

COMMITTEE OF THE WHOLE MAY 20, 2003

SITE DEVELOPMENT FILE DA.02.075
FIRST VAUGHAN INVESTMENTS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.075 (First Vaughan Investments Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan application:
 - a) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - 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 plan and storm water management report, and access and on-site circulation shall be approved by the Engineering Department;
 - d) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - e) the requirements of the Ministry of Transportation Ontario shall be satisfied; and
 - f) the required variance from the Committee of Adjustment for a reduced number of loading spaces shall be final and binding.
2. That the site plan agreement contain the following provision:
 - 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, prior to the issuance of a Building Permit, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands 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.

Purpose

On November 13, 2002, the Owner submitted a Site Development Application for a one-storey, 7255.49 sq.m. office building on a 3.15 ha site.

Background - Analysis and Options

The subject lands are located north of Regional Road #7, on the east side of Highway #400 through to Applewood Crescent, being Blocks 4 and 5 on Plan 65M-3606, in Part of Lot 7, Concession 5, City of Vaughan. The rectangular-shaped 3.15 ha through lot has 140 m frontage on Applewood Crescent and 231.35 m depth.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. 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, subject to Exception 9(1109), which permits an office building. The proposed development conforms with the requirements of the Zoning By-law, with the exception of a deficiency of 1 loading space, whereas two are required. The applicant will be submitting a variance application to the Committee of Adjustment to address this issue, which can be supported by Staff.

Site Design

The proposed office building (7255.49 sq.m) is sited in the northwest area of the property, with access from two 7.5 m wide driveways on Applewood Crescent. Parking is provided to the east and south of the building. A 3.5 m and 9 m wide landscaped buffer abutting Applewood Crescent and Highway #400, respectively, are provided to screen the parking and loading area.

As future addition is contemplated on the east side of the building, together with a future development at the southeast corner of the site (proposed at this stage as landscape only), which will require subsequent site plan amendments.

The building is set back 14 m from the Highway #400 right-of-way, which exceeds the Ministry of Transportation Ontario's (MTO) 13.7 m requirement. The Owner will be required to satisfy any MTO requirements and obtain any necessary Ministry permits.

Building Design

The proposed building is to have a flat roof to a height of 9.1 m. A parapet to a height of 10.21 m screens the roof-top mechanical equipment from the view of adjacent roads. The building materials consist of concrete panels in a sandblast finish with spandrel glazing. The company signage is located above the metal canopy in the middle portion of the south elevation, and also appears on the east and west facades. In addition, the facades are accented with vertical rows of white pre-cast concrete panels with tinted glazing. Tinted glazing also accents the lower portion of the facades that wrap around the sides of the building.

The north elevation is consistent with the south elevation, with the exception of the main entranceway and the addition of 2 man-doors at the northeast corner to provide access to the garbage room and loading area. Similarly, the east and west facades are identical, with the minor difference being two entrances on the east side.

Staff are satisfied with the proposed building elevations for the office building.

Parking

By-law 1-88 requires parking to be provided on the basis of the following:

Business or Professional Office: 7,255.49 sq.m @ 3.5 spaces/100 sq.m GFA = 254 spaces

Total Parking Required = 254 spaces
Total Parking Provided = 349 spaces

The site exceeds the minimum parking requirements, with a surplus of 95 spaces. A variance may be required to accommodate the intended future phases of development, which will be determined upon submission of site plan amendments.

Servicing

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

Urban Design

The landscape plan shows a mix of coniferous and deciduous trees and shrubs along the perimeter of the site, including a 3 m wide strip adjacent to Applewood Crescent and a 9 m wide strip adjacent to Highway #400, to screen the parking area. In addition, landscaped boulevards are provided within the parking area to break-up the large amount of paved surfaces. An amenity patio area is provided at the southeast corner of the building for the employees. The final landscape plan and cost estimate must be to the satisfaction of the Urban Design Department.

Conclusion

Staff have reviewed the proposed site plan application for an office building in accordance with the policies of OPA #450 and the requirements of the Zoning By-law, and are satisfied that the site can be appropriately developed. The applicant will be applying to the Committee of Adjustment for a variance to reduce the number of required loading spaces, which can be supported by Staff, and must be final and binding prior to the registration of the site plan agreement.

Staff can support approval of the application subject to conditions. Should the Committee concur, Site Development Application DA.02.075 can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

Report prepared by:

Andrea Egizii, Planner 1, ext 8215
Grant A. Uyeyama, Senior Planner, ext 8635
Marco Ramunno, Manager, Development Planning, ext 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map



Attachment

1

Part Lot 7,
Concession 5

APPLICANT:
FIRST VAUGHAN
INVESTMENTS LIMITED

Community Planning Department

FILE No.:
DA.02.075
November 18, 2002
Not to Scale

SITE INFORMATION

OWNER:
FIRST VAUGHAN INVESTMENTS LTD.
SITE PLAN NUMBER: DA-02.075
MUNICIPAL ADDRESS:
1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T7

LEGAL DESCRIPTION:
EAST OF HWY. 404, WEST SIDE OF APLEWOOD CRESCENT,
BLKS. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,
PART OF LOTS 7 AND 8 CONVESSION 5
OF THE 1000 SHEPPARD AVENUE EAST
THE REGIONAL MUNICIPALITY OF YORK

ZONING:
ENH PREST. EMP. OPTIMTY AREA ABUTTING MAJOR ROADS
TOTAL LOT AREA: 7.79 ACRES (340,483)

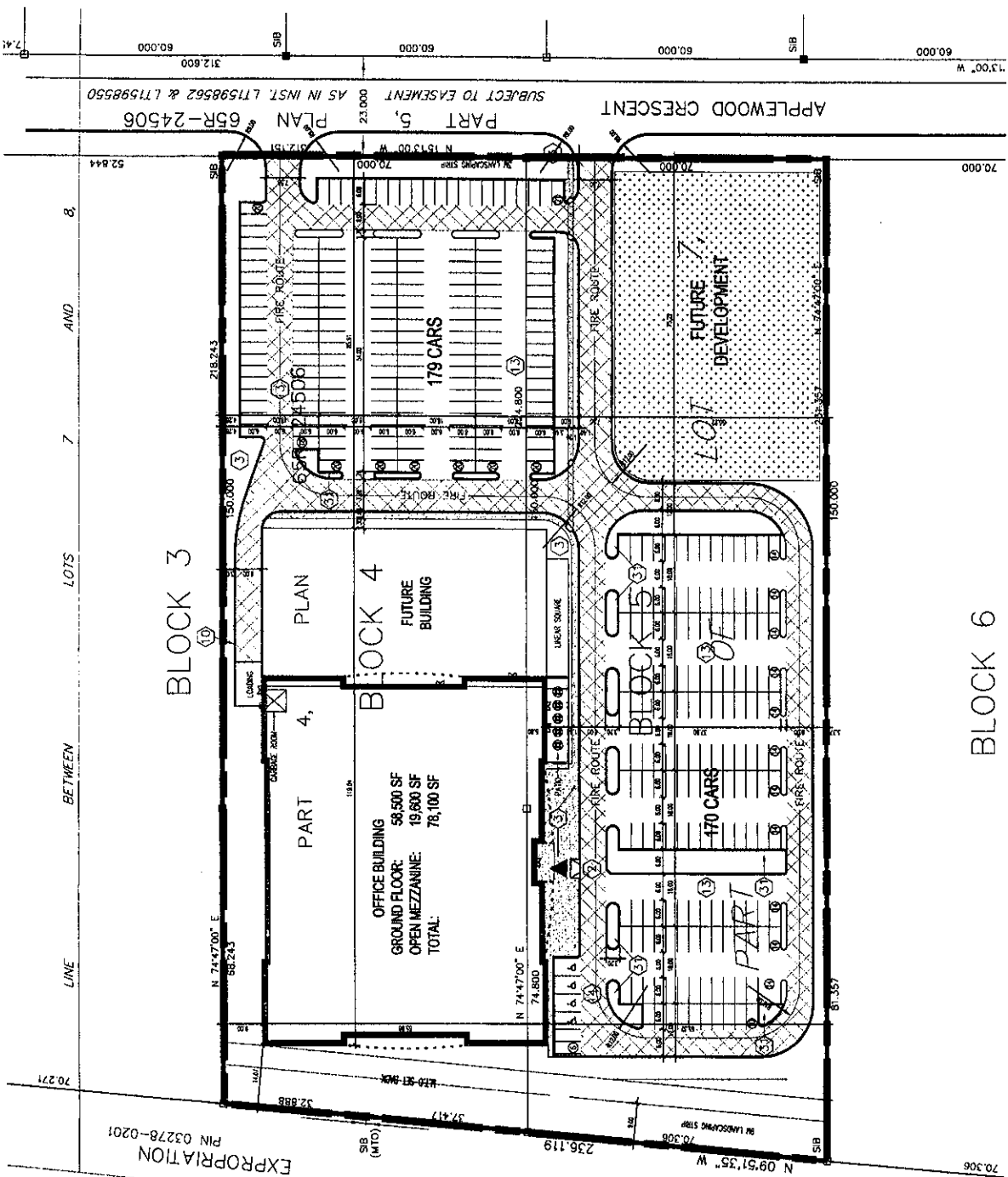
BUILDING AREA: 58,500 SF
GROUND FLOOR: 19,800 SF
MEZZANINE: 78,100 SF
TOTAL: 137,900 SF

PARKING REQUIRED: 274 CARS (250,000 SF)
PARKING PROVIDED: 340 CARS (4,400,000 SF)

COVERAGE: 17.4%
PAVED AREA: 147,935 SF - ASPH
LANDSCAPED AREA: 13,500 SF - SOIL



SUBJECT LANDS



THE KING'S HIGHWAY No. 400
DESIGNATED BY ORDER-IN-COUNCIL OC-4315/60. PLAN 6121 (M10 PLAN P-2758-70) INST. VA46565
EXPROPRIATION PIN 03278-0201

Attachment 2

FILE No.: DA-02.075
March 20, 2003
Not to scale

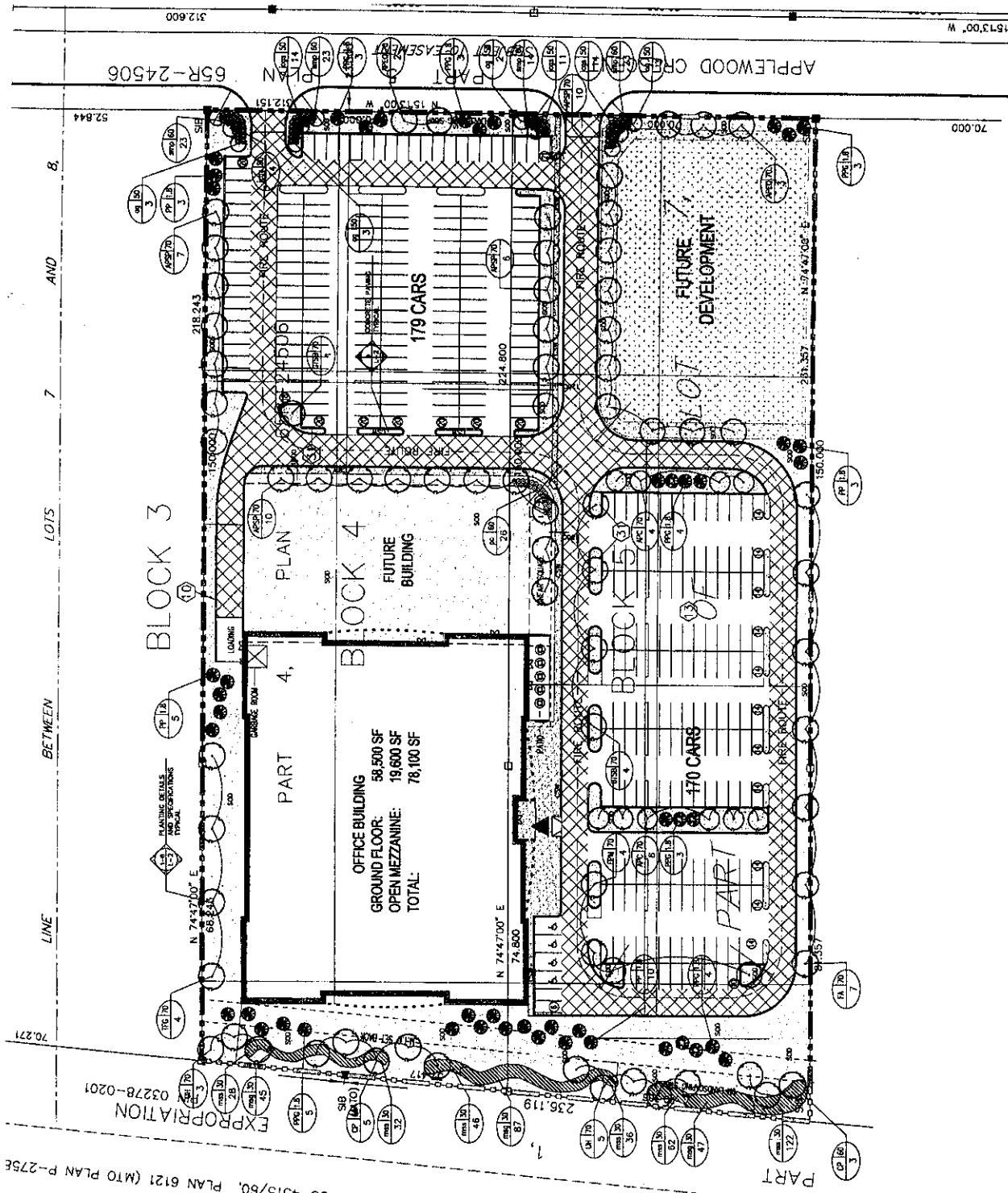


Community Planning Department

Site Plan

Part of Lot 7,
Concession 5
APPLICANT:
FIRST VAUGHAN
INVESTMENTS LIMITED

NA\0FT\1 ATTACHMENTS\VA\da.02.075a



Landscape Plan

Attachment 3

FILE No.: DA.02.075
 March 20, 2003
 Not to scale

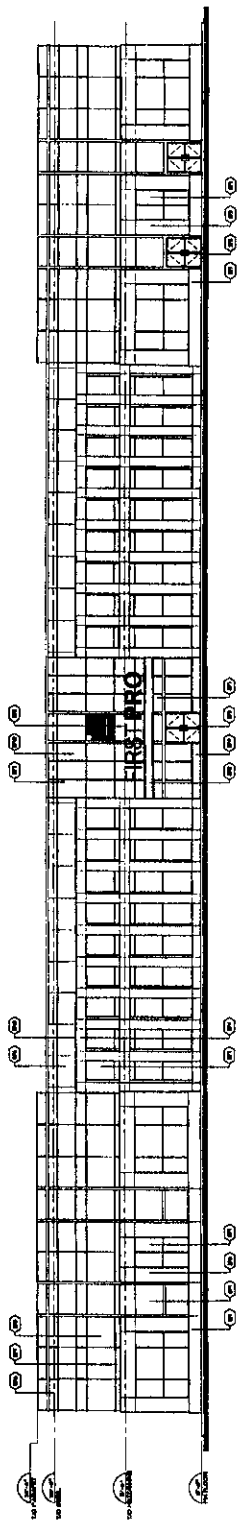


Community Planning Department

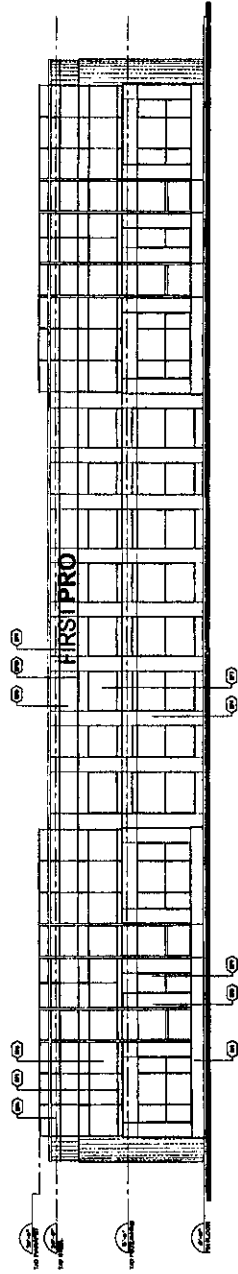
Part of Lot 7, Concession 5

APPLICANT:
FIRST VAUGHAN INVESTMENTS LIMITED

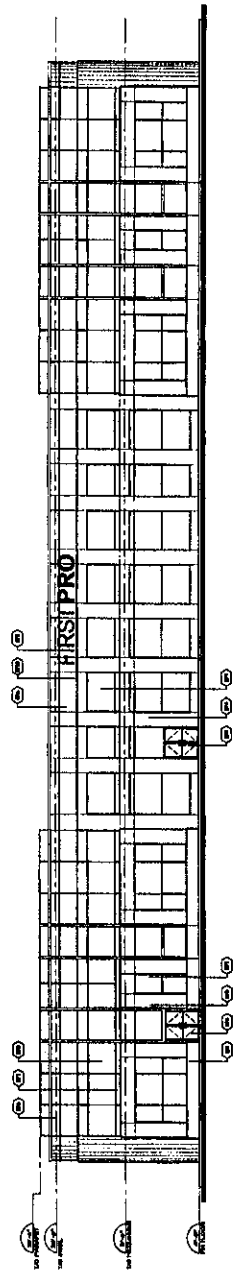
\\N:\PT\1 ATTACHMENTS\DA\02.0756



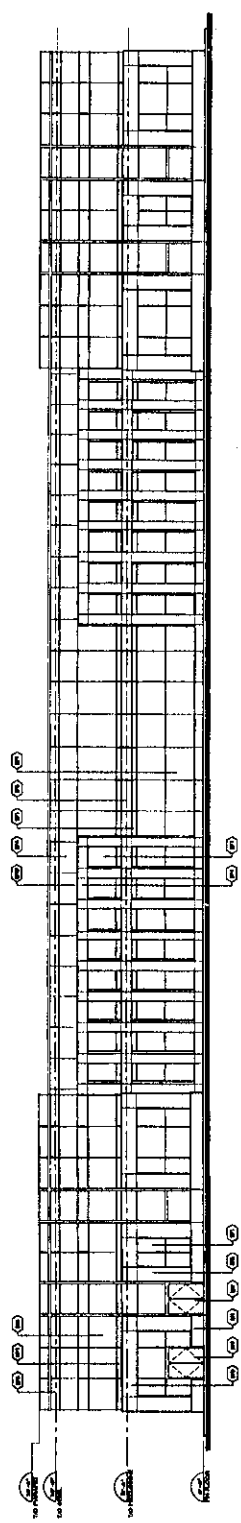
1 SOUTH ELEVATION
3/20/10



2 WEST ELEVATION
3/20/10



3 EAST ELEVATION
3/20/10



4 NORTH ELEVATION
3/20/10

FINISH SCHEDULE

1	CONCRETE
2	PAINT
3	GLASS
4	WOOD
5	BRICK
6	STONE
7	ROOFING
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	INSULATION
12	FOUNDATION
13	LANDSCAPE
14	EXTERIOR LIGHTING
15	EXTERIOR FURNITURE
16	EXTERIOR SIGNAGE
17	EXTERIOR WALLS
18	EXTERIOR ROOFING
19	EXTERIOR FLOORING
20	EXTERIOR CEILING
21	EXTERIOR STAIRS
22	EXTERIOR RAMP
23	EXTERIOR BALCONY
24	EXTERIOR TERRACE
25	EXTERIOR DRIVEWAY
26	EXTERIOR PAVEMENT
27	EXTERIOR CURB
28	EXTERIOR GUTTER
29	EXTERIOR DOWNSPOUT
30	EXTERIOR VENT
31	EXTERIOR LIGHT FIXTURE
32	EXTERIOR LIGHT WIRE
33	EXTERIOR LIGHT CONTROL
34	EXTERIOR LIGHT MOUNTING
35	EXTERIOR LIGHT CANOPY
36	EXTERIOR LIGHT ENCLOSURE
37	EXTERIOR LIGHT GLASS
38	EXTERIOR LIGHT LAMP
39	EXTERIOR LIGHT SOCKET
40	EXTERIOR LIGHT WIRE GUARD
41	EXTERIOR LIGHT WIRE TRAY
42	EXTERIOR LIGHT WIRE BUNDLE
43	EXTERIOR LIGHT WIRE CONCEALMENT
44	EXTERIOR LIGHT WIRE PROTECTION
45	EXTERIOR LIGHT WIRE SUPPORT
46	EXTERIOR LIGHT WIRE HANGING
47	EXTERIOR LIGHT WIRE TIE
48	EXTERIOR LIGHT WIRE CLAMP
49	EXTERIOR LIGHT WIRE GROMMET
50	EXTERIOR LIGHT WIRE GASKET
51	EXTERIOR LIGHT WIRE GROUNDING
52	EXTERIOR LIGHT WIRE IDENTIFICATION
53	EXTERIOR LIGHT WIRE LABELING
54	EXTERIOR LIGHT WIRE MARKING
55	EXTERIOR LIGHT WIRE TESTING
56	EXTERIOR LIGHT WIRE TROUBLESHOOTING
57	EXTERIOR LIGHT WIRE REPAIR
58	EXTERIOR LIGHT WIRE REPLACEMENT
59	EXTERIOR LIGHT WIRE DISPOSAL
60	EXTERIOR LIGHT WIRE STORAGE
61	EXTERIOR LIGHT WIRE PROTECTION
62	EXTERIOR LIGHT WIRE IDENTIFICATION
63	EXTERIOR LIGHT WIRE LABELING
64	EXTERIOR LIGHT WIRE MARKING
65	EXTERIOR LIGHT WIRE TESTING
66	EXTERIOR LIGHT WIRE TROUBLESHOOTING
67	EXTERIOR LIGHT WIRE REPAIR
68	EXTERIOR LIGHT WIRE REPLACEMENT
69	EXTERIOR LIGHT WIRE DISPOSAL
70	EXTERIOR LIGHT WIRE STORAGE
71	EXTERIOR LIGHT WIRE PROTECTION
72	EXTERIOR LIGHT WIRE IDENTIFICATION
73	EXTERIOR LIGHT WIRE LABELING
74	EXTERIOR LIGHT WIRE MARKING
75	EXTERIOR LIGHT WIRE TESTING
76	EXTERIOR LIGHT WIRE TROUBLESHOOTING
77	EXTERIOR LIGHT WIRE REPAIR
78	EXTERIOR LIGHT WIRE REPLACEMENT
79	EXTERIOR LIGHT WIRE DISPOSAL
80	EXTERIOR LIGHT WIRE STORAGE
81	EXTERIOR LIGHT WIRE PROTECTION
82	EXTERIOR LIGHT WIRE IDENTIFICATION
83	EXTERIOR LIGHT WIRE LABELING
84	EXTERIOR LIGHT WIRE MARKING
85	EXTERIOR LIGHT WIRE TESTING
86	EXTERIOR LIGHT WIRE TROUBLESHOOTING
87	EXTERIOR LIGHT WIRE REPAIR
88	EXTERIOR LIGHT WIRE REPLACEMENT
89	EXTERIOR LIGHT WIRE DISPOSAL
90	EXTERIOR LIGHT WIRE STORAGE
91	EXTERIOR LIGHT WIRE PROTECTION
92	EXTERIOR LIGHT WIRE IDENTIFICATION
93	EXTERIOR LIGHT WIRE LABELING
94	EXTERIOR LIGHT WIRE MARKING
95	EXTERIOR LIGHT WIRE TESTING
96	EXTERIOR LIGHT WIRE TROUBLESHOOTING
97	EXTERIOR LIGHT WIRE REPAIR
98	EXTERIOR LIGHT WIRE REPLACEMENT
99	EXTERIOR LIGHT WIRE DISPOSAL
100	EXTERIOR LIGHT WIRE STORAGE

Elevations

Attachment 4

FILE No.: DA.02.075
March 20, 2003
Not to scale

City of **Vaughan**
Community Planning Department

Part of Lot 7,
Concession 5
APPLICANT:
**FIRST VAUGHAN
INVESTMENTS LIMITED**

N:\DFT\ ATTACHMENTS\DA\da.02.075