

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

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

2

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

The Committee of the Whole recommends:

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

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.080 (167 Chrislea Road Holdings Inc.) BE APPROVED, to facilitate the development of a one-storey, 3,984.61 m² multi-unit retail building, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan, tree preservation plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, and traffic impact study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Ministry of Transportation; and,
 - b) that the implementing Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the Planning Act and the City's Cash-in-lieu of Parkland Dedication Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - ii) the Owner shall implement the policies contained in Vaughan's approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. Waste collection services and winter site maintenance are the responsibility of the Owner.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

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Contribution to Sustainability

The Owner has advised that the following sustainable features will be included within the site and building design:

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) bike racks to promote cycling as an alternative to motor vehicles;
- iii) high efficiency plumbing fixtures;
- iv) white membrane roofing for greater solar reflectance index;
- v) low volatile organic compound products; and,
- vi) drought tolerant and native plant species to promote water efficiency.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.080 (167 Chrislea Road Holdings Inc.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a one-storey, 3,984.61 m² multi-unit retail building, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

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

Official Plan and Zoning

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

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Site Plan Review

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

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

The landscape plan consists of a mix of deciduous, ornamental and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. Deciduous trees are proposed within the parking lot area. Unit paving, concrete and impressed asphalt will be used to delineate pedestrian walkways throughout the site. A pedestrian walkway is proposed to extend from the main entrance of the building to Chrislea Road.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

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

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the grading and servicing plans, stormwater management report and traffic impact study for the proposed development. The final plans, report and study must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition of approval to this effect is included in the recommendation of this report.

Ministry of Transportation (MTO)

The Ministry of Transportation (MTO) has reviewed the proposal in accordance with the requirements under the Ministry's *Public Transportation and Highway Improvement Act*. The subject lands abut Highway 400 and are within the Ministry of Transportation's Permit Control and will require an MTO Building and Land Use Permit, prior to any construction. The Owner has provided for the 14 m setback from the Highway 400 property limit as required by MTO. The Owner must satisfy all requirements of the Ministry of Transportation prior to the execution of the Site Plan Letter of Undertaking. A condition of approval to this effect is included in the recommendation of this report.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth and Economic Well-being”.

Regional Implications

The subject lands are located on a local road and abut Highway 400. There are no Regional implications resulting from this application.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.080 (167 Chrislea Road Holdings Inc.) in accordance with OPA #500 (Vaughan Corporate Centre Secondary Plan), OPA #528, OPA #529 and OPA #663 (Avenue Seven Land Use Futures Study), Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the development of the subject lands for a multi-unit retail building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Pylon Sign

Report prepared by:

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

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE NOVEMBER 6, 2012

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

Recommendation

The Commissioner of Planning recommends:

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Economic Impact

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Communications Plan

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Report prepared by:

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

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map





LEGEND

- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS



Location Map

Part of Lot 7,

Concession 5

Applicant:

167 Chrislea Road Holdings Inc.

N:\DFT\1 ATTACHMENTS\DA\da 12.080.dwg



Development Planning Department

Attachment

File: DA.12.080

Related File: Z.11.008

Date:

October 5, 2012

Not to Scale



2

CHRISLEA ROAD

PORTAGE PARKWAY

HIGHWAY 400



Not to Scale

SUBJECT LANDS

Site Plan

Part of Lot 7,
Concession 5
Applicant:
167 Chrislea Road Holdings Inc.
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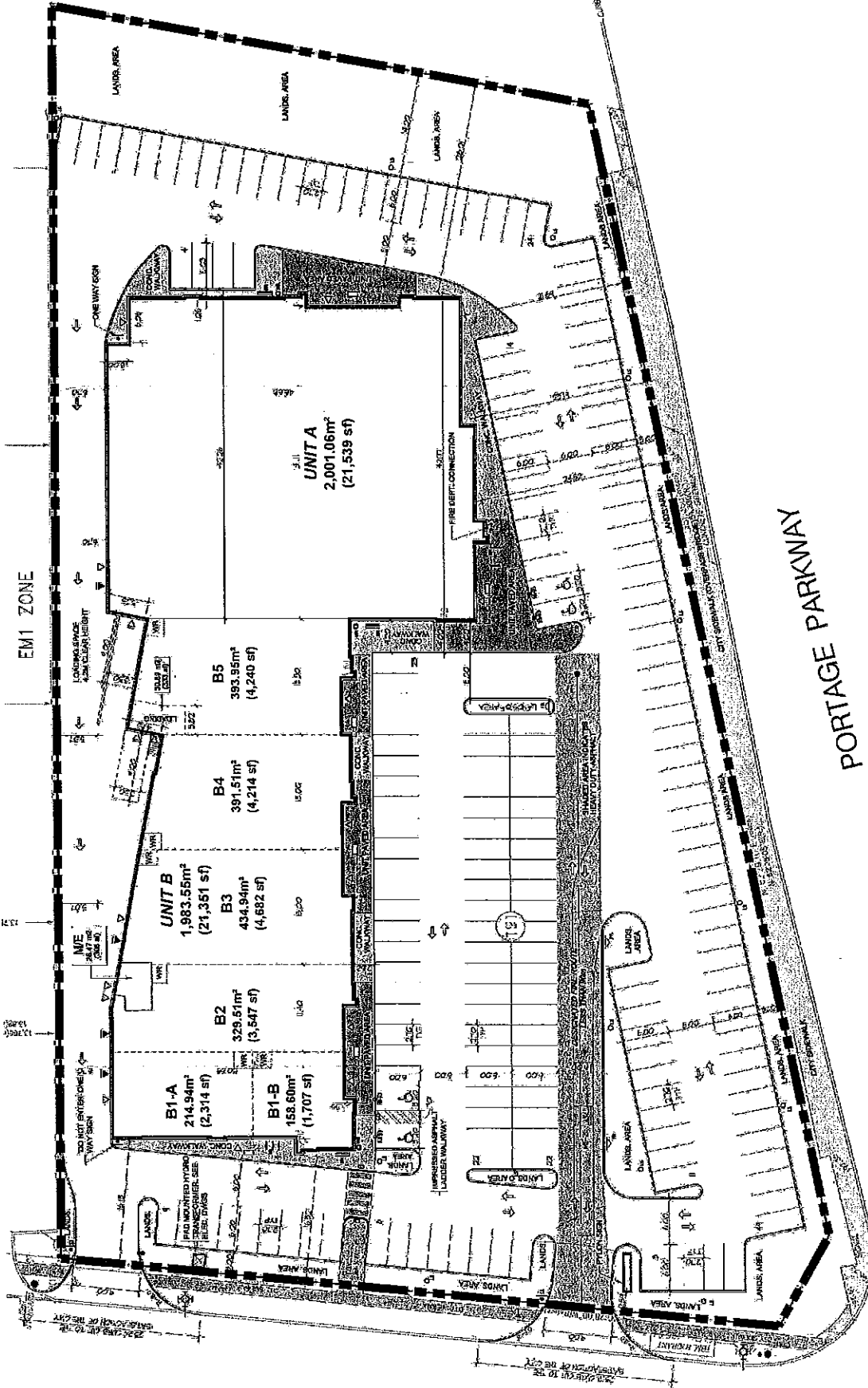


Attachment

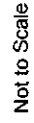
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Related File: Z.11.008

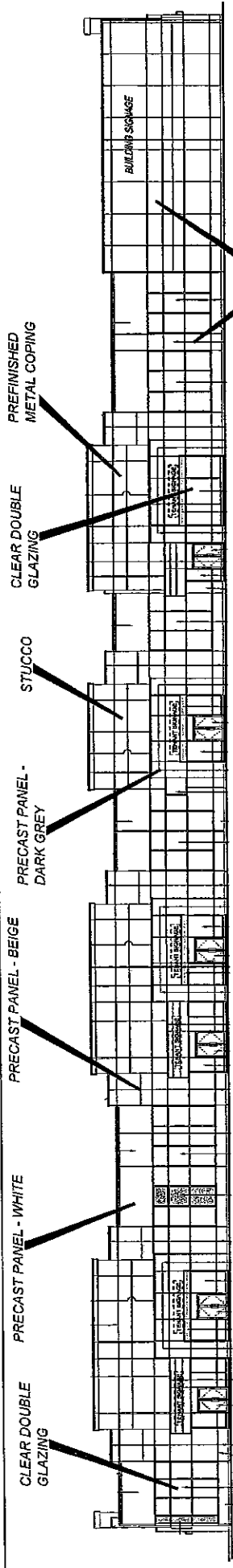
Date:
October 5, 2012

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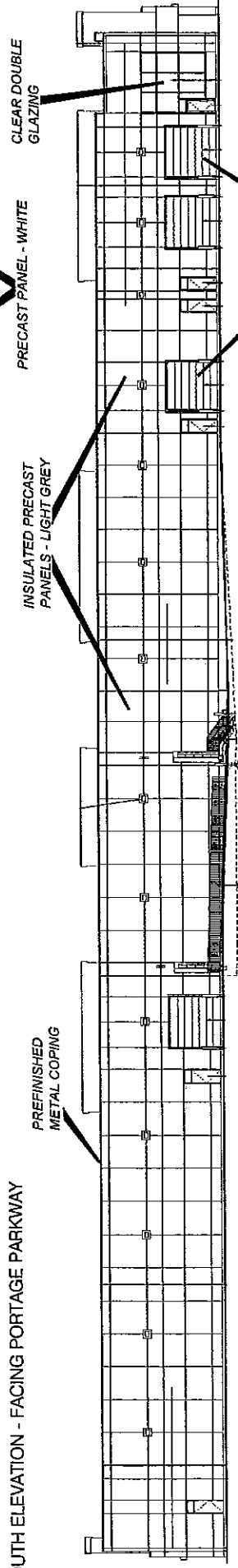


Applicant:
167 Chrislea Road Holdings Inc.

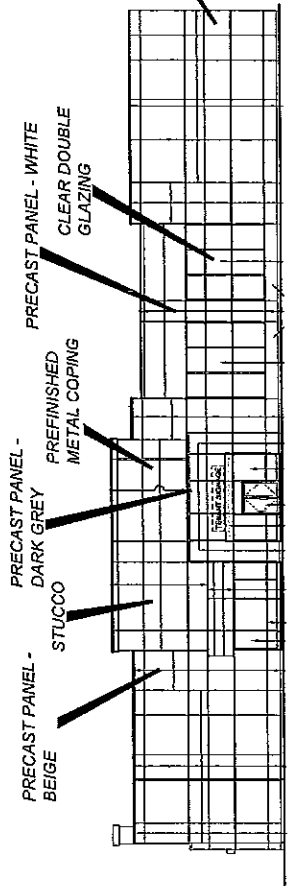




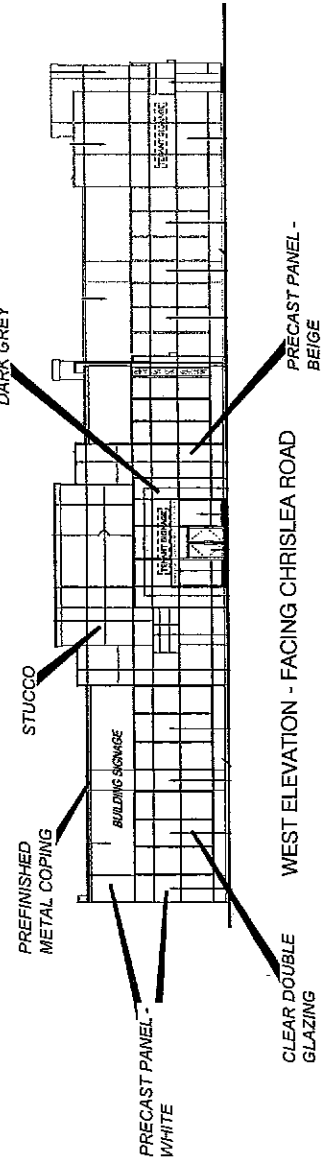
SOUTH ELEVATION - FACING PORTAGE PARKWAY



NORTH ELEVATION



EAST ELEVATION - FACING HIGHWAY 400



WEST ELEVATION - FACING CHRISLEA ROAD

Not to Scale

Elevation Plan

Attachment 5

Part of Lot 7,
Concession 5
Applicant:
167 Chrislea Road Holdings Inc.
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File: DA.12.080
Related File: Z.11.008

Date:
October 5, 2012

Magnifico, Rose

Subject: Site Plan DA.12.080 and 201 Chrislea Rd

c <u>6</u>
Communication
CW: <u>November 6, 2012</u>
Item: <u>2</u>

From: Mike Albo [mailto:mike@dispenser.com]

Sent: Saturday, November 03, 2012 4:18 PM

To: Antoine, Mark

Cc: Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; DeFrancesca, Rosanna; Bevilacqua, Maurizio; Enrico; Sergio Molella; anna@albogroup.ca

Subject: Site Plan DA.12.080 and 201 Chrislea Rd

Good Morning Everyone,

Mark Antoine, Thank you for taking my phone call last week in regards to our concerns regarding **SITE DEVELOPMENT FILE DA.12.080 on 167 Chrislea Road.**

I appreciate the time you took in hearing our three major issues that we would like the **Planning Department and Council to address on November 6, 2012.** I respect the advice you gave me as well hence this e-mail notice and I have also included the appropriate contacts. I know the property owner, real estate broker and the architect and respect their professionalism and their genuine interest in building a high quality project on this site with modern architecture. Upon my own research and inquiries, I have managed to get copies of this development and then also contacted several people at the City and that is how I was directed to you. I will be leaving Sunday for Asia on business and unfortunately cannot attend November 6th. I have copied the necessary people to help in this during my absence in case I missed anything as I am naïve in these City matters. Hopefully I have handled this properly and that this will be addressed accordingly. If it is urgent that I require a representative at this time, please let me know so I can arrange this during my absence.

We have been at this location for 14 years and now operate five businesses in Vaughan at 201 Chrislea Road of which two are local retail/manufacturing companies like **ORGANIZED INTERIORS** and **GARAGE LIVING** which one year was awarded an award from the Vaughan Chamber of Commerce for Quality and Service. Therefore, we support the development of this level and that is why we had very little concerns with the original zoning change notice and plans that we received from the City in May of 2011.

Therefore, here are the three issues that we have and Have included some photos:

1. **Notices to abutting property owners on site plan submissions:** I was first advised on this development back in May 10, 2011 with a letter mailed from the City of Vaughan indicating a proposed building and a zoning change next door to us. I have not received any other updated information from the City on this in-fill project which is adjacent to our property on our south side. With the latest updated Site Plan proposal that I managed to gather from many sources last week, I realized that this will affect us directly from a Street Scape and Setback ruling and Retaining Walls may be needed on their North Side. I thought that we would be notified and I understand from our phone call that this is not the case with the site plan development process. I still think that it makes logical sense for property owners to receive notices on abutting site plan developments which are being directly affected and in this case, I am the only one as the other sides are City property.
2. **Building Setback on 167 Chrislea Road:** The revised site plan shows that the building is now another 20 ft out closer to Chrislea Road. This is now obstructing our building by approximately 36 ft. Original it was approx. 16ft and I didn't object to this because I thought it was reasonable considering everything I knew about what was going to happen next door and that the 16ft rear set back would be visually designed similar to the front. I understand from our phone conversation that Commercial zoning have different setback requirements, however

for us to settle on 36ft is not right. All buildings along Chrislea Road on the east side seem to be all aligned with reasonable setbacks to provide a pleasing neighbouring streetscape and making each property inviting with safe driveway entrances without having neighbouring buildings with rear exposure to the front area of the buildings which will expose garbage bins, shipping doors, and other unattractive features. We couldn't put any Truck level doors or Waste Bins backing onto Hwy 400 when we were building and now here we have the possibility of having a building out 36 ft from our setback with rear building view. This is not reasonable and should not be permitted and they should revert back to the original setback.

3. **Retaining Walls and Storm/Snow Water Management:** Without knowing the grading details, by this e-mail we want the City to be aware that we believe that there is a strong possibility of requiring retaining walls on the North Side of 167 Chrislea Road. We want to ensure that if retaining walls are required, they will be placed on their property at their full cost with proper safety fences and without disturbing our property. We also have two wholesale companies and therefore have truck level doors and know the impact that we had on our building design and construction on grading and storm water management to allow for this on the sloping topography of the lands on this part of Chrislea Road as we specifically have been affected with water drainage issues and also building 16" wide retaining walls with safety fences on our property at our expense. We had this included in our site plan agreement and worked within the setbacks to allow for retaining walls. Therefore, I am trusting that City is responsible for this condition in the Site Plan agreement as we strongly believe that this will happen on 167 Chrislea Road.

Mark, Once again thank you for addressing this matter on our behalf and in my absence. I return November 16th and will have access to e-mail so I look forward to a positive outcome from this.

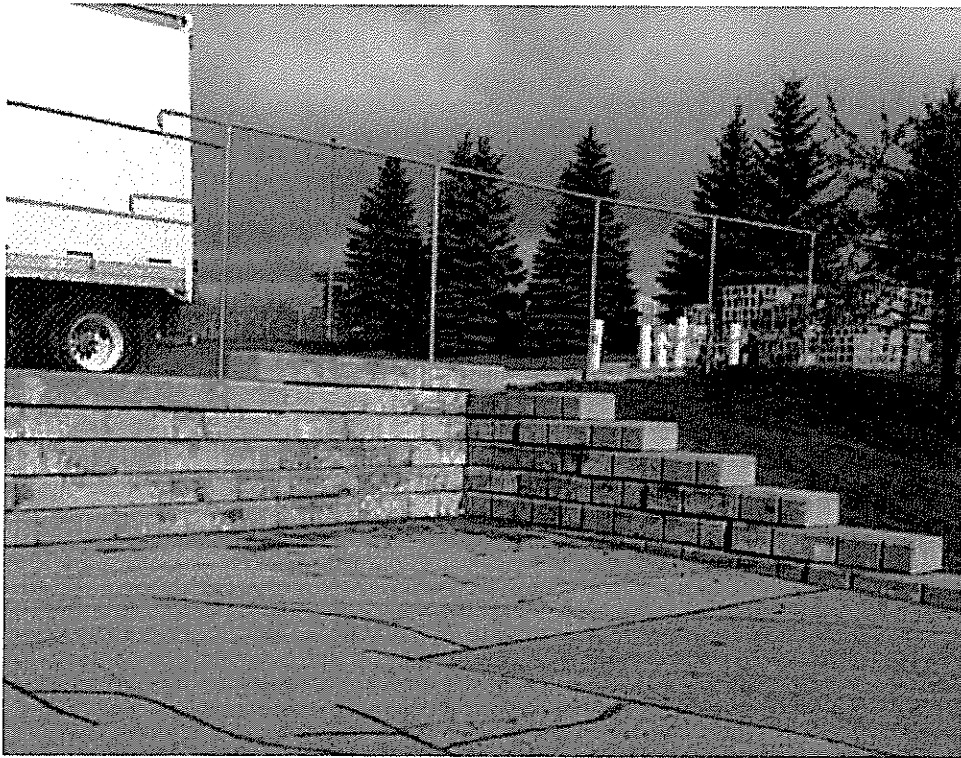
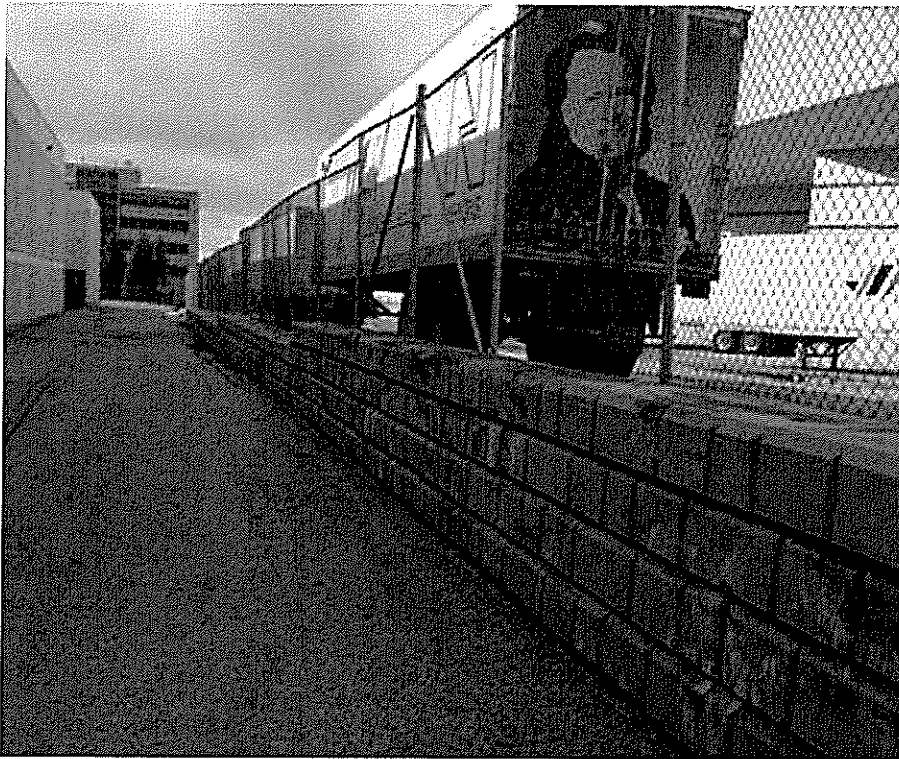
Sorry that I made this e-mail lengthy but it is extremely important to our businesses and our location and we are looking to the City in making the right and fair decision.

Respectfully,

Mike Albo

CEO, Albo Group of Companies
Home Innovations for Better Living





Mike Albo

CEO, Albo Group of Companies
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