

## Committee of the Whole (1) Report

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**DATE:** Tuesday, November 03, 2020

**WARD:** 5 **4**

**TITLE: FARRINGTON COURT ESTATES INC.  
SITE DEVELOPMENT FILE DA.20.028  
101 BRADWICK DRIVE  
VICINITY OF DUFFERIN STREET AND LANGSTAFF ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.20.028 for the subject lands shown on Attachment 3. The Owner proposes a new 3-storey office building at 101 Bradwick Drive, as shown on Attachments 3 to 6.

**Report Highlights**

- The Owner proposes to replace the existing building at 101 Bradwick Drive with a new 3-storey office building with underground parking
- The existing zoning for the subject lands permits the office building
- The Development Planning Department supports the approval of the development as it is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan 2019, the York Region Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

**Recommendations**

1. THAT Site Development File: DA.20.028 (Farrington Court Estates Inc.) BE DRAFT APPROVED SUBJECT TO CONDITIONS of Site Plan Approval included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a new 3-storey office building as shown on Attachments 3-6.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 2, are located on the south side of Bradwick Drive, west of North Rivermede Road. The existing building at 101 Bradwick Drive is vacant, however the property is being used to store landscape materials. The surrounding land uses are shown on Attachment 2.

***Site Development File DA.20.028 has been submitted to permit an office building*** Farrington Court Estates Inc. (the 'Owner') has submitted Site Development File DA.20.028 to permit a 3-storey office building with 1 level of underground parking (the 'Development') on the Subject Lands as shown on Attachments 3 to 6. The Development will replace the existing 1-storey building on the Subject Lands.

## **Previous Reports/Authority**

n/a.

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement 2020* (the 'PPS'). The PPS provides policy direction on matters of provincial interest on land use planning and development. The policies support the overall goal of enhancing the quality of life for all Ontarians. The key policy objectives of the PPS include building strong, healthy communities; the wise use and management of resources; protecting public health and safety and recognition of local character and context. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Sections 1.1.1. e.) and 1.1.3.1 under Part V – "Policies" regarding cost-effective development patterns and standards to minimize land consumption and servicing costs and focusing growth and development in a Settlement Area.

The Owner proposes to replace an existing 1-storey employment building on the Subject Lands with a 3-storey office building. The Subject Lands are located within a settlement area and the Development would efficiently utilize the property within an existing employment business park in the Dufferin Street and Langstaff Road area.

### ***The Development conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019***

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a range of issues,

including economic development, land use planning, urban form and housing. The Growth Plan provides a framework for managing growth, including directions for where and how to grow; the provision of infrastructure to support growth; protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by *the Planning Act* to conform, or not conflict with the Growth Plan.

The Development would replace an existing 1-storey building with a 3-storey office building with access to public transit, local amenities, and available connections to municipal water and sewer systems to achieve a complete community. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (the 'YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" in the YROP 2010. This designation permits a range of residential, commercial, employment and institutional uses, subject to the polices of the YROP 2010. The YROP 2010 encourages intensification within the Urban Area. The Subject Lands are in an employment area at Dufferin Street and Langstaff Road.

Section 5.0 policies of the YROP 2010 provide for the development of sustainable communities designed to be accessible to people of all ages, cultures and abilities in a compact built-form, pedestrian-oriented, transit supportive and multi-storey where appropriate. The Subject Lands are served by the Toronto Transit Commission ('TTC') Keele 107B bus route with weekday service along North Rivermede Road between the Rutherford Go Station and the Pioneer Village Subway Station with a bus stop at North Rivermede Road and Bradwick Drive. This route also connects with VIVA Blue and Orange routes on Regional Road 7. The TTC Dufferin 105 bus route provides regular service along Dufferin Street as far north as Major MacKenzie Drive and connects with east-west York Region Transit routes and the VIVA Blue and Orange routes. This TTC bus route stops at Dufferin and Langstaff Road within walking distance of the Subject Lands.

***The Development does not conform to the Vaughan Official Plan 2010, however, an office building is permitted as-of-right by Zoning By-law 1-88***

Vaughan Official Plan 2010 ('VOP 2010') Schedule 1 – Urban Structure, establishes the City of Vaughan's urban structure and identifies the area surrounding the Subject Lands as "Employment Area". Schedule 13 - Land Use designates the Subject lands "General Employment". The "General Employment" designation permits office uses accessory to and directly associated with a full range of industrial uses including manufacturing warehousing, processing, transportation and distribution. The "General Employment"

designation does not permit a stand-alone office building use. However, the Subject Lands are zoned “EM2 – General Employment Area Zone” and an office building is permitted as-of-right.

### ***Zoning By-law 1-88 permits the Office Use***

The Subject Lands are zoned “EM2 - General Employment Area Zone” by Zoning By-law 1-88. The EM2 Zone permits an office building and the Development complies with all development standards of the EM2 Zone in Zoning By-law 1-88.

### ***The Development Planning Department supports the Development subject to the Recommendations of this report***

#### Site Design

The proposed site plan is shown on Attachment 3. The Subject Lands are proposed to be accessed from two driveways on Bradwick Drive and a driveway is proposed around the 3-storey building providing access to the parking and the balance of the property. Surface parking (55 spaces) is located in the front yard and along the east and south property lines. Access to 64 proposed underground parking spaces is located behind the building. Five (5) accessible parking spaces are also provided. Garbage will be stored within the building adjacent to the loading and receiving area and staged on a pad for pick up by a private waste management contractor.

#### Building Elevations

The proposed building elevations are shown on Attachments 5 and 6. The main entrance of the office building includes an awning and will face Bradwick Drive. The building is proposed to be clad in charcoal colour aluminum composite panels with accent green colour panels. A light grey aluminum trellis is affixed to the front wall extending slightly above the roof of the building. Grey tinted vision glazing is proposed on the windows and spandrel glazing panels are positioned at each floor. Bird friendly treatment is provided on the exterior glazing and rooftop mechanical units are to be screened from public view.

#### Landscape Plan

The Landscape Plan shown on Attachment 4 identifies plantings within the site and the perennial and shrub plantings outside the limits of the site to match the existing plantings along Bradwick Drive. The Landscape Plan includes a 3 m landscaped strip abutting Bradwick Drive, an outdoor gathering space for employees with seating located near the front entry and adequate lighting at the main entry and along the pedestrian path of travel.

### Tree Inventory and Preservation Plan

Staff have reviewed the Tree Inventory and Preservation Plan ('TIPP') prepared by Kuntz Forestry Consulting Inc. identifying tree protection zones for construction and tree compensation for proposed tree removals. The Owner agrees City three street trees (#266, #267 and #268 identified in the TIPP) will be preserved. The Owner agrees to preserve a private tree (#270) with special tree protection measures throughout the construction process to ensure the long-term preservation of this tree. A private tree (#264) will be removed to accommodate a new hydro transformer for the Development and the removal will be compensated through replanting, or if not possible, through cash-in-lieu. Two city street trees (#265 and #269) are located within the driveway entrances and cannot be preserved. The Owner shall maintain and protect trees not in conflict with the site construction. The final TIPP shall be approved to the satisfaction of the City.

### ***The Forestry Operations Division has no objection to the Development, subject to conditions***

The Owner will be required to enter into a Tree Protection Agreement with the City and a cash-in-lieu payment is required for the removal of two trees (#265 and #269) in the public right-of-way. The value for these trees will be identified by the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department and the cash-in-lieu payment must be submitted for approval to the satisfaction of the City. An executed Tree Protection Agreement to the satisfaction of the City is required prior to the execution of the Site Plan Letter of Undertaking.

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once the tree protection measures have been installed for inspection and approval according to City specifications. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval.

### ***Sustainability Performance Metrics***

The Development achieves an overall application score of 42 points exceeding the minimum performance level score of 31 points. The Development is within walking distance to transit stops located at the intersection of Dufferin Street and Langstaff Road and on North Rivermede Road and Bradwick Drive. The Development includes a sustainable transportation feature with the provision of bicycle parking spaces to provide employees with an additional transportation option. The Development also includes sustainable lighting and bird friendly glazing.

***There are no Cultural Heritage concerns for this Development***

There are no cultural heritage concerns with this Development, however standard archaeological clauses will be included within the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval.

***The Development Engineering ('DE') Department supports the Development, subject to the comments and conditions in this report***

The Development will be serviced with existing sanitary, water supply and storm drainage servicing systems. The DE Department has no objection to the Development subject to the Owner paying all applicable fees and satisfying their comments regarding final approval of the Functional Servicing and Stormwater Management reports and the accompanying engineering drawings and Transportation Demand Management Plan prior to the execution of the Site Plan Letter of Undertaking. The Owner shall confirm to the satisfaction of the City if shoring is required for the construction of the proposed underground parking garage. If shoring is required, the Owner may be required to enter into an encroachment agreement with the City. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval.

***The Vaughan Financial Planning and Development Finance Department has no objection to the Development***

The Vaughan Financial Planning and Development Finance Department requires the Owner to pay all applicable development charges and levies, in accordance with the Development Charges By-law of the City of Vaughan, York Region, York District School Board and York Catholic School Board. A standard condition to this effect is included within the Site Plan Letter of Undertaking.

***Cash-in-lieu of the Dedication of Parkland is required***

The Infrastructure Development Department, Real Estate Services has confirmed cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, in accordance with Section 42 of the *Planning Act* and the City of Vaughan Policy, is required. A standard condition to this effect is included in the Site Plan Letter of Undertaking.

***Other City Departments have no objection to the Development***

The Environmental Services Department, Solid Waste Management Division, Building Standards, Parks Development, By-law & Compliance and Licensing and Permit Services Departments of the City have no objection to the Development subject to their respective conditions as required included in Attachment 1 Conditions of Site Plan Approval.

### ***Utility providers and Canada Post have no objection to the Development***

Bell Canada, Rogers Communications, Alectra Utilities, Enbridge Gas and Canada Post have no objections to the Development.

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations.**

York Region Community Planning and Development Services Department has no objection or conditions regarding the approval for this Application.

### **Conclusion**

Site Development File DA.20.028 has been reviewed in consideration of the applicable Provincial and Regional Policies and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 6 is consistent with Provincial policy and conforms to the YROP 2010 and the proposed office building is permitted as-of-right by Zoning By-law 1-88 and no site-specific zoning exceptions are required to permit the Development.

The Development Planning Department is satisfied the Development is appropriate and compatible with the existing and permitted uses within the surrounding area. On, this basis, the Development Planning Department can support the approval of the Application, subject to the Recommendations of this report and the Conditions of Site Plan Approval in Attachment 1.

**For more information**, please contact: Laura Janotta, Planner, Development Planning, extension 8634.

### **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. North and East Elevations
6. South and West Elevations

**Prepared by**

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