canopy and feature as shown on Attachment #7. In addition, various signage will be included on all four elevations. The final building elevations must be approved to the satisfaction of the Planning Department. A condition to this effect is included in the recommendation to this report.

Three pylon signs are proposed on the subject lands, as shown on Attachments #5 and #9. The owner has advised that they have agreed with Toronto Star to remove their existing monument sign and replace it with a LifeTime Fitness entry monument sign as shown on Attachment #9. The Vaughan Planning Department advised the owner that the size of the highway pylon sign should be redesigned to reduce the overall massing of the sign and by replacing the bulk of the bottom massing with pillars. The signage details/size of the highway pylon sign will be finalized to the satisfaction of the Vaughan Planning Department.

There is an existing gated access to the subject lands from Weston Road, which will remain closed at all times, and accessible by PowerStream employee vehicles only. Appropriate signage will be placed at the gated access to ensure that users are informed that the access is for PowerStream employee vehicles only, and that the entrance to LifeTime Fitness is located on Century Place.

The owner is proposing various landscaping works and treatments through the landscape plan shown on Attachment #6. The landscape plan includes the addition of coniferous and deciduous trees, ornamental deciduous trees, shrub and perennial beds, sodded areas, and unit pavers. Included among the proposed landscaping elements are drought tolerant, indigenous plantings, to ensure a reduced amount of potable water consumption.

The Vaughan Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations, and will work with the owner to finalize all details of the proposed plans and elevations as discussed in this report. A condition to this effect is included in the recommendation to this report.

Temporary Membership / Employment Office

The owner is proposing a Temporary Membership / Employment Office, as shown on Attachment #8 and is defined in Table 1 of this report. The owner has advised that the Temporary Membership / Employment Office will be maintained on the subject lands for a total duration of 5 months, and will be removed prior to the City of Vaughan issuing an Occupancy Permit for the proposed Health and Fitness Centre. The Vaughan Planning Department does not object to the Temporary Membership / Employment Office, as shown on Attachment #8, subject to the owner entering into an agreement with the Vaughan Development/Transportation Engineering Department for final servicing during the duration of the Temporary Membership / Employment Office, and further subject to the temporary use provision being included in the implementing zoning by-law.

Minor Variance and Consent Applications

The Vaughan Committee of Adjustment on March 27, 2014, approved Consent Application B019/14 for an easement to allow the owner of the subject lands access over Century Place which is a private driveway owned by Metroland Media Group Ltd. The Vaughan Committee of Adjustment also approved Minor Variance Application A062/14 to allow access to the site from a private driveway owned by others, whereas Zoning By-law 1-88 requires access to be direct to the subject lands.

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Both Consent Application B019/14 and Minor Variance Application A062/14 were approved subject to the condition that a Site Development Application is approved on the subject lands.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department reviewed the proposed site plan, landscape plan, stormwater management report, grading plan, site servicing plan, drainage plan, site erosion and sediment control plan, traffic impact study, Phase 1 Environmental Site Assessment and Letter of Reliance, and the Phase 1 Environmental Site Assessment, and provided the following comments.

i. Development Engineering

The previous Site Development File DA.08.062 was approved by the Development/Transportation Engineering Department on May 17, 2013. At that time the owner provided the necessary plans and documentation, which clearly indicated that the on-site stormwater detention pond that is privately owned and maintained, would be utilized for post-development stormwater management controls. Correspondingly, the subject development provided the required license agreement, which provides legal permission to connect and utilize the storm detention pond for stormwater management purposes as outlined in the previously approved Stormwater Management (SWM) Report prepared by A.M. Candaras Associates Inc., revision date January 31, 2013. The License Agreement issued was between Blackwood Real Estate General Partner I Ltd. and Metroland Media Group Ltd. ("Owner"). The owner shall provide the necessary legal documentation that indicates the storm detention pond is privately owned and maintained and is used for quantity control/detention. In addition, the documentation that permits the subject development to connect and utilize the storm detention pond for stormwater management purposes as outlined in the above noted SWM Report must be provided.

The subject site is pre-serviced with an existing sanitary manhole located within the westerly property limit via an existing 200mm diameter sanitary sewer running southerly to Century Place. The proposed sanitary connection to the subject site is proposed via 12.2 metres - 200mm diameter PVC connection to the existing 300mm diameter sanitary sewer. The proposed sanitary service connection is a private connection located on private lands and as such the owner is required to provide a letter of acknowledgement from the adjacent land owner allowing for the proposed sanitary connection.

The subject site is pre-serviced with an existing water service connection located along the southerly property limits along Century Place consisting of a 150mm diameter valve and chamber and a 100mm diameter valve and box domestic connection. The servicing plan (Dwg.No. SW-S) shall confirm the location and sizing of the existing water service connection. The proposed water service connection is a private connection located on private lands and as such the owner is required to provide a letter of acknowledgement from the adjacent land owner allowing for the proposed water service connection.

Prior to the execution of the Site Plan Letter of Undertaking, the owner shall satisfy the following conditions:

"The owner shall amend the site plan and landscape plan to include a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, and one pedestrian walkway through the Ministry of Transportation setback on the westerly portion of the site. The sidewalk and pedestrian walkways shall be approved by the Ministry of Transportation, the 407ETR, York Region, and shall be to the satisfaction of the Development Planning Department."

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The Site Plan Letter of Undertaking shall include the provisions substantially in the form provided below:

“That prior to release of a separate Site Plan Letter of Credit, the owner shall design and construct, at no cost to the City, a 1.5m wide sidewalk (valued at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407/ETR ramp), and one pedestrian connection to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, York Region, 407ETR and Ministry of Transportation (the “Additional Sidewalks”). The owner shall obtain all necessary approvals to construct the sidewalk. The owner shall post this Site Plan Letter of Credit with the City, to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk.”

The above noted conditions are included in the recommendation to this report.

ii. Transportation Engineering

The revised Traffic Impact Study (TIS) is similar to the original report reviewed and approved in 2012 for the mixed land-use development of six commercial and light industrial buildings (through Site Development File DA.08.062). With the exception of the land-use change, the majority of the key traffic impact elements of the new development remain the same, such as the number and location of accesses, number of site generated trips in the peak PM hour (365) based on approximately the same GFA. Therefore, the Transportation Engineering Department has no objections to the conclusions and recommendations of the revised TIS prepared by BA Group.

iii. Environmental Engineering

No further Environmental Site Assessment (ESA) documents are noted at this time for Site Development File DA.13.110.

The final site plan, landscape plan, stormwater management report, grading plan, site servicing plan, drainage plan, and site erosion and sediment control plan must be approved by the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation to this report.

Ministry of Transportation and 407 ETR

The Ministry of Transportation (MTO) has reviewed the Site Development Application and concluded that the proposed development will not impact the highway drainage system. Further, 407 ETR has no comments or concerns with the traffic impact study, stormwater management report, and accompanying drawings submitted for review. However, the owner is to be advised that they will be responsible for the necessary pavement marking modifications on the 407 ETR eastbound off-ramp to Weston Road. As it currently sits, the centre lane has pavement markings which dictate motorists can continue straight through at Weston Road. This will need to be repainted to indicate no straight through movement is permitted. Only water/soda blasting will be permitted for marking removals.

The MTO has indicated that a future Transitway Station will be located opposite the subject lands, and that the intersection of Weston Road and Century Place will need to be developed into a fully-signalized four-leg intersection when the Transitway Station is implemented.

The MTO and 407 ETR are agreeable to a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, as well as one pedestrian walkway at the west end of

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the site through the MTO's required setback. The owner shall construct this sidewalk and pedestrian walkways, subject to approval from the MTO, the 407ETR, York Region, and the City of Vaughan. The Site Plan Letter of Undertaking will include a provision to this effect.

Bell Canada

Bell Canada conducted a detailed review of the Site Development Application. The following will be included as a condition within the Site Plan Letter of Undertaking:

- i. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

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 two-stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency, and quantity and quality stormwater ponds 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 current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has reviewed the application and has indicated that a Regional Site Plan Agreement is not required, as Weston Road between Century Place and Highway 407 is currently under the jurisdiction of the Ministry of Transportation. The Region of York has no objections to the proposed development, subject to conditions of approval. The owner must satisfy all York Region requirements prior to the execution of the City's Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.045 and Site Development File DA.13.110 in consideration of the policies of OPA #450, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Planning Department is satisfied that the proposed development of a Health and Fitness Centre (LifeTime Fitness), is appropriate and compatible with the surrounding land uses. Accordingly, the Planning Department recommends approval of the Zoning By-law Amendment and Site Development Applications, subject to the comments and recommendations in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 8, CW Report No. 30 – Page 14

Attachments

1. Context Location Map
2. Location Map
3. Site-specific Zoning Exception Schedule E-1460
4. Proposed Zoning
5. Site Plan
6. Landscape Plan
7. Building Elevations
8. Temporary Membership/Employment Office
9. Pylon & Entry Sign Details

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

COMMITTEE OF THE WHOLE JUNE 17, 2014

**ZONING BY-LAW AMENDMENT FILE Z.13.045
SITE DEVELOPMENT FILE DA.13.110
BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
WARD 3 - VICINITY OF WESTON ROAD AND HIGHWAY 407**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.045 (Blackwood Real Estate General Partner I Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, subject to site-specific Exception 9(1332) to EM1 Prestige Employment Area Zone together with the site-specific zoning exceptions identified in Table 1 of this report to facilitate the development of a 3-storey Health Fitness Centre and accessory uses as shown on Attachments #5 to #9.
2. THAT Site Development File DA.13.110 (Blackwood Real Estate General Partner I Ltd.) BE APPROVED, to permit the development of a 3-storey Health and Fitness Centre, in the manner shown on Attachments #5 to #9, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, signage, building elevations and temporary membership/employment office elevations;
 - ii. the Vaughan Development / Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management plan;
 - iii. the owner shall enter into an agreement with the Vaughan Development/Transportation Engineering Department for the servicing during the duration of the Temporary Membership / Employment Office, if required;
 - iv. the owner shall satisfy all requirements of the Ministry of Transportation; and,
 - v. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department.
 - b) that the 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 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.

- ii. Prior to release of a separate Site Plan Letter of Credit, the owner shall design and construct at no cost to the City, a 1.5m wide sidewalk (at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407ETR ramp), and one pedestrian connection to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, Region of York, 407ETR and Ministry of Transportation. The owner shall obtain all necessary approvals to construct the sidewalk. The owner shall post this Site Plan Letter of Credit with the City of Vaughan to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk.
- iii. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

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, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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
- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices

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:

- i. highly-reflective, light coloured roofing membrane to reduce the heat island effect and minimize impacts on the microclimate and human and wildlife habitats
- ii. provide elements that encourage non-vehicular movements, including installing sidewalks along Weston Road where transit exists, and providing walkway connections from Weston Road and Century Place through the site
- iii. incorporate bicycle storage and changing rooms to both accommodate and encourage members to use an alternate, healthy means to travel to the facility
- iv. minimize the amount of construction debris and pollutants that would enter the municipal sewers by covering all catch basins during the construction process
- v. reduce the overall water usage by using high efficiency, low-flow plumbing fixtures

- vi. reduce potable water consumption by using drought tolerant, indigenous plantings as well as moisture sensory systems and native plant species
- vii. promote natural lighting while avoiding significant heat loads that will overburden the cooling systems
- viii. ensure that the building envelope materials meet and/or exceed energy code requirements and that the building envelope thermal performance will exceed energy code minimums

Economic Impact

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

Communications Plan

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the East Woodbridge Community Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. To date, no comments have been received.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014.

Purpose

To seek approval from the Committee of the Whole for the following applications to permit the development of a 3-storey Health and Fitness Centre (Lifetime Fitness) on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.13.045, to amend Zoning By-law 1-88, specifically to rezone the property from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, subject to Exception 9(1332), to EM1 Prestige Employment Area Zone, in the manner shown on Attachment #4, together with the following site-specific zoning exceptions, in order to implement the Health and Fitness Centre shown on Attachment #5:

Table 1

	Zoning By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone, Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Definition of a "Health and Fitness Centre", "Outdoor Fitness Area", "Temporary Membership / Employment Office" and "Lot"	i. "Health Centre" - Means a building or part thereof, which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, but not including a body rub parlour,	i. "Health and Fitness Centre" - means a building which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities or activities including, but not

	Zoning By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone, Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
		<p>or an all season sports facility.</p> <p>ii. An "Outdoor Fitness Area" and a "Temporary Membership / Employment Office" are not defined terms in Zoning By-law 1-88 or permitted uses in the EM1 Prestige Employment Area Zone.</p> <p>iii. "Lot" - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p>	<p>limited to the use of weight-lifting equipment, running and aerobic exercise equipment, game courts, the office of a regulated health professional, day nursery and camps, wellness assessments, and fitness classes and programs, but not including a body rub parlour, or an all season sports facility. Within a Health and Fitness Centre, the following shall be included as Accessory Uses: Outdoor Fitness Area, as defined in this By-law; Bank or Financial Institution; Business or Professional Office; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take Out; Outdoor Patios accessory to all Eating Establishments; and a Personal Service Shop.</p> <p>ii. "Outdoor Fitness Area" - means space associated with a Health and Fitness Centre located outside the building designed for the passive enjoyment or active recreational needs of the patrons, including, but not limited to a swimming pool, an eating establishment with a patio, field sports and general fitness activities. The Outdoor Fitness Area does not require fencing around the individual components/uses contained within the area.</p> <p>"Temporary Membership / Employment Office" - means a temporary mobile structure located on the</p>

	Zoning By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone, Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
			<p>lands subject to the development or in the immediate vicinity used solely for the purpose of membership sales and employee hiring related to the Health and Fitness Centre.</p> <p>iii. "Lot" - For the purposes of zoning conformity, the subject lands shall be deemed to be one lot, regardless of any future division of the subject lands.</p>
b.	Permitted Uses	<p>The following are the only uses permitted on the subject lands by Exception 9(1332):</p> <ul style="list-style-type: none"> - Convenience Retail Store - Bank and Financial Institution - Eating Establishment with an Outdoor Patio - Eating Establishment, Convenience with an Outdoor Patio - Eating Establishment, Take Out with an Outdoor Patio - Office and Stationary Supply, Sales, Service, Rental - Personal Service Shop - Pharmacy - Veterinary Clinic - Bakery - Business or Professional Office Use and/or an Office Building use with a total combined maximum Gross Floor Area of 2843 m² - Car Brokerage - Club or Health Centre - Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Use to an Employment Use - Recreational Use 	<p>Permit only the following uses on the subject lands:</p> <ul style="list-style-type: none"> - Health and Fitness Centre and Accessory Uses as defined above - Outdoor Fitness Area as defined above - Bank or Financial Institution - Business and Professional Office - Regulated Health Professional Office - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Take - Out - Outdoor Patio accessory to all Eating Establishments - Personal Service Shop - Any combination of the above uses within a building or associated with a multi-unit building - Temporary Membership / Employment Office permitted within the area identified on Attachment #8

	Zoning By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone, Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
c.	Maximum Driveway Width (Century Place)	7.5 m	25 m
d.	Minimum Parking Requirement	Various parking ratios apply (ranging from 1.5 parking spaces per 100 m ² of Gross Floor Area (GFA) for an Employment Use to 20 parking spaces per 100 m ² of GFA for an Eating Establishment, Convenience)	i. 5.7 parking spaces per 100 m ² of GFA for all permitted uses (total 671 parking spaces), and, Permit a Membership/ Employment Office to temporarily occupy required parking spaces, until occupancy of the Health and Fitness Centre.
e.	Minimum Number of Loading Spaces	2	No loading spaces shall be required
f.	Maximum Building Height	15 m	19 m
g.	Minimum Rear Yard Setback (east lot line)	6 m	3 m

2. Site Development File DA.13.110 to facilitate the development of a 3-storey, 11,754.37 m² Health and Fitness Centre, with accessory uses as shown on Attachments #5 to #9.

Background - Analysis and Options

Location

The 4.92 ha subject lands are located on the east side of Weston Road, south of Highway 407, municipally known as 1 Century Place, as shown on Attachments #1 and #2. The subject lands are vacant and the surrounding land uses are shown on Attachment #2.

In-effect Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth Management Plan). The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses. The Prestige Area designation encourages locational opportunities for

uses that require high visual exposure and good accessibility, and is implemented by the EM1 Prestige Employment Area Zone.

The EM1 Prestige Employment Area Zone of Zoning By-law 1-88 permits a Health Centre, defined as follows:

“Means a building or part thereof which is used for the purpose of physical fitness, and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, but not including a body rub parlour, or an all season sports facility.”

The proposed “Health and Fitness Centre” definition reflects the detailed nature of the health centre (Lifetime Fitness) concept for the subject lands. The Vaughan Planning Department is satisfied that the site-specific definition of a Health and Fitness Centre proposed by the owner is consistent with the definition of a Health Centre included in Zoning By-law 1-88, and therefore, implements the “Prestige Area” designation of the Official Plan.

OPA #450 also contains policies respecting “Service Nodes”, which allows service commercial uses at the intersection of arterial and/or collector roads. The “Service Node” designation provides policies for uses that supply the day-to-day convenience and service needs of businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the Employment Area. The subject lands satisfy the locational criteria for a service node, which is reflected in Zoning By-law 1-88 with the southwest portion of the site currently zoned C7 Service Commercial Zone, as amended by Exception 9(1332), and as shown on Attachment #2, and currently permits 17 site-specific service commercial uses on the property.

The owner is proposing to maintain the service commercial uses identified in Table 1 that are all currently permitted on the subject lands under Exception 9(1332). The proposed Health and Fitness Centre, Outdoor Fitness Area and the minimum required parking will occupy the majority of the site as shown on Attachment #5. Therefore, there will be limited opportunity to provide a significant amount of service commercial uses on the subject lands, thereby maintaining the intent of the Official Plan.

The proposed Health and Fitness Centre and service commercial uses conform to the “Prestige Area” policies of in-effect OPA #450.

Vaughan Official Plan 2010

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010). However, as the owner maintains an active site-specific appeal of VOP 2010 on the subject lands, VOP 2010 is not in-effect on the subject lands and the policies of OPA #450 must be used to determine conformity of the applications. The landowner has advised that their current VOP 2010 appeal will be resolved upon approval of this application and the creation of a corresponding site-specific designation in VOP 2010.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone and C7 Service Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1332), as shown on Attachment #2. The owner is proposing to rezone the entirety of the subject lands to EM1 Prestige Employment Area Zone, as modified by the proposed site-specific zoning exceptions identified in Table 1.

As noted above, a Health Centre is a permitted use in the EM1 Zone and the Vaughan Planning Department is satisfied that the proposed Health and Fitness Centre definition is consistent with the definition of a Health Centre included in Zoning By-law 1-88.

The southwest portion of the subject lands are zoned C7 Service Commercial Zone, which permits a range of service commercial uses as-of-right on the property as shown in Table 1. The owner is proposing to maintain certain service commercial uses on the property as shown in Table 1. In consideration of the proposed site plan, which includes the Health and Fitness Centre, an Outdoor Fitness Area and the required parking for the site, the opportunity to provide service commercial uses on the property is limited. In consideration of the above, the Vaughan Planning Department is satisfied that the proposal to rezone the entirety of the subject lands to EM1 Prestige Employment Zone will result in fewer service commercial uses on the subject lands, which maintains the intent of the Official Plan and the current zoning permissions on the property.

The Planning Department considers the proposed site-specific zoning exceptions identified in Table 1 of this report to be appropriate. The proposed definitions of "Health and Fitness Centre", "Outdoor Fitness Area", "Temporary Membership / Employment Office" and "Lot" will facilitate the development of the subject lands with a development that conforms to the in-effect OPA #450. The owner has worked with the Vaughan Building Standards and Planning Departments to define "Health and Fitness Centre" and "Outdoor Fitness Area". The proposed definition of the Temporary Membership / Employment Office maintains the intent of the Temporary Sales Office (Section 3.25 – although this is aimed at the sale of homes) as described in Zoning By-law 1-88. As the temporary office for the sale of gym memberships will be located on required parking, a provision will be included in the implementing zoning by-law to permit the use only until an Occupancy Permit is issued by the City of Vaughan for the proposed Health and Fitness Centre. The proposed definition of "Lot" is consistent with the existing definition for a lot included in site-specific Exception 9(1332).

The proposed maximum driveway width of 25 m is technical in nature. The subject lands abut a private road (Century Place). The width of a driveway entrance from a public right-of-way is measured at the property line, which is typically located further away from the street line. In this case the property line is directly adjacent to the limit of Century Place, and therefore the measurement of the driveway width is taken closer to the street line, as shown on Attachment #5. A 7.5 m aisle width is maintained for the balance of the driveway, which is consistent with the intent of Zoning By-law 1-88, and therefore, the proposed driveway width can be supported.

A parking ratio of 5.7 parking spaces per 100 m² of GFA for all permitted uses, with a total of 671 parking spaces is proposed for the subject lands. The owner has submitted a traffic impact and parking study, prepared by BA Group Transportation Consultants, in support of this parking ratio, which has been reviewed and approved by the Vaughan Development/Transportation Engineering Department.

A maximum building height of 19 m is proposed for the development. As the subject lands are located adjacent to a major arterial (Weston Road) and Highway 407, the proposed building height is considered appropriate and will not negatively impact the adjacent land uses.

The proposed minimum rear yard setback (to the east lot line) of 3 m is considered appropriate as the setback is measured to the accessory storage shed, as shown on Attachment #5, while the main building is setback approximately 31 m from the rear (east) lot line.

A parcel of land adjacent to the east property line of the subject lands as shown on Attachment #4 is being rezoned to PBM7 Parkway Belt Industrial Zone, subject to site-specific Exception 9(691). This parcel was inadvertently rezoned to EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(1332), through a previous Zoning By-law Amendment File Z.08.063.

As such, it is appropriate to rezone the lands to the PBM7 Zone, as originally existed, to ensure a correct and a consistent zoning category for the entirety of the adjacent lands to the east.

Site Plan and Landscape Plan Review and Considerations

The owner is proposing to develop the 4.92 ha subject lands with a 3-storey Health and Fitness Centre (LifeTime Fitness) totaling 11,754.37 m² in GFA, as shown on Attachments #5 to #9. LifeTime Fitness will feature traditional exercise equipment, as well as additional accessory uses, such as office for regulated health professionals, personal service shops, and eating establishments. The proposed building is located on the easterly portion of the subject lands. A parking area comprised of 671 parking spaces, including 7 barrier-free spaces, a designated motorcycle parking area, and 9 bicycle parking spaces is proposed, as shown on Attachment #5. An enclosed outdoor patio accessory to an eating establishment (LifeTime Café) is proposed near the front-entrance. The proposed outdoor patio includes 5 tables with a 20-person seat capacity, and complies with the requirements of Zoning By-law 1-88.

The owner is proposing the addition of a 1.5 m wide concrete sidewalk along Weston Road, which connects to a pedestrian walkway that enters the subject lands mid-point along the proposed sidewalk, as well as a 1.5 m wide concrete sidewalk along Century Place as shown on Attachment #5. The proposed sidewalk and pedestrian walkway will promote alternative modes of transportation to the subject lands, specifically public transit use and pedestrian activity and enhances the pedestrian realm along Weston Road. Pedestrian walkways and connections internal to the site with appropriate signage, will ensure the safety of pedestrian users, and have been reviewed by Planning and Development/Transportation Engineering Departments (discussed later in this report). A condition requested from the Development / Transportation Engineering Department associated with the construction of the sidewalk and walkway is included in the recommendation of this report.

The accessory Outdoor Fitness Area, shown on Attachment #5, will be opened seasonally, and will feature an outdoor pool, seating and lounge area, pool bar and patio area. The Vaughan Planning Department is generally satisfied with the location and elevations of the pool bar, and will work with the owner to finalize any elevations as necessary.

An outdoor turf area, accessory storage shed, and a garbage room on a concrete pad are located at the rear (east) of the proposed building. The programming staff at the LifeTime Fitness Centre will use the outdoor turf area and accessory storage shed seasonally. The storage shed will store items used for sporting activities on the outdoor turf area only and is approximately 120 m² in size. A 1.9 m high metal fence will enclose the outdoor turf area and storage shed. The enclosed garbage room shown on Attachment #5 will feature a two-stream waste management program, which has been approved by the Vaughan Public Works Department, and will be accessed via of an easement over an existing driveway on the lands to the east to the rear access point of the subject lands, as shown on Attachment #5.

The proposed building elevations for the LifeTime Fitness Centre will feature variety materials, including pre-finished bronze metal, field brick, accent brick, aluminum curtain walls, limestone, and a glass and aluminum entry canopy and feature as shown on Attachment #7. In addition, various signage will be included on all four elevations. The final building elevations must be approved to the satisfaction of the Planning Department. A condition to this effect is included in the recommendation to this report.

Three pylon signs are proposed on the subject lands, as shown on Attachments #5 and #9. The owner has advised that they have agreed with Toronto Star to remove their existing monument sign and replace it with a LifeTime Fitness entry monument sign as shown on Attachment #9. The Vaughan Planning Department advised the owner that the size of the highway pylon sign should be redesigned to reduce the overall massing of the sign and by replacing the bulk of the

bottom massing with pillars. The signage details/size of the highway pylon sign will be finalized to the satisfaction of the Vaughan Planning Department.

There is an existing gated access to the subject lands from Weston Road, which will remain closed at all times, and accessible by PowerStream employee vehicles only. Appropriate signage will be placed at the gated access to ensure that users are informed that the access is for PowerStream employee vehicles only, and that the entrance to LifeTime Fitness is located on Century Place.

The owner is proposing various landscaping works and treatments through the landscape plan shown on Attachment #6. The landscape plan includes the addition of coniferous and deciduous trees, ornamental deciduous trees, shrub and perennial beds, sodded areas, and unit pavers. Included among the proposed landscaping elements are drought tolerant, indigenous plantings, to ensure a reduced amount of potable water consumption.

The Vaughan Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations, and will work with the owner to finalize all details of the proposed plans and elevations as discussed in this report. A condition to this effect is included in the recommendation to this report.

Temporary Membership / Employment Office

The owner is proposing a Temporary Membership / Employment Office, as shown on Attachment #8 and is defined in Table 1 of this report. The owner has advised that the Temporary Membership / Employment Office will be maintained on the subject lands for a total duration of 5 months, and will be removed prior to the City of Vaughan issuing an Occupancy Permit for the proposed Health and Fitness Centre. The Vaughan Planning Department does not object to the Temporary Membership / Employment Office, as shown on Attachment #8, subject to the owner entering into an agreement with the Vaughan Development/Transportation Engineering Department for final servicing during the duration of the Temporary Membership / Employment Office, and further subject to the temporary use provision being included in the implementing zoning by-law.

Minor Variance and Consent Applications

The Vaughan Committee of Adjustment on March 27, 2014, approved Consent Application B019/14 for an easement to allow the owner of the subject lands access over Century Place which is a private driveway owned by Metroland Media Group Ltd. The Vaughan Committee of Adjustment also approved Minor Variance Application A062/14 to allow access to the site from a private driveway owned by others, whereas Zoning By-law 1-88 requires access to be direct to the subject lands.

Both Consent Application B019/14 and Minor Variance Application A062/14 were approved subject to the condition that a Site Development Application is approved on the subject lands.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department reviewed the proposed site plan, landscape plan, stormwater management report, grading plan, site servicing plan, drainage plan, site erosion and sediment control plan, traffic impact study, Phase 1 Environmental Site Assessment and Letter of Reliance, and the Phase 1 Environmental Site Assessment, and provided the following comments.

i. Development Engineering

The previous Site Development File DA.08.062 was approved by the Development/Transportation Engineering Department on May 17, 2013. At that time the owner provided the necessary plans and documentation, which clearly indicated that the on-site stormwater detention pond that is privately owned and maintained, would be utilized for post-development stormwater management controls. Correspondingly, the subject development provided the required license agreement, which provides legal permission to connect and utilize the storm detention pond for stormwater management purposes as outlined in the previously approved Stormwater Management (SWM) Report prepared by A.M. Candaras Associates Inc., revision date January 31, 2013. The License Agreement issued was between Blackwood Real Estate General Partner I Ltd. and Metroland Media Group Ltd. ("Owner"). The owner shall provide the necessary legal documentation that indicates the storm detention pond is privately owned and maintained and is used for quantity control/detention. In addition, the documentation that permits the subject development to connect and utilize the storm detention pond for stormwater management purposes as outlined in the above noted SWM Report must be provided.

The subject site is pre-serviced with an existing sanitary manhole located within the westerly property limit via an existing 200mm diameter sanitary sewer running southerly to Century Place. The proposed sanitary connection to the subject site is proposed via 12.2 metres - 200mm diameter PVC connection to the existing 300mm diameter sanitary sewer. The proposed sanitary service connection is a private connection located on private lands and as such the owner is required to provide a letter of acknowledgement from the adjacent land owner allowing for the proposed sanitary connection.

The subject site is pre-serviced with an existing water service connection located along the southerly property limits along Century Place consisting of a 150mm diameter valve and chamber and a 100mm diameter valve and box domestic connection. The servicing plan (Dwg.No. SW-S) shall confirm the location and sizing of the existing water service connection. The proposed water service connection is a private connection located on private lands and as such the owner is required to provide a letter of acknowledgement from the adjacent land owner allowing for the proposed water service connection.

Prior to the execution of the Site Plan Letter of Undertaking, the owner shall satisfy the following conditions:

"The owner shall amend the site plan and landscape plan to include a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, and one pedestrian walkway through the Ministry of Transportation setback on the westerly portion of the site. The sidewalk and pedestrian walkways shall be approved by the Ministry of Transportation, the 407ETR, York Region, and shall be to the satisfaction of the Development Planning Department."

The Site Plan Letter of Undertaking shall include the provisions substantially in the form provided below:

"That prior to release of a separate Site Plan Letter of Credit, the owner shall design and construct, at no cost to the City, a 1.5m wide sidewalk (valued at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407/ETR ramp), and one pedestrian connection to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, York Region, 407ETR and Ministry of Transportation (the "Additional Sidewalks"). The owner shall obtain all necessary approvals to construct the sidewalk. The owner shall post this Site Plan Letter of Credit with

the City, to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk.”

The above noted conditions are included in the recommendation to this report.

ii. Transportation Engineering

The revised Traffic Impact Study (TIS) is similar to the original report reviewed and approved in 2012 for the mixed land-use development of six commercial and light industrial buildings (through Site Development File DA.08.062). With the exception of the land-use change, the majority of the key traffic impact elements of the new development remain the same, such as the number and location of accesses, number of site generated trips in the peak PM hour (365) based on approximately the same GFA. Therefore, the Transportation Engineering Department has no objections to the conclusions and recommendations of the revised TIS prepared by BA Group.

iii. Environmental Engineering

No further Environmental Site Assessment (ESA) documents are noted at this time for Site Development File DA.13.110.

The final site plan, landscape plan, stormwater management report, grading plan, site servicing plan, drainage plan, and site erosion and sediment control plan must be approved by the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation to this report.

Ministry of Transportation and 407 ETR

The Ministry of Transportation (MTO) has reviewed the Site Development Application and concluded that the proposed development will not impact the highway drainage system. Further, 407 ETR has no comments or concerns with the traffic impact study, stormwater management report, and accompanying drawings submitted for review. However, the owner is to be advised that they will be responsible for the necessary pavement marking modifications on the 407 ETR eastbound off-ramp to Weston Road. As it currently sits, the centre lane has pavement markings which dictate motorists can continue straight through at Weston Road. This will need to be repainted to indicate no straight through movement is permitted. Only water/soda blasting will be permitted for marking removals.

The MTO has indicated that a future Transitway Station will be located opposite the subject lands, and that the intersection of Weston Road and Century Place will need to be developed into a fully-signalized four-leg intersection when the Transitway Station is implemented.

The MTO and 407 ETR are agreeable to a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, as well as one pedestrian walkway at the west end of the site through the MTO's required setback. The owner shall construct this sidewalk and pedestrian walkways, subject to approval from the MTO, the 407ETR, York Region, and the City of Vaughan. The Site Plan Letter of Undertaking will include a provision to this effect.

Bell Canada

Bell Canada conducted a detailed review of the Site Development Application. The following will be included as a condition within the Site Plan Letter of Undertaking:

- i. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more

conduits from the room(s) in which the telecommunication facilities are located to the street line.

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 two-stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency, and quantity and quality stormwater ponds 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 current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has reviewed the application and has indicated that a Regional Site Plan Agreement is not required, as Weston Road between Century Place and Highway 407 is currently under the jurisdiction of the Ministry of Transportation. The Region of York has no objections to the proposed development, subject to conditions of approval. The owner must satisfy all York Region requirements prior to the execution of the City's Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.045 and Site Development File DA.13.110 in consideration of the policies of OPA #450, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Planning Department is satisfied that the proposed development of a Health and Fitness Centre (LifeTime Fitness), is appropriate and compatible with the surrounding land uses. Accordingly, the Planning Department recommends approval of the Zoning By-law Amendment and Site Development Applications, subject to the comments and recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site-specific Zoning Exception Schedule E-1460
4. Proposed Zoning
5. Site Plan
6. Landscape Plan

7. Building Elevations
8. Temporary Membership/Employment Office
9. Pylon & Entry Sign Details

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

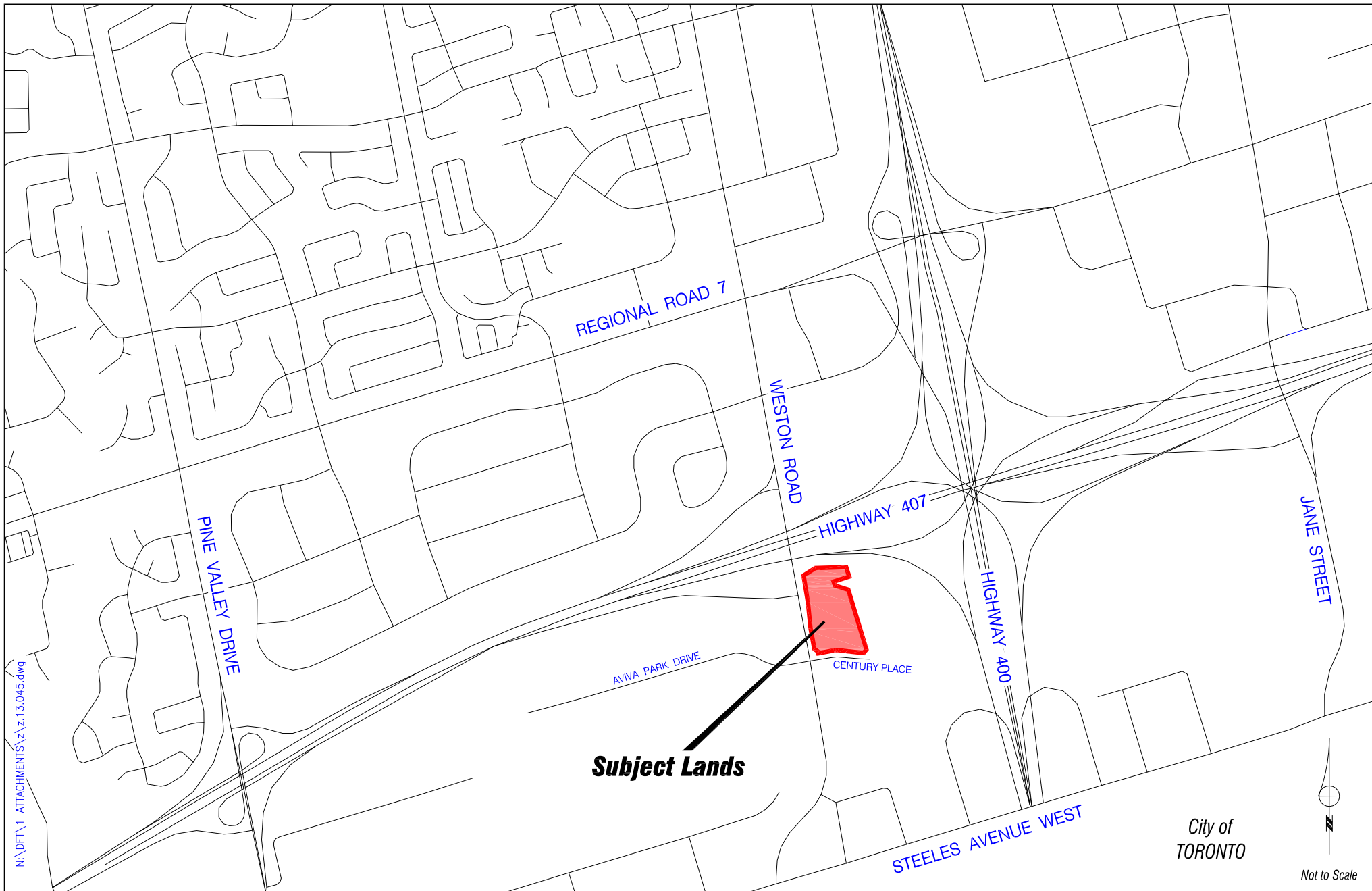
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT:
Blackwood Real Estate General Partner I Ltd.

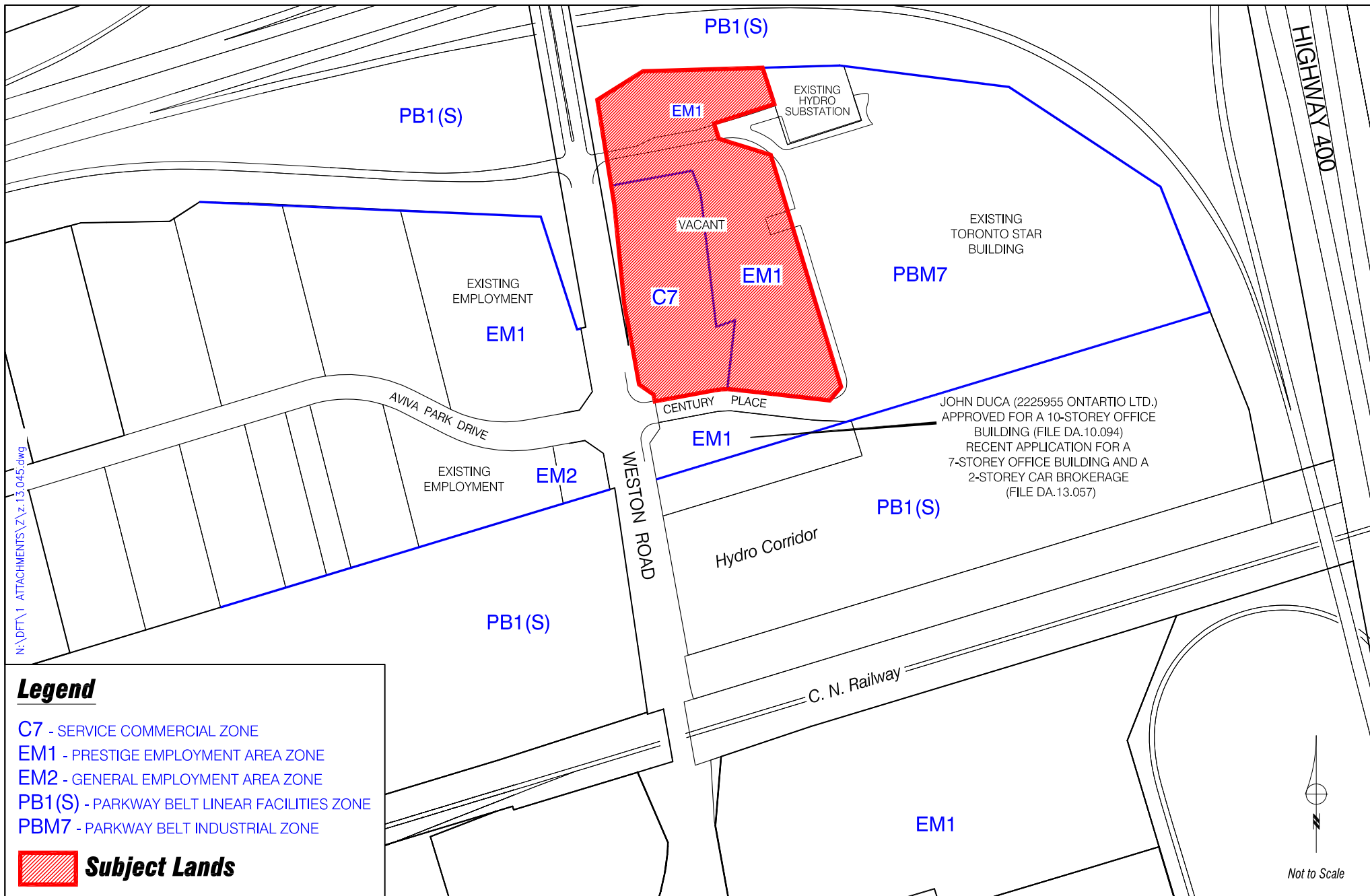


Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

1



Location Map

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT:
Blackwood Real Estate General Partner I Ltd.

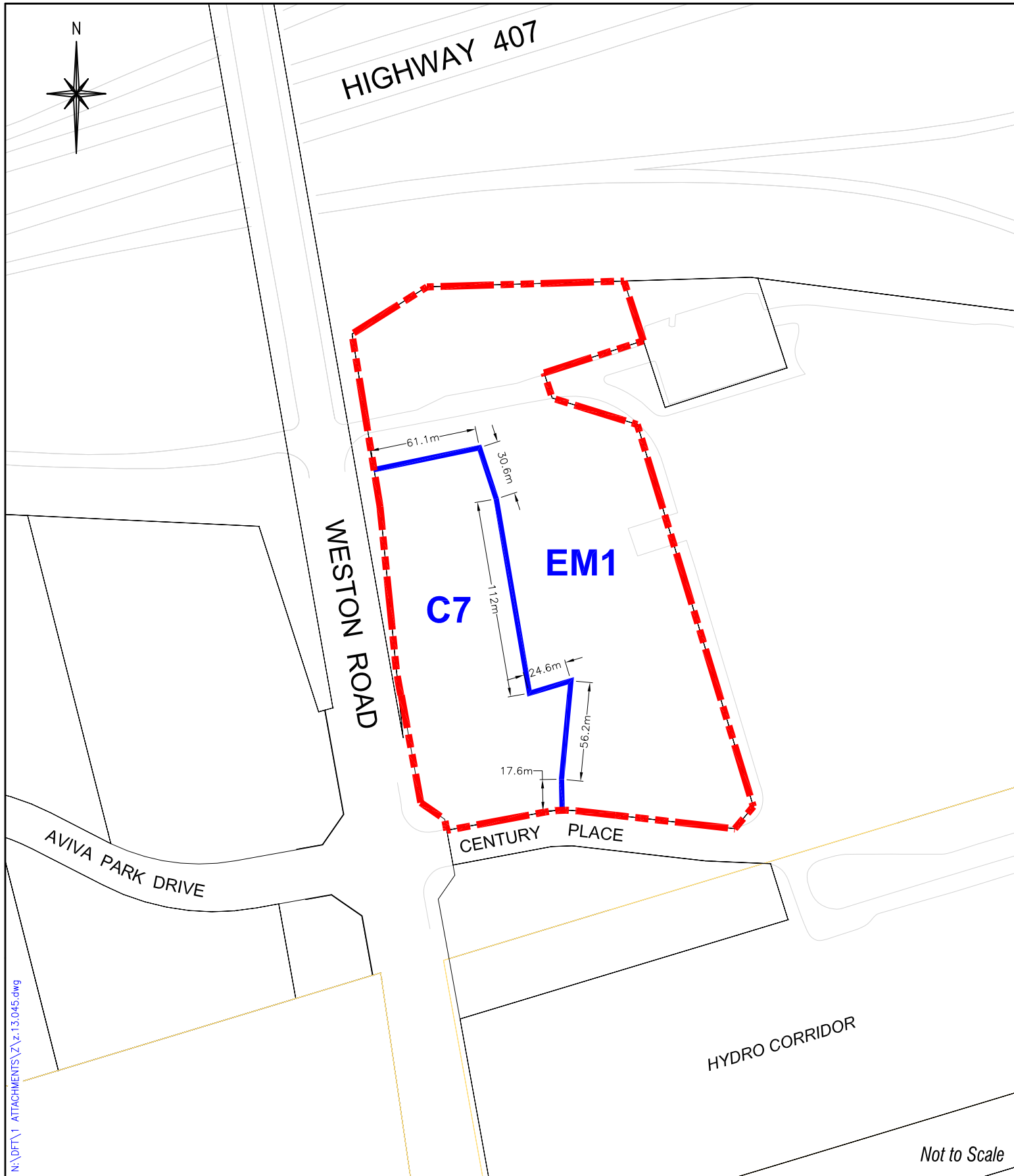


Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

2



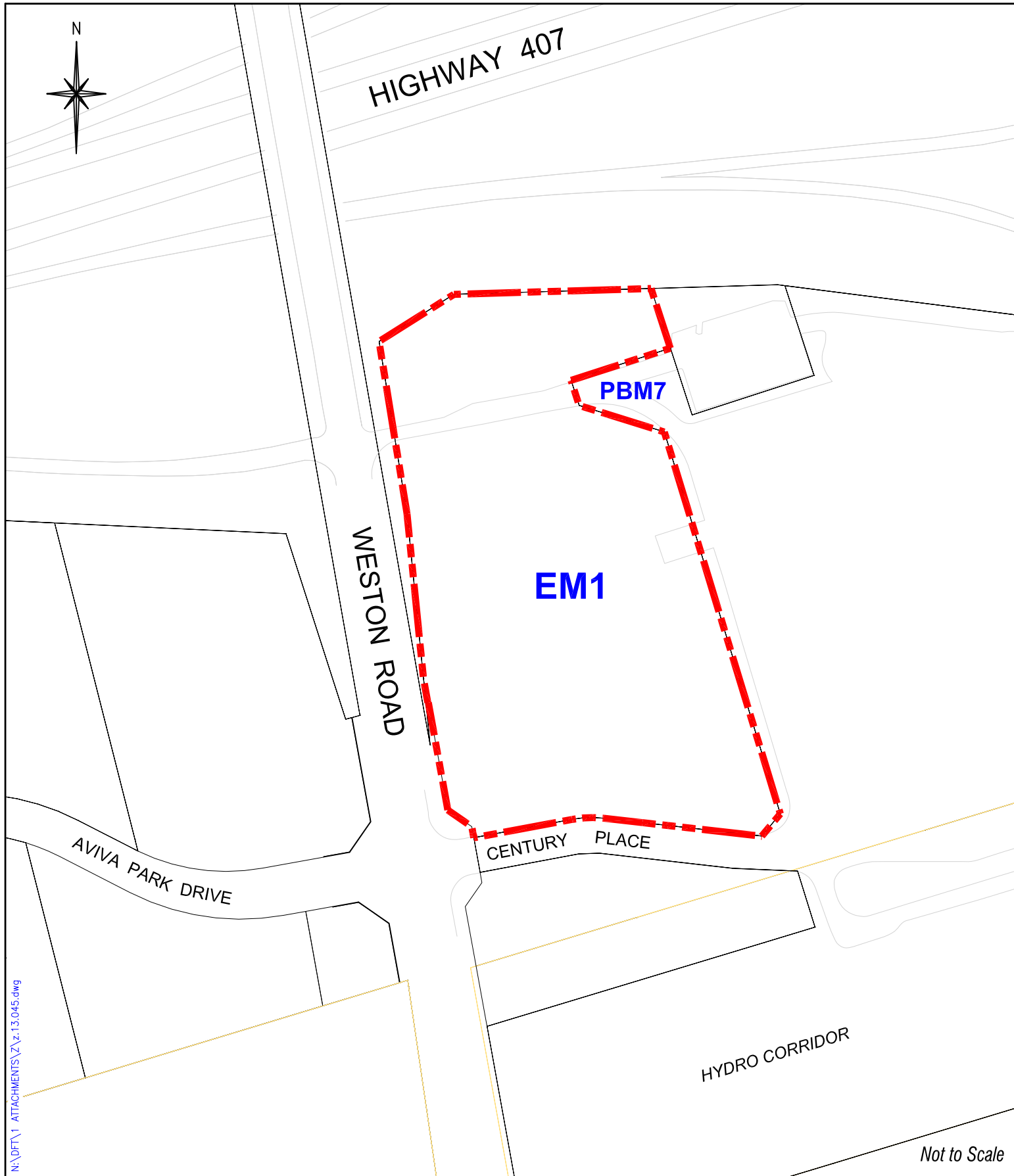
Site-Specific Zoning Exception Schedule 'E-1460'

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT: Blackwood Real Estate
General Partner I Ltd.



Attachment
FILE: Z.13.045
RELATED FILE: DA.13.110
DATE:
June 3, 2014
3



Proposed Zoning

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT: Blackwood Real Estate
General Partner I Ltd.

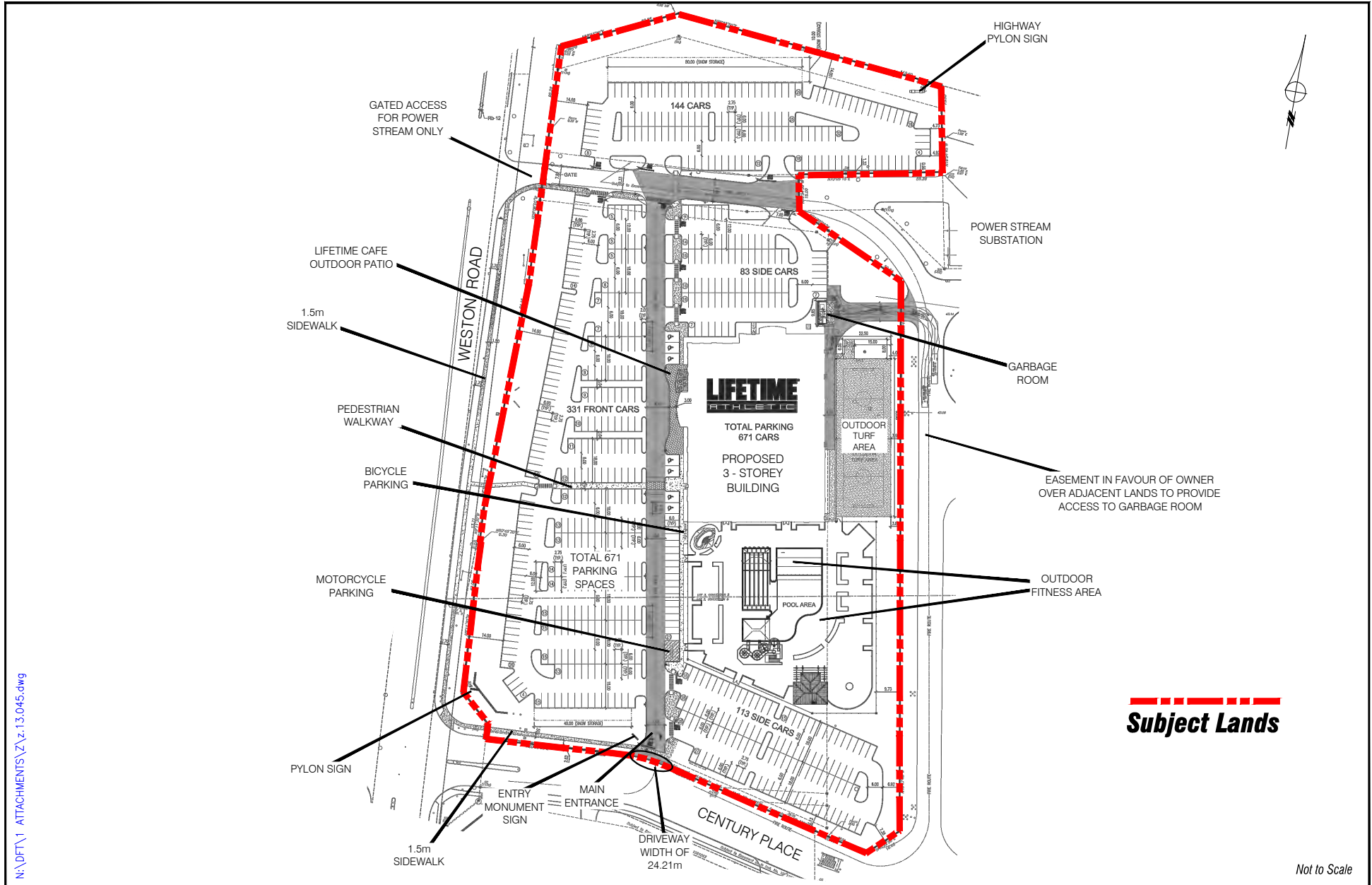


Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

4



N:\DFT\1 ATTACHMENTS\Z\z.13.045.dwg

Site Plan

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT:
Blackwood Real Estate General Partner I Ltd.

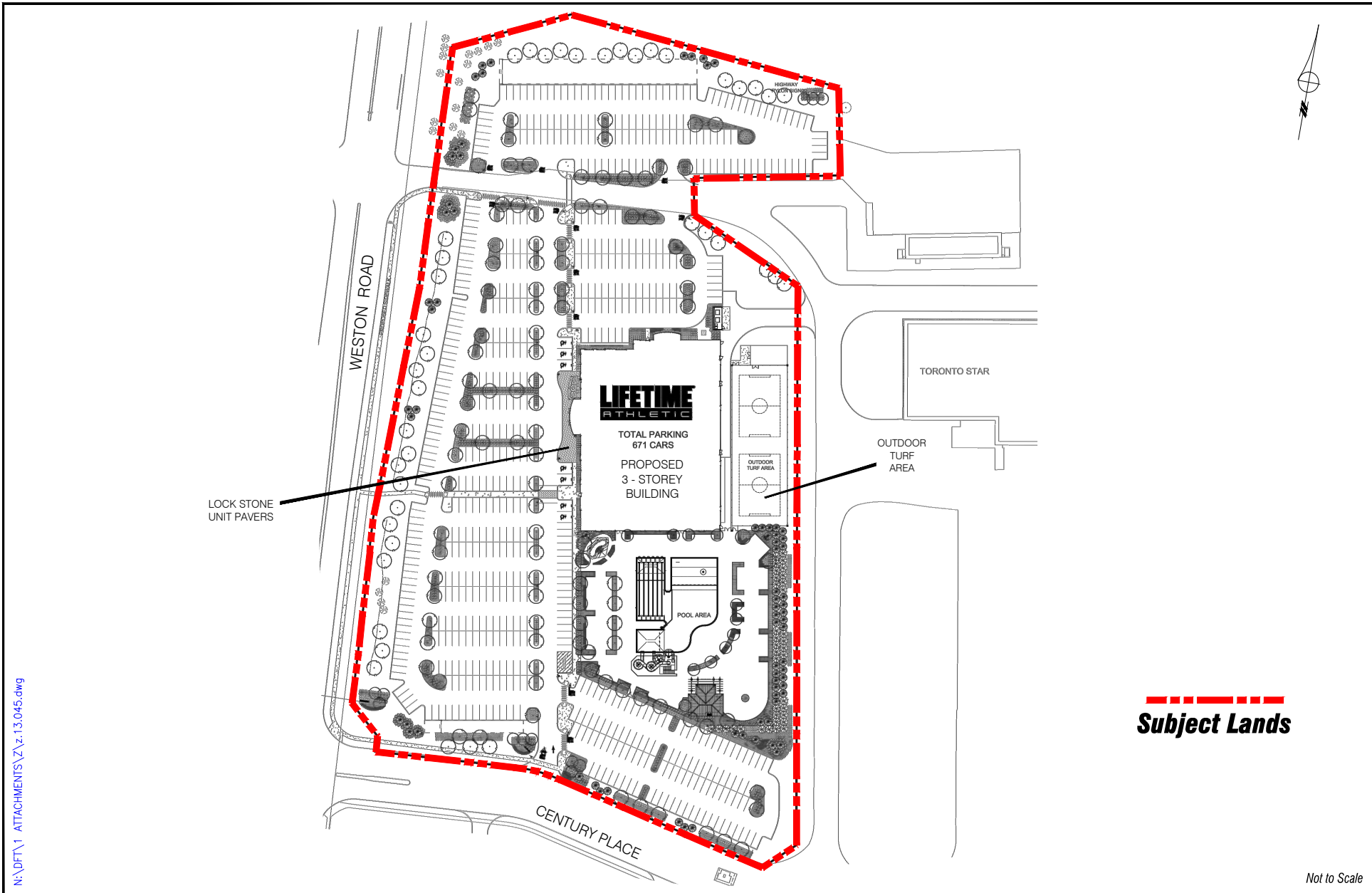


Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

5



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Landscape Plan

LOCATION:
Part of Lots 2 & 3, Concession 5

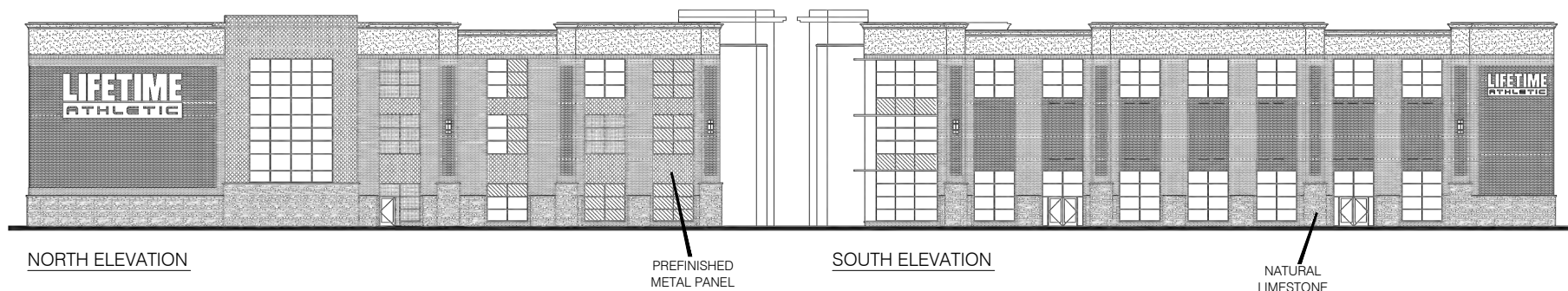
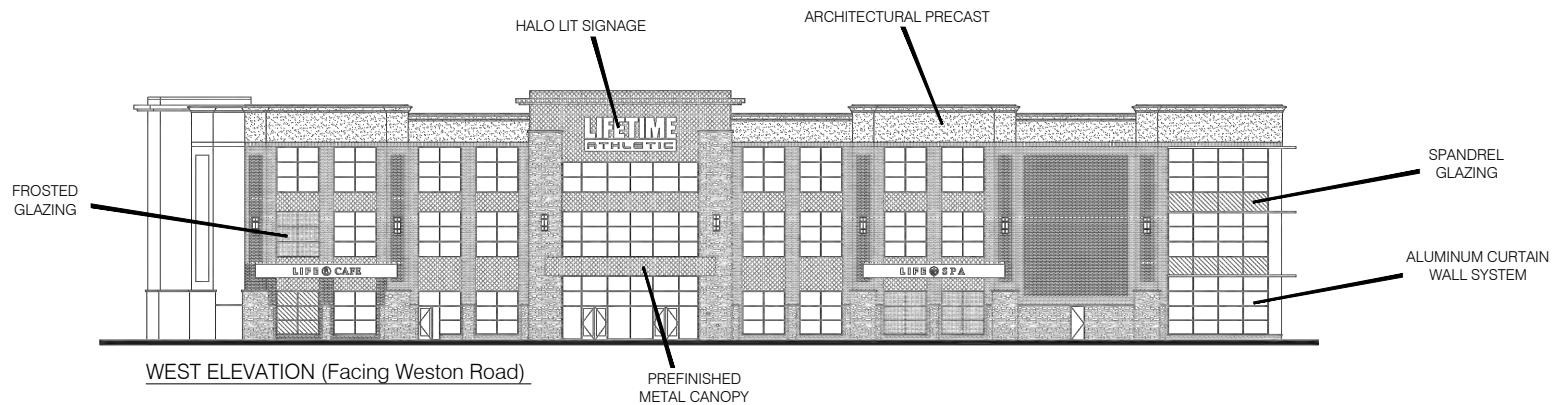
APPLICANT:
Blackwood Real Estate General Partner I Ltd.



Attachment
6

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014



Not to Scale

Building Elevations

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT:
Blackwood Real Estate General Partner I Ltd.

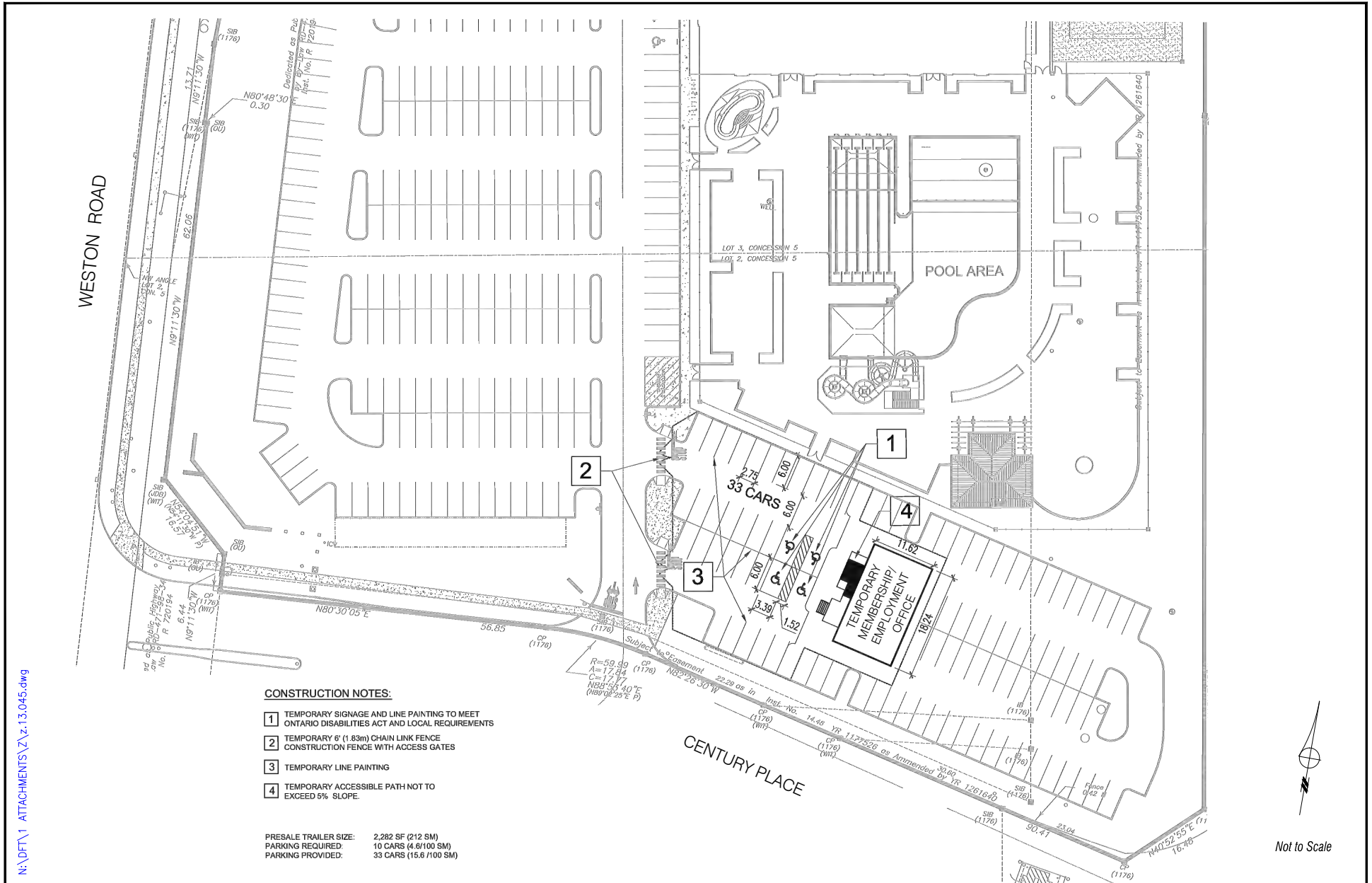


Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

7



Temporary Membership/Employment Office

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT:
Blackwood Real Estate General Partner I Ltd.



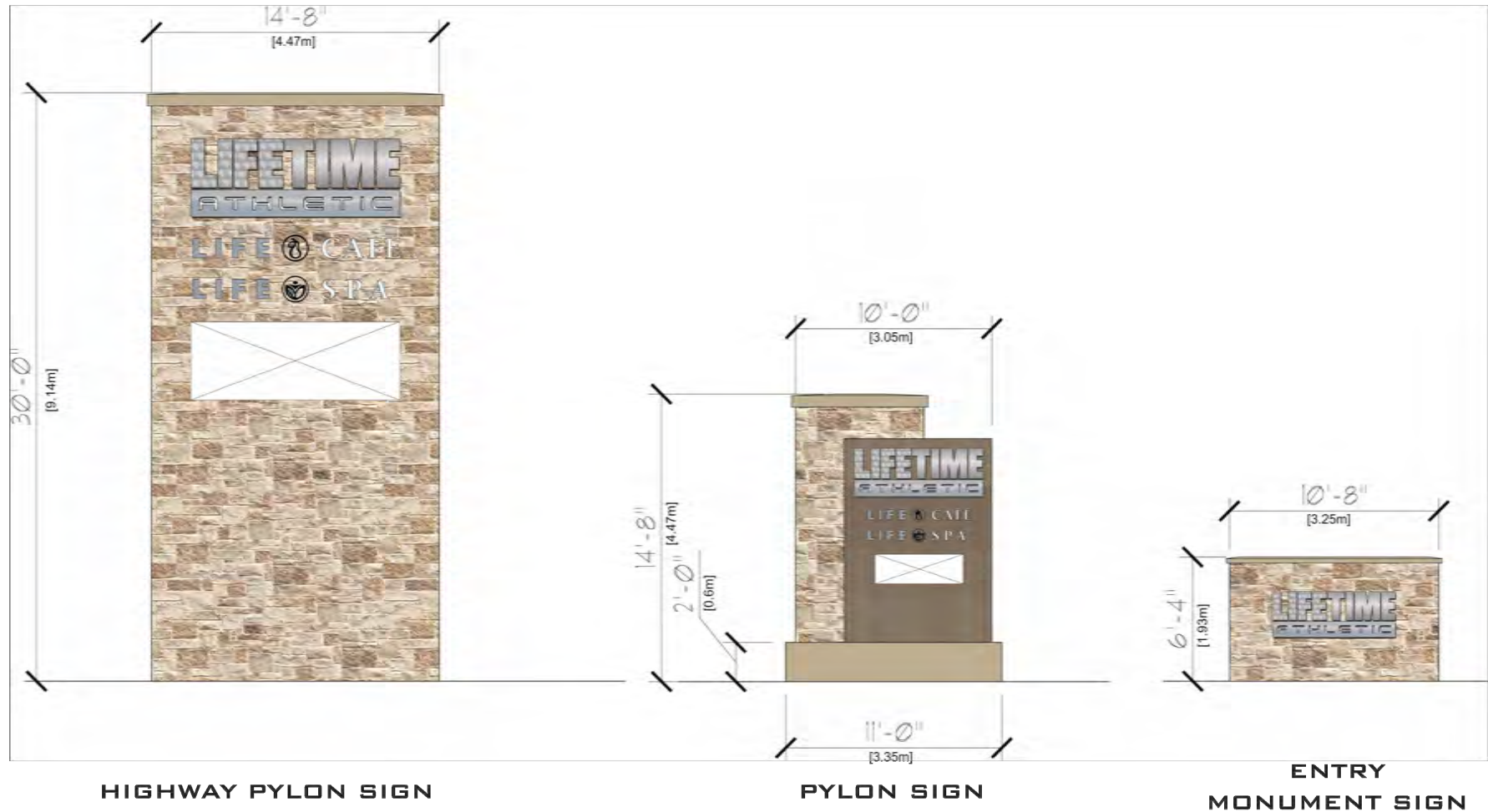
Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

8

N:\DFT\1 ATTACHMENTS\Z\z.13.045.dwg



Not to Scale

Pylon & Entry Sign Details

LOCATION:
Part of Lots 2 & 3, Concession 5

APPLICANT:
Blackwood Real Estate General Partner I Ltd.



Attachment

FILE: Z.13.045
RELATED FILE: DA.13.110

DATE:
June 3, 2014

9

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 106-2014

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from C7 Service Commercial Zone and EM1 Prestige Employment Area Zone subject to Exception paragraph 9(1332) to EM1 Prestige Employment Area Zone, in the manner shown on Schedule “1”;
 - b) Deleting Exception 9(1332) from Section 9.0 “EXCEPTIONS” and substituting therefor the word “Deleted”;
 - c) Adding the following Paragraph to Section 9.0 “Exceptions”:

“(1406) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.9 respecting Loading Space Requirements;
 - d) Subsection 6.1.12 and 6.1.13 a), b), c) and h) respecting Outdoor Patios accessory to and Eating Establishment;
 - e) Subsection 6.2 respecting Uses Permitted in the EM1 Prestige Employment Area Zone;
 - f) Schedule “A” respecting the Maximum Building Height and Minimum Rear Yard Setback in an EM1 Prestige Employment Area Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1533”:

 - ai) for the purpose of this Paragraph, the following definitions shall apply:

“HEALTH AND FITNESS CENTRE – Means a building which is used for the purpose of physical fitness, health and well-being and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, activities or services including, but not limited to the use of weight-lifting equipment, running and aerobic exercise

equipment, game courts and sports fields, sports and fitness classes and programs, professional consultation, assessments and therapy, but shall not include a Body Rub Parlour, or an All Season Sports Facility. The following accessory uses shall be permitted: Outdoor Fitness Area; Business and Professional Office; Regulated Health Professional Office or Clinic; Day Nursery and camps; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take-Out; Outdoor Patios accessory to all Eating Establishments; Personal Service Shop; and a Retail Store;

OUTDOOR FITNESS AREA - Means space associated with a Health and Fitness Centre located outside the building designed for the passive enjoyment or active recreational needs of the patrons, including, but not limited to swimming pools, field sports and general fitness activities and may include accessory Eating Establishments with Outdoor Patios. The outdoor fitness area does not require fencing around the individual components/uses contained within the area;

TEMPORARY MEMBERSHIP / EMPLOYMENT OFFICE – Means a temporary mobile structure located on the lands subject to the development or in the immediate vicinity used solely for the purpose of membership sales and employee hiring related to the Health and Fitness Centre;

- aii) For the purposes of zoning conformity in this Paragraph, the following shall apply:

The lands shown on Schedule “E-1533” shall be deemed to be one lot, regardless of any future division of said lands;
- bi) A minimum of 5.7 parking spaces per 100 m² of GFA shall apply for the entirety of the subject lands;
- bii) No additional parking shall be required for the Temporary Membership / Employment Office;
- biii) One driveway with a maximum driveway width of 25 m shall be permitted along the lot line abutting the private road known as Century Place as shown on Schedule ‘E-1533’;
- ci) Loading spaces shall not be required associated with a Health and Fitness Centre;
- di) The following provisions shall apply to an Outdoor Patio accessory to an Eating Establishment:
 - i) No additional parking shall be required for an Outdoor Patio accessory to an Eating Establishment;
 - ii) The Outdoor Patio shall not be required to be enclosed by a physical barrier and shall not require access from the interior of the

Eating Establishment;

e) Only the following uses shall be permitted:

- Health and Fitness Centre
- Outdoor Fitness Area
- Bank or Financial Institution
- Business and Professional Office
- Regulated Health Professional Office or Clinic
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take Out
- Outdoor Patios accessory to all Eating Establishments
- Personal Service Shop
- Temporary Membership / Employment Office permitted within the area identified on Schedule "E-1533", subject to the following provision:
 - that the Temporary Membership / Employment Office be removed prior to occupancy of the Health and Fitness Centre.

ei) The maximum building height shall be 19 m;

eii) The minimum front yard (west lot line abutting Weston Road) setback shall be 14.0 m.

eiii) The minimum rear yard (east lot line) setback shall be 3.0 m."

b) Deleting Schedule "E-1460".

c) Adding Schedule "E-1533" attached hereto as Schedule "1".

d) Deleting Schedule "E-770" and substituting therefor the Schedule "E-770" attached hereto as Schedule "2".

e) Deleting Key Map 5A and substituting therefor the Key Map 5A attached hereto as Schedule "3".

2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.8 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 24, 2014

SUMMARY TO BY-LAW 106--2014

The lands subject to this By-law are located south of Highway 407, east of Weston Road, municipally known as 1 Century Place, in Lots 2 and 3, Concession 5, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1332) to EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(1332), and PBM7 Parkway Belt Industrial Zone, subject to site-specific Exception 9(691), to facilitate the following:

- i. the development of the lands fronting Weston Road with a 3-storey Health and Fitness Centre, as defined in the by-law noted above, with several site specific exceptions as identified above; and,
- ii. to ensure a single zoning category (PBM7 Zone, subject to site-specific Exception 9(691)) is applied to the adjacent lands to the east.