

COMMITTEE OF THE WHOLE SEPTEMBER 4, 2001

**SITE DEVELOPMENT APPLICATION
ROYBRIDGE HOLDINGS LTD.
FILE: DA.01.054**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.054 (Roybridge Holdings Ltd.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including signage, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site circulation shall be approved by the Engineering Department;
 - v) the Weston Road right-in/right-out access shall be approved by the Region of York Transportation and Works Department;
 - vi) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - vii) the variances required to implement the proposed site plan shall be final and binding.

Purpose

On July 12, 2001, the Owner submitted a Site Development Application for two U-shaped, one-storey buildings on a 1.79 ha site. Block 1 includes 17 units for EM1 Employment Zone uses, and Block 2 has 20 units for C7 Service Commercial use.

Background - Analysis and Options

Location

The site is located at the southeast corner of Weston Road and Crestmount Boulevard, north of Langstaff Road, being Blocks 1 and 2 on Plan 65M-3427, in Part of Lot 11, Concession 5, City of Vaughan. The surrounding land uses are:

- North - Crestmount Boulevard; service commercial (C7 Service Commercial Zone)
- South - office commercial (C8 Office Commercial Zone)
- West - Weston Road; residential (R2 Residential Zone)
- East - Westcreek Drive; employment (EM2 General Employment Area Zone)

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of uses requiring higher visibility, with no outside storage. Block 2 is further defined as a Service Node, which provides for the day-to-day convenience and service needs of businesses, industries and their employees, with no outside storage. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands have a split zoning, with Block 1 being EM1 Prestige Employment Area Zone and Block 2 being C7 Service Commercial by By-law 1-88. The blocks will function as a single site, with each building complying with the requirements of the applicable zoning.

The Applicant is proposing a reduction in unit size from 274 m² to 131 m² facing Weston Road. By-law 1-88 includes a minimum size requirement to provide adequate space for employment uses which locate in the EM1 Zone. A significant reduction in unit size may erode the industrial base of such areas by providing opportunities for commercial users to seek zoning amendments for the smaller units. Therefore, although some decrease in size may be warranted, the proposed reduction is not considered appropriate, nor a minor variance. Staff recommend that the applicant increase these unit sizes and meet with staff to discuss this matter in more detail.

A variance application will be required to facilitate any proposed reduction in unit sizes. Furthermore, to maintain consistency along Weston Road, a variance would be required to reduce the required landscape strip abutting Westcreek Drive from 6.0 m to 3.0 m, and in return, a 9.0 m wide landscape strip can be provided along Weston Road.

Site Design

The site plan consists of two U-shaped, multi-unit buildings facing Weston Road, Crestmount Boulevard, Westcreek Drive, and the lands (File DA.01.038) to the south. Parking is provided around the perimeter of the buildings, with service areas located within the internal courtyards and not visible to the adjacent roads. Landscaped strips are provided adjacent to the three roads.

The site statistics are as follows:

	<u>BLOCK 1</u>	<u>BLOCK 2</u>
Zone:	EM1 Zone	C7 Zone
Site Area:	8,132.25 m ²	9,771.49 m ²
Gross Floor Area:	2,236.84 m ²	2,472.25 m ²
Landscaped Area:	406.61 m ²	977.14 m ²
Parking Provided:	109 spaces	145 spaces
Parking Required:	45 spaces	149 spaces

Access

A full-movement driveway access is provided on each of Crestmount Boulevard and Westcreek Drive, and a mutual driveway access on Weston Road is to be shared with the lands to the south. The mutual access will require approval from the Region of York Transportation and Works Department, as well as approval from the Committee of Adjustment for easements. A proposed second access on Westcreek Drive has been removed in accordance with comments from the Engineering Department, to eliminate cut-through traffic between Weston Road and Westcreek Drive, and because of its close proximity to the proposed Cityrock access.

Access and site circulation shall be to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department prior to the execution of the site plan agreement.

Parking

The site plan includes 109 parking spaces on the EM1 block and 145 spaces on the C7 block, totaling 254 spaces which exceeds the required number by 60 spaces. However, a variance will be necessary as Block 2 does not have the required number of parking spaces, and must rely on the surplus parking on Block 1.

Servicing

The subject lands have access to municipal services, including water, sanitary and storm sewers, and hydro. The final plans shall be to the satisfaction of the Engineering Department.

Landscaping

The landscape plan consists of a mix of coniferous and deciduous trees and shrubs along the perimeter of the site, and at the corners of the buildings. The landscape strips are 6 m wide abutting the C7 Zone block. However, the Planning Department would support a reduction to 3.0m for the landscape strip abutting Westcreek Drive provided the landscape strip abutting Weston Road be increased to 9.0 m. The Block zoned EM1 has a 9.0 m strip along Weston Road and 3.0 m along Westcreek Drive in accordance with By-law 1-88. An entry feature, as required by the subdivision landscape master plan, is proposed at the northwest corner of the site. The final landscape plan must be approved by the Urban Design Department.

The Cash-in-Lieu of Parkland Dedication was paid at the Registration of Subdivision, no further payment for Cash-in-Lieu is required.

Elevations

The building design, colour scheme and materials are identical for both buildings. The two buildings will be constructed to a height of 8 m and each elevation facing a street consists of the same design. The entrances to the individual units are comprised of gray tinted double glass doors. Gray reflective glass is used throughout the building. Above the entrances to the units, a pale yellow stucco wall finish in a cubic pattern has been incorporated as an architectural feature, enhancing the building's visibility.

The stucco wall projects outwards on a slant as it ascends towards the roofline. Both the entrance and wall feature are framed with smooth acid wash treated gray precast. A blue-gray stucco is also applied throughout the building exterior.

The interior courtyard elevations are not visible from the street, and are comprised of light gray ribbed precast with two smooth finished horizontal bands extending across the wall. The service man-doors for both buildings are located in this area.

Conclusion

Staff have reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed employment and service commercial uses. Should the Committee concur, Site Development Application DA.01.054 (Roybridge Holdings Ltd.) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Composite Plan (Roybridge Holdings Ltd. and Cityrock Estates Inc.)
3. Site Plan
4. Landscape Plan
5. Elevations (Block 1 - Employment)
6. Elevations (Block 2 - Service Commercial)

Report prepared by:

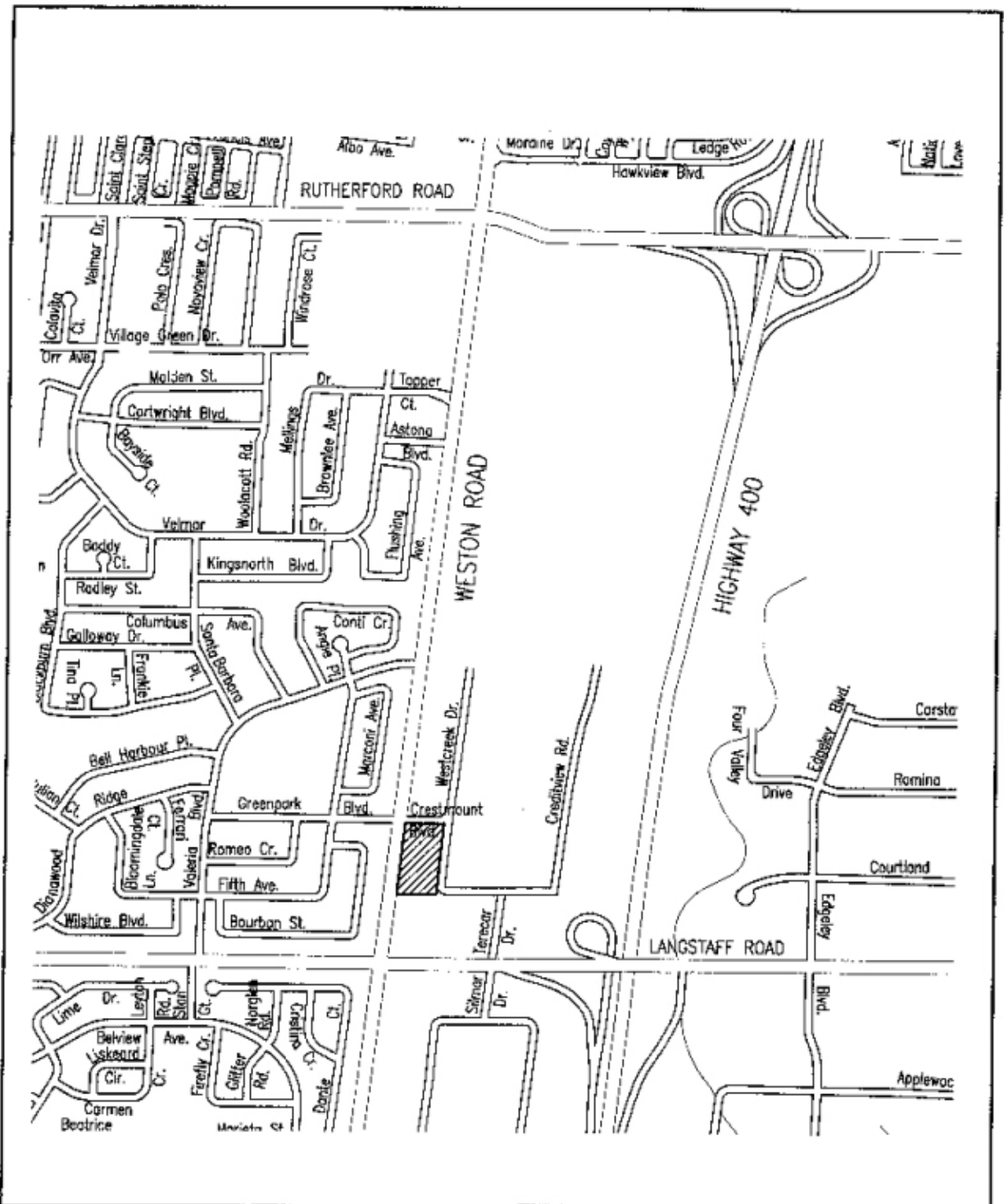
Arminé Hassakourians, Planner, ext.8368
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

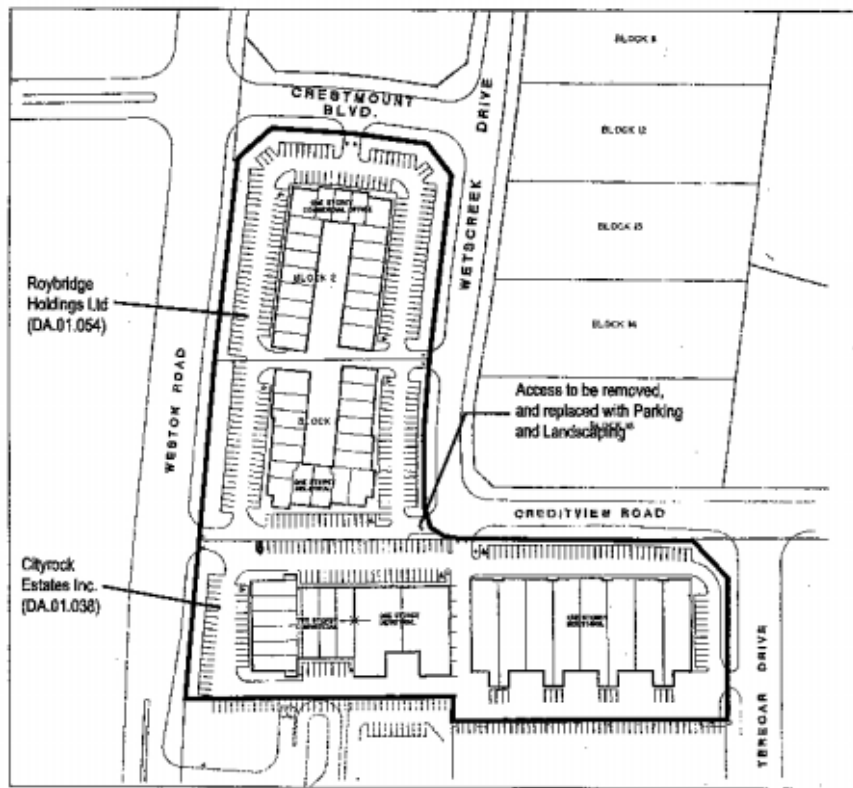
JOANNE R. ARBOUR
Director of Community Planning

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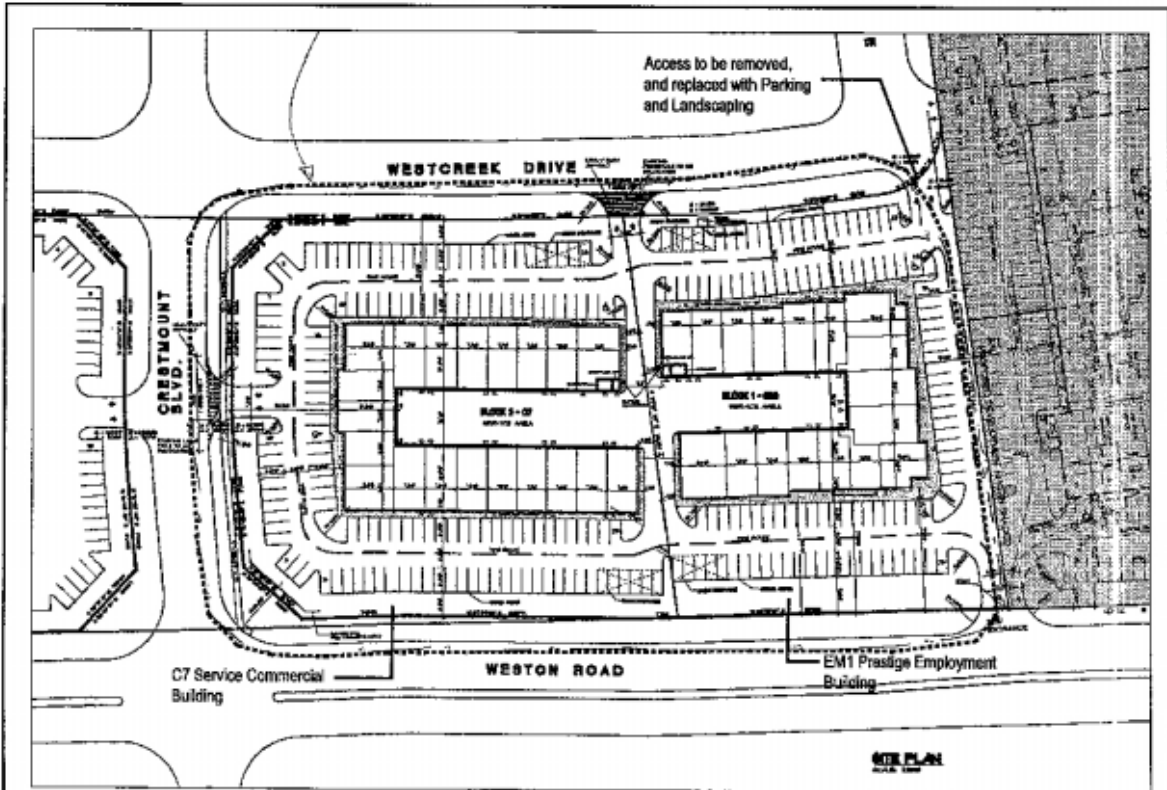


ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	SUBJECT LANDS	DATE: 19/07/2001
	DA.01.054	LOCATION: PT. LOT 11, CONC. 5		CITY OF VAUGHAN PLANNING DEPARTMENT

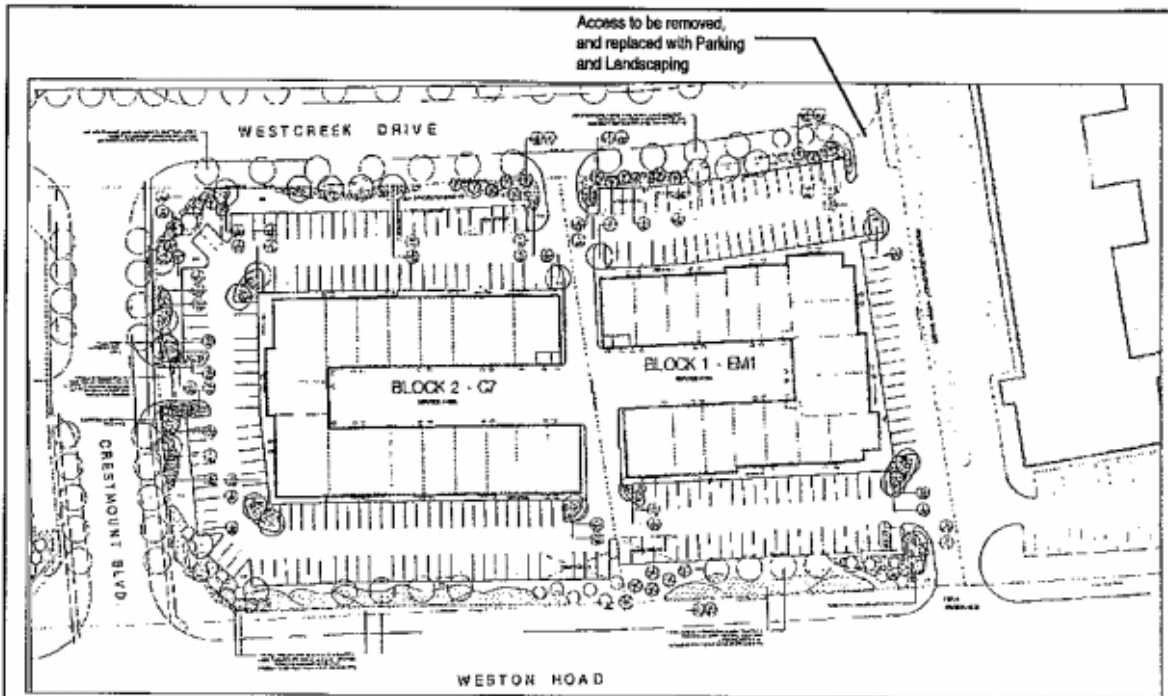
SCALE: NOT TO SCALE



ATTACHMENT "2" COMPOSITE PLAN	FILE #:	REPORT #:	DATE: 18/07/2001
	DA.01.054	LOCATION: PT. LOT 11, CONC. 5	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROYBRIDGE HOLDINGS LTD.	

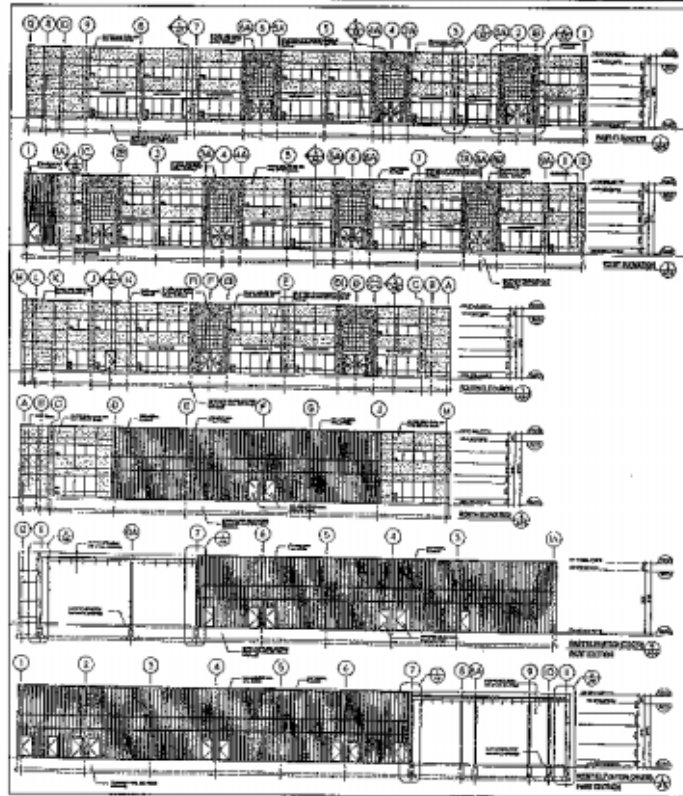


ATTACHMENT "3" SITE PLAN	FILE #	REPORT #	DATE: 19/07/2001
	DA.01.054	LOT 11, CONC. 9	SCALE: NOT TO SCALE
	CITY OF VALUCHAR PLANNING DEPARTMENT	APPLICANT: ROYSBROOK HOLDINGS LTD.	



NOT TO SCALE

ATTACHMENT "4" LANDSCAPE PLAN	FILE #	REPORT #	DATE: 19/07/2001
	DA01.054	1002000 PT. LOT 11, CONCS	SCALE: NOT TO SCALE
	CITY OF SAUNDERS PLANNING DEPARTMENT	APPROVED: RIVERSIDE HOLDINGS LTD.	



EAST
(Westcreek Drive)

WEST
(Weston Road)

SOUTH
(Cityrock Lands)

NORTH
(Internal Courtyard)

Internal Courtyard

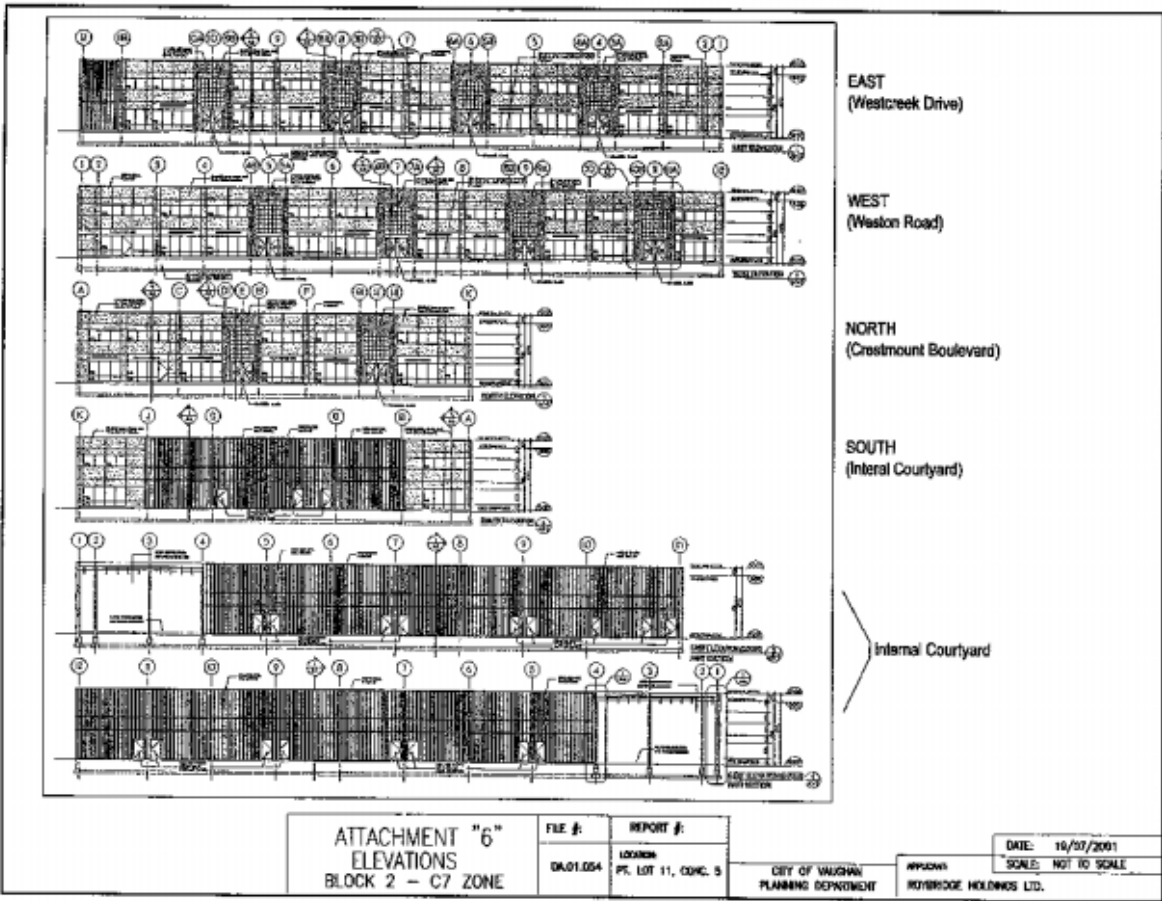
ATTACHMENT "5"
ELEVATIONS
BLOCK 1 - EM1 ZONE

FILE #:	REPORT #:
DA01.004	PT. LOT 11, CONC. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPROVED:
ROYBRIDGE HOLDINGS LTD.

DATE:	19/07/2001
SCALE:	NOT TO SCALE



ATTACHMENT "6"
ELEVATIONS
BLOCK 2 - C7 ZONE

FILE #:	REPORT #:
04.01.054	LODGING PT. LOT 11, CONC. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPROVED:
ROYBRIDGE HOLDINGS LTD.

DATE: 10/07/2001
SCALE: NOT TO SCALE