

## **COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003**

### **SITE DEVELOPMENT FILE DA.03.033** **ROYBRIDGE HOLDINGS LIMITED**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.03.033 (Roybridge Holdings Limited) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan and elevation drawings shall be approved by the Commissioner of Planning;
    - ii) the final site servicing and grading plans shall be approved by the Engineering Department;
    - iii) the final landscape plan shall be approved by the Urban Design Department;
    - iv) the Region of York must approve access to Weston Road;
    - v) the necessary easements for access to Weston Road and Ashberry Boulevard, across the abutting lands, shall be approved by the Committee of Adjustment and be in full force and effect; and,
    - vi) the site plan must be revised to identify internal garbage and recycling storage.

#### **Purpose**

On May 1, 2003, the Owner submitted a Site Plan Application to permit a 2-storey medical and professional office building with a total gross floor area of 591.5m<sup>2</sup>.

#### **Background - Analysis and Options**

The subject lands are located on the east side of Weston Road, between Rutherford Road and south of Ashberry Boulevard, in Lot 18, Concession 5, City of Vaughan. The rectangular-shaped lot has an area of 1502.24m<sup>2</sup> and approximately 40 m of frontage on Weston Road. There is an existing dwelling with accessory structures on the property. The surrounding land uses are:

- North - vacant, approved commercial plaza (C3 Local Commercial Zone)
- South - Vellore Hall (A Agricultural Zone)
- East - commercial plaza, private school (C3 Local Commercial Zone)
- West - Weston Road; detached residential (A Agricultural Zone)

On June 9, 2003, Council approved Zoning By-law Amendment File Z.02.041 and Site Development Application File DA.02.038 (Roybridge Holdings Limited). The site plan application comprised the lands surrounding the lands subject to this site plan application. The zoning amendment included these subject lands, however, the recommendation approved by Council was "That the zoning by-law for the lot to be created by Consent Application B38/03 not be enacted until Council has approved a site plan."

On June 12, 2003, the Committee of Adjustment approved Consent application B38/03 (Roybridge Holdings Limited), which created the lot that is the subject of this site plan application.

#### Official Plan

The lands are designated "Low Density Residential" by OPA #600. This designation permits local convenience commercial centres. Within the local convenience commercial designation, office uses are permitted. The proposed development conforms to the Official Plan.

#### Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. On June 9, 2003, Council approved Zoning By-law Amendment File Z.02.041 (Roybridge Holdings Limited) to rezone the lands to C3 Local Commercial Zone, subject to the approval of a site plan.

The following exceptions to the C3 Local Commercial Zone standards will be required to implement the site plan:

	<u>By-Law Requirement</u>	<u>Proposed</u>
Front Yard setback	11m	6.8m
Side Yard Setback	9m	6.0m
Minimum Lot Depth	60m	41.35 m
Parking Spaces	21 spaces	18 spaces
Loading Spaces	2	0

Exceptions to permit a shared access and aisles are also required. The exceptions are appropriate for the development as they are minor and will help to achieve the urban design objectives for the area.

#### Site Design

The site is rectangular in shape, with the building located close to Weston Road. Parking is at the rear of the building and access from Weston Road is shared with the lands to the north and east. A garbage enclosure has been shown at the southeast corner of the site. All garbage and recycling storage must be internal.

There are sidewalks around the building, with links to the Weston Road sidewalk and Vellore Hall to the south.

#### Access/Parking

Access to the site will be gained from a shared driveway to Weston Road. The site will also have access to Ashberry Boulevard through the adjoining lands to the north and east. Access to Weston Road must be approved by the Region of York prior to registration of the site plan agreement.

A total of 21 parking spaces are required, whereas 18 are being provided, including 1 handicap space. Staff consider the reduction to be minor and have no objection to the reduction.

#### Servicing

The servicing and stormwater management drawings must be approved by the Engineering Department prior to the registration of the site plan agreement. The Engineering Department requires that the plans be coordinated with the development to the north and east. All access

easements and agreements with the abutting landowners must be in place before final approval is given.

### Landscaping

A significant amount of landscaping has been provided along Weston Road and the south side of the building. The landscaping consists of sodding, with numerous trees and shrubs around the exterior of the building.

Trees include English Oak along the south side, adjacent to the Vellore Hall site, and Mountain Ash in front of the building. The shrubs include Lilacs and Spirea.

A number of walkways have been provided around the building. The main entrance has a direct connection to the Weston Road sidewalk. Sidewalk connections to Vellore Hall and the abutting commercial development have also been included.

### Building Elevations

The front (west) elevation features the main entrance to the building. There are rows of windows across both of the first two floors. The ground floor windows are tall and narrow, while the second floor windows have more traditional proportions. The area around the front door projects forward from the main wall. The exterior material is a red brick, with a stone course that runs along the bottom of the building. The roof is pitched with dormer windows and peaks for the front projection. The rear (east) elevation is identical.

The side elevations feature windows on both the first and second floor. The centre portion of these elevations projects forward from the main wall. The red brick exterior continues around the building.

At the four corners of the building are tall brick columns that need to be reduced in size and impact. The Urban Design Department has requested that all the windows be true divided lights (ie. No appliqué, tape or clip-ons). There is a clock tower located at the center of the roof.

### Conclusion

Staff have reviewed the proposed site plan and consider it to be appropriate development for the area. Staff have met with the owners and ratepayers to ensure that all concerns have been addressed. Should Committee concur, the "Recommendation" can be adopted.

### Attachments

1. Location Map
2. Site Plan
- 3a. Elevations
- 3b. Elevations
- 3c. Elevations
- 3d. Elevations

### 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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SUBJECT LANDS

HIGHWAY 400

RUTHERFORD ROAD

ASHBERRY BOULEVARD

DAVOS ROAD

WESTON ROAD

COMDEL BOULEVARD

LA ROCCA AVENUE

BOLOGNA ROAD

HANKVIEW BOULEVARD

# Location Map

Part Lot 18,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

# City of Vaughan

Community Planning Department

# Attachment 1

FILE No.:  
DA.03.033

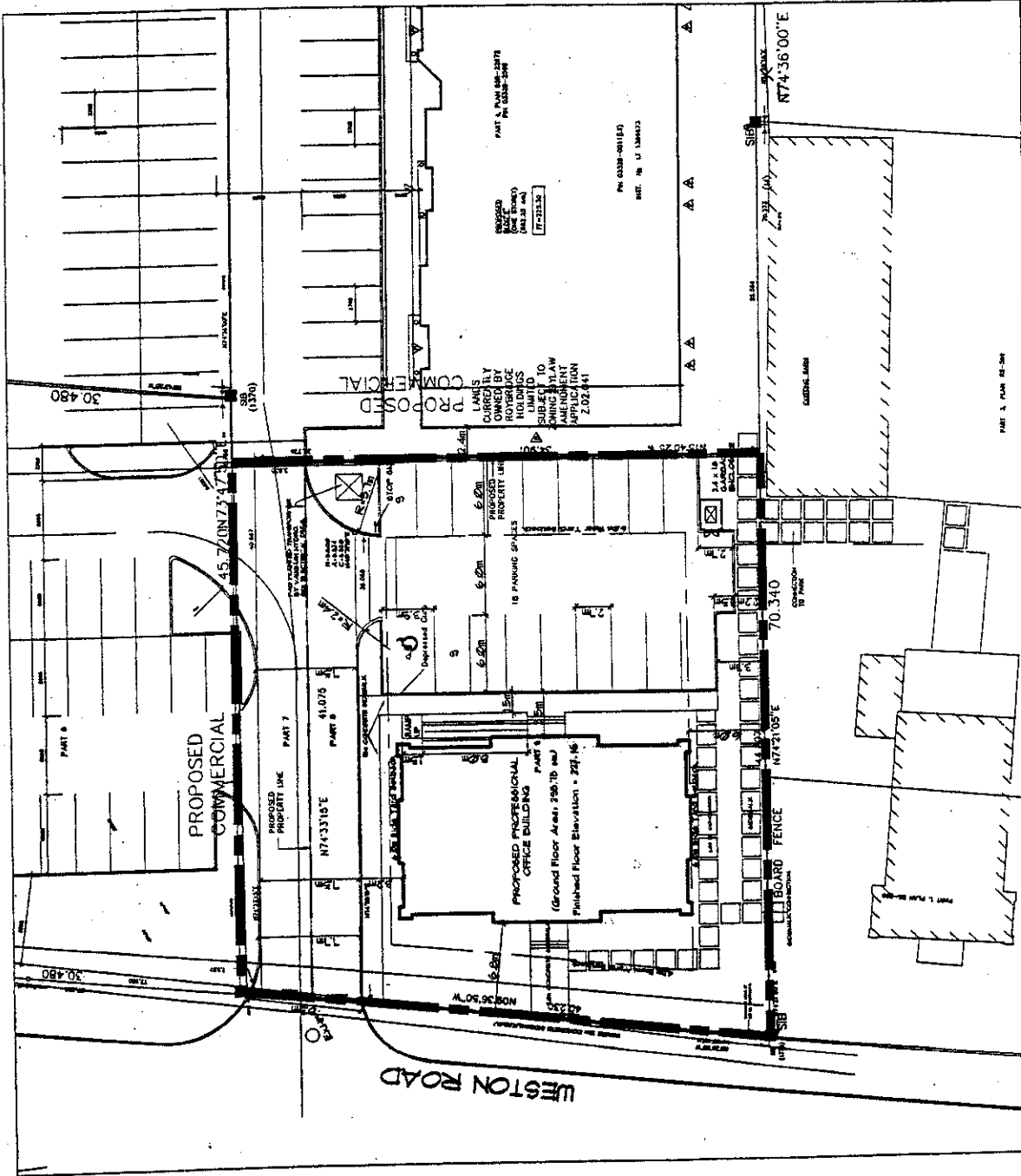
Not to Scale  
July 25, 2003

**SITE STATISTICS**

LOT AREA (ENTIRE SITE): 150,224 M<sup>2</sup> 0.37 AC  
 FRONTAGE (WESTON RD): 115.6 FT  
 DEPTH: 4135m 135.1 FT  
 GROUND FLOOR AREA: 295.15 M<sup>2</sup> 3,183.5 SF.  
 GROSS FLOOR AREA: 5915 M<sup>2</sup> 6,3671.5 SF.  
 COVERAGE: 19%  
 ZONING: AGRICULTURAL (A) BYLAW 1-89  
 PARKING: 18 SPACES



SUBJECT LANDS

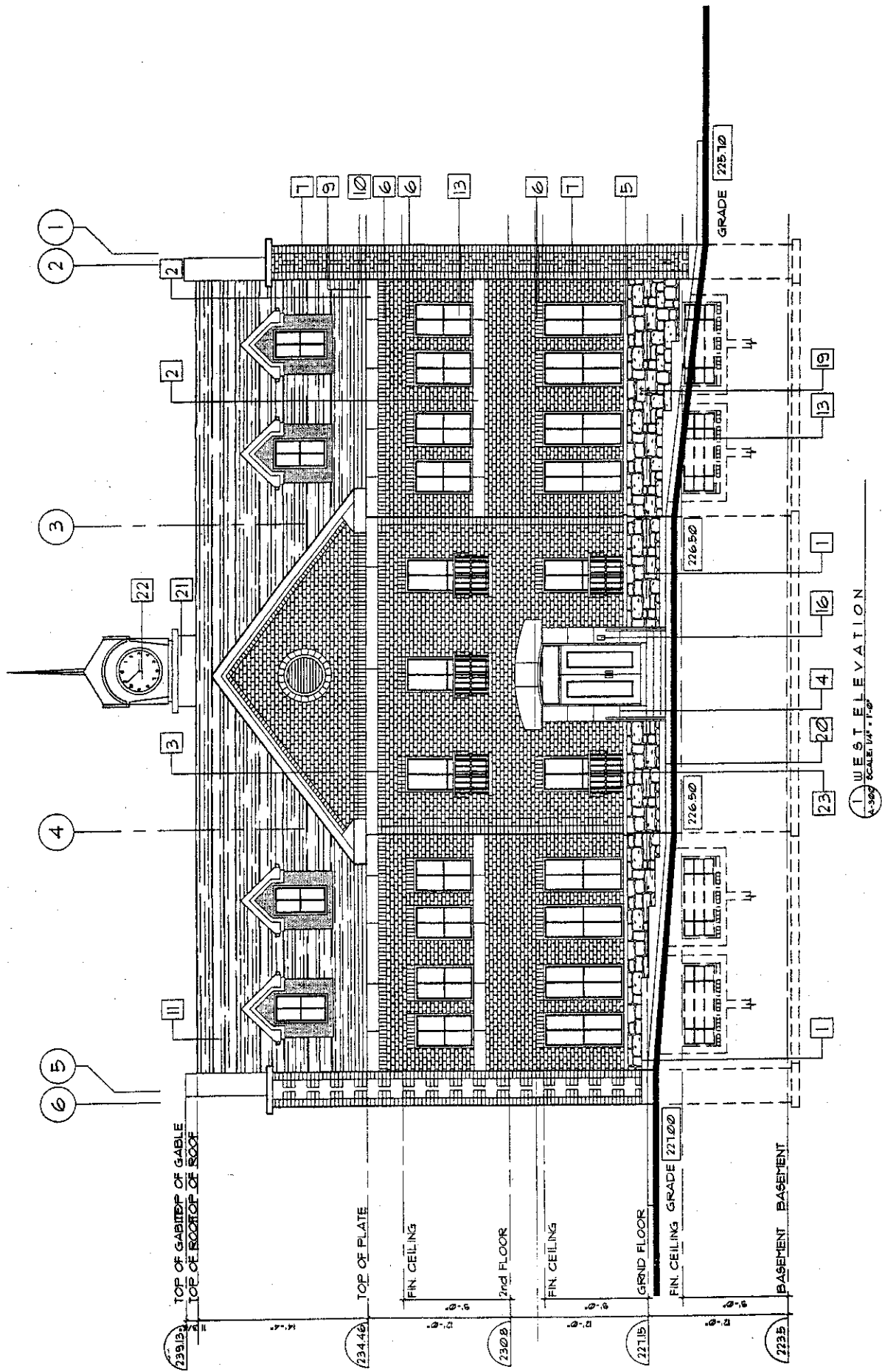


**Attachment 2**  
 FILE No.: DA.03.033  
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City of **Vaughan**  
 Community Planning Department

**Site Plan**  
 Part Lot 18,  
 Concession 5  
 APPLICANT:  
 ROYBRIDGE HOLDINGS LIMITED

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# Elevations

Part Lot 18,  
 Concession 5

APPLICANT:  
 ROYBRIDGE HOLDINGS LIMITED

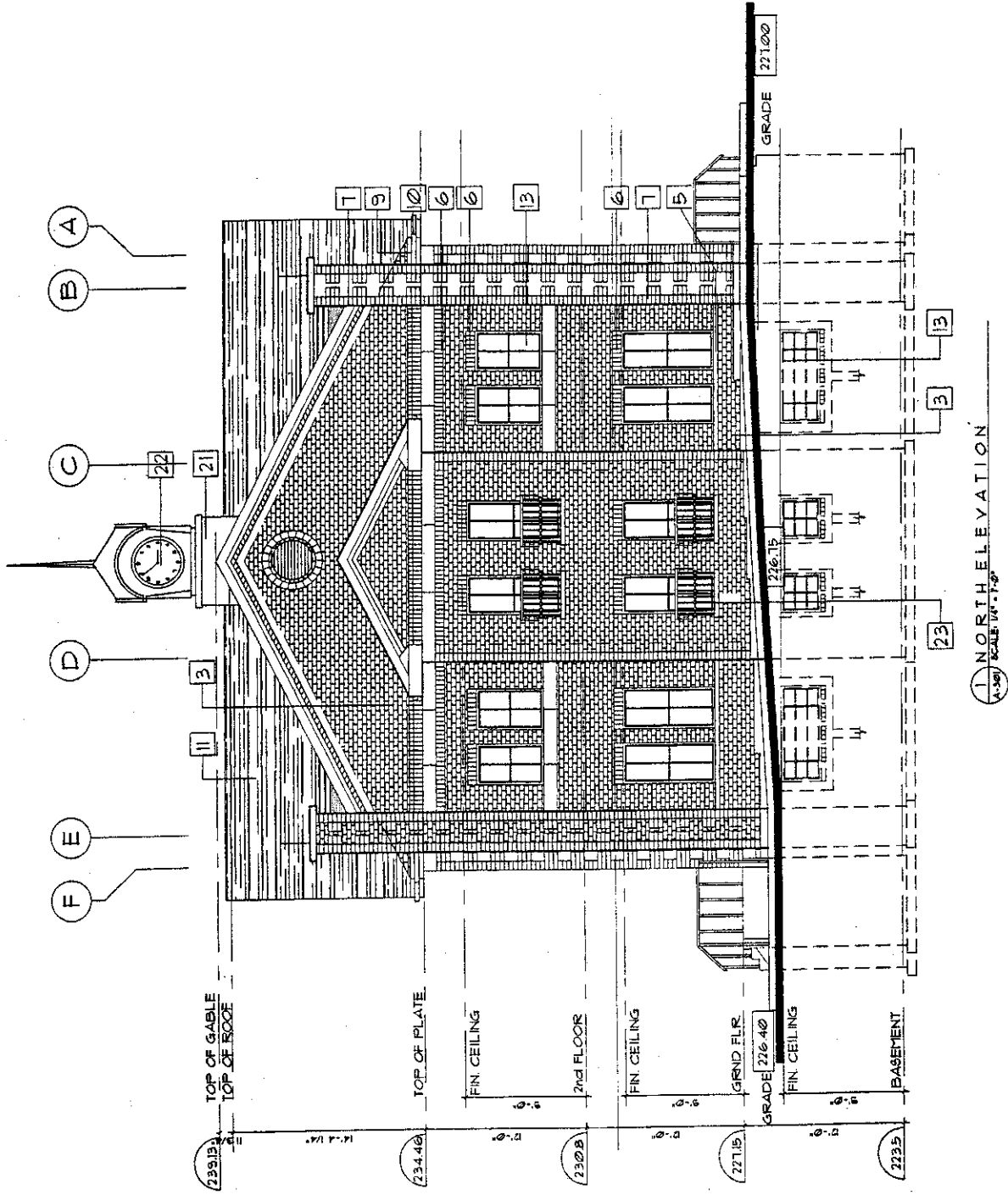
# CITY OF Vaughan

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# Attachment 3a

FILE No.:  
 DA.03.033

Not to Scale  
 July 25, 2003



# Attachment 3b

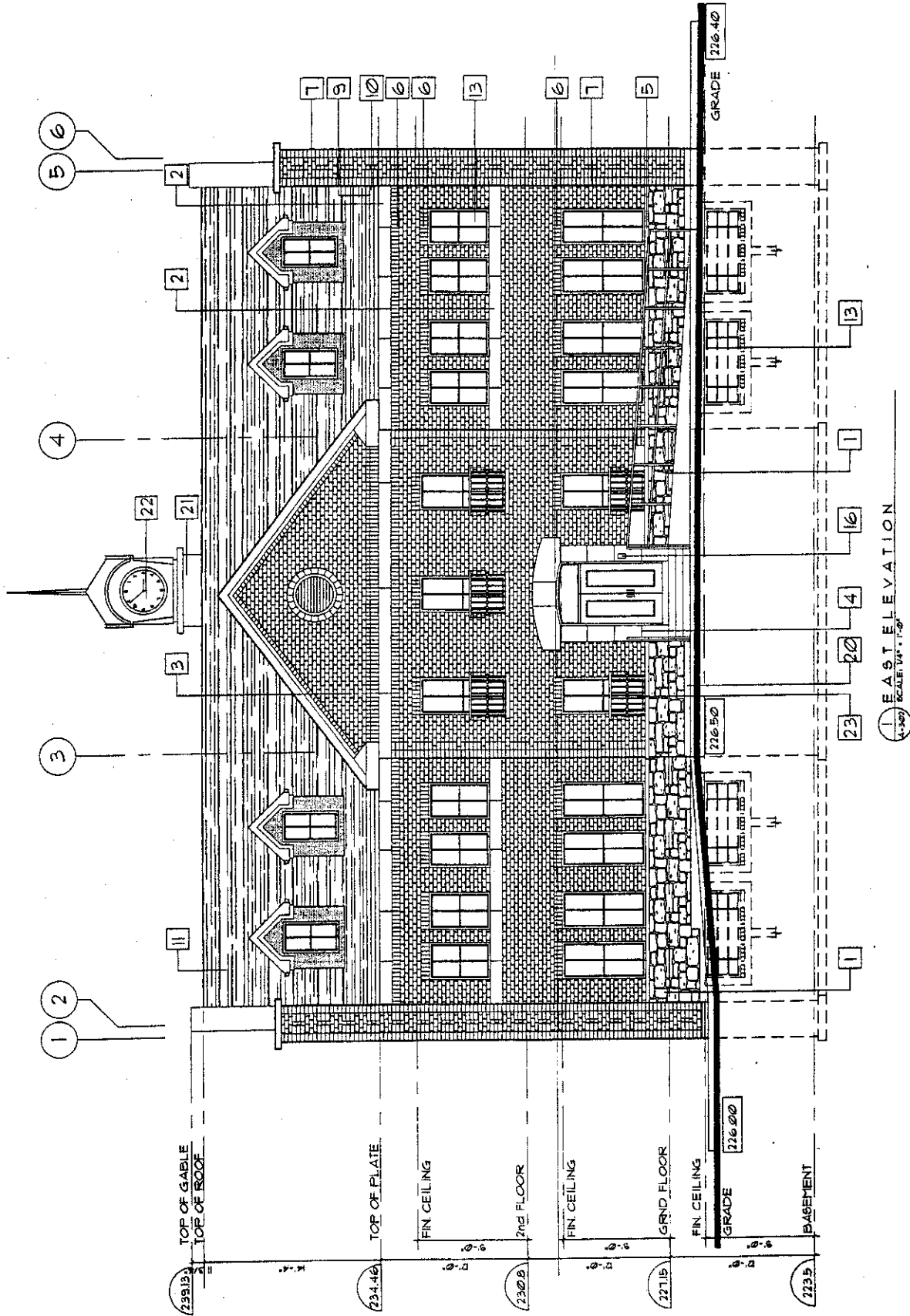
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**City of Vaughan**  
 Community Planning Department

**Elevations**  
 Part Lot 18,  
 Concession 5  
 APPLICANT:  
 ROYBRIDGE HOLDINGS LIMITED

NS/DPT/1 ATTACHMENTS/04/06/03.033b





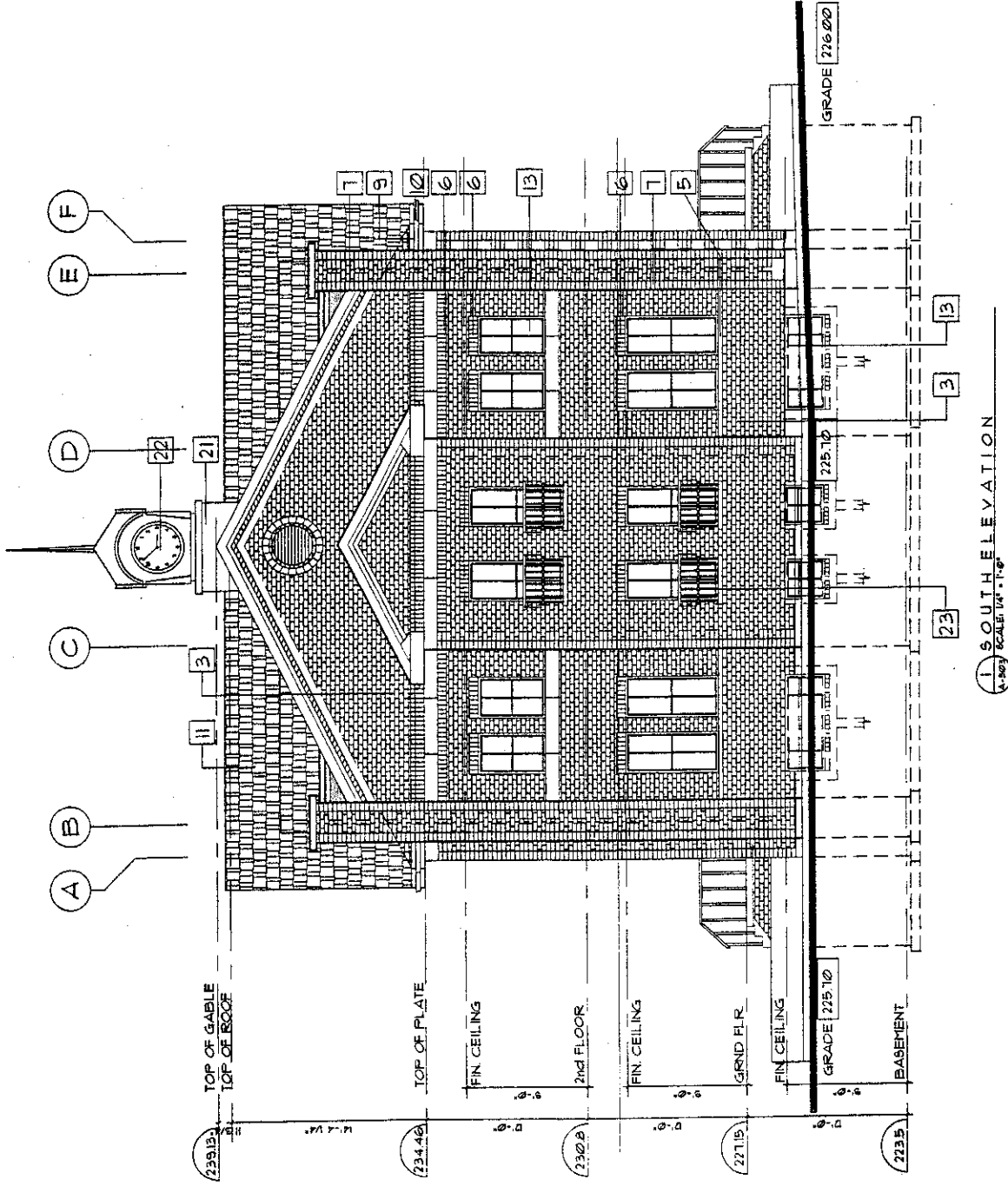
# Attachment 3C

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**Elevations**  
 Part Lot 18,  
 Concession 5  
 APPLICANT:  
 ROYBRIDGE HOLDINGS LIMITED

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# Elevations

Part Lot 18,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

# City of Vaughan

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# Attachment 3d

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