

COMMITTEE OF THE WHOLE MAY 21, 2002

SITE DEVELOPMENT FILE DA.02.016
517737 ONTARIO LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.016 (517737 Ontario Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - c) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - d) access and on-site vehicular circulation shall be approved by the Engineering Department and Region of York Transportation and Works Department;
 - e) hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.;
 - f) any requirements of the Toronto and Region Conservation Authority shall be satisfied; and,
 - g) the variances required to implement the proposed site plan shall be final and binding.
2. That the site plan agreement contain the following provisions:
 - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department--Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - b) the Owner shall dedicate any required easements, road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.

Purpose

On March 4 2002, the Owner submitted a Site Development Application for a two-storey 3,044.13m² office building with a 388.25m² basement (for storage) on a 0.59 ha site.

Background - Analysis and Options

The subject lands are located on the southwest corner of Regional Road 7 and Bradwick Drive (400 Bradwick Drive), being Block 16, Registered Plan 65M-2049, in Part of Lot 9, Concession 3, City of Vaughan.

The irregular-shaped 0.59 ha lot has 58.2m frontage on Regional Road 7 and 95m flankage along Bradwick Drive. The site is vacant. A channelized stream is located below grade along the east portion of the site. This area will be limited to parking and landscaping, with the office building to be sited in the westerly portion of the property.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, business and civic uses, with no outside storage. The purpose is to provide locational opportunities for activities which require high visual exposure, good accessibility and an attractive working environment. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed development conforms to the EM1 Zone standards, with the following exceptions:

	<u>Required</u>	<u>Provided</u>
- Minimum Lot Area	8,000m ²	5,909.8m ²
- Minimum Lot Frontage	65m	58.2m ²
- Minimum Rear Yard	12m	6.0m
- Minimum Landscape Strip Width Along Regional Road 7	9m	6.0m
- Minimum Parking Spaces	107	97
- Minimum Loading Spaces	2	1

Staff can support the proposed variances, which are considered to be minor. The applicant has submitted Variance Application A151/02, to be considered by the Committee of Adjustment on May 9, 2002. The variances shall be final and binding, prior to the execution of the site plan agreement.

Site Design

The site plan consists of a two-storey office building facing the intersection of Bradwick Drive and Regional Road 7. The building is situated on the west side of the property due to a channelized stream easement located adjacent to Regional Road 7. Parking is provided around the perimeter of the building, excluding the west side, and within and underground parking garage. A pedestrian walkway is provided from the main entrance of the building to the public sidewalk on Bradwick Drive.

Access and Traffic

The site will be served by one full-movement driveway access on Bradwick Drive, located in the west end of the property. Access and site circulation shall be to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

Parking

By-law 1-88 sets out the parking standard for an office building at 3.5 parking spaces per 100m² GFA. The breakdown for the required parking (excluding basement) is as follows:

$$3,044.13\text{m}^2 \times 3.5 \text{ spaces}/100\text{m}^2 = 107 \text{ spaces}$$

A total of 97 spaces, including 2 spaces for the physically challenged, are proposed on the site. There will be 72 surface spaces and 25 spaces underground. The 10-space deficiency (9.34%) is considered an acceptable variance.

Servicing

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

It will be necessary to ensure that the below-grade channelized stream in the east portion of the property is protected during construction. Any requirements of the Toronto and Region Conservation Authority must be satisfied by the applicant as a condition of site plan approval.

Urban Design

The site will be landscaped with a mix of coniferous, deciduous and flowering trees and shrubs along Regional Road 7 and Bradwick Drive to buffer the parking from these streets. Trees are also proposed along the entire east side of the building, where the main entrance is located.

The northeast corner of Regional Road 7 and Bradwick Drive is identified as the entranceway into the development, and features enhanced treatment. This includes a concrete pedestrian entry walkway, along with flowering shrub planting beds and larger trees for accent.

The final landscape plan and landscape cost estimate shall be approved to the satisfaction of the Urban Design Department.

Elevations

The irregular-shaped building is proposed to be constructed with a flat roof to a height of 8.28m. The main entrance of the building, which includes an overhead granite canopy, is located on the east elevation.

The building material consists of aqua-green spandrel glazing panels in prefinished aluminum curtain wall frames with a clear anodized finish. The underground parking garage door located on the north elevation is also proposed to be finished with this material.

The central portion of the building is accented with a horizontal precast panel in a smooth white finish. There are also vertical white accent panels proposed intermittently along the lower portion of the building.

All roof-top mechanical will be screened from street view by spandrel glazing panels that match the building façade.

Staff are satisfied with the proposed building elevations. The final elevations must be to the satisfaction of the Community Planning and Urban Design Departments.

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 recommend approval of the application, subject to conditions. The proposed office building conforms to the policies of OPA #450, and is considered appropriate for the location. Variances for reduced yard, landscape strip width, parking and loading requirements can be supported through a variance by the Committee of Adjustment. Should the Committee concur, Site Development Application DA.02.016 (517737 Ontario Ltd.) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations - East and West
- 3A. Elevations - North and South

Report prepared by:

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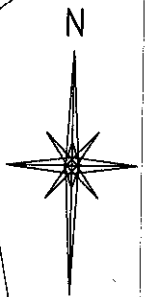
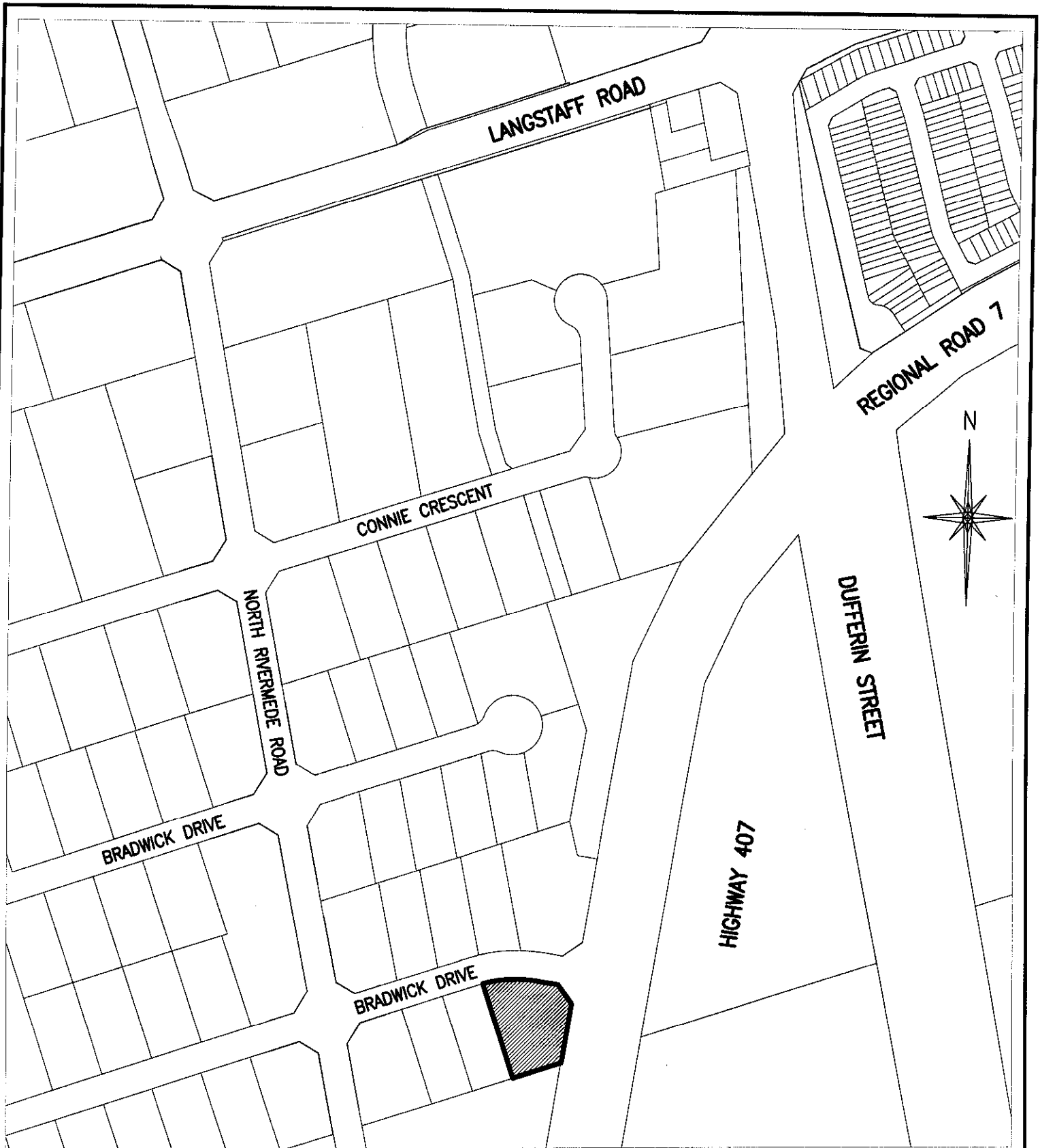
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

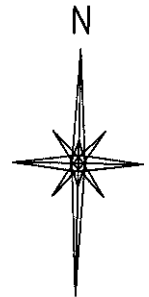
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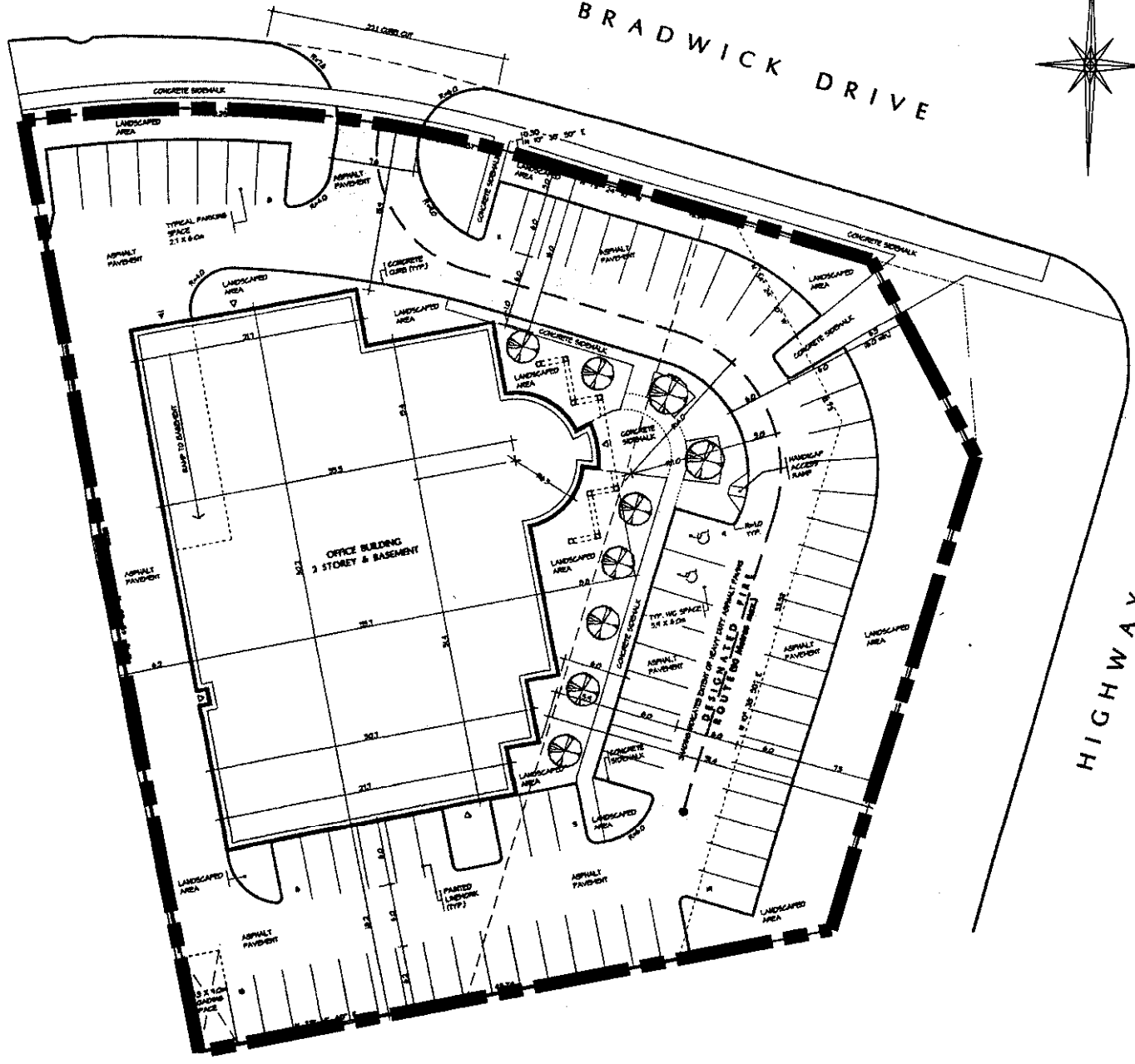
SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 03/07/2002
	DA.02.016	LOCATION: PART OF LOT 9, CON. 3	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 517737 ONTARIO LTD.	



BRADWICK DRIVE

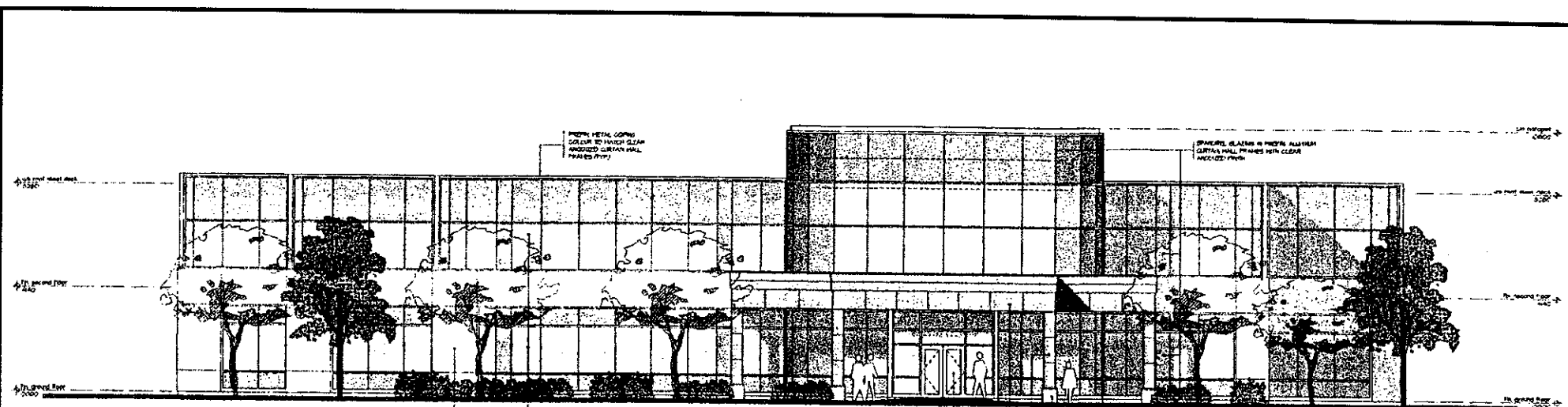
HIGHWAY 7



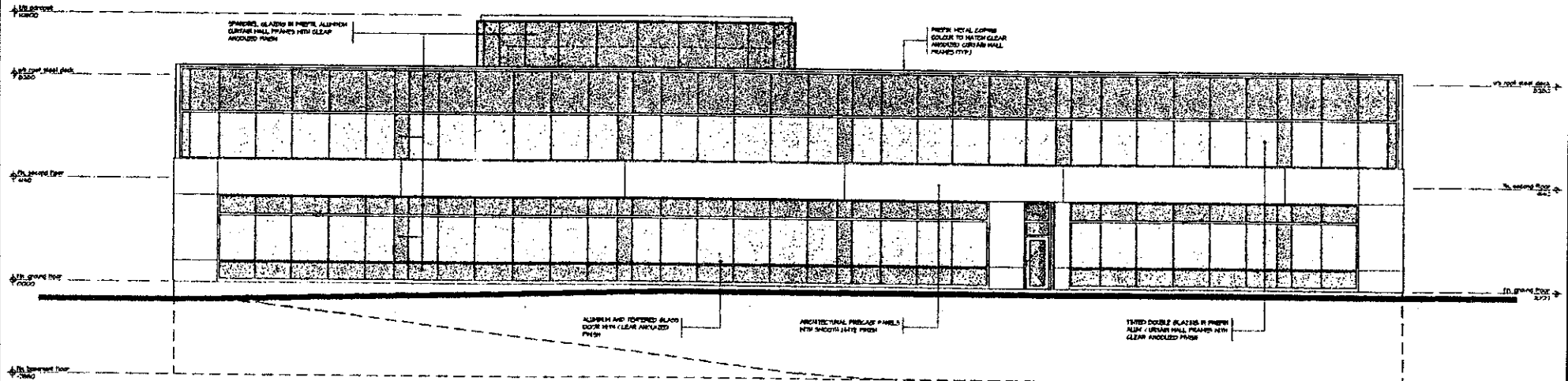
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SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:	DATE:	04/22/2002
DA.02.016	LOCATION: PART OF LOT 9, CON. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: SCALE: NOT TO SCALE
		517737 ONTARIO LTD.	

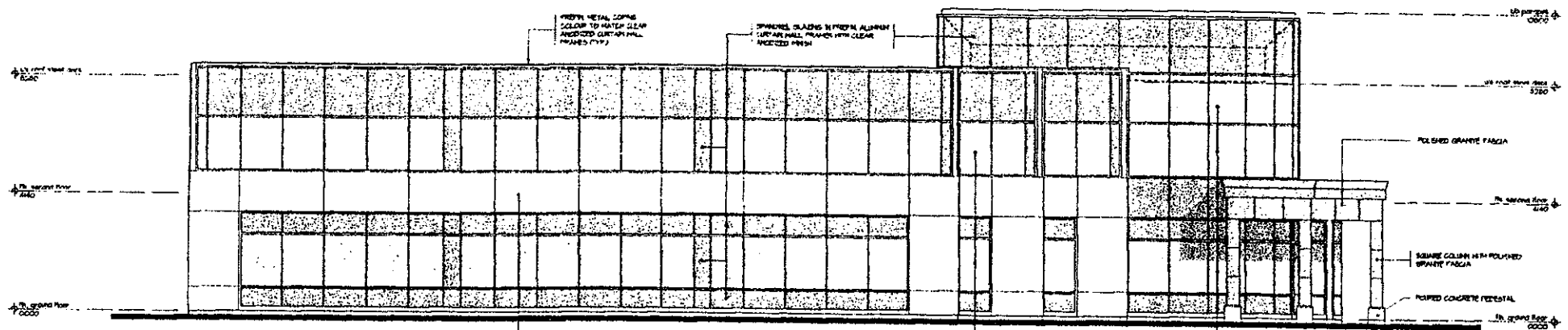


EAST ELEVATION

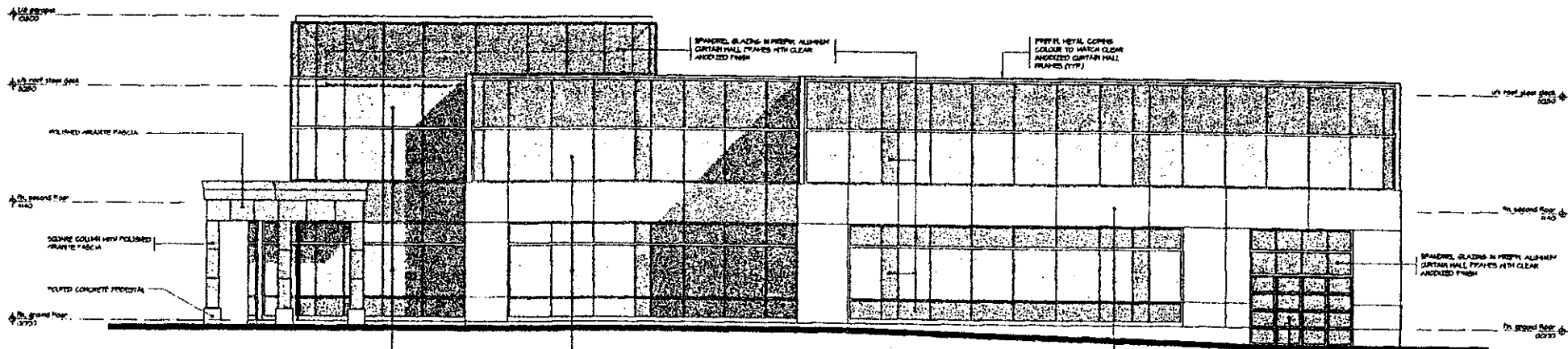


WEST ELEVATION

<p>ATTACHMENT '3' ELEVATIONS</p>	FILE #:	REPORT #:	DATE: 04/22/2002
	DA.02.016	PART OF LOT 9, CONCESSION 3	CITY OF VAUGHAN PLANNING DEPARTMENT
		APPLICANT:	SCALE: NOT TO SCALE
		517737 ONTARIO LTD.	



SOUTH ELEVATION



NORTH ELEVATION

ATTACHMENT '3A'
ELEVATIONS

FILE #:	REPORT #:	DATE:	04/22/2002
DA.02.016	LOCATION: PART OF LOT 9, CONCESSION 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: 517737 ONTARIO LTD.
			SCALE: NOT TO SCALE