

COMMITTEE OF THE WHOLE APRIL 19, 2004

SITE DEVELOPMENT FILE DA.03.074
AVENTURA II PROPERTIES INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.03.074 (Aventura II 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 Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed 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) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc;
 - v) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - vi) all requirements of the Region of York Transportation and Works Department shall be satisfied; and
 - vii) all requirements of the Ministry of Transportation Ontario shall be satisfied.

Purpose

On November 28, 2003, the Owner submitted a Site Development Application to permit a 13,259.76m² two-storey Sports Complex, with 452 parking spaces on a 3.1 ha site.

Background - Analysis and Options

Location

The subject lands are located at the northeast corner of Dufferin Street and Caraway Drive, being Block 1 on Registered Plan 65M-3531, in Lot 8, Concession 2, City of Vaughan.

Official Plan

The subject lands are designated "General Commercial" by OPA #450 (Employment Area Plan) as amended by OPA #515, which permits recreational uses. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1073), which permits a sports facility use. The proposed development complies with all aspects of the Zoning By-law, except for seven parking spaces along the north and west sides of the building, which must be widened from 2.6m to 2.7m.

Site Design

The site plan consists of a two-storey building, with the following uses and floor areas:

First Floor:		
Pool Area:		1215.7m ²
Amenities (changerooms, offices):		2198.44m ²
Storage Rooms:		335.86m ²
Cafeteria:		238.0m ²
Spa:		121.04m ²
Daycare:		395.34m ²
Ice Rinks (2) & Amenities:		4634.43m ²
Second Floor:		
Fitness Area & Amenities:		1817.64m ²
Gymnasium:		1431.24m ²
Ice Rink Amenities:		<u>872.07m²</u>
Total Gross Floor Area:		13,259.76m ²

The building is set back approximately 20m from Dufferin Street. A total of three access driveways are proposed. A row of parking and an aisleway are proposed between the building and Dufferin Street, with most of the parking being provided east of the building.

There are two main entrances to the building, both on the east (front) elevation. A 9m wide landscape strip is shown along Highway 407 and Dufferin Street, and a 6m landscape strip is proposed along Caraway Drive and Racco Parkway. The three loading spaces at the east end of the site are not required by the by-law.

Parking/Access

The pool, ice rinks and gymnasium have been calculated at a Community Centre rate (1 parking space per every 3 persons of maximum design capacity). The daycare, spa, fitness area, cafeteria, amenities and storage areas are subject to the individual parking requirements of By-law 1-88. The minimum number of parking spaces required for this development is as follows:

Pool:	157 people (1 spaces/3 people)	52 spaces
Ice Rinks:	120 persons (1 space/3 people)	40 spaces
Gymnasium:	50 people (1space/3 people)	17 spaces
Daycare:	6 people (1.5 spaces/employee)	9 spaces
Spa:	121.04m ² @ 6 spaces/100m ²	7.3 spaces
Fitness Area:	1817.64m ² @ 11 spaces/100m ²	200 spaces
Cafeteria:	238m ² @ 20 spaces/100m ²	47.6 spaces
Amenities:	2198.44m ² @ 3.3 spaces/100m ²	72.5 spaces
Storage:	335.86m ² @ 1 space/100m ²	<u>3.4 spaces</u>
Parking Required:		449 spaces
Parking Provided:		452 spaces

The site is accessed by three driveways, including one right-in/right-out onto Caraway Drive, and two full-turn driveways onto Racco Parkway. As a condition of site plan approval, parking, access and on-site vehicular circulation must be to the satisfaction of the Engineering Department.

Site Servicing, Grading & Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department. Given the site's proximity to Dufferin Street and Highway 407, all requirements of the Region of York Transportation and Works Department and the Ministry of Transportation Ontario shall be satisfied, and have been included as conditions of site plan approval.

All hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The subject lands are located within the Concord/Thornhill Business Park, which has approved urban design guidelines and a master landscape plan. The landscape plan for the site provides for the required 9m wide landscape buffer along Highway 407 and Dufferin Street, and a 6m wide landscape buffer along Caraway Drive and Racco Parkway. A mix of coniferous and deciduous trees and shrubs are shown along the perimeter of the site. Landscaping is also proposed at the southwest corner of the building and in front of the southerly main entrance.

A sidewalk is proposed along the main driveway entrance, providing a pedestrian link between the building and Racco Parkway. Deciduous trees are proposed in the landscape islands of the parking lot. Signage/entrance features are proposed on both sides of the main driveway at Racco Parkway. The landscape plan generally complies with the approved urban design guidelines and master landscape plan.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

Building Design

The proposed sports complex is a rectangular-shaped, two-storey building with two main entrances facing east. Building materials consist of precast architectural panels (off-white) with decorative reveals, and a combination of fixed, spandrel and surface-mounted reflective glass panels (blue tinted) on both storeys and on all sides of the building. A parapet is proposed within the perimeter of the flat roof-line.

The building will be highly visible since the site is completely surrounded by roads and highway. Staff are generally satisfied with the various architectural elements on all sides of the building, and are exploring opportunities for additional enhancements, including signage/mural treatment. As a condition of approval, the final building elevations must be approved by the Community Planning and Urban Design Departments.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the approved Urban Design Guidelines and Master Landscape Plan, and the requirements of the Official Plan and Zoning By-law. Staff are satisfied that the subject lands can be appropriately developed to accommodate the proposed sports facility. Should the Committee concur, Site Development Application DA.03.074 (Aventura II Properties Inc.) can be approved with the adoption of the recommendation in this report.

Attachments

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

Report prepared by:

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Grant A. Uyeyama, Senior Planner, ext. 8635

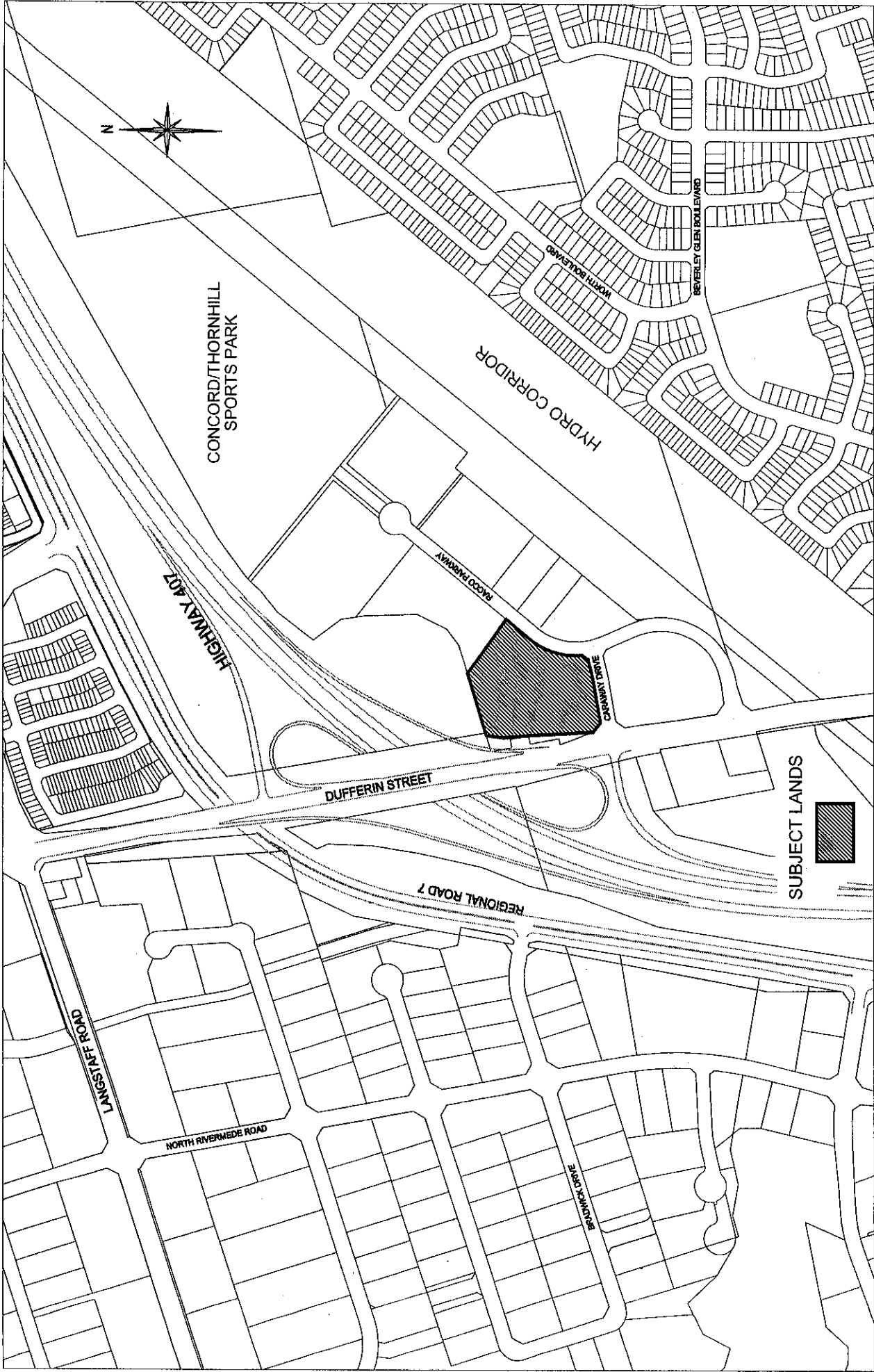
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG

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Location Map

Lot 8,
Concession 2

APPLICANT:
AVENTURA II PROPERTIES INC.

City of
Vaughan

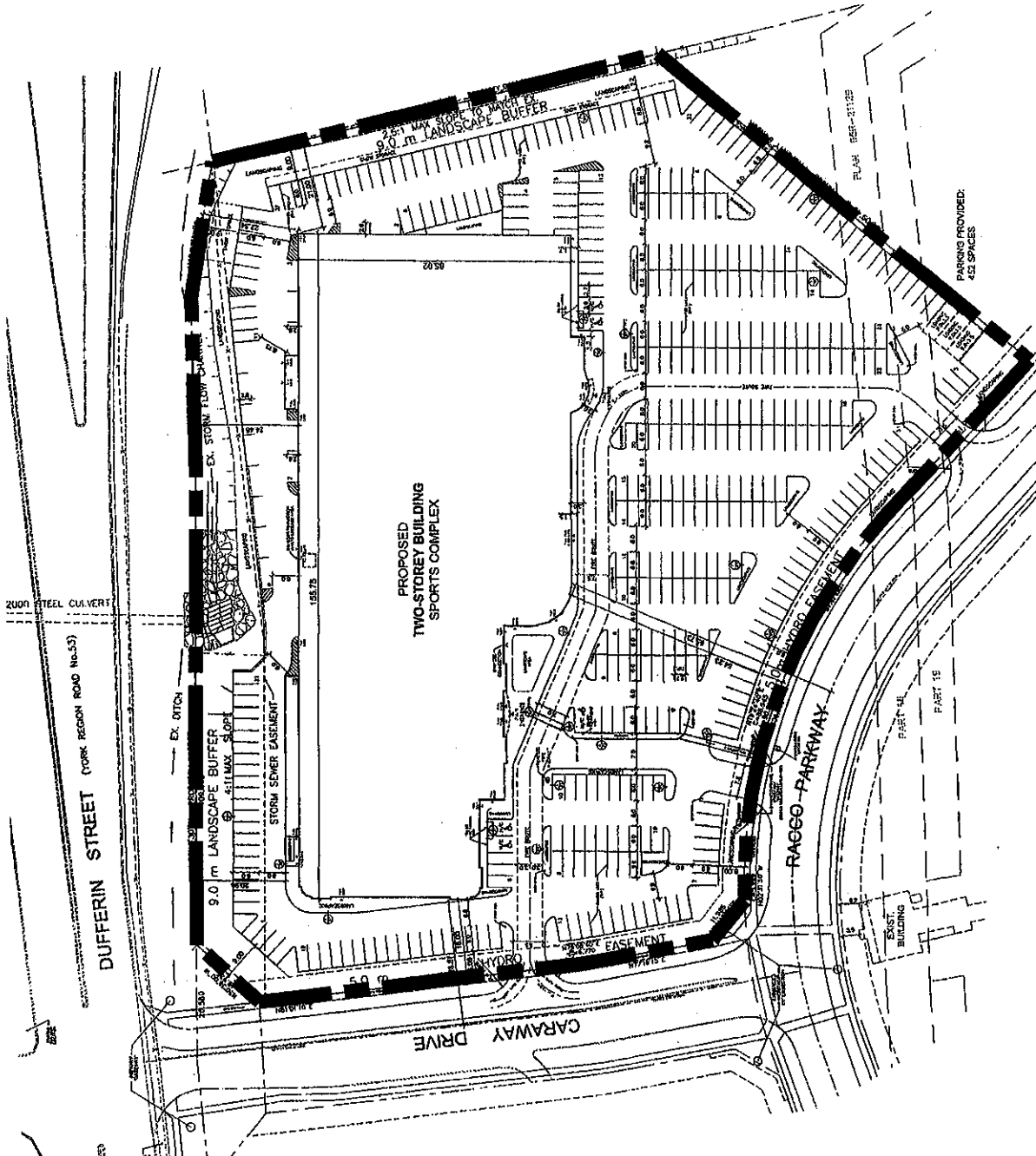
Community Planning Department

Attachment



FILE No.:
DA.03.074

Not to Scale
March 26, 2004



PROPOSED
TWO-STORY BUILDING
SPORTS COMPLEX

PARKING PROVIDED:
423 SPACES

SUBJECT LANDS



Site Plan

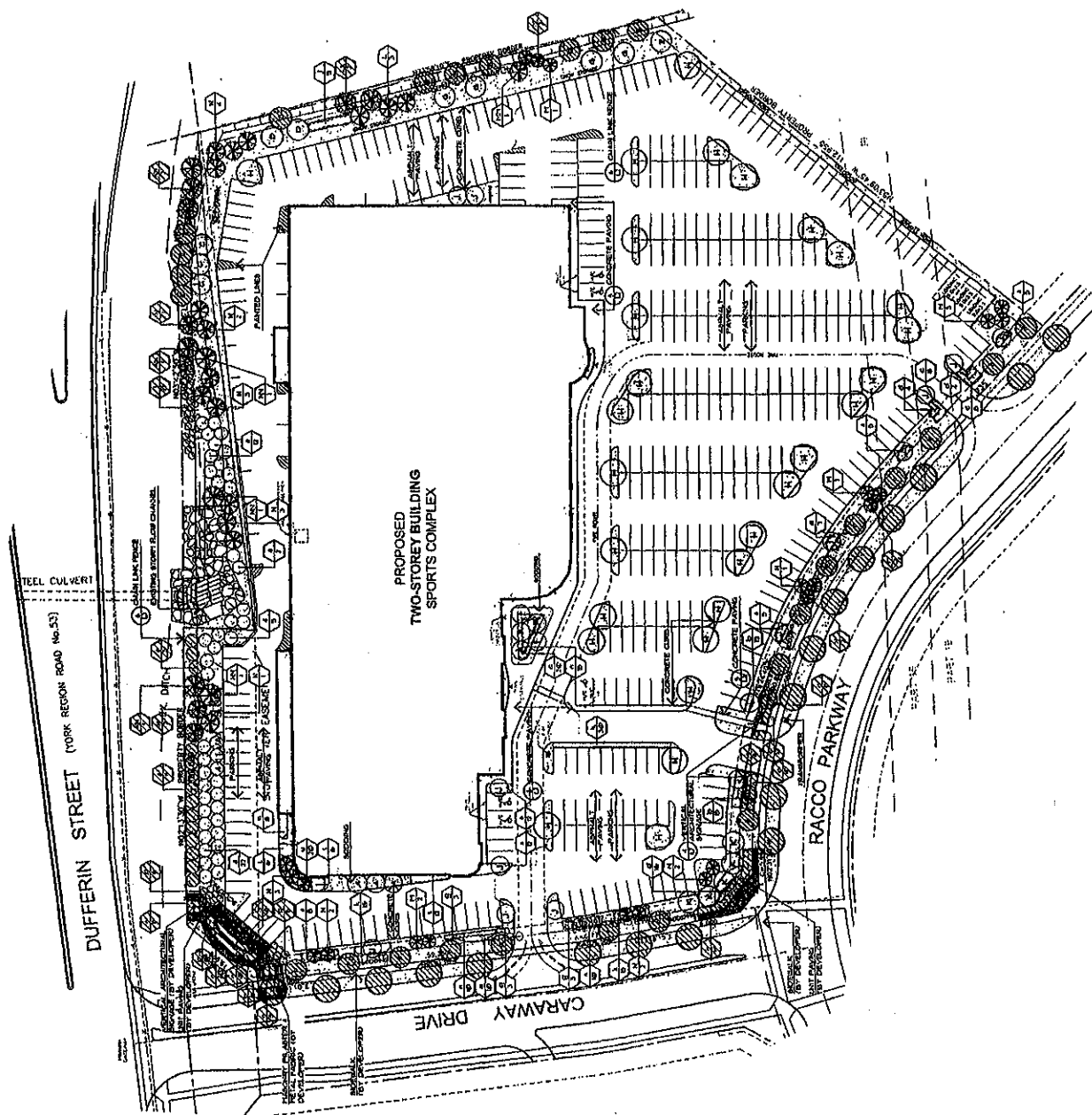
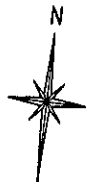
Lot 8,
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Attachment 2

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Landscape Plan

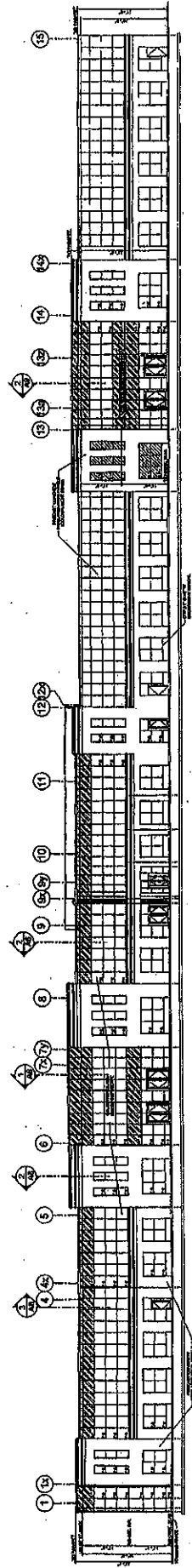
Lot 8,
Concession 2
APPLICANT:
AVENTURA II PROPERTIES INC.



Community Planning Department

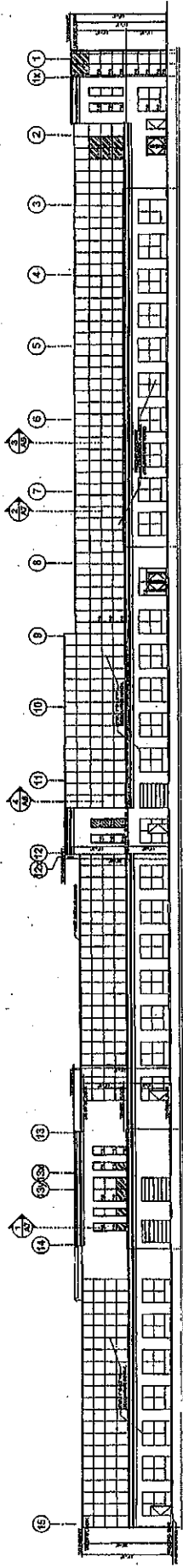
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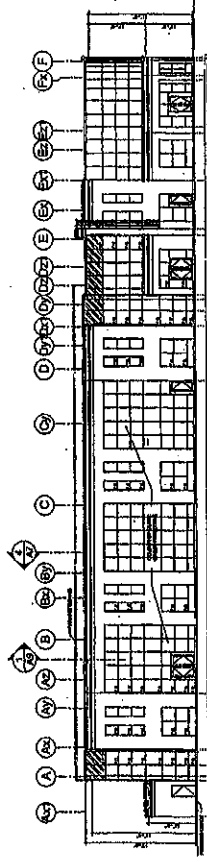
EAST ELEVATION
SCALE 1/16" = 1'-0"

RACCO PARKWAY



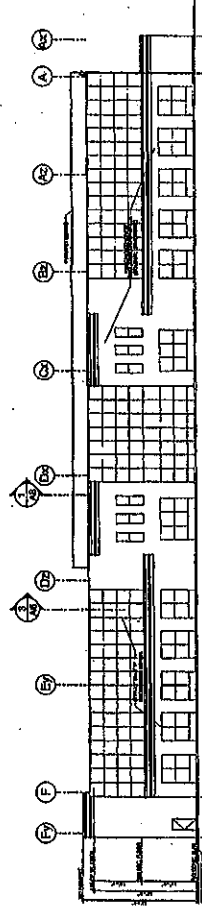
WEST ELEVATION
SCALE 1/16" = 1'-0"

DUFFERIN STREET



SOUTH ELEVATION
SCALE 1/16" = 1'-0"

CARAWAY DRIVE



NORTH ELEVATION
SCALE 1/16" = 1'-0"

HIGHWAY 407

Elevation Plan

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