

COMMITTEE OF THE WHOLE FEBRUARY 2, 2004

SITE DEVELOPMENT FILE DA.01.046 BATTCORP HOLDINGS (VAUGHAN) LTD.

Recommendation

The Commissioner of Planning recommends:

THAT amending Site Development File DA.01.046 (Battcorp Holdings (Vaughan) Ltd.) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the amending site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - b) the final landscape plan shall be approved by the Urban Design Department; and
 - c) the final site grading and servicing plan and stormwater management report shall be approved by the Engineering Department.

Purpose

On November 7, 2003, the Owner submitted an application to amend a site plan agreement to permit a 2,122.16 m² service commercial building on the easterly portion of the site, rather than the previously approved coin car wash and office/commercial building.

Background - Analysis and Options

The subject lands are located at the southeast corner of Langstaff Road and Silmar Drive, being Lots 33 and 34 on Plan 65M-2588 (661 and 681 Chrislea Road), in Part of Lot 10, Concession 5, City of Vaughan. The irregular-shaped 1.64 ha through-lot has frontages of 212 m on Langstaff Road, 69 m on Silmar Drive and 122 m on Chrislea Road.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses. The site is also subject to the "Service Node" policies, which permits for the day-to-day convenience and service needs of businesses, industries and their employees, and are located at the intersections of arterial and/or collector roads. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exceptions 9(462E) and 9(1093), which permits the proposed multi-unit service commercial building.

Site Design

The westerly portion of the site is currently developed with a 317.23 m² gas bar kiosk/convenience eating establishment with drive-through (coffee shop). A 1,381.94 m² drive-through car wash, with a partial second floor (172.43 m²) for associated business office uses is located in the central portion of the site. A car coin wash and a 2-storey office/commercial building was previously approved for the easterly portion of the site.

Proposed Site Plan Amendment

The proposed 2-storey service commercial building is to be located in the easterly portion of the property, facing Langstaff Road. The number of parking spaces in this portion of the site has been increased, to satisfy the needs of the new use, and gross floor area and configuration of the building. The external garbage bin/enclosure along the east lot line must be removed and relocated inside the building.

Parking

By-law 1-88 requires parking on the entire site to be provided on the basis of the following:

Existing Gas Bar & Kiosk:

94.39 m² @ 6 spaces per 100 m² GFA = 6 spaces

Existing Eating Establishment Convenience with Drive-Through:

222.84 m² @ 16 spaces per 100 m² GFA = 36 spaces
plus 8 stacking lane spaces = 8 stacking spaces

Existing Car Wash:

1 space per vacuum island
plus 10 stacking spaces N/A
10 stacking spaces

Proposed Service Commercial Building:

2,122.16 m² @ 6 spaces per 100 m² GFA = 128 spaces

Parking Required = 170 spaces

Parking Provided = 176 spaces

Stacking Spaces Required = 18 spaces

Stacking Spaces Provided = 33 spaces

The site exceeds the minimum parking requirements, with a surplus of 6 spaces.

Building Design

The proposed 2-storey building is to have a flat roof to a height of 8.2 m. The building signage tower is at a height of 15.4 m. All roof-top mechanical equipment will be screened from street view. The building materials consist of blue double-glazed reflective windows along the top and bottom portions of the north elevation (Langstaff Road), which wraps around to the west and east facades, together with evenly spaced horizontal and vertical white architectural pre-cast panels. Double-glazed aluminum main entrance doors are also located along this elevation.

The material on the remaining south, east and west facades generally consists of the white architectural precast. Two 0.2 m-wide horizontal accent bands surround the middle portion of the facades. Four drive-in doors are along the south elevation, and a double-glazed aluminum sliding door and additional overhead door are along the east façade.

The Urban Design Department has requested additional windows/fenestration and articulation on the south elevation, given the exposure to Chrislea Road.

Servicing

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

Landscaping

The existing landscaping abutting Langstaff Road, Silmar Drive and Chrislea Road will not be altered. Additional landscaping will be required within the concrete walkway island along the south side of the building. Also, a pedestrian connection will be required between the walkway and the public sidewalk on Chrislea Road. The final landscape plan and cost estimate is to be approved to the satisfaction of the Urban Design Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the policies of OPA #450, the requirements of By-law 1-88, and the existing site conditions. Staff are satisfied that the proposed service commercial building can be appropriately developed in the easterly portion of the site, subject to the revisions identified in the report. Should the Committee concur, the Staff recommendation can be adopted.

Attachments

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

Report prepared by:

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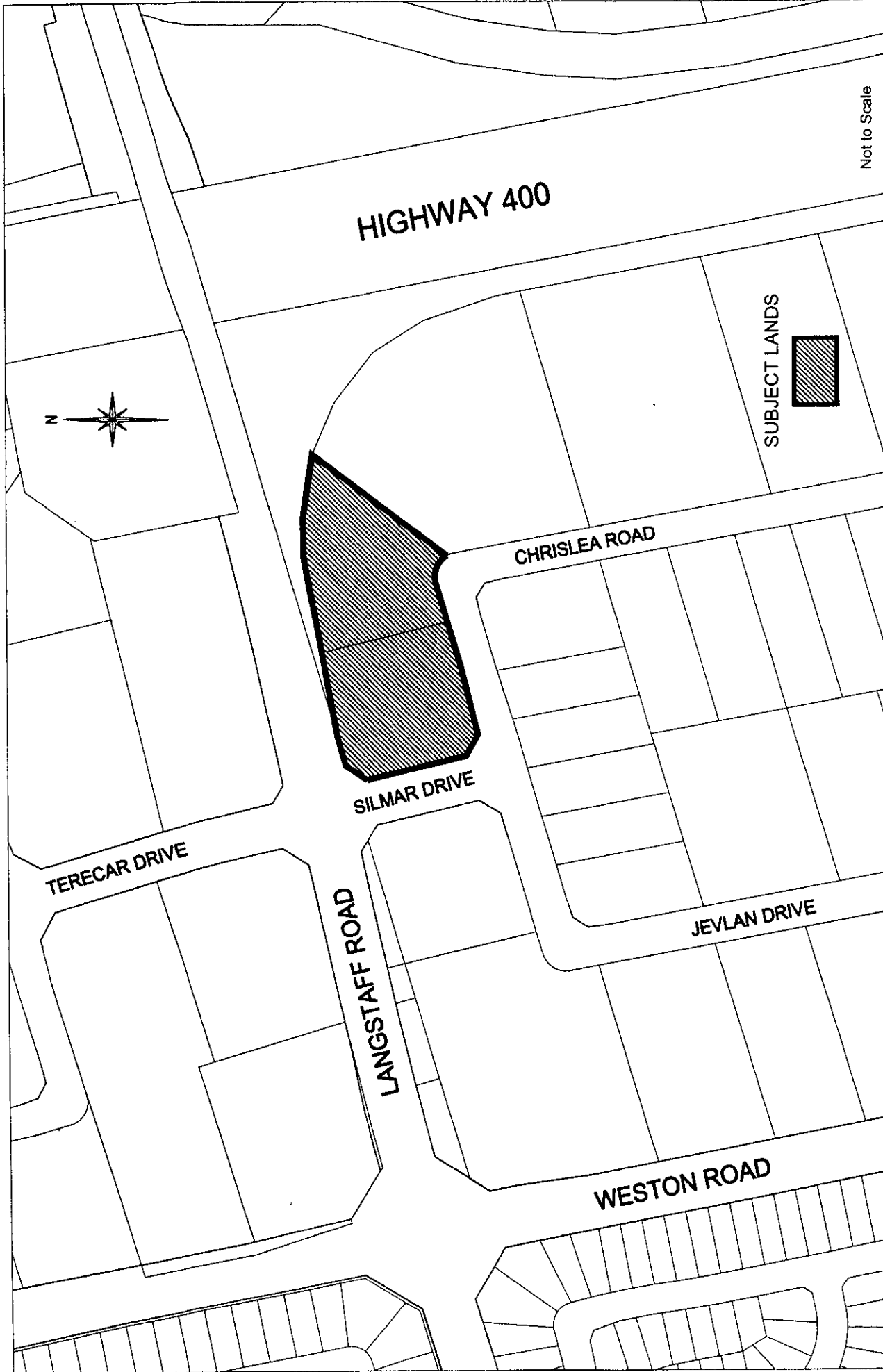
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Attachment

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FILE No.:
DA.01.046 &
DA.99.050

November 14, 2003

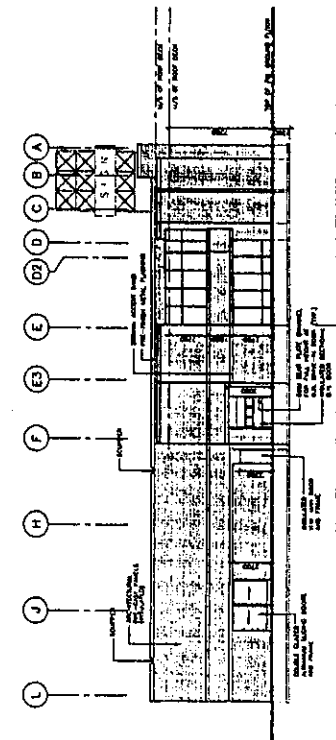
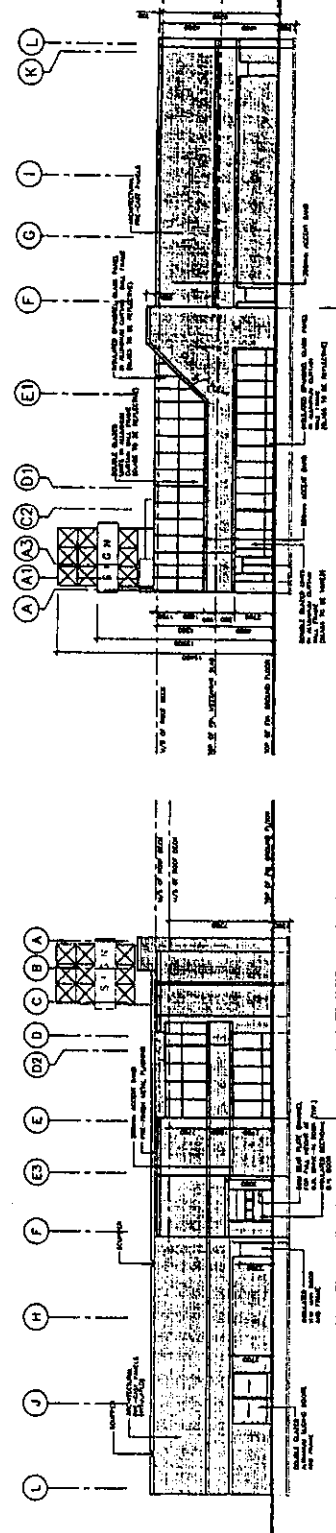
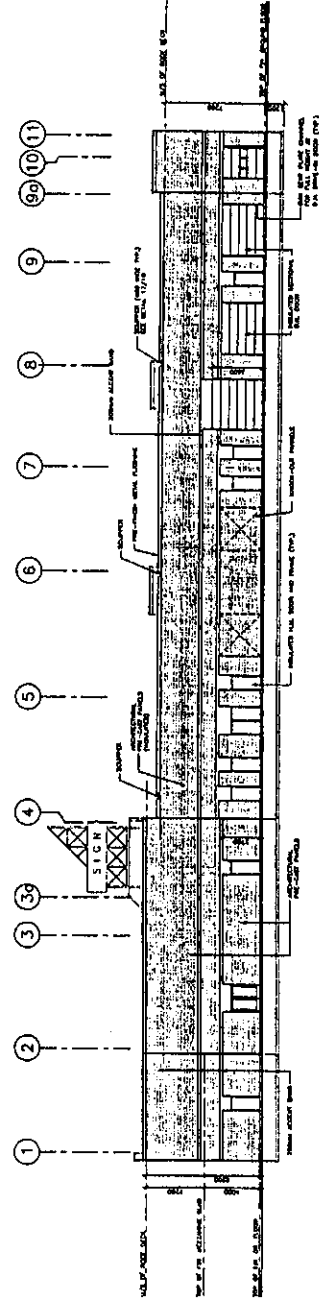
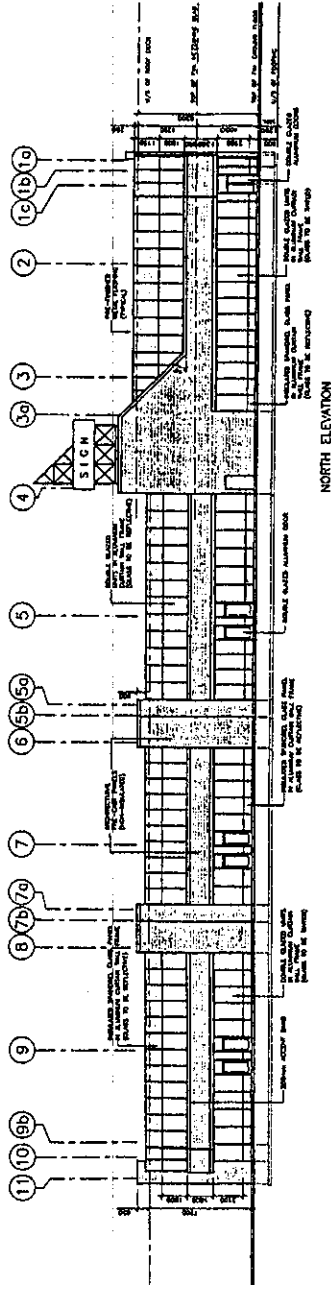


Community Planning Department

Location Map

Part of Lot 10,
Concession 5

APPLICANT:
BATTICORP HOLDINGS
(VAUGHAN) LIMITED



Not to Scale

Elevation Plan

Part of Lot 10,
Concession 5
APPLICANT:
BATTICORP HOLDINGS
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Attachment 3

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