

COMMITTEE OF THE WHOLE SEPTEMBER 4, 2001

**ZONING APPLICATION TO LIFT “H” HOLDING SYMBOL
SITE DEVELOPMENT APPLICATION
CITYROCK ESTATES INC.
FILES: Z.01.043 AND DA.01.038**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.01.038 (Cityrock Estates Inc.) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including signage, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site circulation shall be approved by the Engineering Department;
 - v) the Weston Road right-in/right-out access shall be approved by the Region of York Transportation and Works Department; and
 - vi) the required variances and consents to implement the proposed site plan shall be final and binding.
2. THAT a by-law be forwarded to Council to lift the “H” Holding Symbol on the subject lands.

Purpose

On May 17, 2001, the Owner submitted applications to remove the “H” Holding Provision from the subject lands, and for Site Development of two multi-unit buildings for office commercial and general employment uses, on a 1.88 ha site.

Background - Analysis and Options

Location

The site is located on the east side of Weston Road through to Terecar Drive, north of Langstaff Road, being Block 3 on Plan 65M-3107, in Part of Lot 11, Concession 5, City of Vaughan. The rectangular 1.88 ha vacant site has 71.4m frontage on Weston Road and 251.5m depth. The surrounding land uses are:

- North - Westcreek Drive; employment (EM1 Prestige Employment Area Zone)
- South - commercial (C7 Service Commercial and C4 Neighbourhood Commercial Zones)
- East - Terecar Drive; employment (EM2 General Employment Area Zone)

West - Weston Road; residential (R2 Residential Zone)

Official Plan

The subject lands are designated “Prestige Area” abutting Weston Road and “Employment Area General” on the easterly portion by OPA #450 (Employment Area Plan). The “Prestige Area” designation accommodates a wide range of uses requiring high visibility, with no outside storage. The “Employment Area General “ designation accommodates a variety of uses including outside storage, which does not require high profile locations. The proposed development conforms to the Official Plan.

Zoning

The westerly portion of Building “A” contains a 2-storey office component, which is in the portion of the property zoned C8(H) Office Commercial Zone (Exception 9(841E). The remainder of Building “A” and Building “B” are in the portion of the property zoned EM2 (H) General Employment Area Zone (Exception 9(841A).

The C8 Zone permits an office building, limited to business and professional office uses. Exception 9(841E) requires a 9m wide landscape strip to be provided adjacent to Weston Road. The site plan proposes a 6m wide landscape strip, and will need to be revised to accommodate the required 9m wide strip. . The Holding symbol is to be removed from the C8 and EM2 Zones upon Councils’ approval of the site plan application.

Site Design

The site plan consists of two multi-unit buildings with parking located around the perimeter of the site. The service and loading areas for both buildings are located along the south elevation, facing the rear of the existing buildings in Phase 1 of this development. The units in Building “A” face Weston Road and the Roybridge lands to the north. The units in Building “B” face Westcreek Drive.

The required 3 m wide landscape strips have been provided along Westcreek Drive and Terecar Drive. An increased in the 6mwide landscaping strip abutting Weston Road to 9m will be required which will in turn require a minor revisions to the layout of the buildings and parking areas. The site statistics are as follows:

Site Area:	1.88 ha
Gross Floor Area:	8,596.96m ²
Landscaped Area:	1,581.35m ²
Parking Provided:	224 spaces
Parking Required:	219 spaces

Access

The site is served by three access points, two of which are full-movement from Terecar Drive and Westcreek Drive. The third is a right-in/right-out only from Weston Road, which is to be shared with the Roybridge development to the north. The mutual access will require approval from the Region of York Transportation and Works Department, as well as the approval of easement from the Committee of Adjustment.

Servicing

The subject lands have access to municipal services, including water, sanitary and storm sewers, and hydro. The final plans shall be to the satisfaction of the Engineering Department.

Landscaping

The landscape plan consists of a mix of coniferous and deciduous trees and shrubs along the perimeter of the site. The landscape strips are 3m in width along Westcreek Drive and Terecar Drive. The 6m wide landscape strip abutting Weston Road, is to be widened to 9m to provide a consistent landscape treatment along this road in accordance with by-law standards. The applicant has agreed to provide additional landscaping in the parking area directly opposite the Weston Road access to screen this area, and in certain locations around the perimeter of the building.

Elevations

Of the two buildings, Building "A" has the highest visibility from Weston Road, therefore glass has been used throughout the west elevation. The main entrance to each unit is comprised of clear tempered glass doors, above which a continuous horizontal band for signage. Directly above the signage area, a glass canopy further enhances the entranceways to the buildings. The same material has been used for the three commercial units, which face the Roybridge lands to the north and the existing development to the south. For the two industrial units within Building "A", the same commercial entrance design has been used with tempered glass as accent features. The main material used for the industrial units is neutral coloured precast with an aggregate finish.

The neutral coloured precast is also the main material for Building "B". The materials used for the entrance ways to Building "B" industrial units is the same as for Building "A", with the design of these entrance ways being similar to those proposed on the Roybridge lands to the north (DA.01.054). Building "B", has incorporated entrance ways of glass with glass above, forming a cubic pattern. These entrance ways are recessed and framed by the neutral coloured aggregate precast used for the majority of the building. The east elevation of Building "A" faces Terecar Drive, and as such, should be enhanced with additional architectural features and accents.

Loading is provided along the south elevations of both buildings. The applicant has agreed to provide screen walls at the southeast and southwest corners of Building "B", where the overhead doors are visible from Terecar Drive and Weston Road.

Conclusion

Staff have reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed employment and office commercial uses. Should the Committee concur, the Site Development Application can be approved with the adoption of the recommendation in this report. The report discusses recommended revisions to the site plan, which can be accomplished through the conditions contained in the Recommendation prior to signing of the agreement.

Should the Committee concur, the site plan application can be approved with the adoption of the recommendation of this report. Furthermore, upon approval of the site plan application, a by-law can be brought forward for Council's enactment, to lift the "H" Holding Symbol on the C8 and EM1 Zoning on the subject lands.

Attachments

1. Location Map
2. Composite Plan (Cityrock Estates Inc. and Roybridge Holdings Ltd.)
3. Site Plan
4. Landscape Plan
5. Elevations (Building "A")
6. Elevations (Building "B")

Report prepared by:

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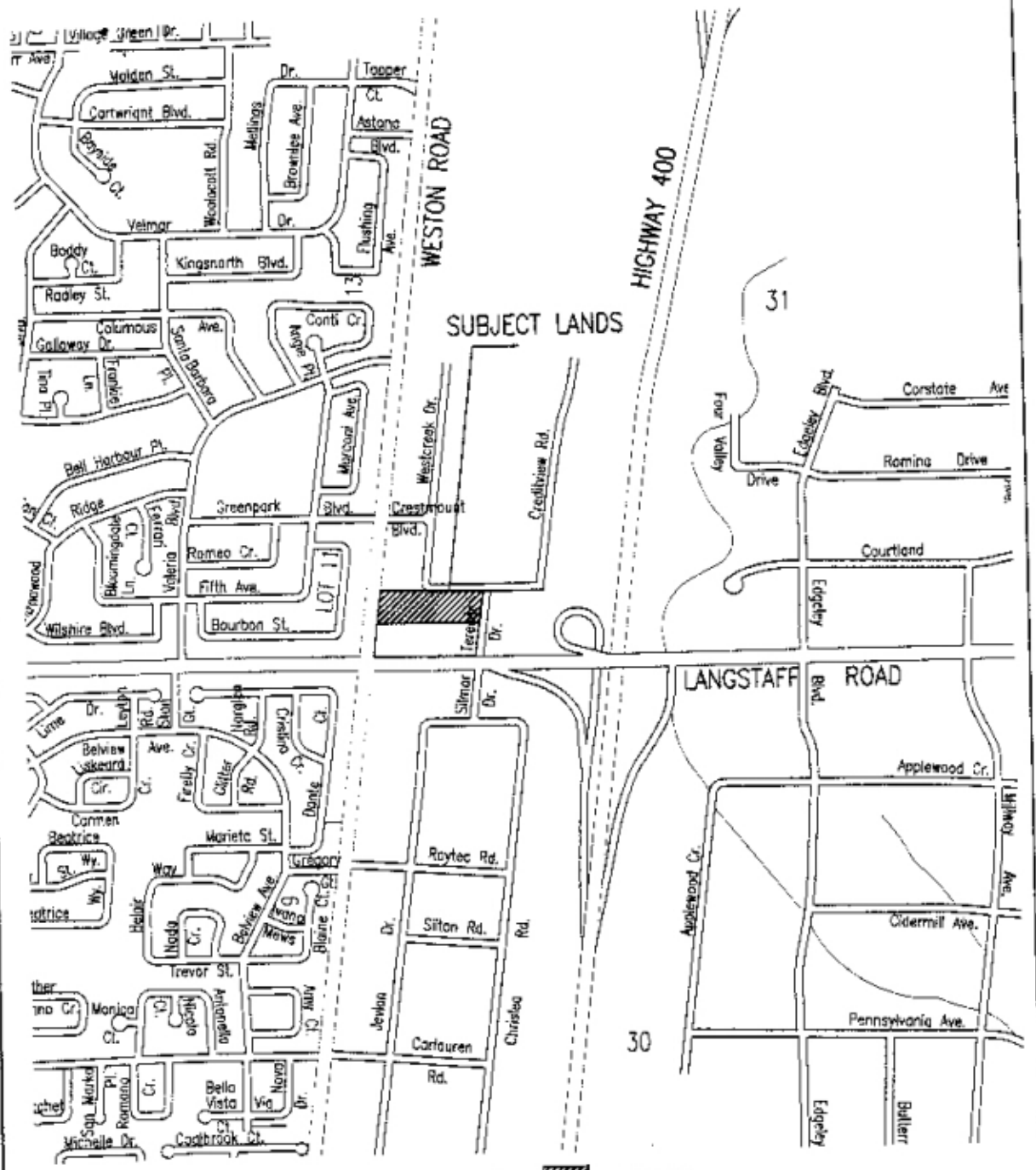
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



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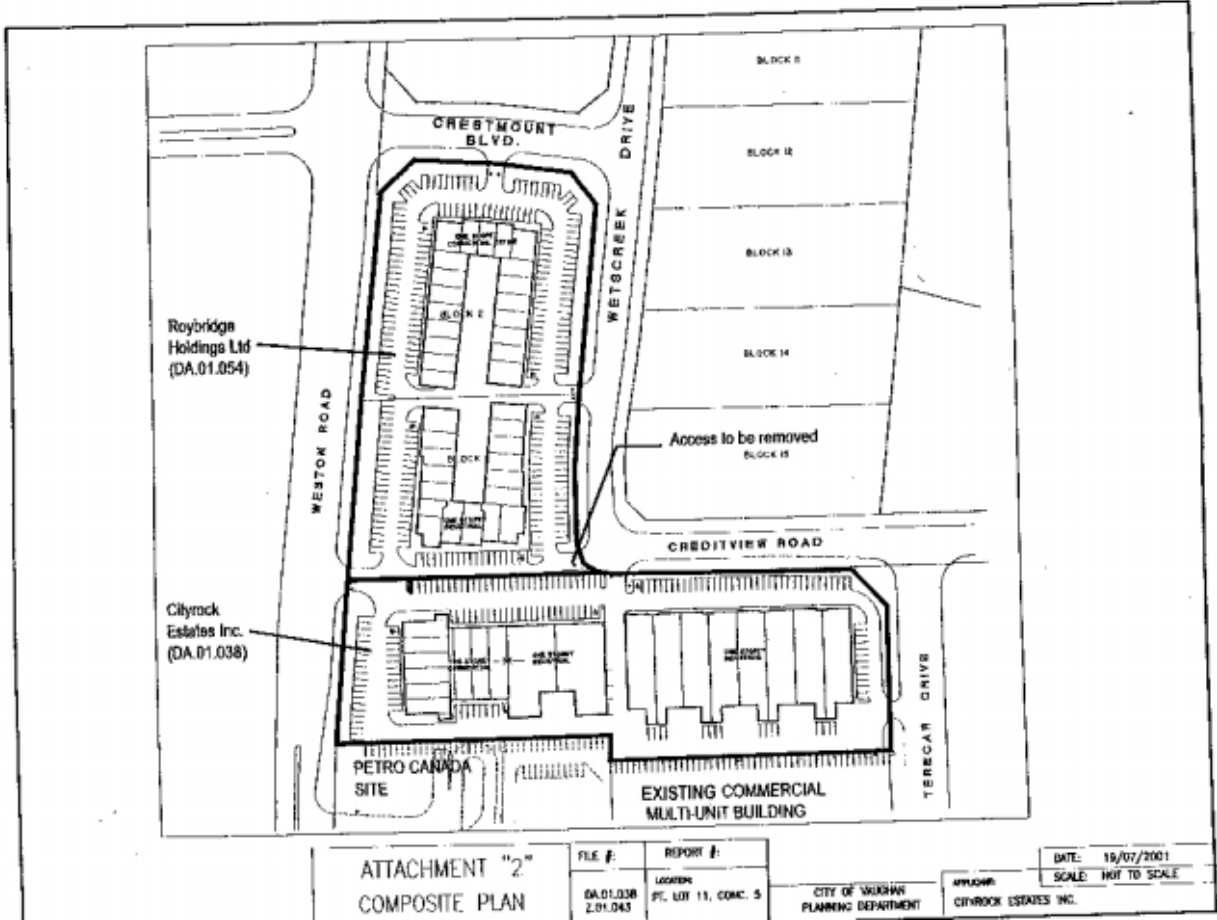


ATTACHMENT "1"
LOCATION MAP

FILE #	REPORT #
DA.01.038 Z.01.043	LOCATION: LOT 11, CONC. 5

 SUBJECT LANDS
 EXISTING PHASE 1 OF DEVELOPMENT
 CITY OF VAUGHAN
 PLANNING DEPARTMENT

DATE: 28/06/2001
 SCALE: NOT TO SCALE
 APPLICANT:
 CITYROCK ESTATES INC.



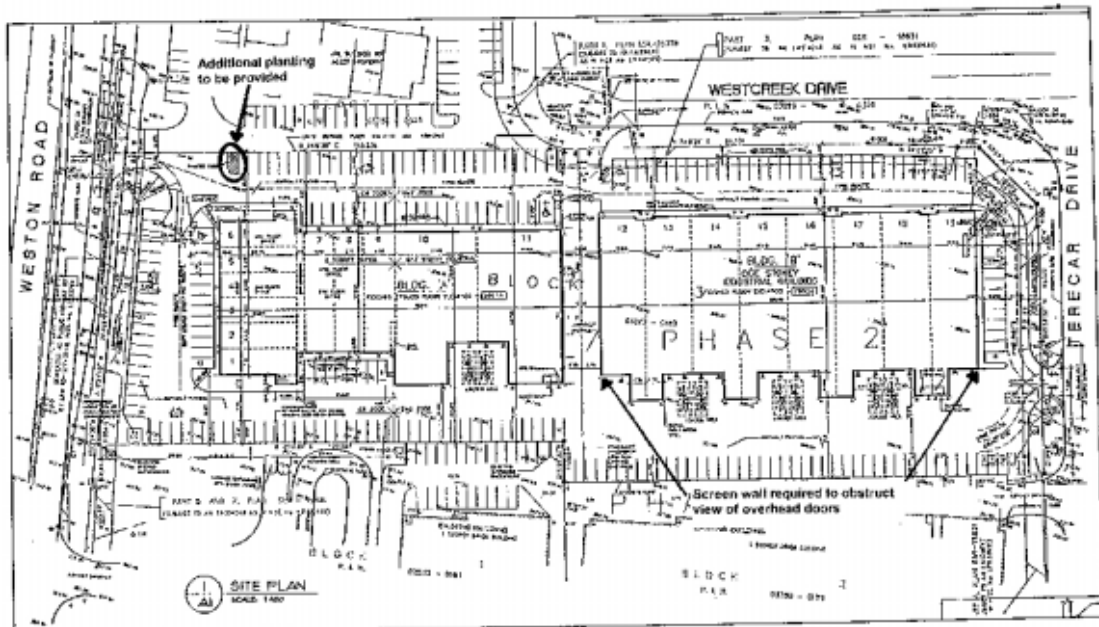
ATTACHMENT "2"
COMPOSITE PLAN

FILE #:	REPORT #:
DA.01.038 Z.01.043	PC, LOT 11, CONC. 5

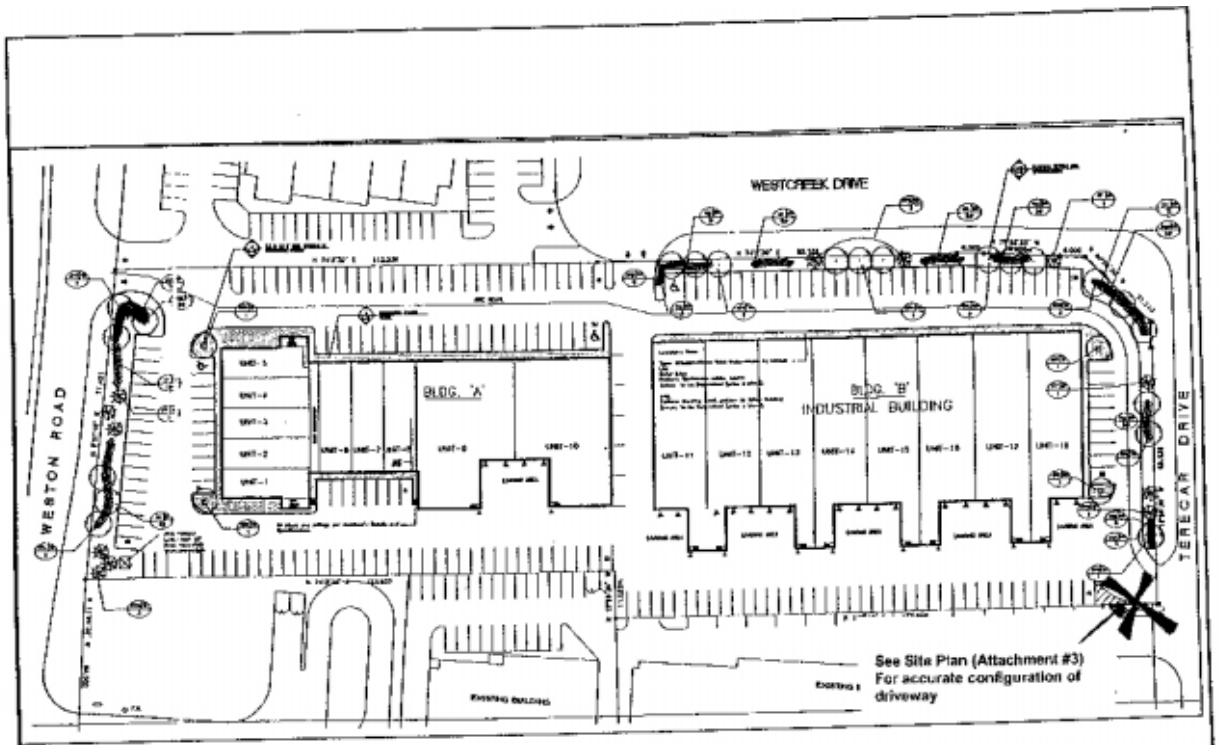
CITY OF WAGAHWA
PLANNING DEPARTMENT

APPLICANT:
CITYROCK ESTATES INC.

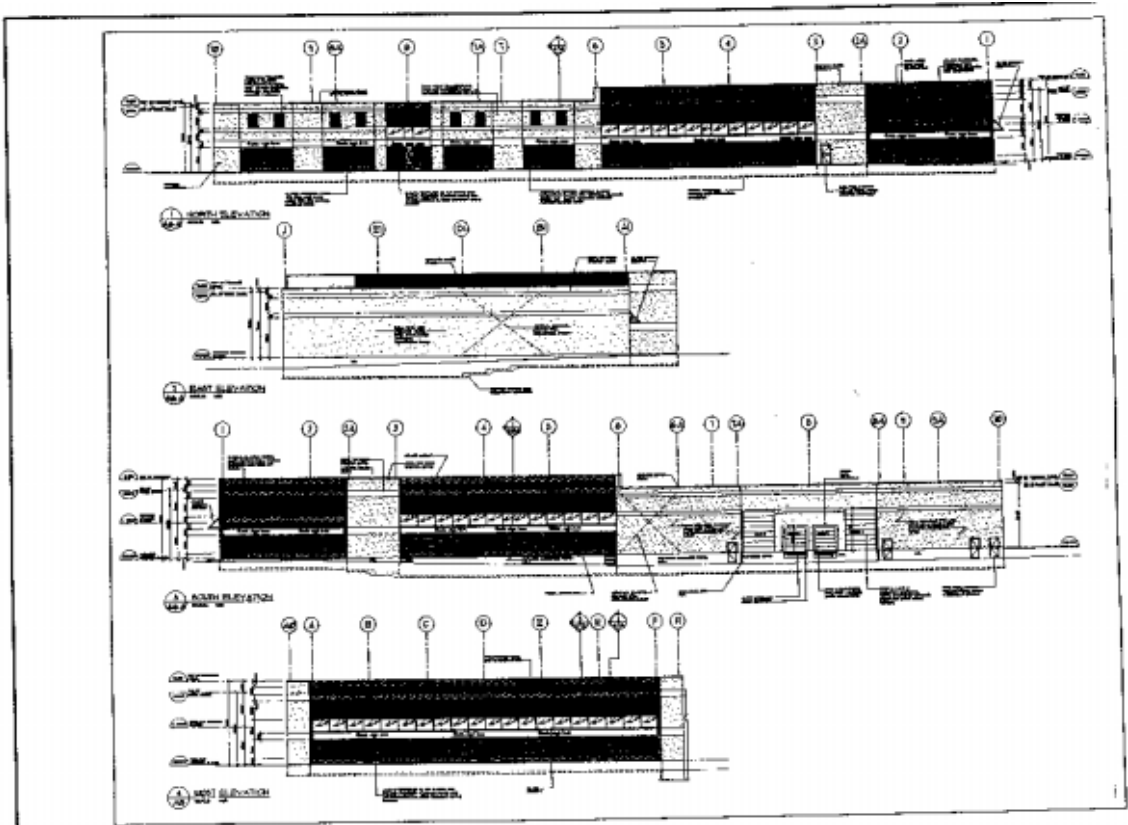
DATE: 19/07/2001
SCALE: NOT TO SCALE



ATTACHMENT "3" SITE PLAN	FILE #	REPORT #	DATE: 26/06/2001
	DA.01.038 2.01.043	LOCATION LOT 11, CONC. 5	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPROVER: CITYBOOK ESTATES INC.	



ATTACHMENT "4" LANDSCAPE PLAN	FILE #	REPORT #	DATE: 26/06/2001
	DA.01.028 Z.01.043	LOTION: LOT 11, CONC. 5	SCALE: NOT TO SCALE
	CITY OF WINDSOR PLANNING DEPARTMENT	APPLICANT: CITYROCK ESTIMES INC.	



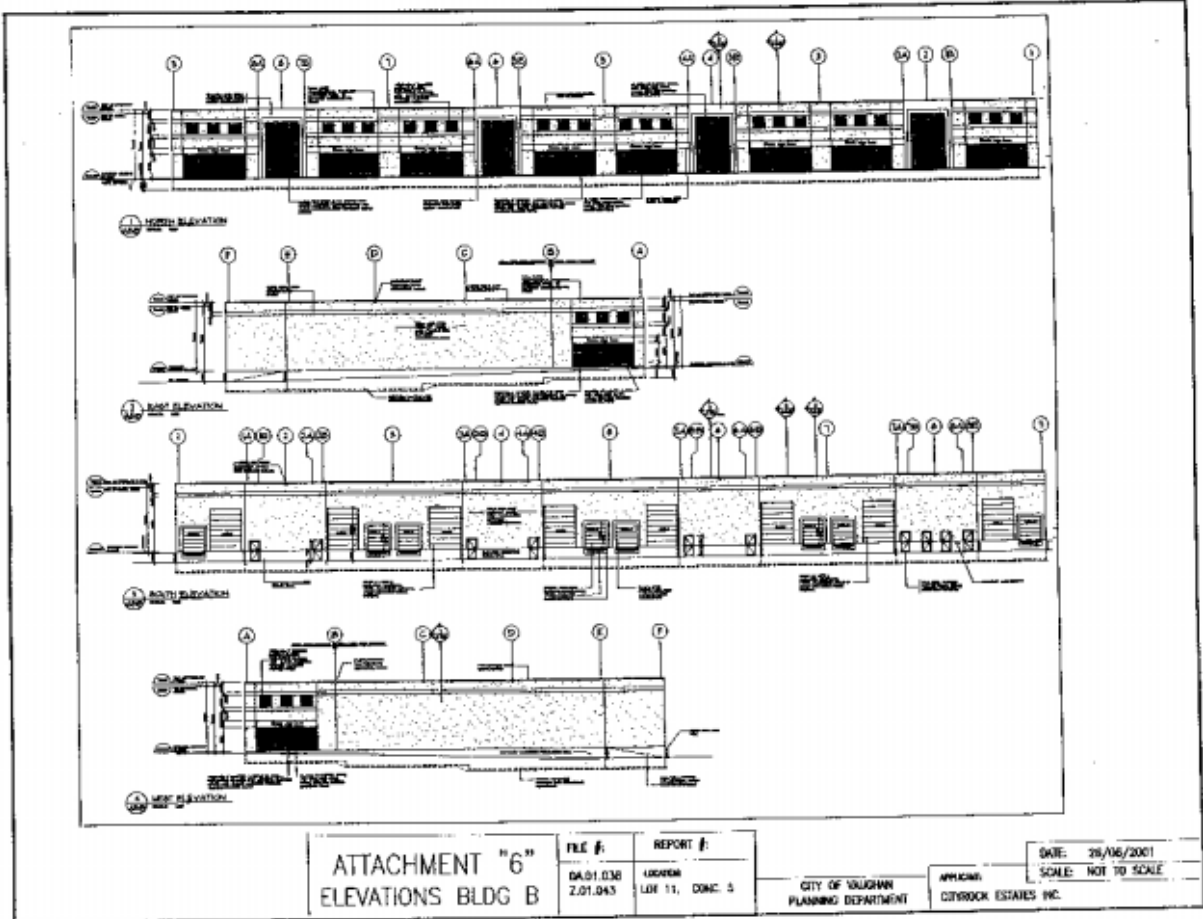
ATTACHMENT "5"
ELEVATIONS BLDG A

FILE #:	REPORT #:
DA.01.036 Z.01.043	LOGBOOK LOT 11, CONC. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	SCALE:
26/06/2001	NOT TO SCALE

APPLICANT:
CITYROCK ESTATES INC.



ATTACHMENT "6"
ELEVATIONS BLDG B

FILE #	REPORT #
DA.01.038 2.01.043	URGENT L01 11, CONC. 3

CITY OF TOLSON
PLANNING DEPARTMENT

APPLICANT
COTYROCK ESTATES INC.

DATE: 26/06/2001
SCALE: NOT TO SCALE