

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003

**ZONING APPLICATION TO LIFT "H" HOLDING SYMBOL
SITE DEVELOPMENT APPLICATION
LOUKAS PROPERTIES INC.
FILES: Z.03.053 AND DA.03.015**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.03.015 (Loukas Properties Inc.) 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 shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan and cost estimate shall be approved by the Urban Design Department and the Toronto & Region Conservation Authority;
 - iii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department and the Toronto & Region Conservation Authority;
 - iv) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and
 - v) the required variances to implement the approved site plan shall be final and binding.
 - b) That the following provision be included in the site plan agreement:
 - i) that prior to building permit issuance, the Owner shall obtain an Ontario Regulation 158 permit from the Toronto & Region Conservation Authority.
2. THAT a by-law be forwarded to Council to lift the "H" Holding Symbol on the subject lands.

Purpose

On March 18, 2003, the Owner submitted a Site Development Application for a 2,100 m² single-use warehouse building on a 0.56 ha site. On July 25, 2003, the Owner submitted a Zoning Amendment Application to lift the "H" Holding Symbol on the subject lands.

Background - Analysis and Options

The subject lands are located on the west side of Basaltic Road, north of Jacob Keefer Parkway, being Lot 8 on Registered Plan 65M-3077 (488 Basaltic Road), in Part of Lot 14, Concession 3, City of Vaughan. The irregular-shaped 0.56 ha lot has 112.53 m frontage on Basaltic Road with 95.26 m depth. The surrounding land uses are:

North - open space and employment (OS1 Open Space Conservation Zone and EM2 General Employment Area Zone)
South - open space and employment (OS1 Zone and EM2 Zone)
East - Basaltic Road; employment (EM2 Zone)
West - open space (OS1 Zone)

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) which accommodates a wide range of industrial, business and civic uses. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned EM1(H) Prestige Employment Area Zone with a Holding Provision, under By-law 1-88.

The "H" Holding Symbol was placed on this lot as a condition (#37) of approval of the draft plan of subdivision 19T-86053 (Keelang Properties Limited) that stated: "... prior to the passage of the implementing zoning by-law, a building envelope for Lot 16 [registered as Block 12 on Plan 65M-2623] be determined, to the satisfaction of the Town of Vaughan". In the absence of a site development application at the time, the by-law was enacted, with a 'Hold' on the zoning of the subject lot. The Holding symbol can be removed from the EM1 Zone upon Council's approval of the site plan application.

Through review of the site plan, the following variances would be required to facilitate the proposed development:

1. A 8.3 m rear yard, whereas a minimum of 12 m is required;
2. A 4.5 m driveway width in the southwest portion of the site, whereas 6 m is required;
3. A 15 m driveway access width for the loading area, whereas a maximum of 13.5 m is permitted; and,
4. A 2.2 m to 6.5 m wide landscape strip abutting an OS1 Zone, whereas a minimum of 7.5m is required.

The above variances are considered to be minor and can be supported. An application to the Committee of Adjustment for the required variances will be required.

Site Design

The site plan consists of one single-use warehouse building (1,582 m²) with an office component (518 m²), centrally located on the site. Access is provided from two 15 m wide driveways to Basaltic Road. A total of 29 parking spaces are provided at the front of the building.

Two retaining walls, one along the south property line and the other in the northeast corner of the site, are proposed. Two loading spaces are provided along the south side of the building.

Building Design

The 2,100 m² building is to have a flat roof with parapet, to a height of 10 m. The proposed signage increases the highest point to 12.15 m. The main entrance faces east to Basaltic Road.

The building material for the main entrance and office portion on the east elevation, consists of alternating rows of blue spandrel glass panels and blue tinted vision glass panels both in pre-finished aluminium curtain wall, framed with a clear anodized finish. The panels wrap around the north side of the building and windows are located on the remaining office portions of the facades

not facing the street. Company signage separates the office from the warehouse portion of the building along Basaltic Road. The remaining material for the building consists of alternating rows of white and light grey pre-cast concrete panels. The east façade also includes windows that are evenly spaced along the entire warehouse portion of the building to break-up the concrete panels facing Basaltic Road.

Parking

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

Warehousing (Single Use): 2,100 sq.m. at 1 space/100 sq.m. GFA = 21 spaces

Parking Required = 21 spaces

Parking Provided = 29 spaces

The site meets the parking requirements with a surplus of 8 spaces.

Grading and Servicing

The subject lands have access to municipal services, including water, sanitary and storm sewers, and hydro. The final grading and servicing plans and stormwater management report shall be to the satisfaction of the Engineering Department and the Toronto and Region Conservation Authority.

Landscaping

The landscape plan consists of a mix of coniferous and deciduous trees and shrubs along the perimeter of the site. A 3 m wide landscape strip is provided along the east property line abutting Basaltic Road and a 1.8 m wide landscaped boulevard will be provided along the front façade of the building. Additional landscaping is to be provided in the southeast corner of the site to screen the loading area from street view.

A minimum 7.5 m landscape is required to be provided along a lot line abutting an Open Space Conservation Zone (OS1). The entire land area surrounding the subject property is OS1. Given the irregular shape and size of the parcel, the landscape strip buffer proposed ranges from 2.2 m to 11.3 m. The TRCA is in a position to support the reduced buffer widths, subject to the final landscape plan and details being satisfactory to their ecologist. The revised plan must substantially increase the quantity of trees and shrubs within the proposed buffer to mitigate the impacts to the valley forest community.

Cash-in-lieu of parkland dedication in accordance with the Planning Act was satisfied as a condition of subdivision approval, and a further contribution is not required as a condition of site plan approval.

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 development. Should the Committee concur, the site plan application can be approved with the adoption of the recommendation of this report. Upon approval of the site plan application, a by-law can be enacted, to lift the "H" Holding Symbol to implement the EM1 zoning on the subject lands.

Staff can also support the proposed variances that are necessary to implement the approved site plan. The site plan agreement can be executed, upon the variances being approved by the Committee of Adjustment.

Should Council concur, the Recommendation of this report can be adopted.

Attachments

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

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



Location Map

Part of Lot 14,
Concession 3

APPLICANT:
LOUKAS PROPERTIES INC.



Community Planning Department

Attachment

1

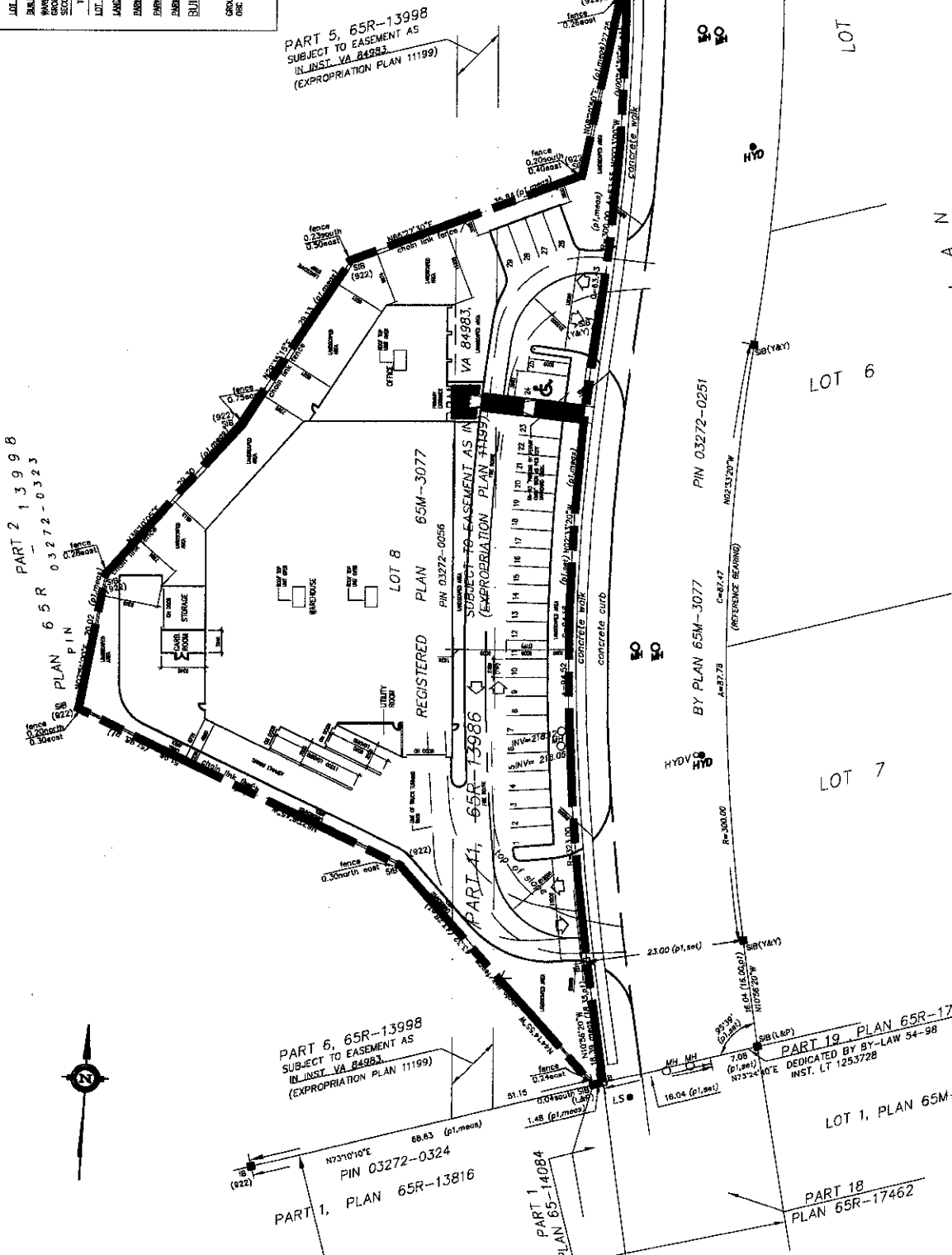
FILE No.:
DA-03.015

Not to Scale

August 11, 2003

SITE STATISTICS:	
ZONING:	EM (RESIDE EMPLOYMENT AREA)
LOT AREA:	5,616.30 sq. ft. (64,467.62 sq. ft.)
BUILDING AREA:	1,580 sq. ft. (17,028 sq. ft.)
GROUND FLOOR OFFICE:	250 sq. ft. (2,691 sq. ft.)
SECOND FLOOR OFFICE:	268 sq. ft. (2,885 sq. ft.)
TOTAL GROSS FLOOR AREA:	2,100 sq. ft. (22,400 sq. ft.)
LOT COVERAGE:	3.14
LANDSCAPED AREA:	6% (NOT INCL. LANDSCAPING WITHIN OS ZONE)
PARKING REQUIREMENTS:	1.0 SPACES/100 sq. ft. OF TOTAL AREA
PARKING PROVIDED:	21 SPACES
PARKING DIMENSIONS:	29 SPACES
BUILDING CLASSIFICATION:	INDUSTRIAL
GROUP 12:	INDUSTRIAL OCCUPANCY
ONE REFERENCE:	THREE STOREY FRAMED ONE STREET
	3,224.88: GROUP 1, DIVISION 2, UP TO 4 STOREYS.
	IMPROVED AREA

SUBJECT LANDS



Attachment 2

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City of Vaughan Community Planning Department

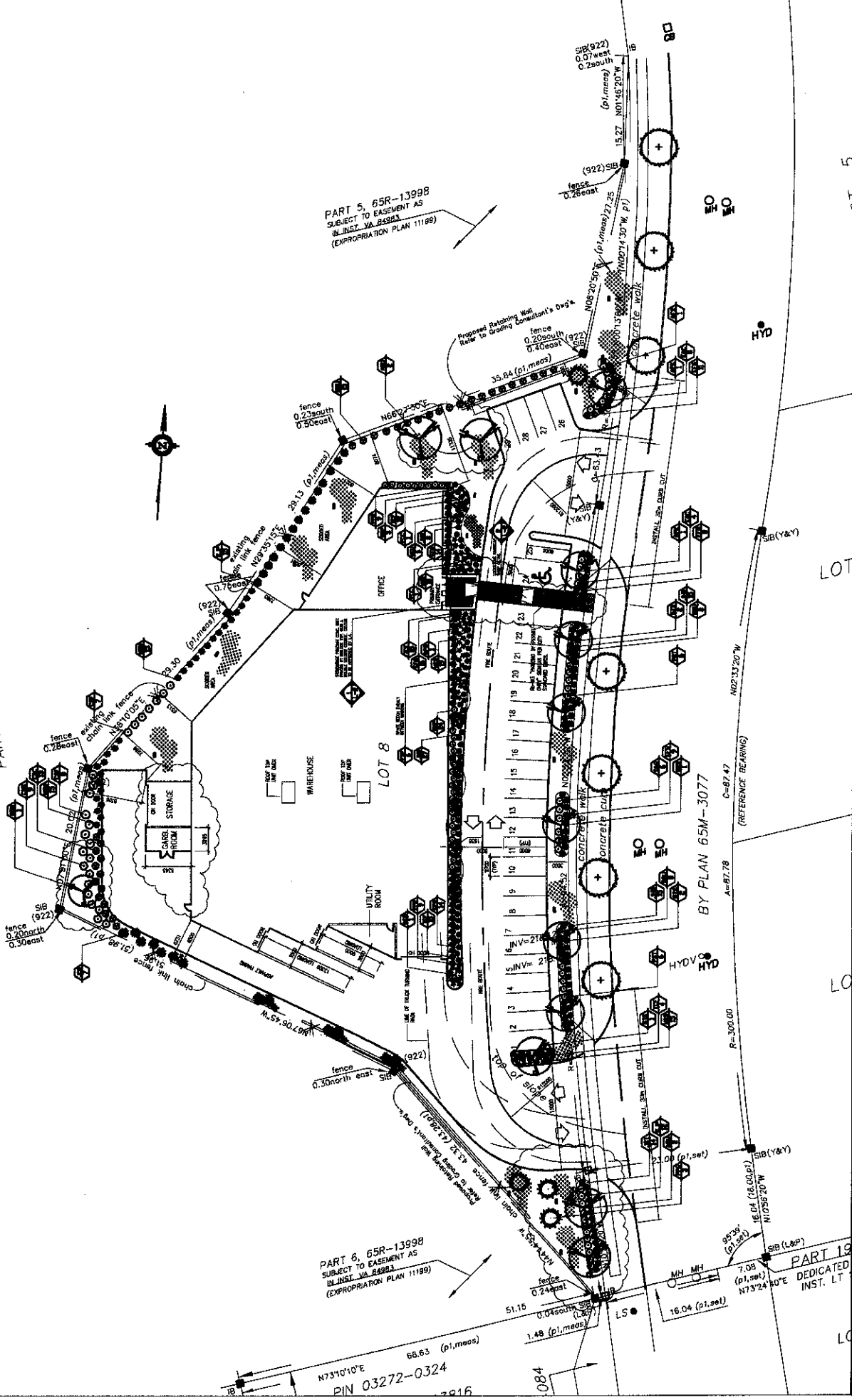
Site Plan

Part of Lot 14,
 Concession 3
 APPLICANT:
 LOUKAS PROPERTIES INC.

PART 2

PART 5, 65R-13998
SUBJECT TO EASEMENT AS
IN INST. VA. 84983
(EXPROPRIATION PLAN 11189)

PART 6, 65R-13998
SUBJECT TO EASEMENT AS
IN INST. VA. 84983
(EXPROPRIATION PLAN 11189)



Landscape Plan



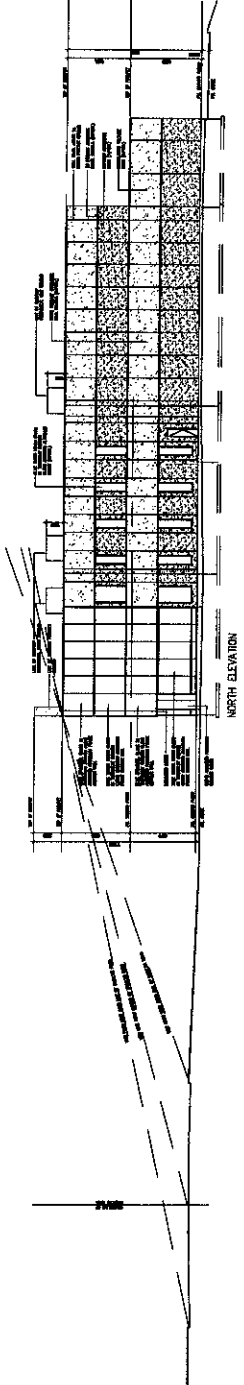
Community Planning Department

Attachment 3

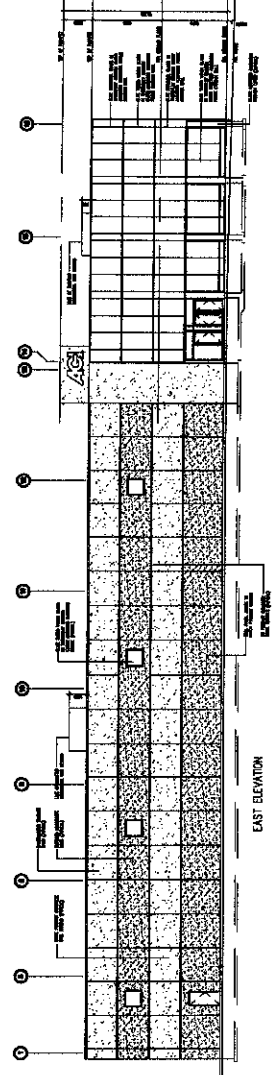
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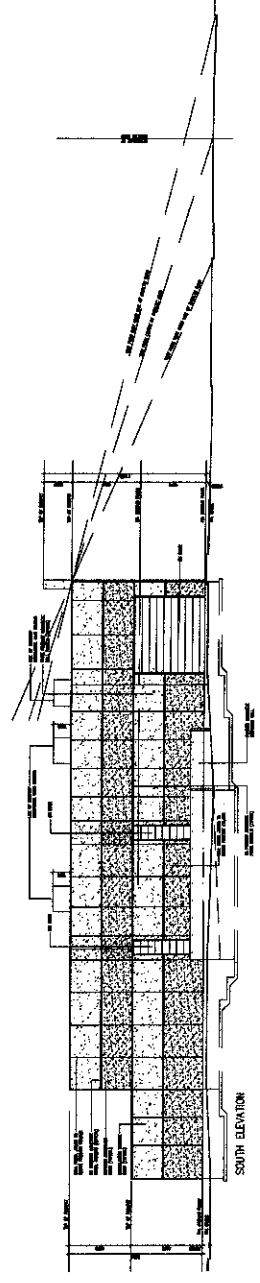
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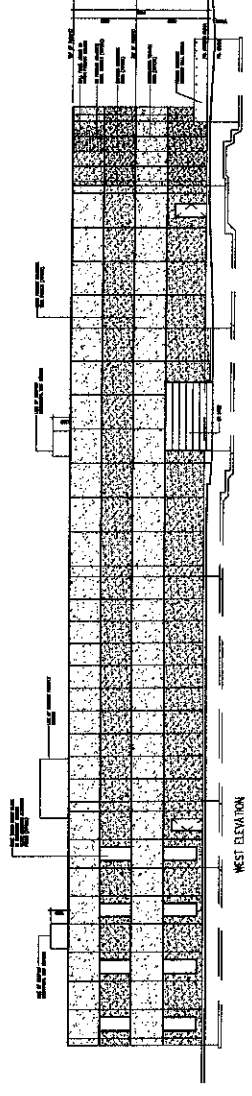
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Elevations

Part of Lot 14,
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Attachment 4

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