

COMMITTEE OF THE WHOLE MAY 1, 2006

SITE DEVELOPMENT FILE DA.06.006

2003008 ONTARIO LIMITED, C/O NORSTAR GROUP OF COMPANIES

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.006 (2003008 Ontario Limited, C/O Northstar Group of Companies) BE APPROVED, to permit a four-storey office 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, York Region Transportation and Works Department and the City of Toronto Engineering Department;
 - iii) a Phase 1 Environmental Site Assessment shall be approved to the satisfaction of the Engineering Department and York Region Transportation and Works Department;
 - iv) all requirements of the York Region Transportation and Works Department shall be satisfied;
 - v) all requirements of the City of Toronto Engineering Department shall be satisfied including a traffic study and detailed collision analysis;
 - vi) all hydro requirements of PowerStream Inc. and Hydro One shall be satisfied; and
 - vii) the required variances to implement the final site plan shall be approved by the Committee of Adjustment to address the reductions in landscaping, driveway access, joint driveway and parking, minimum rear yard setback, maximum height, and location of loading spaces, and such variances shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owners have submitted a Site Development Application to permit a four-storey office building as shown on Attachment #2.

Background - Analysis and Options

The 4.47 ha site as shown on Attachment #1 is located on the northeast corner of Steeles Avenue West and Keele Street, in Part of Lot 1, Concession 3, City of Vaughan. A three-storey commercial building, a 1 storey commercial building, and a gas bar currently exist on the site.

The subject lands are designated "General Commercial" by site-specific OPA #495; and, zoned C1 Restricted Commercial Zone, subject to Exception 9(617) and the portion of the development within the hydro corridor that is owned by the applicant is zoned PB1(S) Parkway Belt Linear Facilities Zone, subject to Exception 9(614), by By-law 1-88. The surrounding land uses are as follows:

- North - hydro corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- South - Steeles Avenue West; City of Toronto
- East - Bessemer Court; employment uses (EM1 Prestige Employment Area Zone)
- West - Keele Street; employment use (EM1 Prestige Employment Area Zone); hydro corridor (PB1(S) Parkway Belt Linear Facilities Zone)

Official Plan

The subject lands are designated "General Commercial" by OPA #495, which permits a range of commercial and office uses. The proposed office building conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone, subject to Exception 9(617) and the portion of the development within the hydro corridor is zoned PB1(S) Parkway Belt Linear Facilities, subject to Exception 9(614), by By-law 1-88, which permits the office building and the parking of automobiles, respectively.

The Owner will be required to obtain the following variances from the Committee of Adjustment, in support of the development:

- a 3m - 4.7m wide landscape strip along the lot line abutting Bessemer Court, whereas 5.5m is required: The existing landscape strip is 2.95m. Development Planning Staff is satisfied that the applicant is proposing to increase the width of the landscape strips.
- a minimum 7.4% landscaped area, whereas 10% is required: a slight reduction in landscaping can be supported, in order to meet other requirements including parking;
- a minimum 9.5m rear yard (west), whereas 15m is required. This can be supported to maintain consistency with the location of the existing 3-storey commercial building to the south,
- a maximum building height of 21m, whereas 11m is permitted: The majority of the building will be comprised of a building height of 16.1m, which increases to 21m to the top of the mechanical penthouse on the roof, on the subject lands zoned C1. In comparison, the maximum permitted building height on the surrounding employment zoned lands is 15m, with a provision for increased height above 15m, subject to providing increased interior side yard setbacks. The building heights for the subject office building would be consistent with the office building located on the west side of Keele Street, and will provide for compatible development in the immediate area;
- to permit two loading spaces between a building and a street (Bessemer Court) whereas loading spaces are not permitted to be located between a building and a street: The office building is placed in a location where loading will not be visible from Keele Street, however, the loading will be directed towards the less visible internal cul-de-sac road on Bessemer Court, rather than Keele Street and therefore can be supported;
- a 9.0m wide access on Keele Street, whereas 7.5 m is required: The City considers this to be appropriate, and minor in nature; York Region is to provide final approval of the access width;
- a 9.4m wide driveway access on Bessemer Court, whereas 7.5 m is required: The City considers this to be appropriate, and minor in nature;
- a second 12.8m wide access from Bessemer Court, whereas 7.5 m is required: The Engineering Department has reviewed this request, and has no objection;

required. The Owner must also submit a detailed collision analysis for the past three years at the existing Steeles Avenue West access to the satisfaction of the City of Toronto Engineering Department.

York Region

The Regional of York Transportation and Works Department has no objections to the proposed development, in principle. Prior to final approval, the Owner will be responsible for satisfying the Region's conditions including but not limited to: proof of resolution pertaining to the cross-border servicing between York Region and the City of Toronto, a Phase 1 ESA, providing plans depicting that all requirements within the Regional right-of-way are complied with and that the site plan agreement contains a clause that the passenger standing area/shelter pad be installed to their satisfaction.

Landscaping

The proposed landscape plan as shown on Attachment #3 shows a variety of deciduous and coniferous trees and shrubs. Landscaped islands are provided adjacent to the new parking areas and a 1.5 m wide walkway is provided around the office building. 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 as shown on Attachments #4a and 4b will be constructed to a height of 16.1m, increasing in the middle portion to 21m to the top of the mechanical penthouse on the roof. The building material consists of alternating light gold coloured vision and spandrel glazed panels. A continuous aluminum band panel to match the glazing is evenly spaced throughout the building to break up the panels. The middle portion of the building which projects outward follows the same design and is dark gold in colour. There are two main entrances on both the east and west elevations that consist of a double glass door surrounded by a pillar on each side. The west elevation also has two smaller entrance doors on either side of the main door. An entrance is also proposed on the north façade. The roof-top mechanical equipment will be screened from street view using the same material as the rest of the building for consistency.

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 proposed Site Development application in accordance with OPA #495, By-law 1-88, and the area context, and is satisfied that the proposed development of a four-storey office building is appropriate for the subject lands. Accordingly, the Development Planning Department can support the approval of the Site Development 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
- 4a. Elevations (North and East)
- 4b. Elevations (South and West)

Report prepared by:

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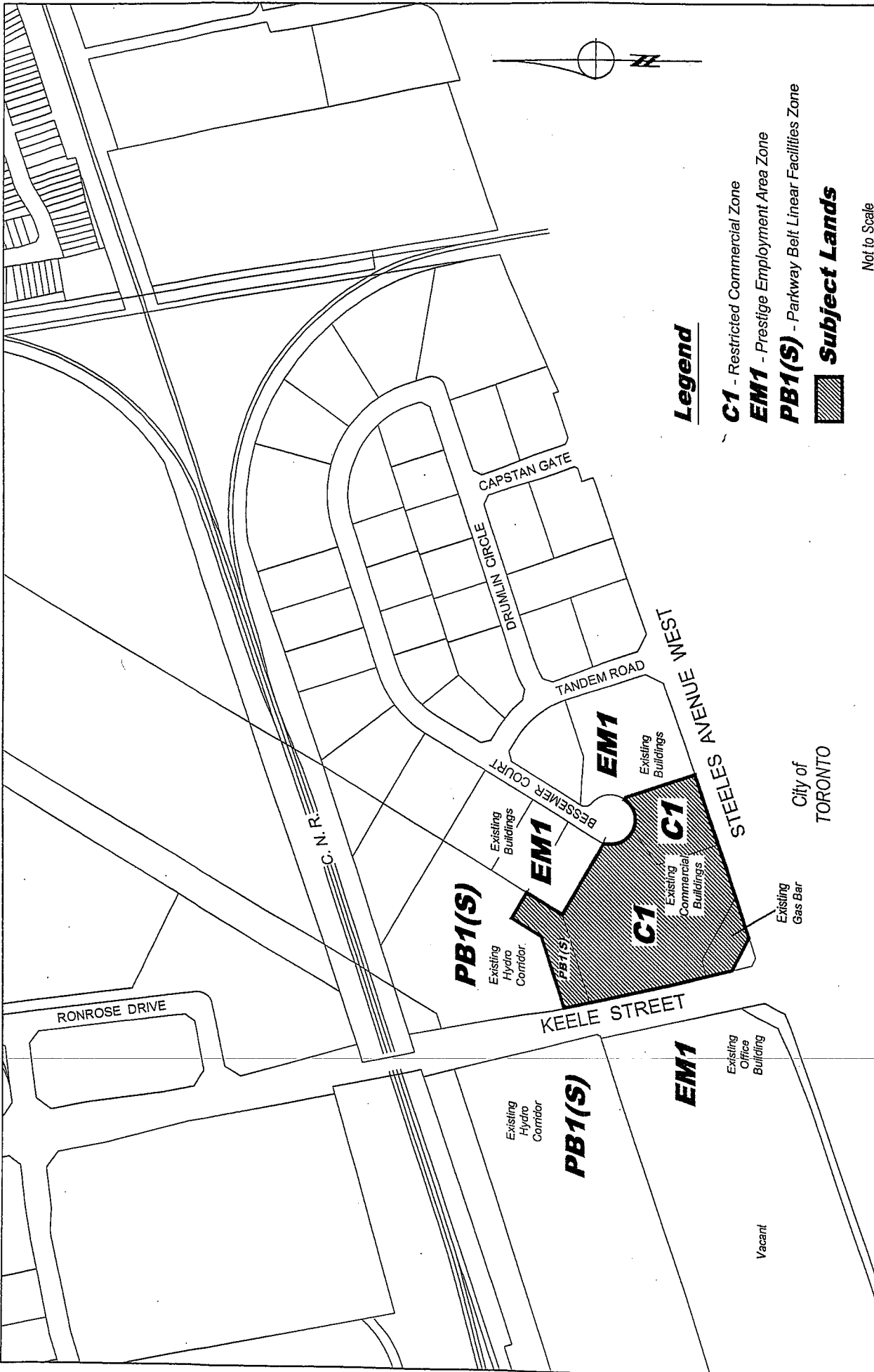
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning


MARCO RAMUNNO
Director of Development Planning

/LG

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Legend

- C1** - Restricted Commercial Zone
- EM1** - Prestige Employment Area Zone
- PB1(S)** - Parkway Belt Linear Facilities Zone
-  **Subject Lands**

Not to Scale

Location Map

Part Lot 1,
Concession 3
 APPLICANT:
 2003008 ONTARIO LIMITED C/O
 NORSTAR GROUP OF COMPANIES
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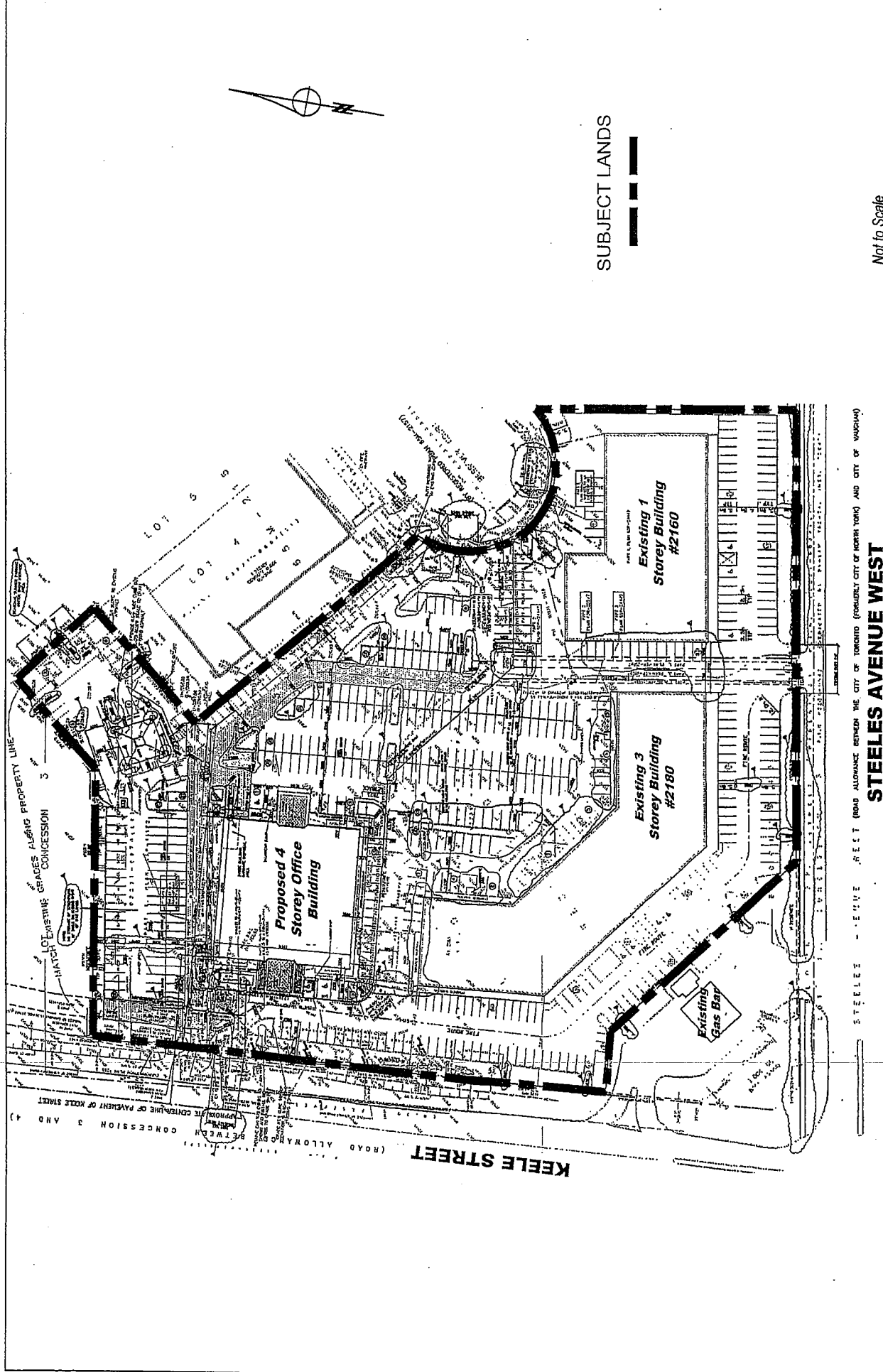
Development Planning Department

Attachment

FILE No.: DA.06.006
 RELATED FILE:
 DA.96.005

April 10, 2006





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Attachment 2

FILE No.: DA.06.006
RELATED FILE:
DA.96.005

April 10, 2006

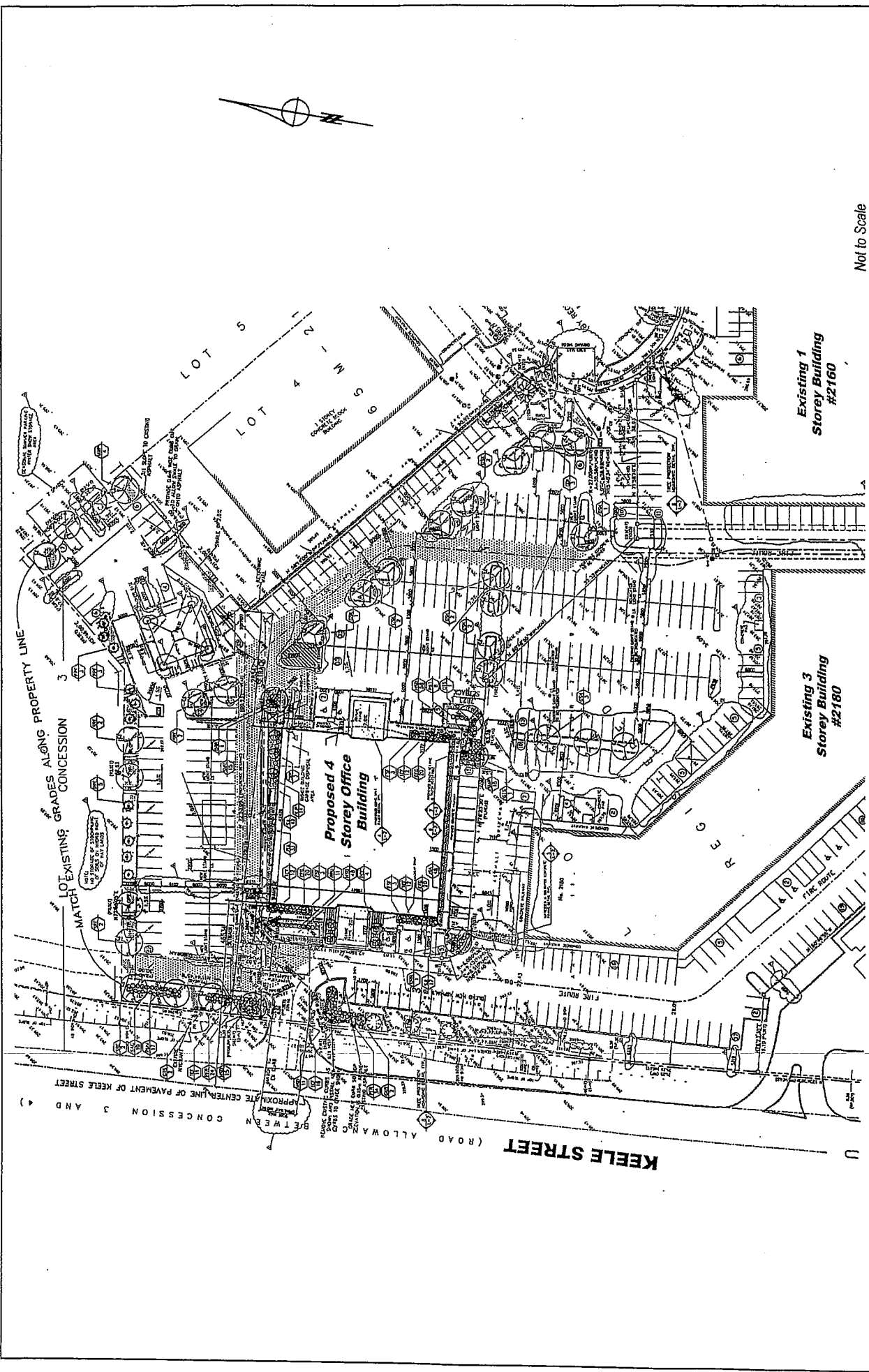


Development Planning Department

STEELES AVENUE WEST

Site Plan

Part Lot 1,
Concession 3
APPLICANT:
2003008 ONTARIO LIMITED C/O
NORSTAR GROUP OF COMPANIES
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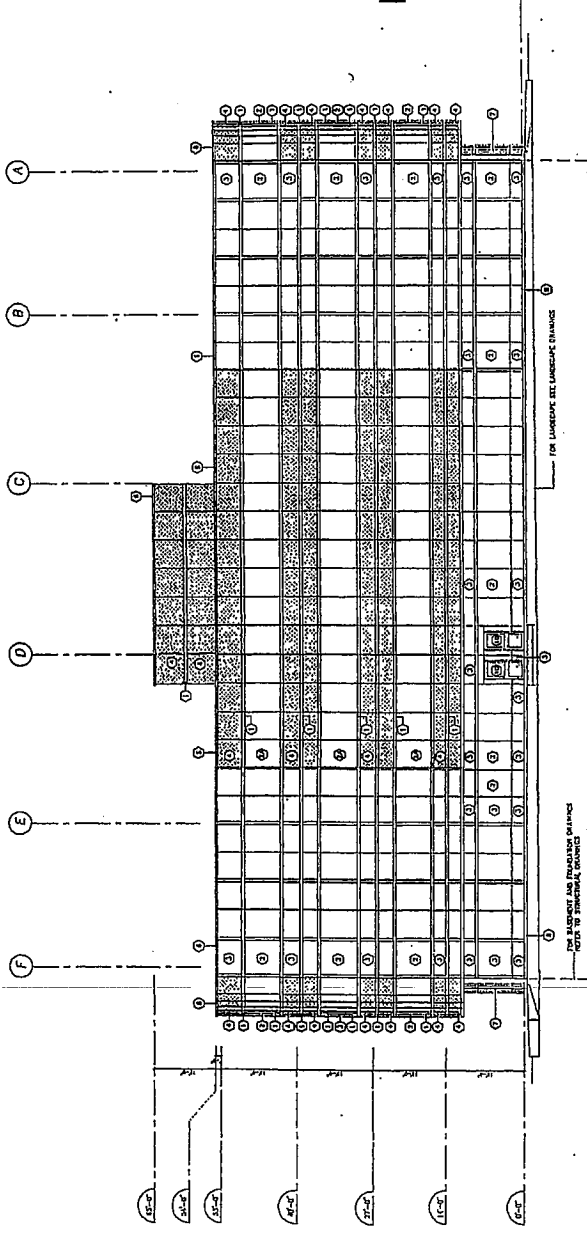
Landscape Plan

Part Lot 1,
Concession 3
 APPLICANT:
 2003008 ONTARIO LIMITED C/O
 NORSTAR GROUP OF COMPANIES
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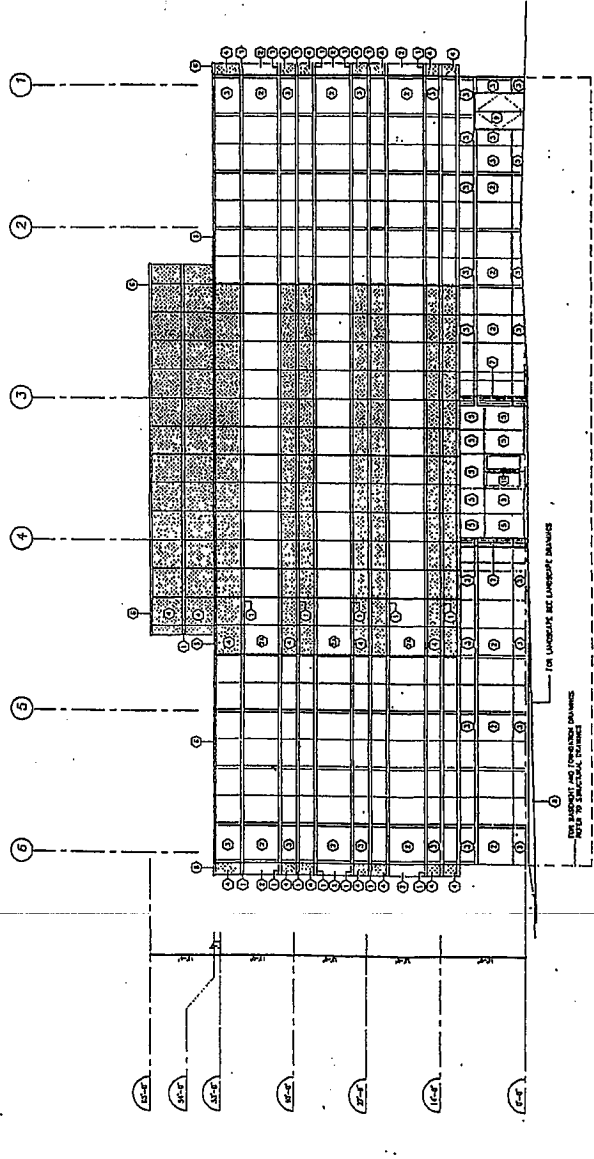
Development Planning Department

NORTH ELEVATION



- ① ALUMINUM BAND PANEL - COLOUR GOLD TO MATCH ADJACENT CLADDING.
- ② CURTAIN WALL SYSTEM - VISION PANELS COLOUR LIGHT GOLD
- ③ CURTAIN WALL SYSTEM - VISION PANELS COLOUR DARK GOLD
- ④ INSULATED SPANDREL PANEL
- ⑤ INSULATED SPANDREL PANEL
- ⑥ CURTAIN WALL SYSTEM - VISION PANELS CLEAR GLASS
- ⑦ PREFINISHED METAL FLASHING - COLOUR GOLD TO MATCH MULLIONS
- ⑧ PREFINISHED METAL FLASHING - COLOUR GOLD TO MATCH MULLIONS
- ⑨ CONCRETE
- ⑩ INSULATED ILM. DOOR IN ILM. FRAME PAINTED - COLOUR TO MATCH ADJACENT CLAZING
- ⑪ ENTRANCE DOORS BY ALUMINIUM FRAME - COLOUR GOLD TO MATCH MULLIONS

EAST ELEVATION



Not to Scale

Attachment
4a

FILE No.: DA.06.006
RELATED FILE:
DA.96.005

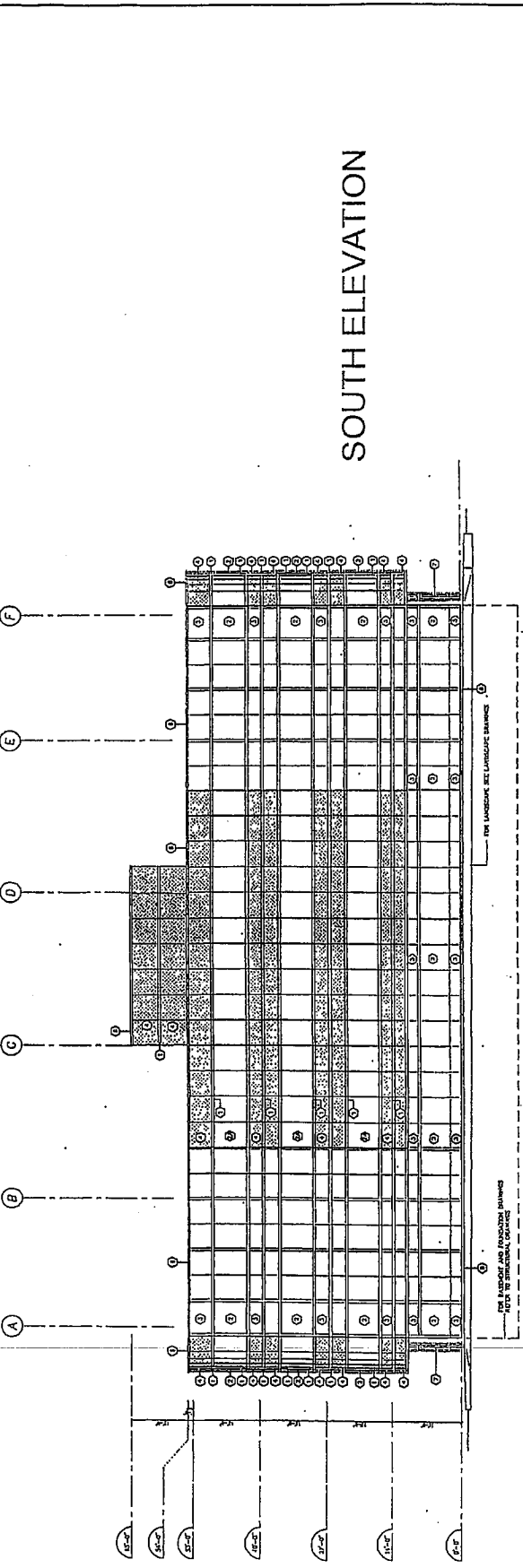
April 10, 2006

City of Vaughan

Development Planning Department

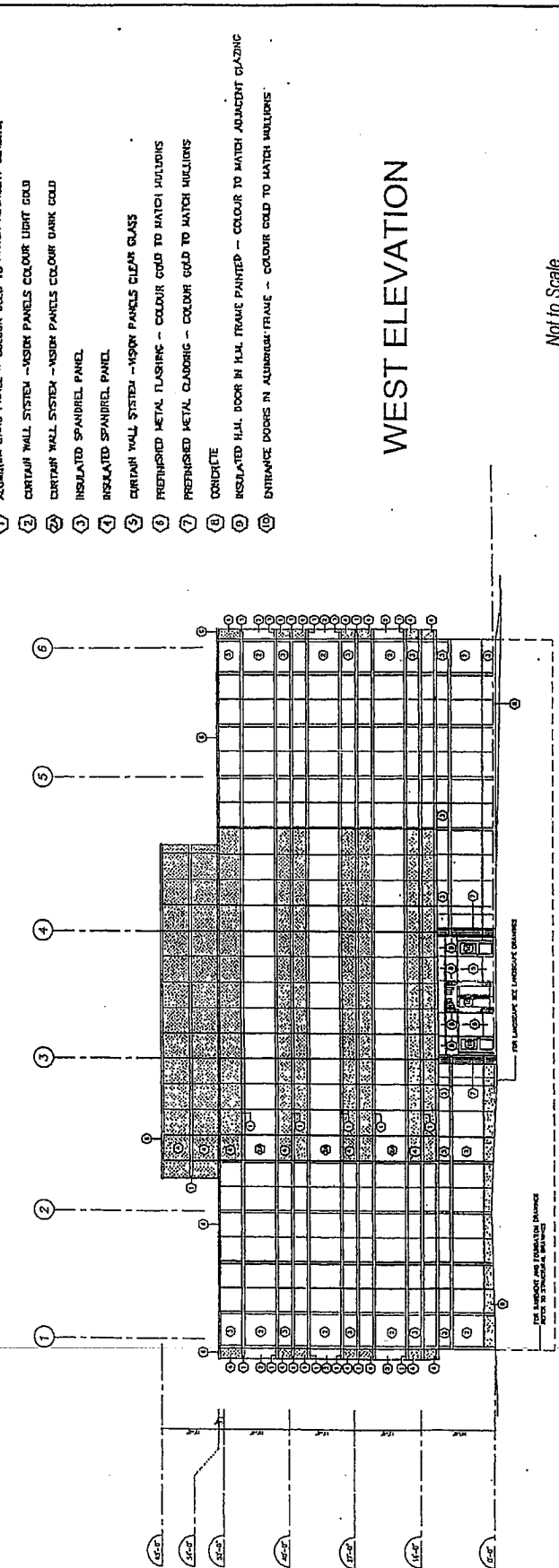
North & East Elevations

Part Lot 1,
Concession 3
APPLICANT:
2003008 ONTARIO LIMITED C/O
NORSTAR GROUP OF COMPANIES
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SOUTH ELEVATION

- 1 ALUMINUM ZIAND PANEL - COLOUR GOLD TO MATCH ADJACENT GLAZING.
- 2 CURTAIN WALL SYSTEM - INSIDE PANELS COLOUR LIGHT GOLD
- 3 CURTAIN WALL SYSTEM - INSIDE PANELS COLOUR DARK GOLD
- 4 INSULATED SPANDREL PANEL
- 5 INSULATED SPANDREL PANEL
- 6 CURTAIN WALL SYSTEM - INSIDE PANELS CLEAR GLASS
- 7 FINISHED METAL FLASHING - COLOUR GOLD TO MATCH WINDOWS
- 8 FINISHED METAL FLASHING - COLOUR GOLD TO MATCH WINDOWS
- 9 CONCRETE
- 10 INSULATED H.L. DOOR IN H.L. FRAME PAINTED - COLOUR TO MATCH ADJACENT GLAZING
- 11 ENTRANCE DOORS IN ALUMINUM FRAME - COLOUR GOLD TO MATCH WINDOWS



WEST ELEVATION

Not to Scale

South & West Elevations

Part Lot 1,
Concession 3
APPLICANT:
2003008 ONTARIO LIMITED C/O
NORSTAR GROUP OF COMPANIES
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Development Planning Department

Attachment 4b
FILE No.: DA.06.006
RELATED FILE:
DA.96.005
April 10, 2006