

COMMITTEE OF THE WHOLE DECEMBER 5, 2005

SITE DEVELOPMENT FILE DA.05.022 **WHEEL WRIGHT INVESTMENTS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.022 (Wheel Wright Investments Limited) BE APPROVED, to permit a two-storey office building and a one-storey single-use warehouse building, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, and landscaping plan shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking, and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) all requirements of GO Transit shall be satisfied; and
 - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment to address the reductions to the number of loading spaces and parking spaces, and such variances shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Plan Application to permit the development of a two-storey office building and a one-storey single-use warehouse building, as shown on Attachment #2.

Background - Analysis and Options

The 0.57 ha vacant site shown on Attachment #1 is located south of Rivermede Road, on the west side of Ortona Court, being Block 28 on Registered Plan 65M-2330, in Part of Lot 7, Concession 3, City of Vaughan.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), and zoned EM2 Employment Area General Zone by By-law 1-88. The surrounding land uses are:

- North - employment use (EM2 General Employment Area Zone)
- East - Ortona Court; employment use (EM2 General Employment Area Zone)
- South - employment use (EM2 General Employment Area Zone)

West - GO Transit rail line; vacant employment lands (EM2 General Employment Area Zone)

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The proposed office building and warehouse development conforms to the Official Plan.

Zoning

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, which permits an office building and a single use warehouse building.

In the EM2 Zone, By-law 1-88 requires a minimum of one loading space to be provided for each of the two buildings. A loading space is being provided for the warehouse building only. The Owner has indicated that a loading space is not required for the operation of the office. The Development Planning Department has no objection to the absence of the loading space for the office building.

The Owner is also proposing a reduction in the required number of parking spaces from 74 to 67 spaces (7 space or 9.45% deficiency) in order to implement the development. Given the warehouse use on the site, the Development Planning Department is satisfied that the reduction is minor in nature.

The above-noted variances to address the reduction in the required number of loading and parking spaces must be approved by the Committee of Adjustment, and shall be final and binding, prior to the registration of the site plan agreement.

Site Design

The site plan (Attachment #2) shows a two-storey office building on the front half (facing Ortona Court) of the property and a one-storey warehouse building on the back half of the property (facing the GO Transit Rail line). The site is served by two accesses onto Ortona Court. There is appropriate vehicular circulation and parking throughout the site to service both buildings. Landscaping is proposed along Ortona Court and surrounding the office building which will be the focal point of the site. The external garbage storage enclosure is proposed in the southwest corner of the site, and the Development Planning Department will ensure proper screening at this location.

The portion of the railway tracks abutting the subject lands is owned and operated by GO Transit and the Owner will have to satisfy any requirements of GO Transit, if applicable.

Parking

The minimum required parking for the site is calculated as follows:

Office Building:

Office Area:	1465.4 m ² @ 3.5 spaces/100 m ² GFA	= 51.2 spaces
Warehouse Area:	732.7 m ² @ 2.0 spaces/100 m ² GFA	= <u>14.6 spaces</u>
		65.8 spaces

Warehouse Building (Single Use):

Warehouse Area:	760 m ² @ 1 space/100 m ² GFA	= <u>7.6 spaces</u>
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Total Parking Required:	= 74 spaces
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Total Parking Provided:	= 67 spaces
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The site is deficient 7 spaces (9.4%). As noted earlier, the Development Planning Department is satisfied that the parking shortage is minor in nature, and that the parking variance can be supported by way of the Committee of Adjustment.

Services/Utilities

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

All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

Landscaping

The proposed landscape plan (Attachment #3) shows a variety of deciduous and coniferous trees and shrubs concentrated along Ortona Court and the front of the office building. Landscaped islands are provided adjacent to the parking areas, and a 2.1 m wide walkway is provided along the north side of the building leading to the main entranceway. The final landscape plan, detail drawings and a landscape cost estimate, must be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed office building and warehouse building elevations are shown on Attachments #4 and #5, respectively. The two-storey office building will be constructed to a height of 9.48 m. The building materials consist of blue-tinted glazed windows and light grey coloured architectural blocks. The large vertical windows span along the entire east and north elevations becoming intermittent along the south and west elevations. The main entrance at the northeast corner of the office building consists of a double glass door with aluminum canopy above. A similar larger canopy also spans along the upper portion of the east and north elevations to provide architectural detail. A steel guardrail is provided along the main steps, together with a handicapped access ramp along the north side of the building to the main office entrance.

The warehouse building consists of grey architectural block. Long vertical windows (similar in design to the office building for consistency) are located at the sides of the east, north and south elevations. A smooth band in a darker shade of grey wraps around the lower portion to break up the massing of the building. The warehouse has three (3) man-doors (one on the east and two on the west facades) and four (4) overhead doors (on the west façade).

The Development Planning Department is satisfied with the proposed elevations for both buildings.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly "A-5", "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the Site Plan Application in accordance with the policies of OPA #450, the requirements of By-law 1-88, and the area context, and is satisfied that the proposed development for a two-storey office building and a one-storey single use warehouse building is appropriate for the subject lands. Accordingly, the Development Planning Department can support the approval of the Site Plan Application, and the required

variances that are necessary to implement the proposal, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan – Office Building
5. Elevation Plan – Warehouse Building

Report prepared by:

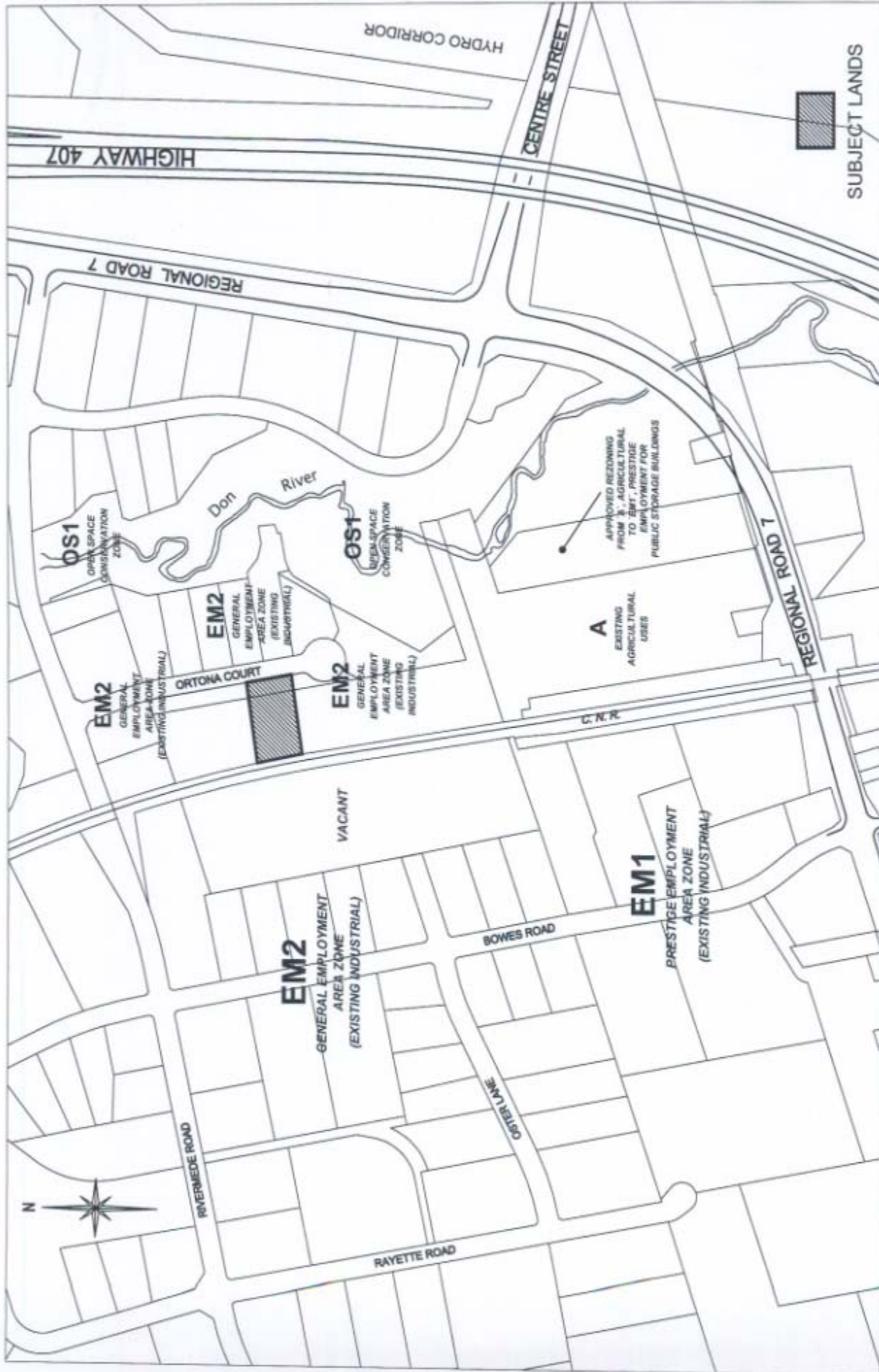
Andrea Seca, Planner, ext. 8215
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 7,
Concession 3

APPLICANT:
WHEEL WRIGHT INVESTMENTS LIMITED

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City of
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Attachment

FILE No.:
DA.05.022

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November 14, 2005

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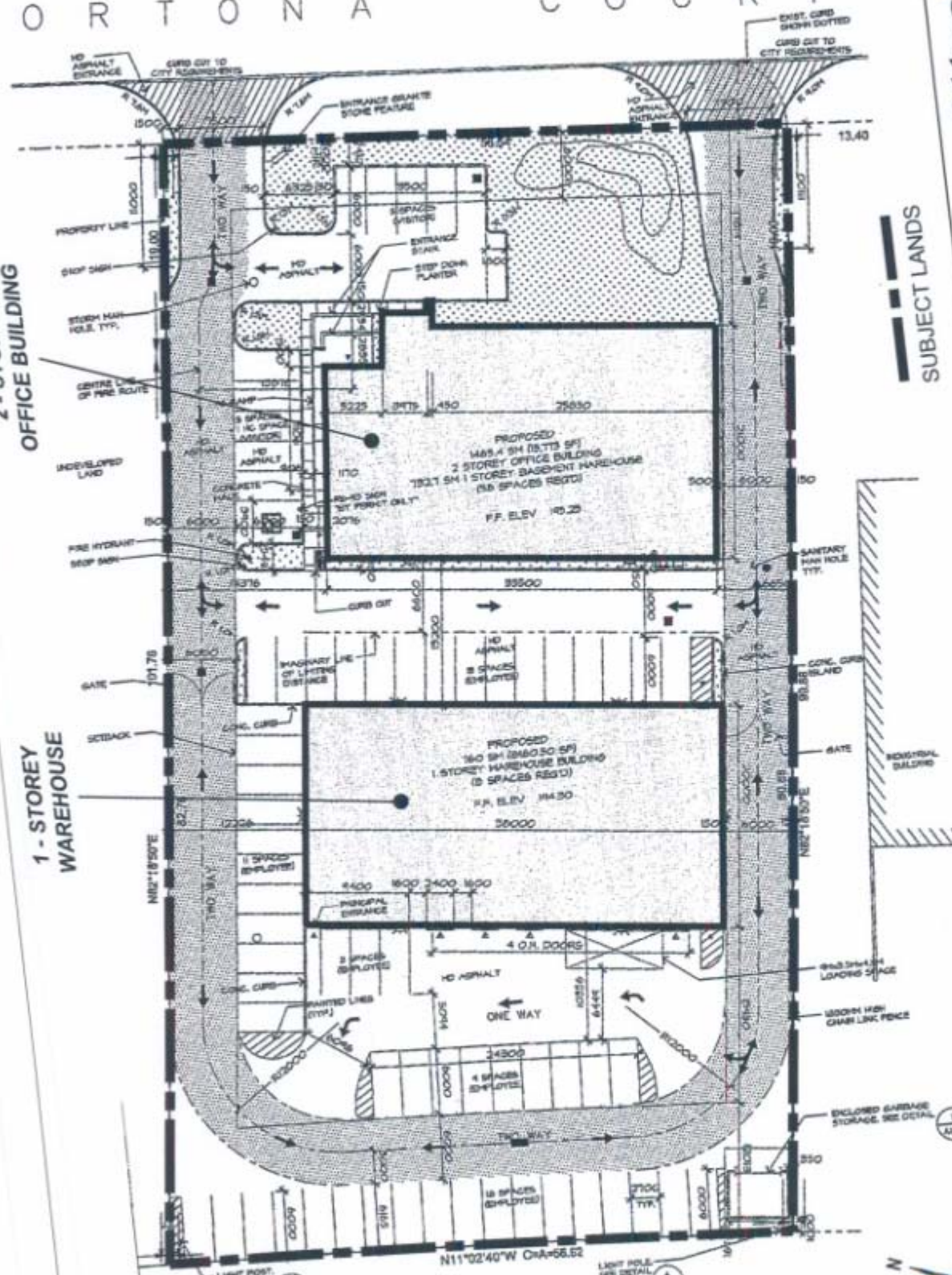


SUBJECT LANDS

O R T O N A C O U R T

2 - STOREY
OFFICE BUILDING

1 - STOREY
WAREHOUSE



GO RAIL LINE

SUBJECT LANDS



Attachment 2

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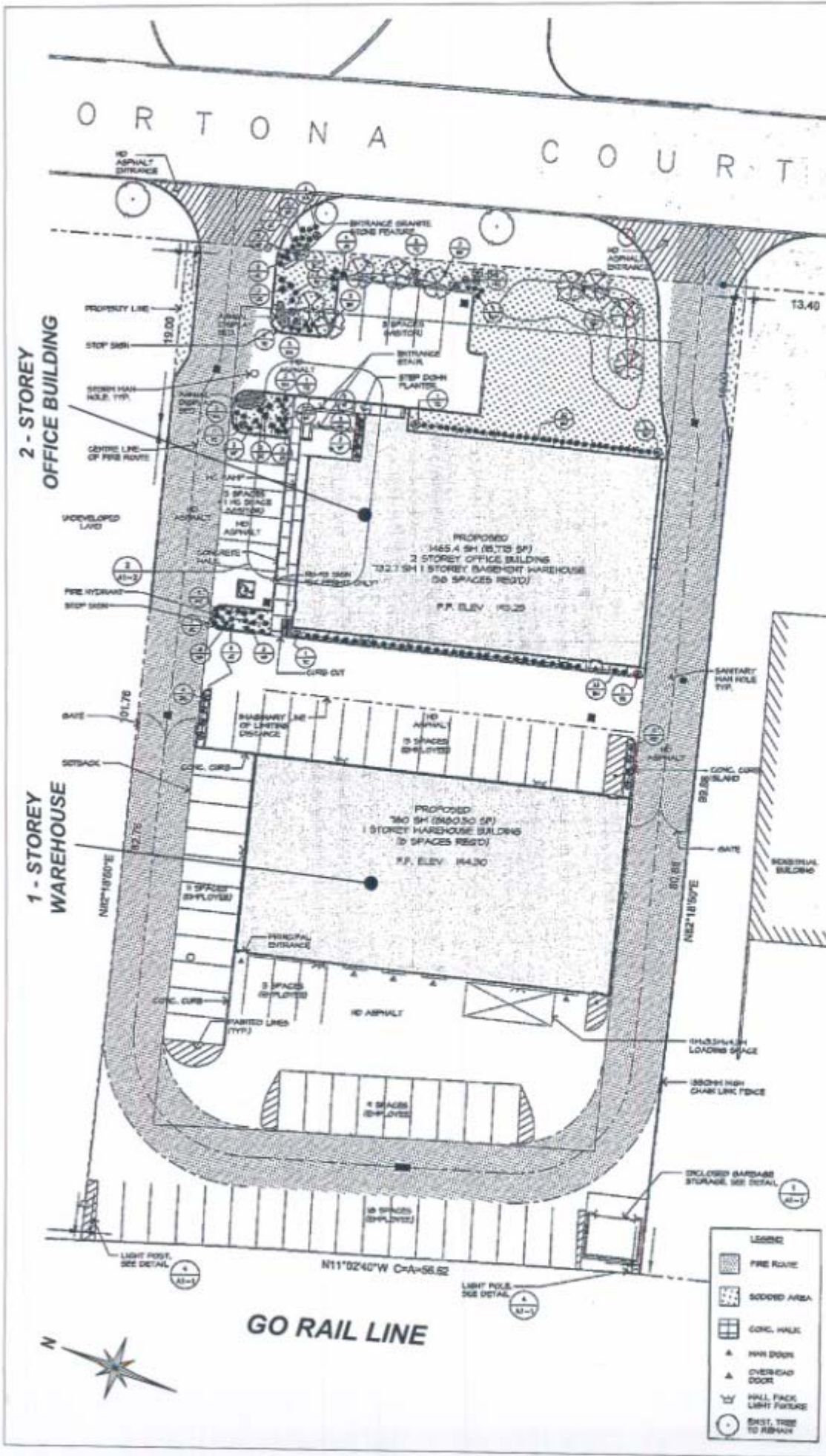
City of
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Site Plan

Part of Lot 7,
Concession 3
APPLICANT:
WHEEL WRIGHT INVESTMENTS LIMITED

WV/05/1 ATTACHMENT 04/06/05 022



Attachment 3

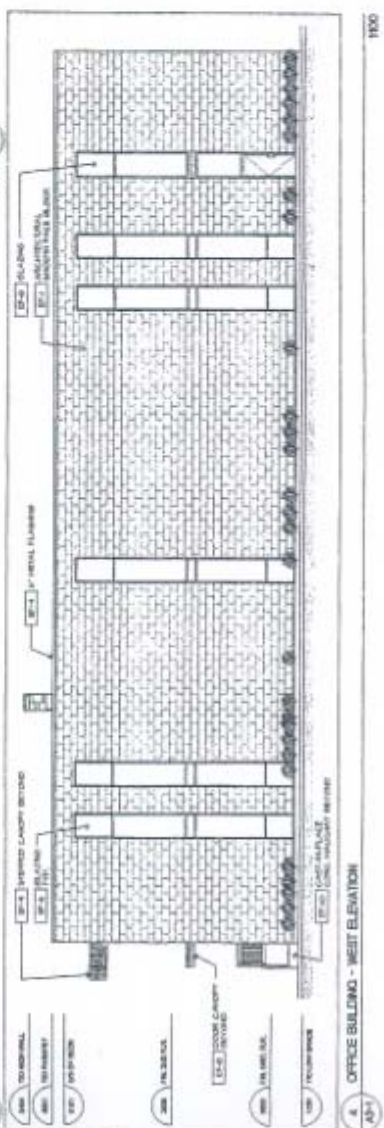
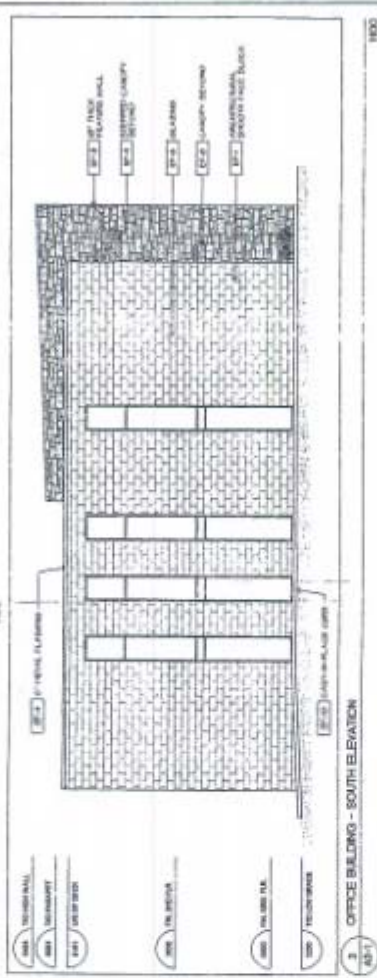
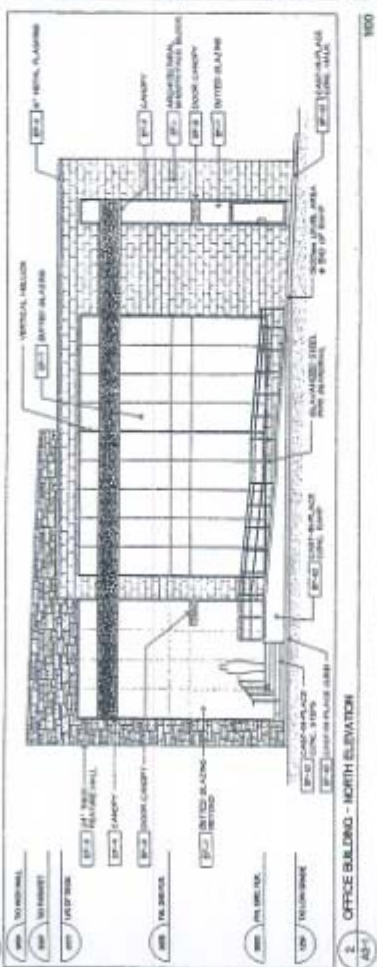
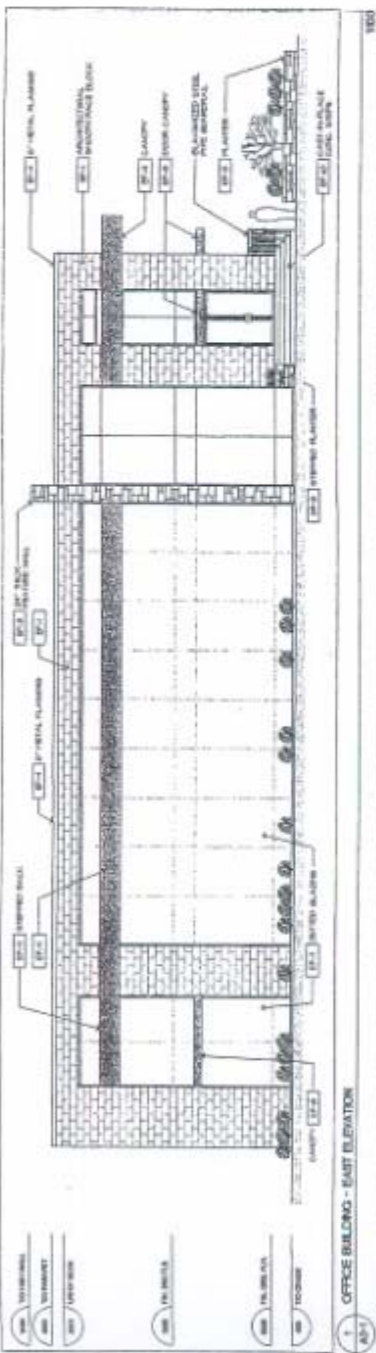
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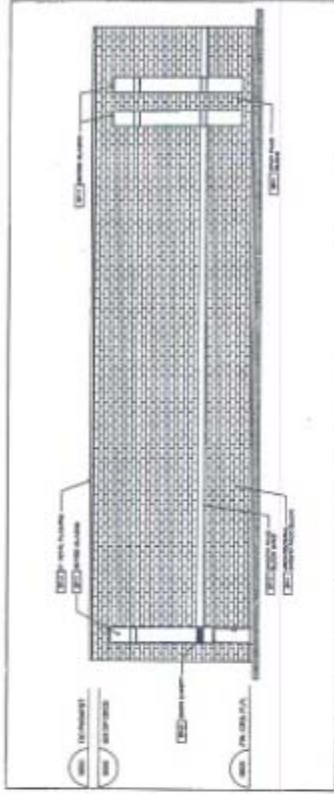
City of **Vaughan**
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Landscape Plan

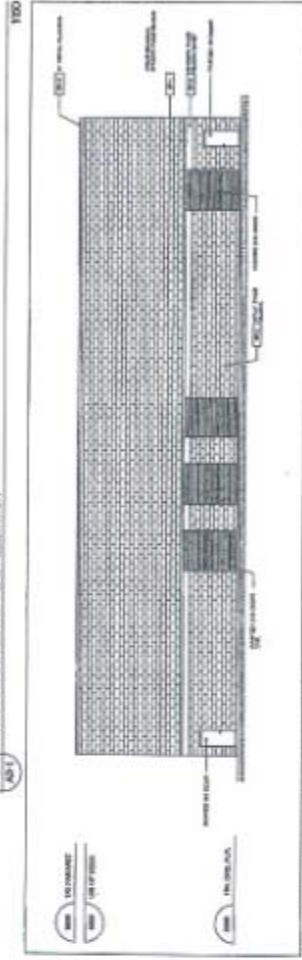
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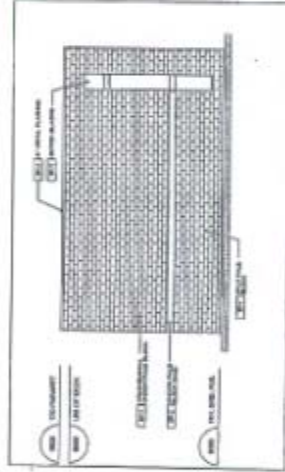




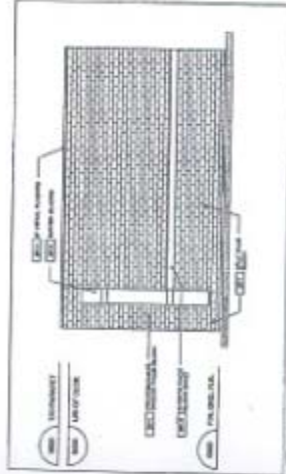
5 WAREHOUSE BUILDING - EAST ELEVATION



6 WAREHOUSE BUILDING - WEST ELEVATION



7 WAREHOUSE BUILDING - SOUTH ELEVATION



8 WAREHOUSE BUILDING - NORTH ELEVATION

Elevations - Warehouse Building

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Attachment 5
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