

COMMITTEE OF THE WHOLE MAY 20, 2008

SITE DEVELOPMENT FILE DA.08.016 VALLEY MILL DEVELOPMENTS LTD.

Recommendation

The Commissioner of Planning recommends:

1. THAT the revised building elevations for Building "C" as shown on Attachment #3 for Site Development File DA.08.016 (Valley Mill Developments Ltd.) BE APPROVED.
2. THAT prior to the execution of an amending Site Plan Agreement or Letter of Undertaking, whichever is in effect, the Owner shall obtain approval from the Committee of Adjustment to increase the maximum permitted building height for Building "C" as shown on Attachments #2 and #3 from 13.5 m to 17.5 m, and the Committee's decision shall be final and binding.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.08.016, Valley Mill Developments Ltd.) on the subject lands shown Attachment #1, to facilitate revised building elevations for Building "C" as shown on Attachment #3. The primary revision includes increasing the office component of Building "C" from a maximum height 13.5 m and two-storeys as originally approved by Council under Site Development File DA.05.006 (Attachment #4) to 17.5 m and three storeys as shown on Attachment #3. The revisions also include minor enhancements to the roofline and front facades to the multi-unit portions of Building "C". The new development will result in a building with a slightly smaller foot print, but with an increased gross floor area of 2,452.87 on the subject lands shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Weston Road, south of Rutherford Road, known municipally as 9101 Weston Road, City of Vaughan. On November 1, 2005, Council approved Site Development File DA.05.006 for Phase 2 of a Neighbourhood Commercial Centre comprised of 3 buildings, including one multi-unit retail building (Building "A"), a bank (Building "B") and another multi-unit building with a two-storey office component (Building "C") as shown on Attachment #4. Buildings "A" and "B" are constructed and occupied. Building "C", which is the subject of this report, is being revised to add a third floor to the approved 2-storey office component of the building, with enhancements to the building elevations as shown on Attachment #3. A Site Plan Agreement has been registered on the overall site, which must be amended to facilitate the proposed changes.

Official Plan/Zoning By-law

The subject lands are designated “Neighbourhood Commercial Centre” by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, which permits the commercial/office use.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1166A), which permits the commercial/office use. The proposed three storeys and 17.5 m height of the office component of Building “C” exceeds the maximum permitted building height for this building of 13.5 m.

The Development Planning Department has reviewed the revised plans and has no objection to the additional 4m increase in building height as it provides additional massing and intensification on the subject lands, which has minimal impact on the surrounding land uses. If the revised elevations are approved by Council, prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect, the Owner must obtain approval from the Committee of Adjustment to increase the maximum building height for Building “C” as shown on Attachment #2, from 13.5 m to 17.5 m, and the Committee’s decision must be final and binding.

Building Design

The site plan for the subject lands is shown on Attachment #2, and includes approved Building “C”, which is “L”-shaped and located at the southeast corner of the property. The footprint of Building “C” has been reduced slightly, but maintains the same configuration as originally approved under Site Development Application DA.05.006.

The proposed elevations for Building “C” are shown on Attachment #3. The proposed building will have a constructed building height of 17.5 m at the top of the parapet for the three-storey office portion, whereas the balance of the multi-unit component of the building will have a consistent height of 7 m. The upper two storeys of the office building consists of off-white precast concrete panels with dark blue coloured glazing on all elevations. The ground floor of the multi-unit component of the building is comprised of off-white precast concrete panels with a light blue colored glazing scheme, which wraps around to a portion of the south elevation. The balance of the south and east elevations of the ground floor are comprised primarily of off-white precast concrete panels with man doors and intermittent upper level glazing. The building design utilizes raised parapets on the ground floor elevations to conceal the view of the roof-top mechanical equipment. A roof-top amenity area is also provided at the southeast corner of the building, located over the first floor of the building, and intended to serve the occupants of the office building.

The Development Planning Department is generally satisfied with the proposed building elevations, however, the off-white precast concrete panels should be revised to a colour that is more consistent with the Buildings “A” and “B” located on the balance of the site, which utilize primarily an earth tone colour scheme. The Development Planning Department will continue to work with the Owner to finalize the elevation plans shown on Attachment #3.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the mixed use commercial/office building (Building "C" as shown on Attachment #3).

Attachments

1. Location Map
2. Site Plan
3. Proposed Elevations
4. Previously Approved Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



Attachment

FILE No.: DA.08.016
 RELATED FILE: DA.05.006
 April 24, 2008



Development Planning Department

Location Map

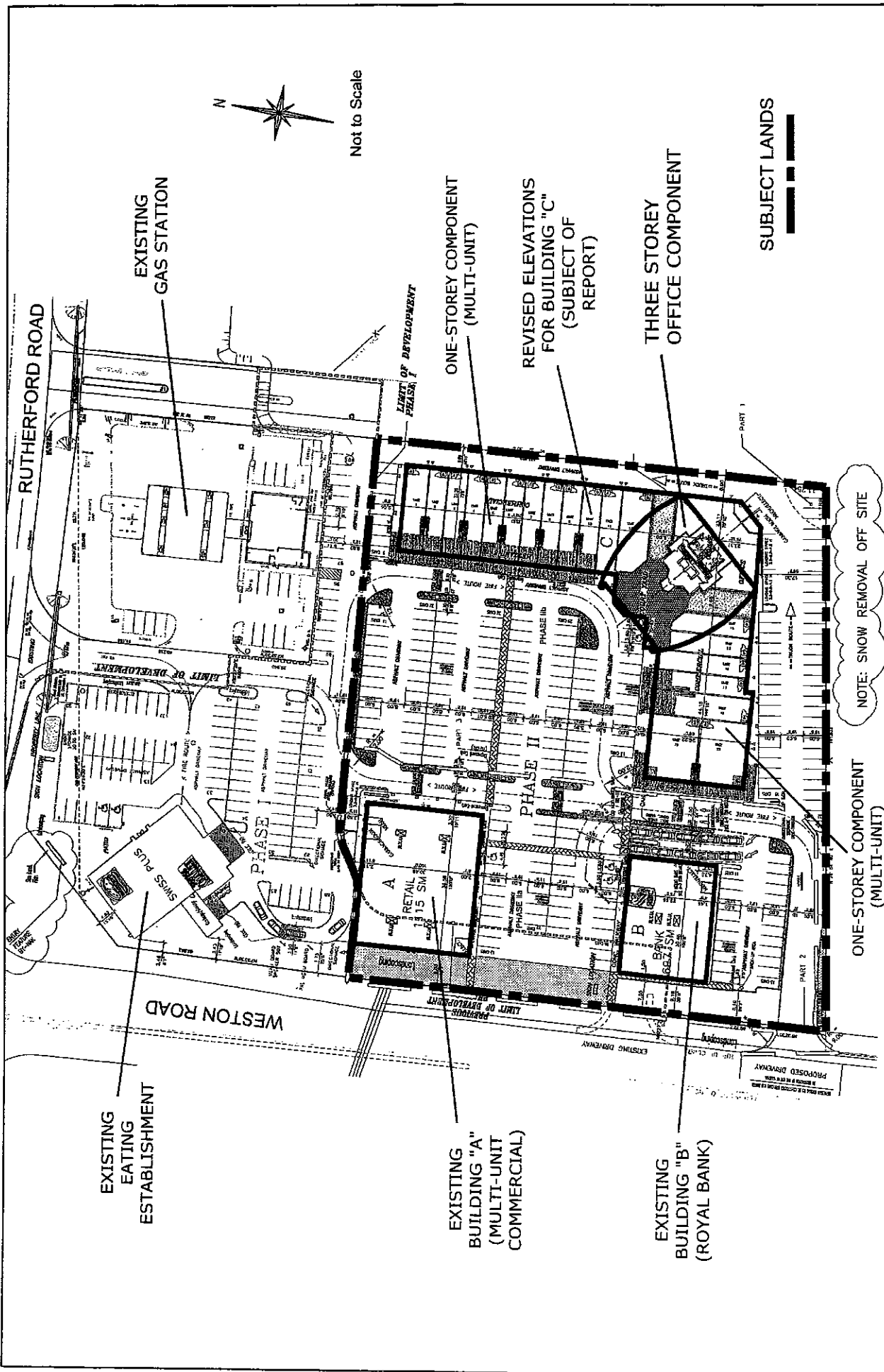
Part of Lot 15,
 Concession 5
 APPLICANT:
 VALLEY MILL DEVELOPMENTS LTD.
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LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale



Site Plan

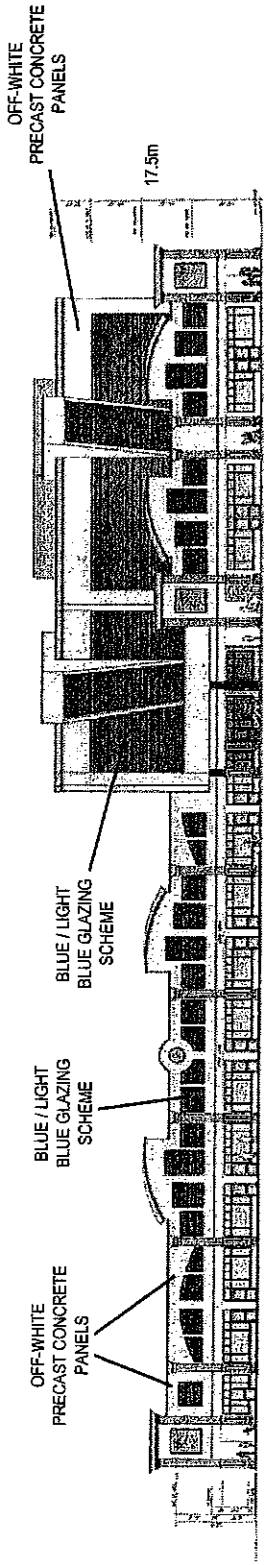
Part of Lot 15,
Concession 5
APPLICANT:
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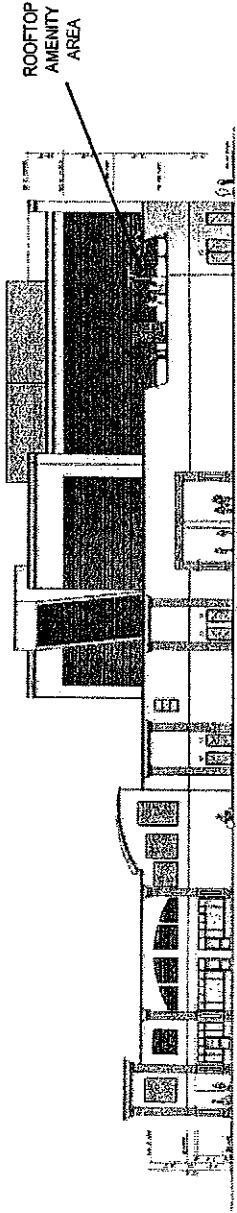
Development Planning Department

Attachment 2

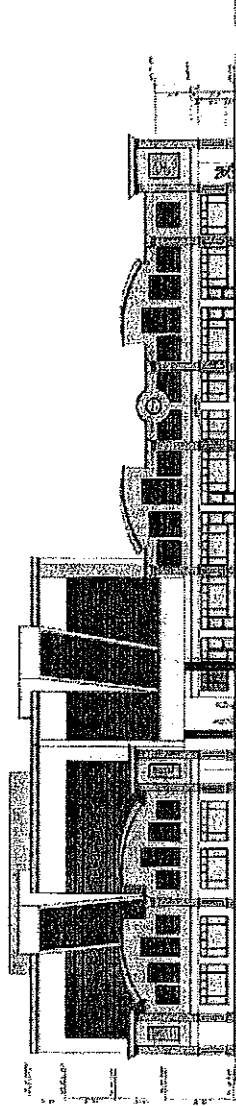
FILE No.:
 DA.08.016
 RELATED FILE:
 DA.05.006
 May 2, 2008



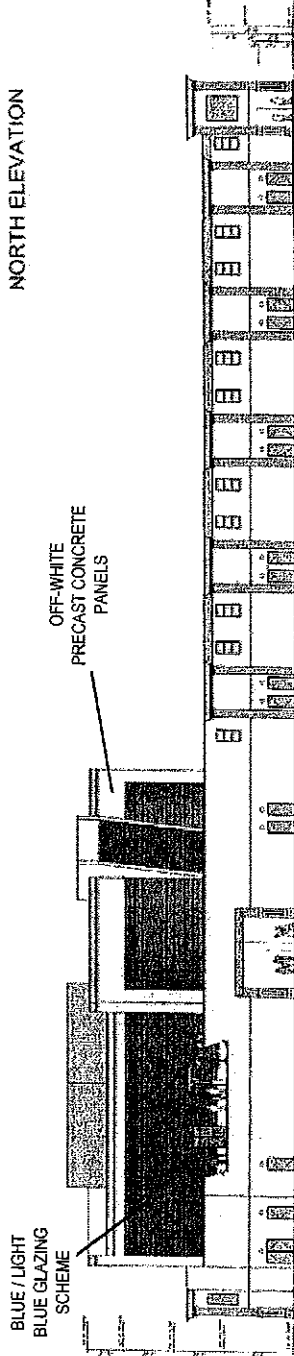
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Not to Scale

Proposed Elevations - Building "C"

APPLICANT: VALLEY MILL DEVELOPMENTS LTD.
 Part of Lot 15, Concession 5

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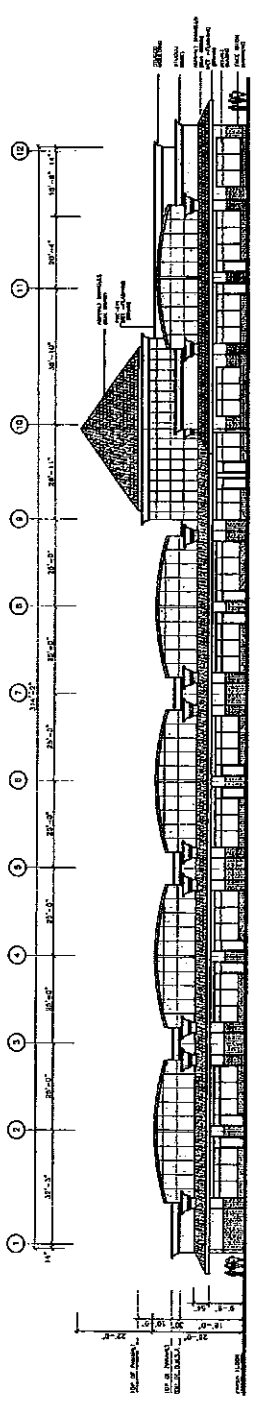


The City Above Toronto

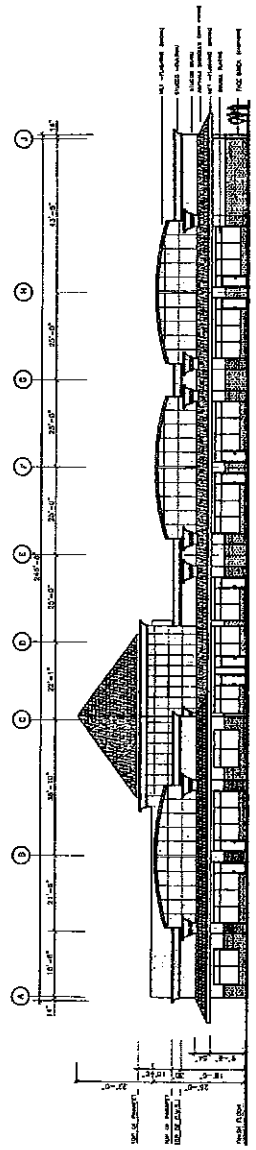
Development Planning Department

Attachment 3

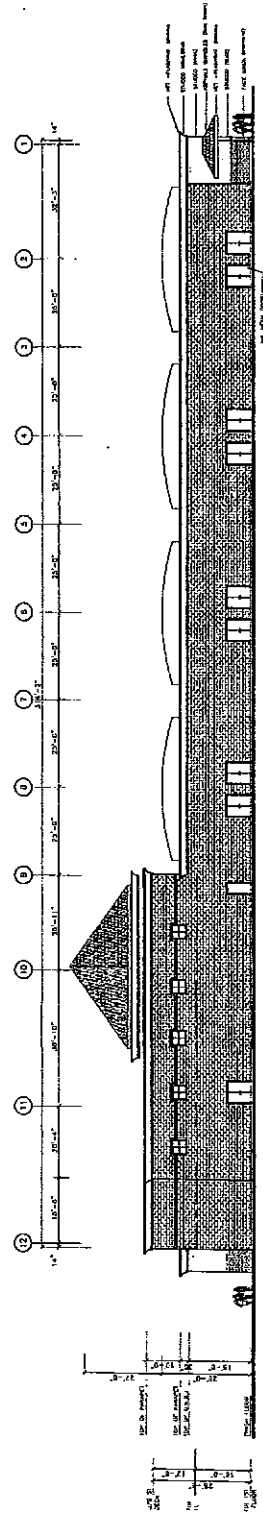
FILE No.: DA.08.016
 RELATED FILE: DA.05.006
 May 5, 2008



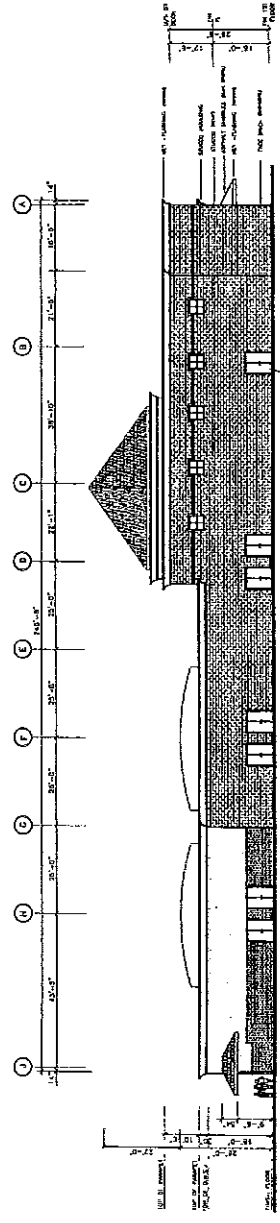
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Not to Scale

**Previously Approved Elevations -
Building "C"**

APPLICANT:
VALLEY MILL DEVELOPMENTS LTD.
Part of Lot 15,
Concession 5



Development Planning Department

**Attachment
4**

FILE No.:
DA.08.016
RELATED FILE:
DA.05.006
May 2, 2008

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