

COMMITTEE OF THE WHOLE OCTOBER 18, 2004

SITE DEVELOPMENT FILE DA.04.035 BELLSHIRE WOODS ESTATES INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.035 (Bellshire Woods Estates Inc.) BE APPROVED.

Purpose

The Owner has submitted a Site Development Application for three, one-storey employment buildings comprising a total of 47 units and 10,213.73 m² GFA, on a 2.66 ha lot. The tenants have not yet been determined, but would be comprised of office, warehousing, manufacturing, processing or other permitted employment uses.

Background - Analysis and Options

The subject lands are located on the south side of Rutherford Road, through to the north side of Tigi Court, east of Creditstone Road (2501 Rutherford Road), being Part 2, in Part of Lot 15, Concession 2, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1027), which permits multi-unit employment buildings. The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The buildings are proposed to be constructed with a flat roof to a height of 7.8m. The roof-top mechanical equipment will be screened from the view of adjacent roads by white metal roof screens, which will complement the main building material consisting of white-coloured precast panels. Surrounding the main entrances are vertical rows of green-tinted glazed spandrel panels. Star-shaped medallions are provided above every second entranceway on the north façade (Rutherford Road) of Building 'A', all entranceways on the west façade of Building 'B', and the centre entranceway on the south façade of Building 'C'. Above the remaining entranceways, a solid green tinted spandrel panel proportional in size to the medallion box is provided. Adjacent to each entranceway on the lower half of the building is an illuminated sign box and windows in a clear double glazing. The top half of the building will be accented with three 70 mm wide horizontal smooth bands. Full length vertical precast panels are evenly spaced along the facades for architectural treatment.

Building 'A' can be accessed from both the north and south facades. The main front entrances for Buildings 'B' and 'C' are located on the north and south facades, respectively. The north elevation for Building 'C' and the south elevation for Building 'B' are located within a service court yard, and comprised of overhead doors and loading docks, which will not be visible to the street.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff are satisfied with the proposed building elevations. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations
- 3a. Elevations

Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext.8635

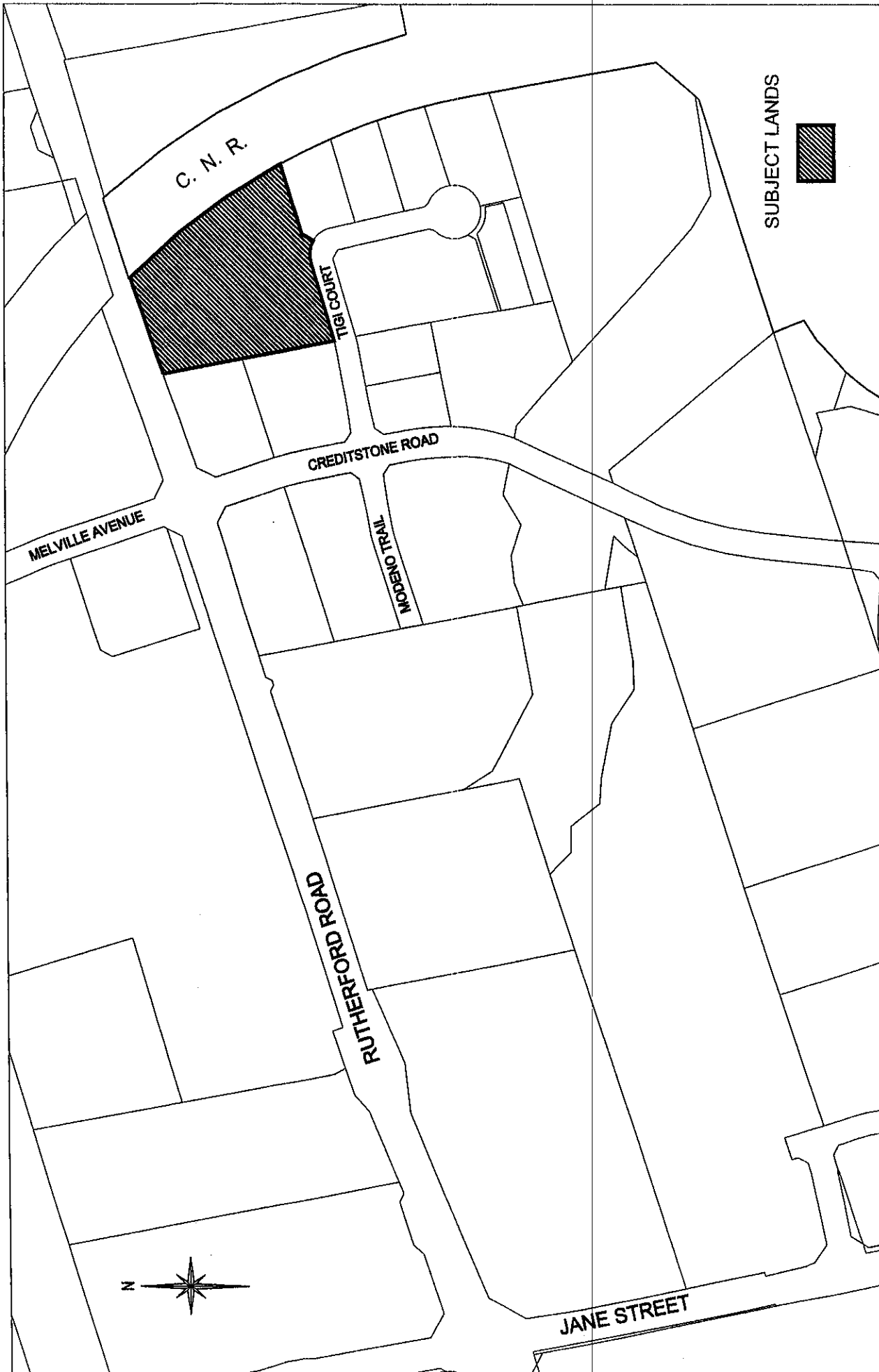
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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SUBJECT LANDS



Location Map

Part of Lot 15,
Concession 4
APPLICANT:
BELLSHIRE WOODS ESTATES INC.

City of
Vaughan

Community Planning Department

Attachment

1

FILE No.:
DA.04.035

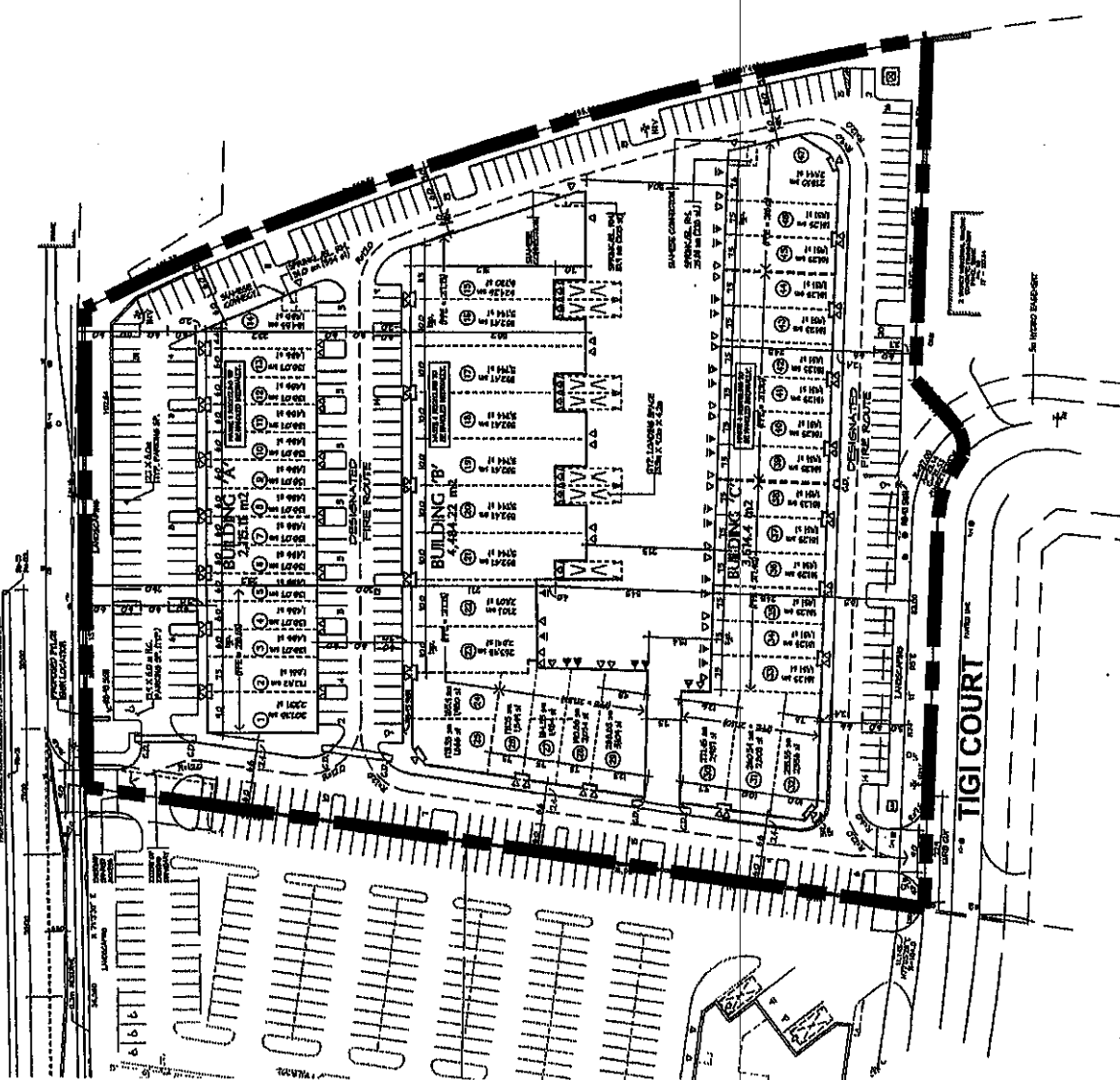
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August 30, 2004

RUTHERFORD ROAD



SUBJECT LANDS



TIGI COURT

Site Plan

Part of Lot 15,
Concession 4

APPLICANT:
BELLSHIRE WOODS ESTATES INC.

City of Vaughan

Community Planning Department

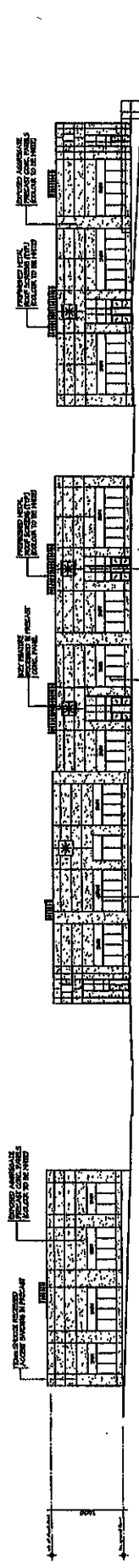
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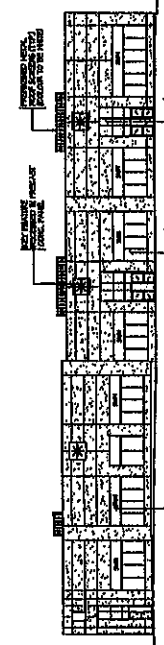
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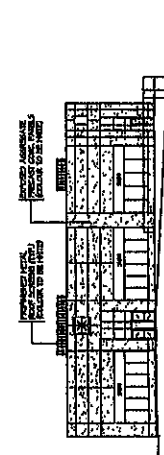
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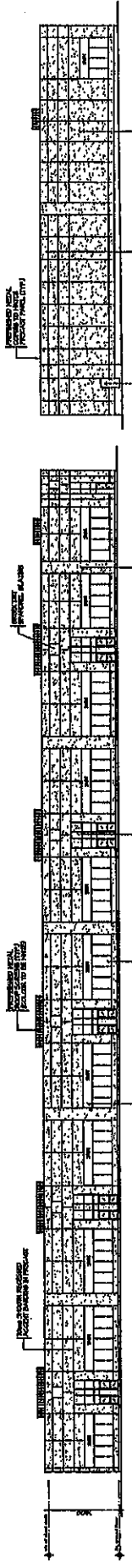
WEST ELEVATION - BUILDING 'A'



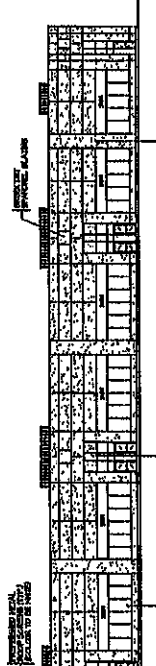
WEST ELEVATION - BUILDING 'B'



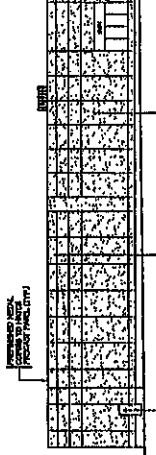
WEST ELEVATION - BUILDING 'C'



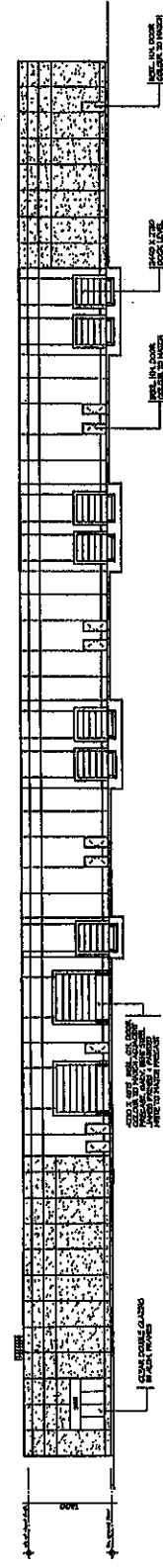
NORTH ELEVATION - BUILDING 'B'



NORTH ELEVATION - BUILDING 'A'



EAST ELEVATION - BUILDING 'B'



SOUTH ELEVATION - BUILDING 'B'

Elevations

Part of Lot 15,
Concession 4

APPLICANT:
BELLSHIRE WOODS ESTATES INC.

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City of Vaughan

Community Planning Department

Attachment

3a

FILE No.:
DA.04.035

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August 30, 2004