

COMMITTEE OF THE WHOLE SEPTEMBER 8, 2009

SITE DEVELOPMENT FILE DA.08.027 LEVIATHAN INVESTMENTS INC. WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachments #5, #6 and #7 (Buildings "A", "B" and "C") for Site Development File DA.08.027 (Leviathan Investments Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department and Engineering Departments;
 - ii) the required Minor Variance and Consent applications shall be approved by the Committee of Adjustment; and,
 - iii) all required approvals be obtained from the Region of York and the Ministry of Transportation.
2. THAT Council direct the City Clerk to commence Municipal Act procedures to stop-up and close Balda Court, as shown on Attachment #2.
3. THAT a by-law be enacted authorizing to commence the statutory procedures to stop-up, close and convey Balda Court to the abutting Owner for an administrative fee of \$1,500.00, and that the Mayor and Clerk be authorized to sign any and all necessary documentations required to complete this matter to the satisfaction of the City.
4. THAT prior to the issuance of the building permit, the by-law to stop-up and close Balda Court shall be final and binding.

Contribution to Sustainability

The applicant has advised that the following sustainable features will be incorporated into the building design:

- i) the glazing system for all buildings will utilize a thermally-broken curtain wall system with low emissivity glass coating;
- ii) compliance with ASHRAE Standards;
- iii) insulated (R20) walls and roof;
- iv) all roof top units are screened from view by a continuous building parapet, which mitigates both sound emitted by the roof top units and visual exposure;
- v) locally manufactured exterior building materials; and,
- vi) light coloured roof finishes to cut down heat generated by the roof.

Economic Impact

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

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the building elevations shown on Attachments #5, #6 and #7, for Site Development File DA.08.027 on the subject lands, to facilitate the development of the 1.96 ha property with 2 multi-unit industrial buildings and a 3-storey office building, as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands are located on the east side of Cityview Boulevard, south of Teston Road, being Block 70 on Plan 65M-3903, in Part of Lot 25, Concession 5, City of Vaughan as shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "High Performance Area" by OPA #600 and are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1222). The proposed development conforms to the Official Plan. The proposed uses comply with the Zoning By-law, however, variances are required to the minimum required unit size for the Building "B" and the proposed shared access with the lands to the north. These variances are discussed later in this report.

Engineering Department

The Engineering Department has advised that the Owner submitted a letter to the Engineering Department requesting a Stop-up Closure By-law for Balda Court. As a condition of the subdivision agreement between the City and the Owner (Keystar Developments Inc.), Plan 65M-3903, File 19T-00V07, executed on March 9, 2006, Balda Court was dedicated to the City as a public highway. The original proposal to build a GO Transit commuter parking lot on the property is no longer a viable option. The new proposal for an industrial development encompasses the Balda Court road allowance within the development of the site plan, as shown on Attachment #2. The Engineering Department has no objection to the stop-up and closure of Balda Court. Should Council concur, conditions to this effect are included in the Recommendation section of this report to facilitate the stop-up and closure of Balda Court.

Variances

The following variances to the minimum requirements of the EM1 Prestige Employment Area Zone of By-law 1-88 are required to facilitate the proposed development:

Standard	By-law 1-88 Minimum requirement (EM1 Prestige Employment Area Zone)	Proposed Standard
Minimum Unit Size (Building "B")	465m ²	Less than 465m ²
Driveway Access	Shared access not permitted	Permit shared access

Building "B" is proposed to be a multi-unit (6) industrial building with 4 of the units with an area of less than 465m². The smaller unit sizes may provide a location for employment uses that do not require a larger gross floor area. The Development Planning Department considers this variance to be minor in nature and can be supported. As noted in the Engineering Department comments, the applicant has requested the stop-up and closure of Balda Court. If this request is approved and in order to permit the proposed development, the applicant will require a shared access with the lands to the north. The lands to the north would also require a minor variance for the same shared access. In addition, both properties require a mutual Consent for the shared access. Both the Minor Variance applications and Consent applications are to be approved. The Development Planning Department can support the required variance and consents.

A condition in the Recommendation Section of this report is included which requires that the Minor Variance and Consent applications required to implement the development shall be approved by the Committee of Adjustment.

Site Layout/Building Design

The proposed development includes 3 buildings, 2 of which face Highway 400 (Buildings "B" and "C"), as shown on Attachment #3. These buildings are setback a minimum of 14m from the Ministry of Transportation (MTO) right-of-way, as required. The site is served by one access from Cityview Boulevard (shown as Balda Court on Attachment #3). The applicant is proposing a shared driveway access, as shown on Attachment #3, between the subject lands and the property to the north (existing indoor soccer facility also owned by the applicant).

Both Buildings "A" and "B" are multi-unit industrial buildings. A 3-storey office building (Building "C") is proposed at the south end of the site, adjacent to the Highway 400 off/on ramp. A single row of parking is provided around the perimeter of the site that allows for the front entrances to the 3 buildings to be located along Cityview Boulevard and along the Highway 400 frontage. Additional parking is also provided for in the centre of the site, as shown on Attachment #3. The proposed site layout is considered acceptable.

The proposed site development includes 34% of the lot dedicated to landscaped areas comprised of lands abutting the MTO right-of-way, Cityview Boulevard, and internal to the site, as shown on the proposed Landscape Plan on Attachment #4. The landscape plan provides pedestrian connections (unit pavers) to all buildings, as well as 3 pedestrian linkages to the proposed sidewalk located on Cityview Boulevard. The Development Planning Department is satisfied with the proposed landscape plan, as submitted.

Building Elevations

The proposed building elevations are shown on Attachments #5, #6 and #7. Building "A" is a multi-unit industrial building comprised of 3 units, as shown on Attachment #5. The building is 8.3 metres in height to top of parapet, and is comprised primarily of tan coloured architectural precast concrete and exposed aggregate finish. As an accent, smooth finished horizontal columns made of the same materials and colour are also included. The front of Building "A" and entrances to the building are located on the west elevation facing Cityview Boulevard and includes glass windows and doors, and prefinished metal canopies above each doorway. Rectangular architectural elements are also included above the doorways consisting of glass, spandrel and architectural precast panels. A stone base is also provided on this elevation. The glass windows wrap around the corners of the building to portions of the north and south elevation that are visible from Cityview Boulevard. The east elevation (rear) faces the interior of the site and contains 4 overhead metal doors and metal man doors.

Building "B", as show on Attachment #6 is a 6-unit industrial building, with the main façade of the building facing the Highway 400 frontage (east). Building "B" is also 8.3 metres in height to top of parapet, and is made of the same building materials and colour as Building "A", and similar

design features. The entrances to the units are also comprised of glass doors with windows, and include rectangular architectural elements above the doorways that include a mix of glass and spandrel materials. The architectural elements provided on the east elevation also wrap around the corners of the building on the west, north and south elevations at the areas visible to the proposed office building on the site to the west (Building "C") and from the main driveway access from Cityview Boulevard. Three overhead metal doors and man metal doors are provided on the south elevation, internal to the site.

A 3-storey office building is proposed for Building "C", as shown on Attachment #7. The front façade of the building is located on the east elevation, facing the Cityview Boulevard and Highway 400 ramp intersection. This building stands to a height of 18.7 metres, and consists primarily of reflective glass and spandrel, with an architectural element at the top consisting of prefinished aluminum panels. To accent the design, the building contains vertical concrete panels, as well as one horizontal panel on all elevations, in the same tan colour as Buildings "A" and "B". The west and east elevations contain glass entrance doors, and the north elevation being internal to the site, contains a metal overhead door and metal man doors.

The roof top mechanical equipment is proposed to be screened from the view of Cityview Boulevard and Highway 400 for all buildings on the property. The Development Planning Department is satisfied with the proposed elevations for Buildings "A", "B" and "C".

Ministry of Transportation (MTO)

The Ministry of Transportation has reviewed the proposal and require that all final plans are submitted for their review and approval, prior to their issuance of a building and land use permit.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Region of York has no objections to the proposed development. All plans are subject to their approval and a condition to this affect is included in the Recommendation section of this report.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 2 industrial buildings and a 3-stoery office building is appropriate and compatible with the existing and permitted land uses in the surrounding area, subject to the comments in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions outlined in the Recommendation section of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Building "A"
6. Elevations - Building "B"
7. Elevations - Building "C"

Report prepared by:

Carmela Marrelli, Senior Planner, ext. 8791

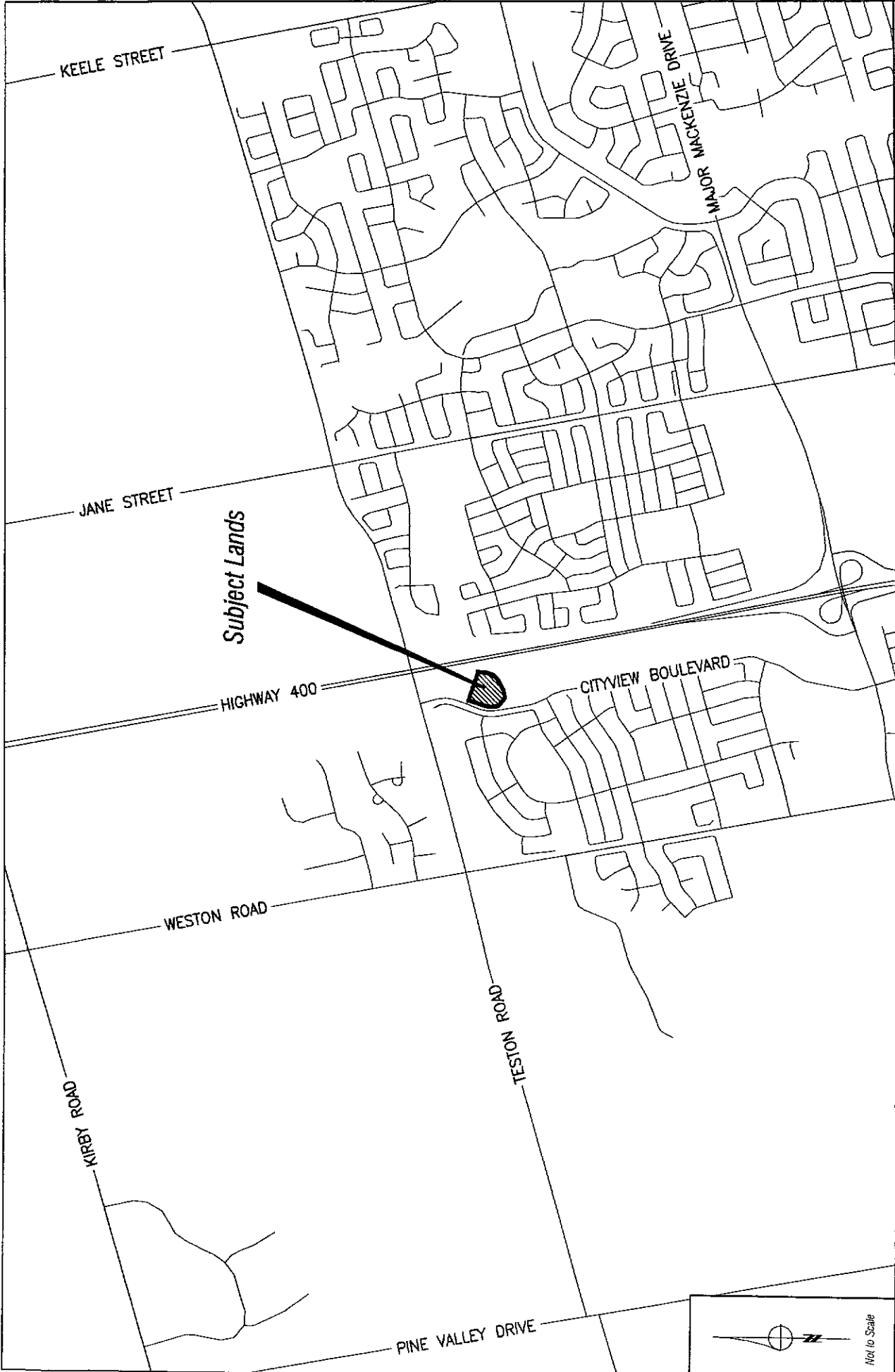
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

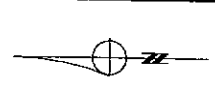
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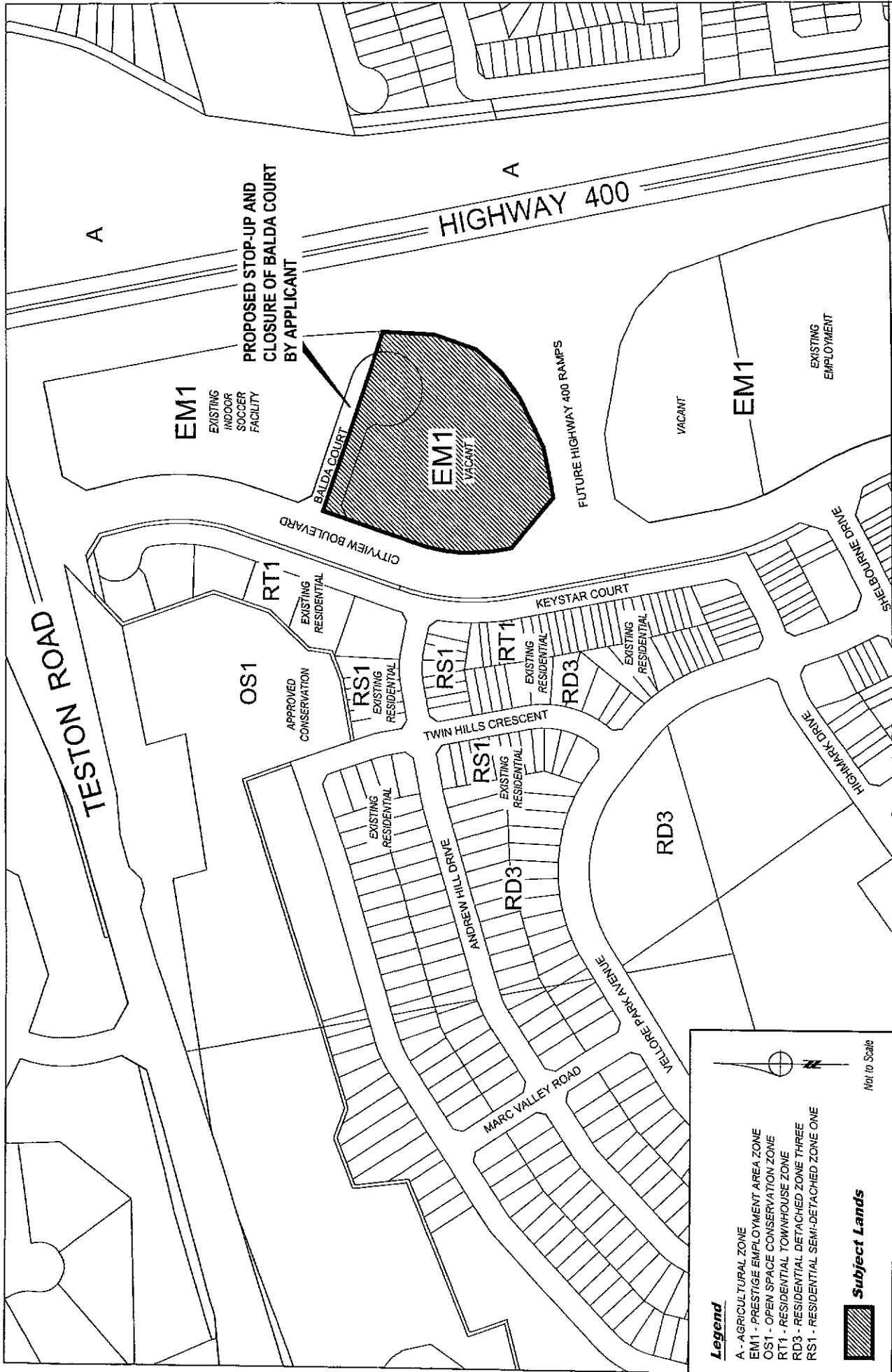
Context Location Map

Part of Lot 25,
 Concession 5
 APPLICANT:
 LEVIATHAN INVESTMENTS INC.

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Not to Scale



Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE

Subject Lands

Not to Scale

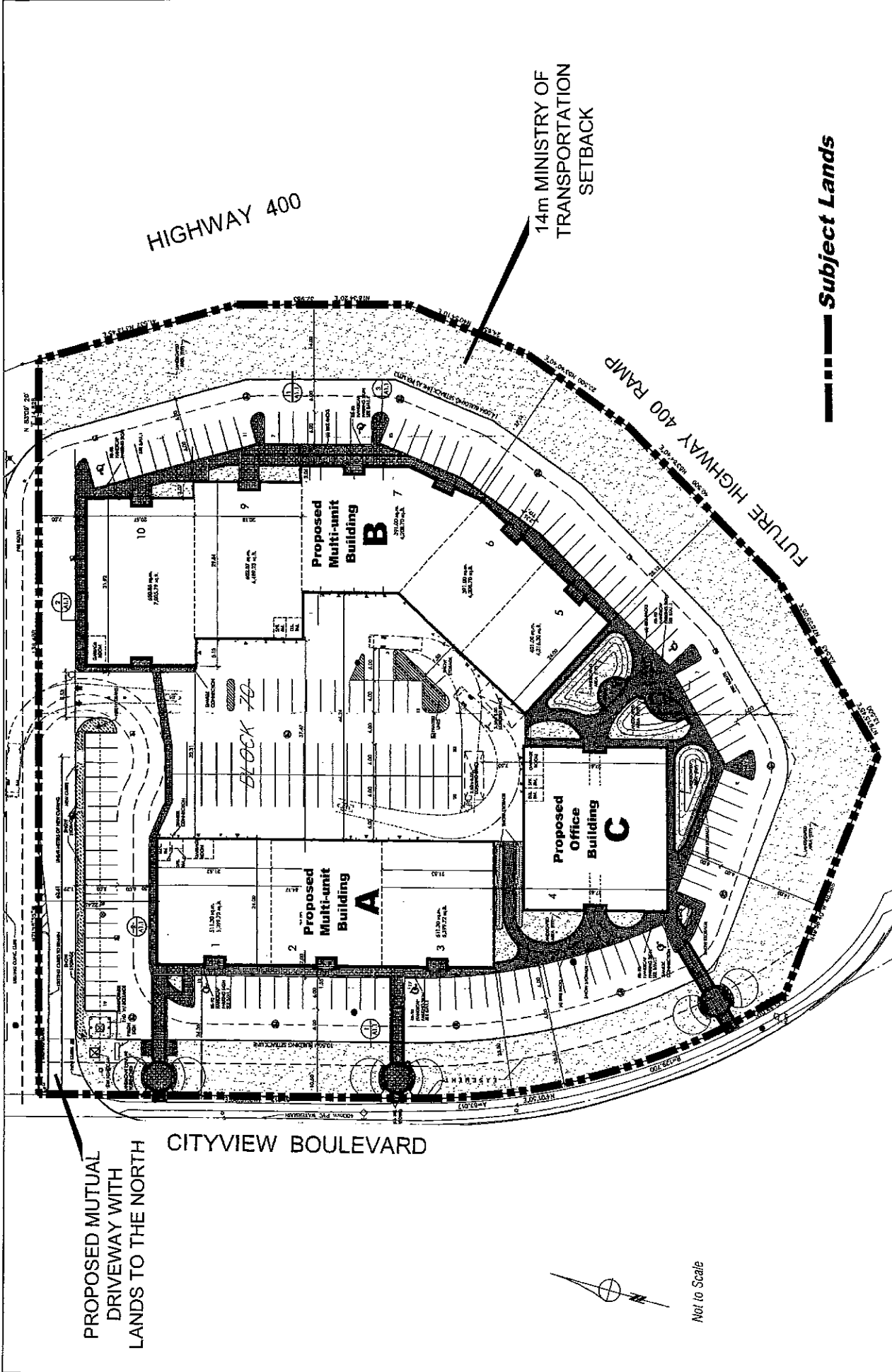
Location Map

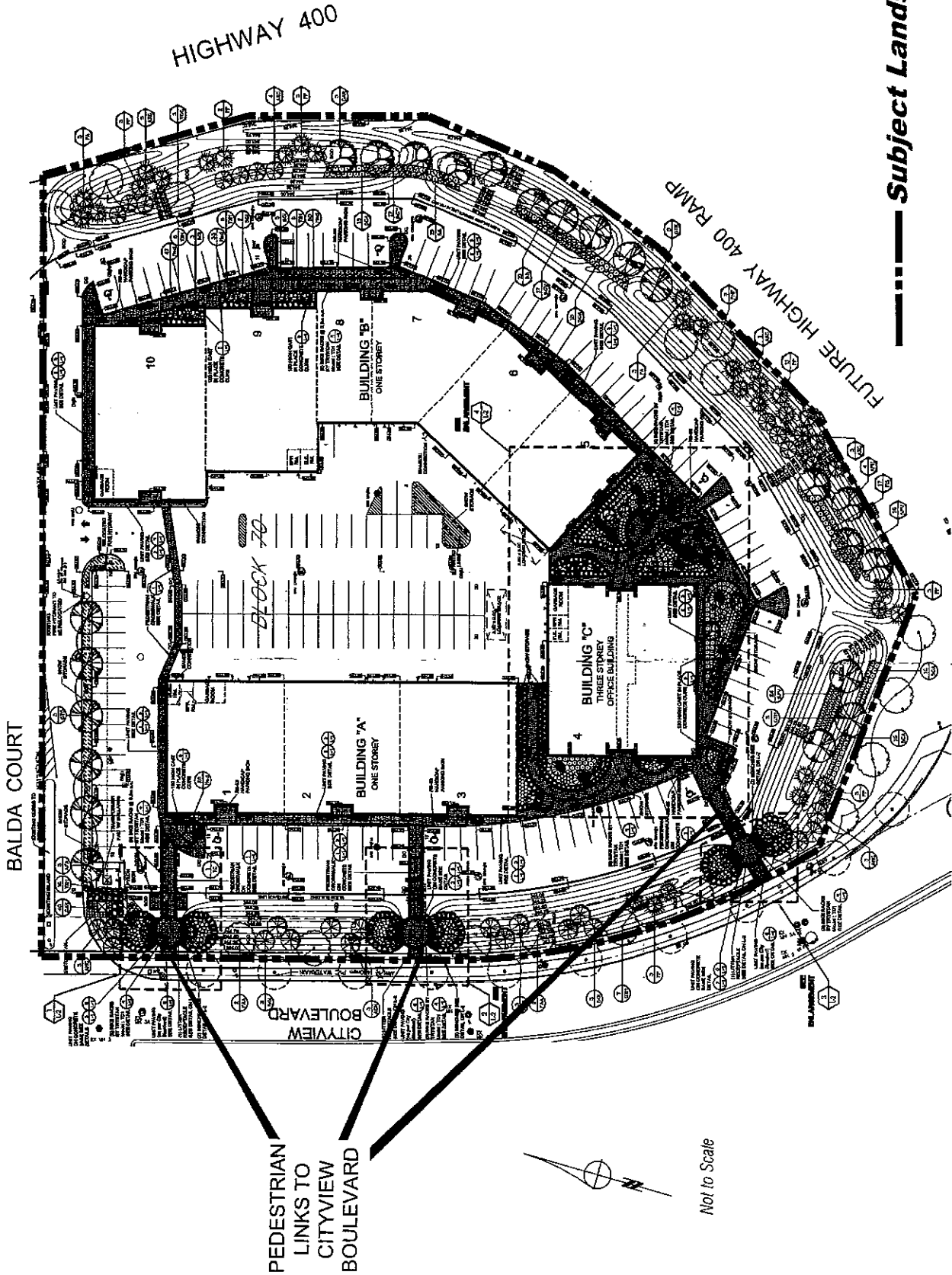
Part of Lot 25,
Concession 5
APPLICANT:
LEVIATHAN INVESTMENTS INC.
MAP/PTV1 ATTACHMENTS DA.08.027.dwg

City of Vaughan
The City Above Toronto
Development Planning Department

Attachment 2

FILE No.: DA.08.027
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PEDESTRIAN
LINKS TO
CITYVIEW
BOULEVARD

Not to Scale

--- Subject Lands

Landscape Plan

Part of Lot 25,
Concession 5

APPLICANT:
LEVIATHAN INVESTMENTS INC.

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The City Above Toronto

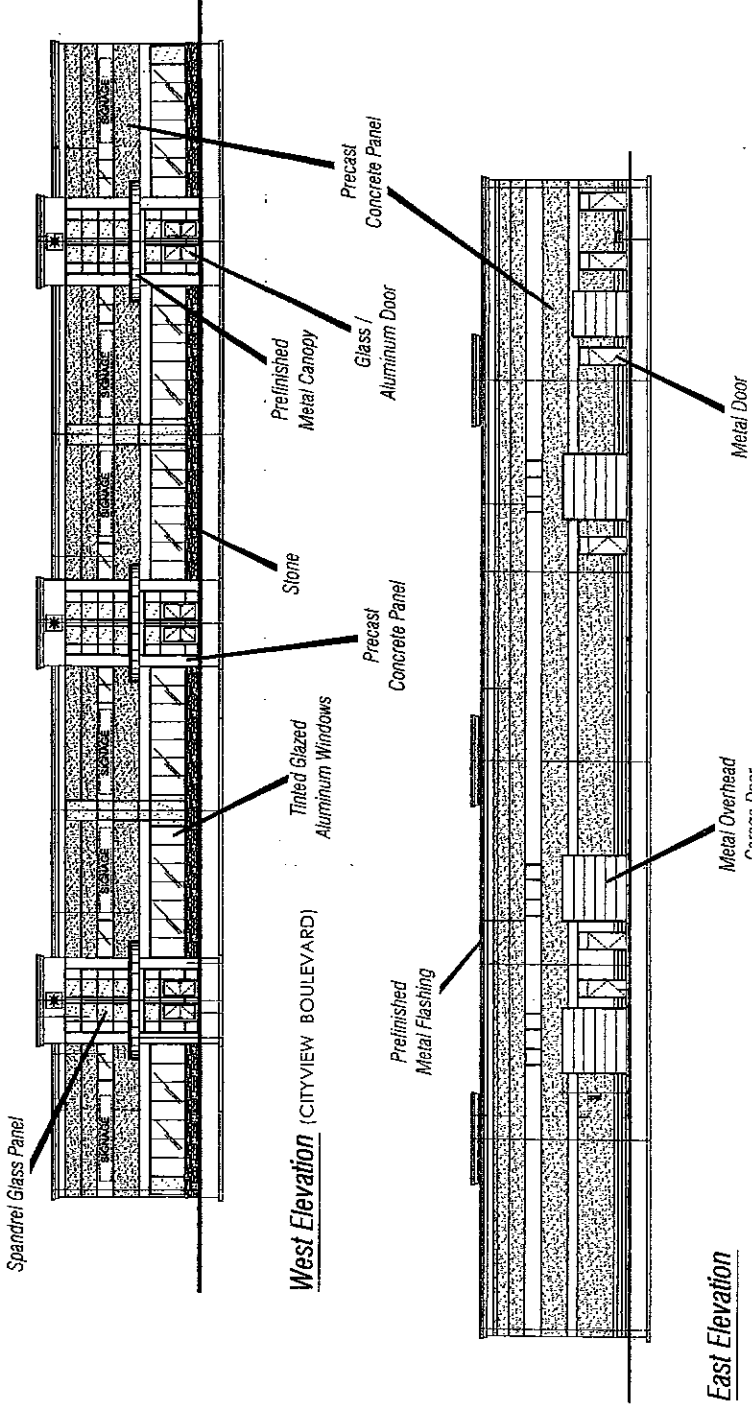
Development Planning Department

Attachment

FILE No.: DA.08.027

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August 2009



West Elevation (CITYVIEW BOULEVARD)

East Elevation

North Elevation

South Elevation

Not to Scale

Elevations - Building 'A'

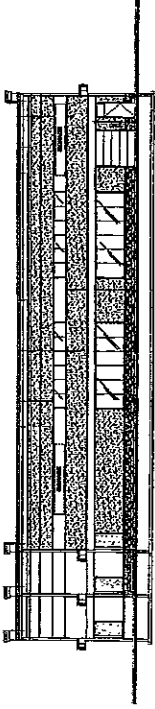
Part of Lot 25,
Concession 5

APPLICANT:
LEVIATHAN INVESTMENTS INC.

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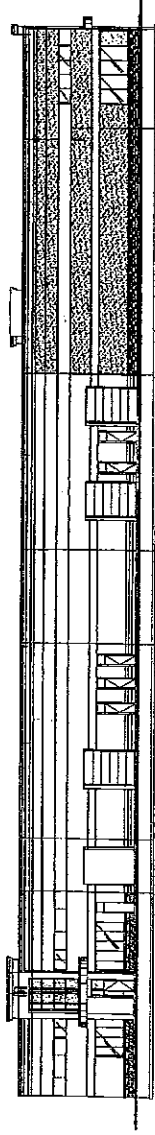


Development Planning Department

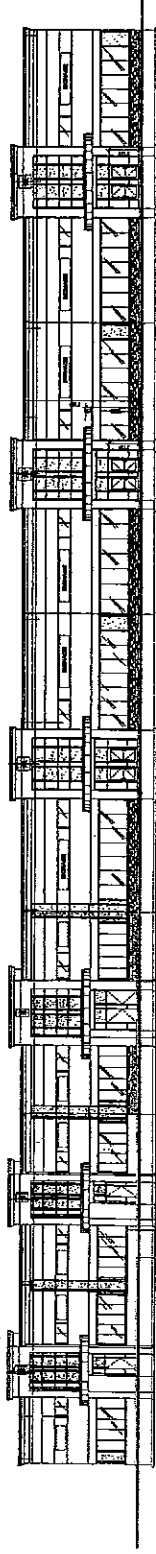


North Elevation

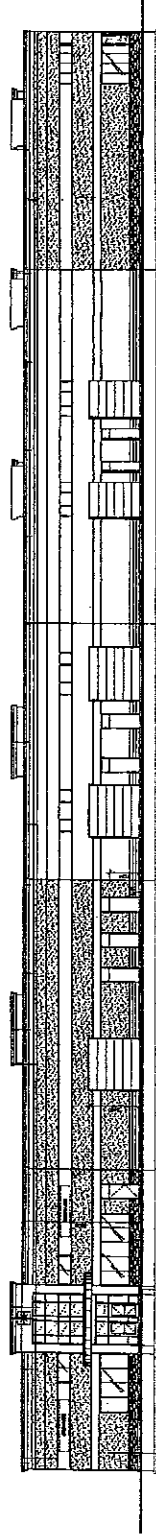
Note:
Materials as per Building 'A'
(Attachment 5)



South Elevation



East Elevation (HIGHWAY 400)



West Elevation

Not to Scale

Elevations - Building 'B'

Part of Lot 25,
Concession 5

APPLICANT:
LEVIATHAN INVESTMENTS INC.

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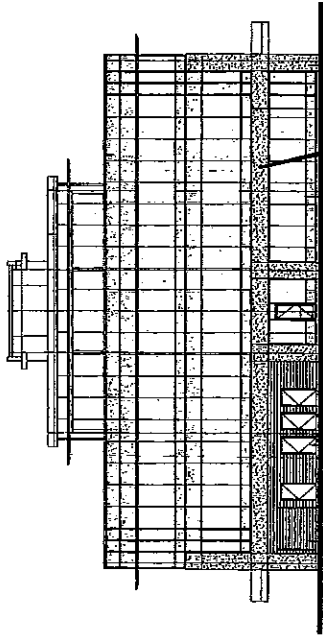
Development Planning Department

Attachment

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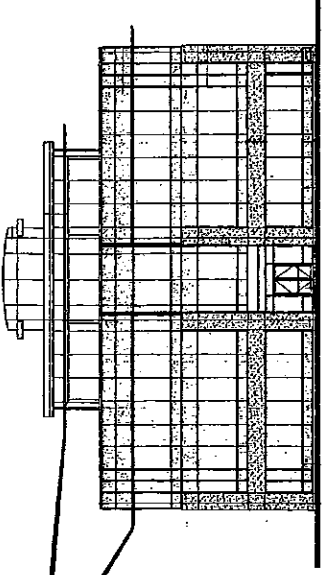
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August 2009



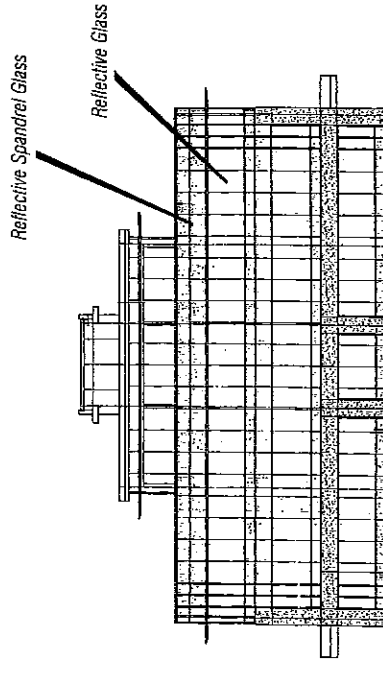
North Elevation

Precast
Concrete Panel



West Elevation (CITYVIEW BOULEVARD)

Aluminum Airtail

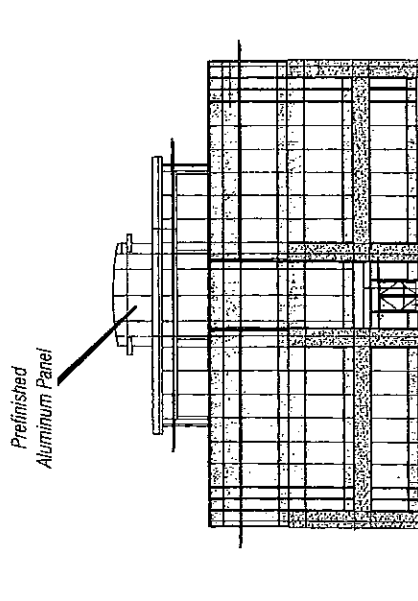


South Elevation

Reflective Spandrel Glass

Reflective Glass

Prefinished
Aluminum Panel



East Elevation (HIGHWAY 400)

Not to Scale

Elevations - Building 'C'

Part of Lot 25,
Concession 5

APPLICANT:
LEVIATHAN INVESTMENTS INC.

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