

COMMITTEE OF THE WHOLE APRIL 19, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.093
SITE DEVELOPMENT FILE DA.04.009
MAREE O'TEE LIMITED
REPORT #P.2004.17**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.093 (Maree O'Tee Limited) BE APPROVED, to rezone the site to EM1 Prestige Employment Area Zone.
2. THAT the building elevations for Site Development File DA.04.009 (Maree O'Tee Limited) BE APPROVED.

Purpose

On December 5, 2003, the applicant submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone to permit the development of the 4.3 ha site for employment uses.

On February 16, 2004, an application for Site Development was submitted to permit a one-storey, 23,414.14 m² industrial building for the manufacturing of windows (Window City), and 363 parking spaces.

Background - Analysis and Options

The subject lands are located on the north side of Steeles Avenue West, east of Regional Road #27, being Parts 4 and 5 on Reference Plan 65R-16243, in Lot 1, Concession 8, City of Vaughan.

The vacant 4.3 ha site has 192.25 m frontage on Steeles Avenue West and a depth of 258.71 m. The site is designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The surrounding land uses are:

- North - Highway #407; planned transitway corridor (PB1S Parkway Belt Linear Facilities Zone)
- South - Steeles Avenue West; employment uses (City of Toronto)
- East - hydro corridor (PB1S Zone)
- West - golf driving range (PB2 Parkway Belt Complementary Use Zone)

On December 22, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, one response has been received from a landowner to the east in support of the application. The recommendation of the Committee of the Whole to receive the Public Hearing on January 19, 2004, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on January 26, 2004.

Official Plan

The "Prestige Area" designation of OPA #450 permits a wide range of employment, business and civic uses, with no outside storage. The proposed use of the lands would conform to the Official Plan. The lands were released from the Parkway Belt West Plan in May 1984.

Zoning

The subject lands are zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88, which does not permit employment uses, and an amendment to the by-law is required.

The proposed zone category of EM1 Prestige Employment Area Zone would implement the "Prestige Area" designation of the Official Plan, and permit the proposed employment use. Staff has reviewed the related site plan, and can confirm that the proposal meets all of the requirements of the EM1 Zone.

Site Design

The site plan shows a one-storey, irregular-shaped 23,414.14 m² industrial building, including office space, on a 4.3 ha site. The main entrance of the building faces Steeles Avenue West, with a secondary entrance on the north façade. Loading areas are located within recessed areas on the east and west sides of the building. A total of 363 parking spaces will be provided around the perimeter of the site, exceeding the minimum by-law requirement of 346 spaces. A 9 m wide landscape strip will be provided along both Steeles Avenue West and Highway #407. Landscaping will also be provided along the base of the north and south walls.

The site is proposed be served by two accesses on Steeles Avenue West. The City of Toronto must approve the location of these accesses, and the municipal service and hydro connections within the Steeles Avenue West right-of-way. A portion of the rear of the property will be dedicated to the Ministry of Transportation Ontario to facilitate the planned transitway corridor, and will remain as PB2 Zone.

Compatibility

The site is located adjacent to a hydro corridor and towers to the east. Highway #407 and the planned transitway corridor are located to the north. The lands to the west are developed with a golf driving range, and there is a proposal to rezone this property to C7 Service Commercial Zone to provide services to the businesses in the area. Steeles Avenue West and industrial buildings are located to the south in the City of Toronto. The proposed use and development of the subject lands for employment purposes is considered to be appropriate for the site within the context of the EM1 Zone, and compatible with the existing and planned employment development in the surrounding area.

The applications have been circulated to external commenting agencies such as the City of Toronto, Ministry of Transportation Ontario, and the Toronto and Region Conservation Authority, who have expressed no objections to the proposal.

Building Elevations

The building will be constructed to a height of 10.2 m. The main entrance and front façade of the building are on the south elevation, facing Steeles Avenue West. This elevation will consist of a significant amount of blue reflective double-glazed and spandrel glass panels that wrap around to the side, beige smooth-finish precast panels including company signage. A vertical metal feature and beige sandblast-finish precast panels surround the main entrance, with metal canopies above the secondary entrances. Parapets will screen the roof-top mechanical equipment.

The north elevation faces Highway #407 and is designed to create a front-like appearance to accentuate the secondary entrance to the building. This elevation includes blue reflective double-glazed and spandrel glass panels, and beige sandblast-finish precast panels including company signage, which frame the entrance. The overhead doors on the north elevation are setback significantly past the two loading areas, and will not be visible from Highway #407.

The east and west elevations are consistent in design, and will be comprised of beige aggregate-finish precast panels with upper and lower sandblast-finish horizontal bands. Reflective glass square panels are provided within the upper band to enhance the architectural design of the building. The loading areas are centrally located within recessed pockets on the east and west elevations. The loading and overhead doors and all man doors will be the same beige colour as the main building material.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff has reviewed the proposed application to amend the Zoning By-law in accordance with the policies of OPA #450 and the requirements of By-law 1-88, and the area context. Staff is satisfied that the proposed rezoning of the site to EM1 Prestige Employment Area Zone conforms to the Official Plan and meets all requirements of the EM1 Zone. The proposed use is appropriate for the site and compatible with the existing and planned employment development in the surrounding area.

Therefore, Staff recommends approval of the zoning by-law amendment application to permit the employment use, and the building elevations associated with the related site development application. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Building Elevations


Report prepared by:

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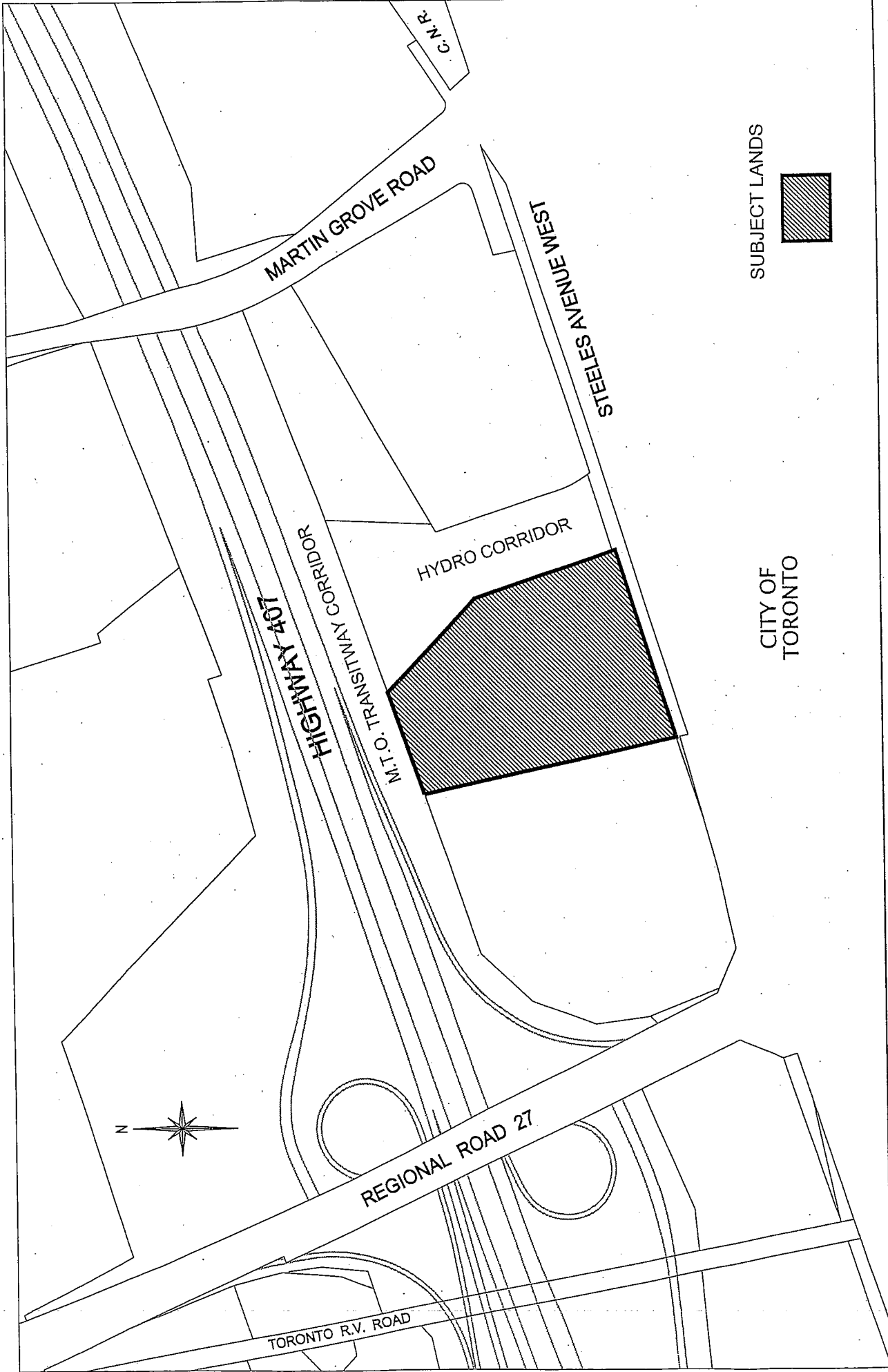
Respectfully submitted,


JOHN ZIBAY
Commissioner of Planning

/CM




MARCO RAMUNNO
Manager of Development Planning



SUBJECT LANDS



CITY OF
TORONTO

FILE No.:
Z.03.093 &
DA.04.009
Not to Scale
March 29, 2004

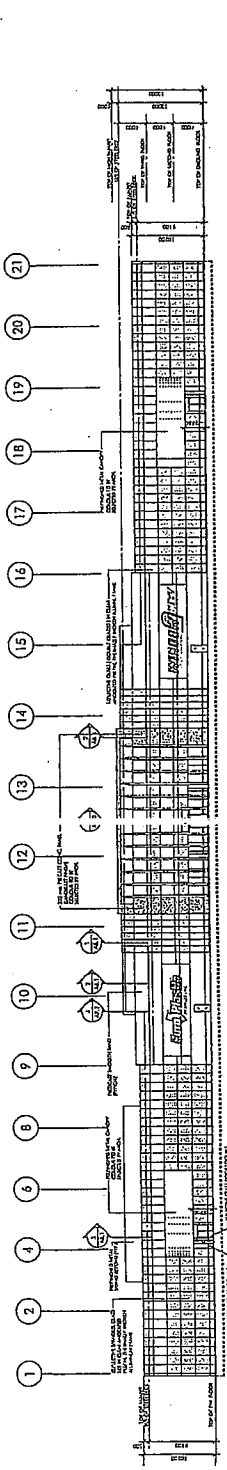
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Community Planning Department

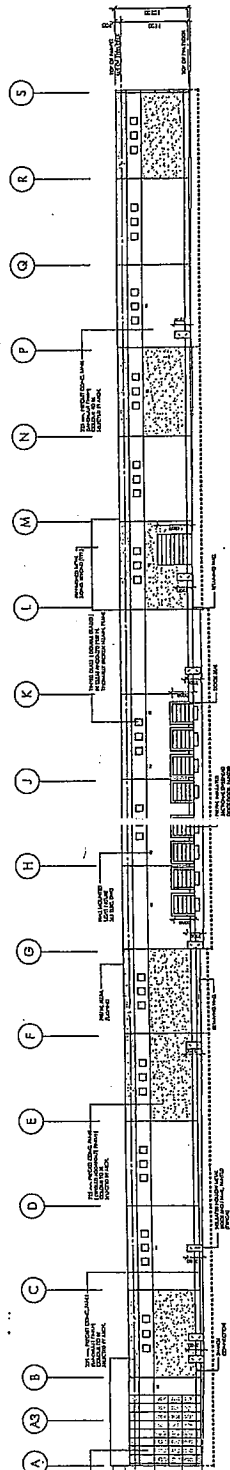
Location Map

Lot 1,
Concession 8

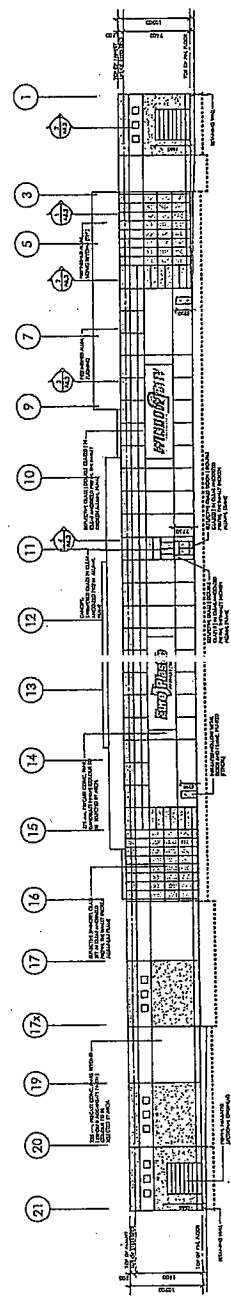
APPLICANT:
MAREE O'TEE LIMITED



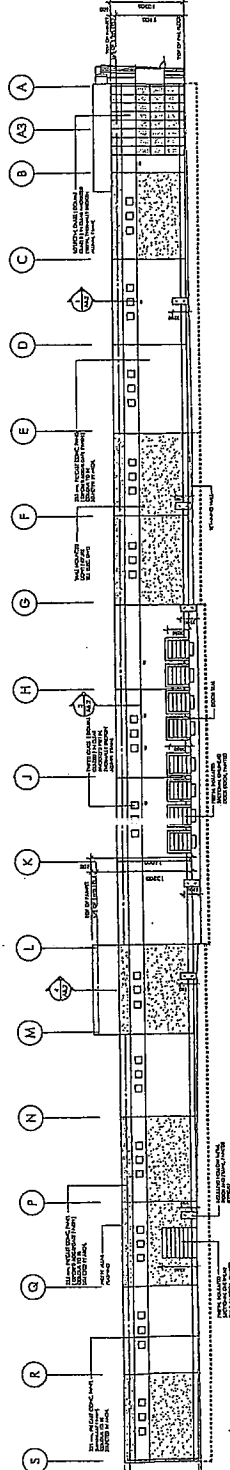
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Elevation Plan

Lot 1,
Concession 8

APPLICANT:
MAREE O'TEE LIMITED



Community Planning Department