

COMMITTEE OF THE WHOLE JUNE 17, 2002

**ZONING BY-LAW AMENDMENT FILE Z.01.056
SITE DEVELOPMENT FILE DA.01.061
PRIDE GATE DEVELOPMENTS INC.
REPORT #P.2001.64**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.01.056 (Pride Gate Developments Inc.) BE APPROVED to rezone the subject property to EM1 Prestige Employment Area Zone, and to include the necessary exceptions to the EM1 Zone standards to implement the approved site plan.

THAT Site Development Application DA.01.061 (Pride Gate Developments Inc.) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations, including signage, shall be approved by the Community Planning Department and Urban Design Department;
 - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - c) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - d) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - e) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
 - f) any requirements of the Ministry of Transportation Ontario shall be satisfied; and,
 - g) the Owner shall have acquired Block 30 on Plan 65M-3427 (located at the northeast tip of the subject lands, as shown on Attachment #2) to be included with the applicant's lands for access to the site.
2. That the site development agreement contain the following provisions:
 - a) if required, the Owner shall pay 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 the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser to the City. The approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - b) the Owner shall dedicate any required easements, road widening, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.

Purpose

On July 24, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone and for exceptions to the landscape strip width adjacent to Highway 400, the parking space depth and the minimum lot frontage. A Site Development application was also submitted for a 4,431.77m² industrial warehouse building on a 0.87ha site.

Background - Analysis and Options

The subject site is located northwest of Langstaff Road and Highway 400, on Creditview Road, being Part of Block 4 on Plan 65M-3107, in Lot 11, Concession 5, City of Vaughan. The irregular-shaped, 0.87 ha vacant site has 39m frontage on Creditview Road, and a depth of 106m through to the Highway 400 on-ramp.

The surrounding land uses are:

- North - Creditview Road; vacant/employment (EM1 Prestige Employment Area Zone)
- South - commercial (C7 Service Commercial Zone) and Highway 400 ramp
- East - stormwater pond (C8(H) Office Commercial Zone)
- West - employment (EM2(H) General Employment Area Zone)

On September 14, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing of October 15, 2001 and forward a comprehensive report to a future Committee meeting was ratified by Council on October 29, 2001.

Official Plan

The site is designated "Prestige Area" by OPA 450 (Employment Area Plan). This designation provides locational opportunities for activities which require high visual exposure, good accessibility and an attractive working environment. It permits a wide range of industrial, office, business and civic uses, with no outside storage. The proposed rezoning to EM1 Zone conforms to the Official Plan and facilitates the development of the site for employment uses.

Zoning

The lands are zoned C8(H) Office Commercial Zone with a Holding Symbol by By-law 1-88, subject to Exception 9(841C), pending approval of a site plan application for the office development allowed under the current zoning. A zoning by-law amendment is required to permit the proposed industrial warehouse use.

The proposed warehouse building is to be developed in accordance with the EM1 Zone standards. The following exceptions to the EM1 Zone standards will be required to implement the approved site plan:

- minimum lot frontage from 65m to 39m;
- minimum landscape strip adjacent to the Highway 400 on-ramp from 9m to 4.7m;
- minimum parking stall depth from 6m to 5.7m; and,
- minimum 14m setback from the Highway 400 right-of-way, in accordance with MTO requirements.

Site Plan

The proposed development consists of a 4,431.77m² irregular-shaped industrial warehouse building. The building is situated in the centre of the lot, with parking provided to the north, south and east of the building. The sideyard on the west side of the building contains a one-way driveway access and aisle. Landscaping is provided along the south limit of the property, abutting the Highway 400 on-ramp, and along the north limit, adjacent to Creditview Road.

Access and Parking

The site will be served by two access points on Creditview Road. The westerly access is to be restricted to one-way, in-bound movements into the property, to facilitate truck transport movement. This is necessary given the close proximity to the two accesses, and their location on the bend of Creditview Road. Special signage and painted arrows are to be provided to identify the one-way access. The easterly access is a full-movement driveway.

The development proposes to include the adjacent Block 30 on Registered Plan 65M-3427 to the east, which is currently owned by Roybridge Holdings Limited, for the purpose of driveway access to Creditview Road. The Applicant is in negotiations to acquire the EM1 block, to be added to the subject property. The finalization of the land transfer must be completed prior to the execution of the Site Plan Agreement.

The plan shows 73 parking spaces, whereas 72 are required by the zoning by-law. The parking areas are located at the front, rear and east sides of the building. The subject lands also share joint access via the rear parking lot with the property at 3550 Langstaff Road, which is under the same ownership.

A zoning by-law amendment is required for the depth of the parking stalls, which are shown as 5.7m, whereas the by-law requires 6m. Staff has no objection to this reduction.

Final access and site circulation shall be to the satisfaction of the Engineering Department.

Services

Full municipal services, including water, hydro, and sanitary and storm sewers are available to serve the development. The Engineering Department, prior to the execution of the site plan agreement, must approve the final site servicing and grading plans. Any requirements of Hydro Vaughan Distribution Inc. shall also be satisfied.

The Ministry of Transportation Ontario (MTO) is satisfied with the proposed development, subject to a 14m setback from the Highway 400 right-of-way, and the applicant obtaining the required MTO permits.

Landscaping

Enhanced landscaping is to be provided along the rear of the property that abuts the Highway 400 on-ramp, consisting of deciduous (Green Ash, Autumn Blaze Maple) and coniferous (Blue Colorado Spruce, Colorado Spruce) trees.

The front landscaping adjacent to Creditview Road is also comprised of a mix of deciduous and coniferous trees with low shrubbery plantings. The landscape plan will need to be amended to include additional planting along Creditview Road within Block 30, to be obtained through the land acquisition with Roybridge Holdings.

A zoning exception for the landscape strip abutting the Highway 400 on-ramp is required to permit the proposed 5m strip rather than the required 9m. Both the Community Planning and Urban Design Departments have no objection to this reduction, subject to the provision of enhanced planting.

Elevations

The proposed 10.1m high industrial warehouse is finished in white precast concrete panels with an exposed aggregate finish, with four smooth finished bands around the building. The top of the flat roof building is finished in a pre-finished metal flashing. Any rooftop mechanical will be required to be screened using the appropriate material.

The southern elevation adjacent to the Highway 400 on-ramp has been enhanced to include 6 single-vented, spandrel glazing units in pre-finished aluminum frames set into the precast concrete panels. A triple window feature (vertical, on top of the other), finished in the same material, is provided at each end. There are 3 loading spaces at the southwest corner of the building, which are not visible to any roads.

The front entrance on the north elevation contains the 2-storey office component, which features the main glass doors, and double-glazed windows in pre-finished aluminum frames on both the first and second floors of the building. Completing the entrance feature are two rows of spandrel-glazed panels located above the clear glazed windows. The second entrance includes a metal canopy over the doors.

Conclusion

Staff have reviewed the proposed zoning by-law amendment and site plan in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and have no objection to the approval of the applications, subject to conditions. The proposed rezoning of the site to EM1 Zone will conform to the Official Plan and facilitate the proposed development of an industrial warehouse building, which is considered to be appropriate for the site. The exceptions to the EM1 Zone standards required to implement the standards will be included in the zoning by-law. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

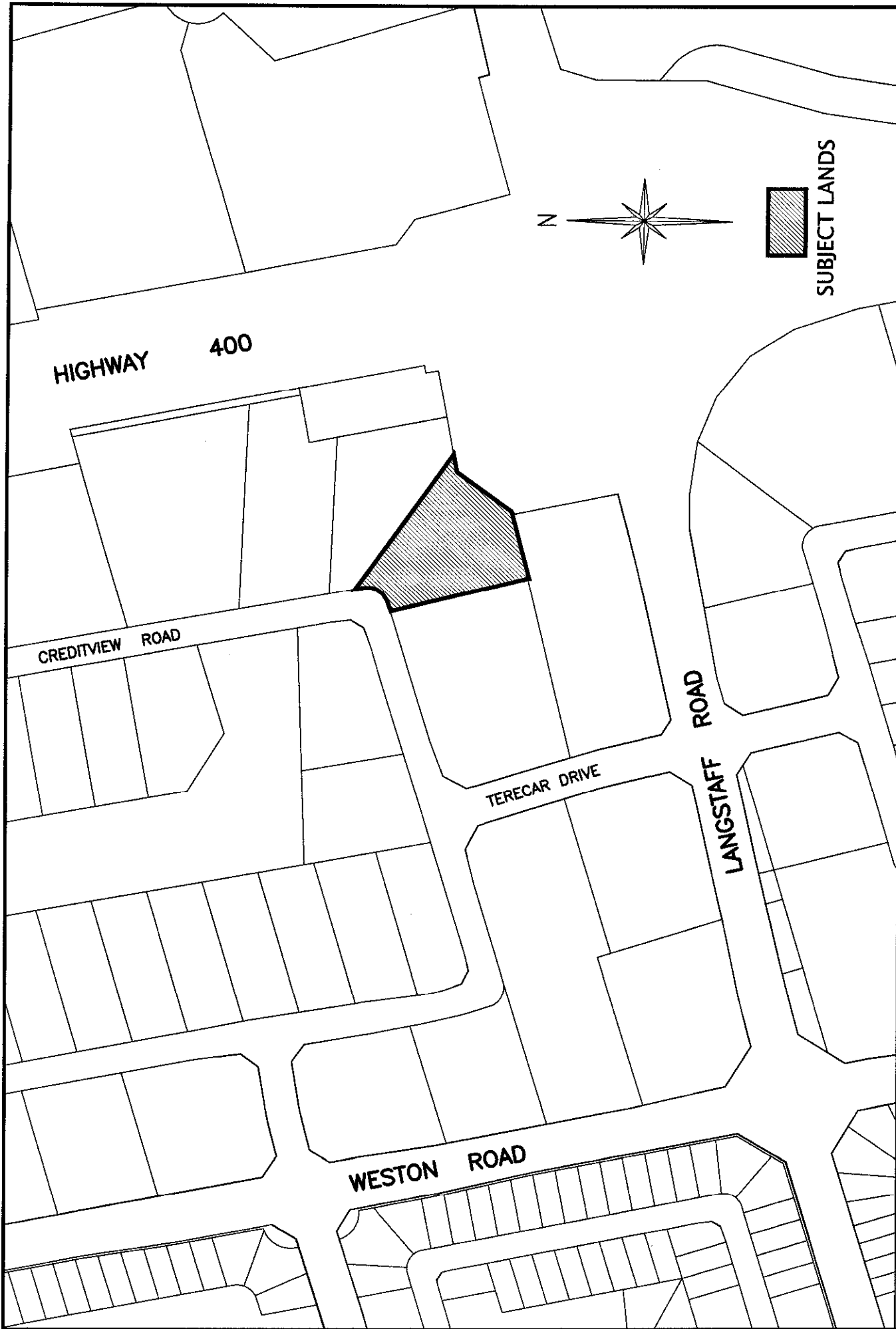
Report Prepared By:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

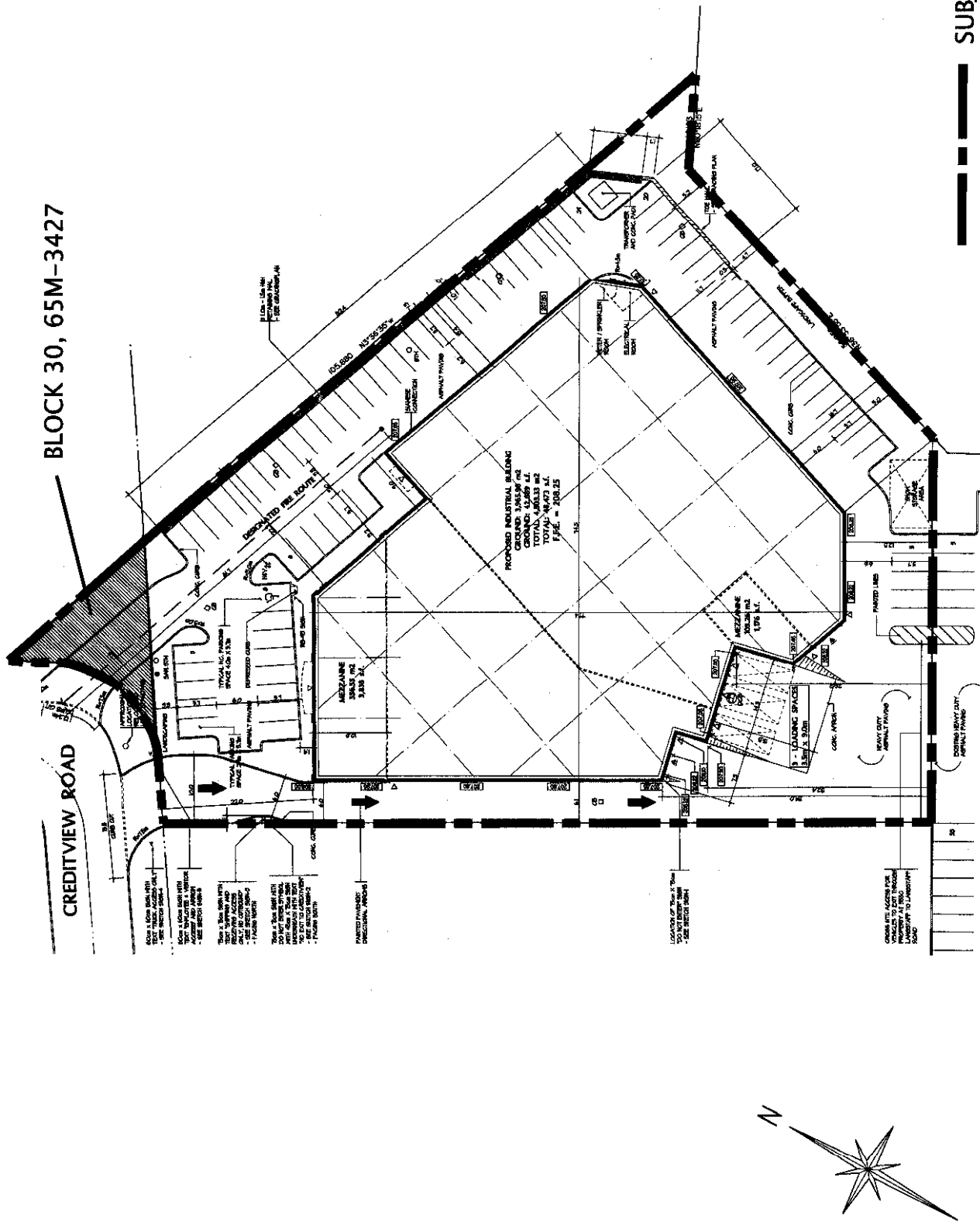
JOANNE R. ARBOUR
Director of Community Planning



ATTACHMENT '1'		FILE #:	REPORT #:	DATE: 05/29/2002
LOCATION MAP		DA-01.061 Z-01.056	LOCATION: PART OF LOT 11, CONCESSION 5	APPLICANT:
		CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE
		PRIDEGATE DEVELOPMENT INC.		

BLOCK 30, 65M-3427

CREDITVIEW ROAD



ATTACHMENT '2' SITE PLAN

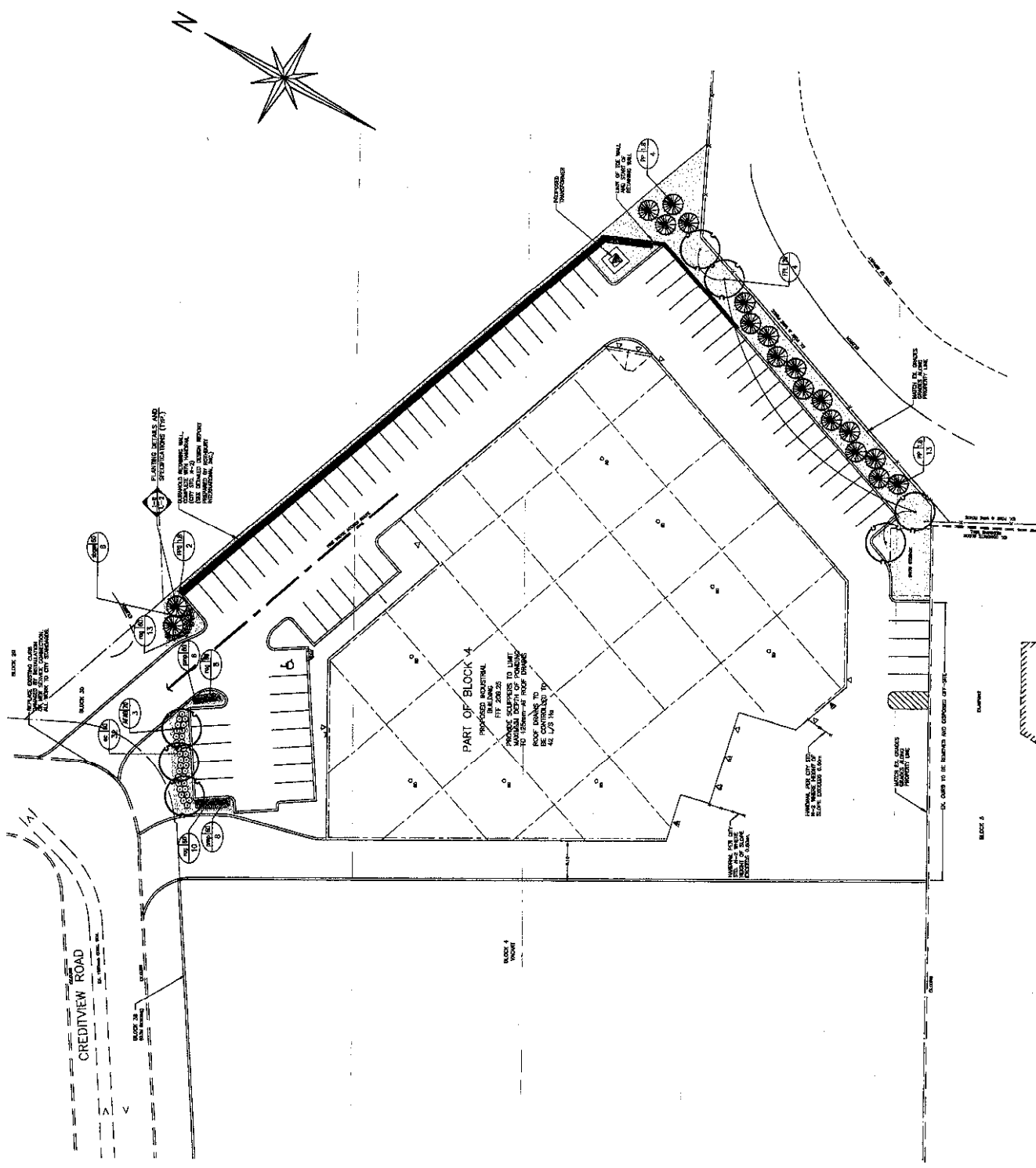
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PLANNING DEPARTMENT

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PRIDEGATE DEVELOPMENT INC.

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ATTACHMENT '3' LANDSCAPE

FILE #:
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Z-01.056

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PRIDEGATE DEVELOPMENT INC.

