

COMMITTEE OF THE WHOLE SEPTEMBER 20, 2004

**SITE DEVELOPMENT APPLICATION DA.04.028
PARKTRAIL ESTATES INC.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.028 (Parktrail Estates Inc.) 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 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 plan and storm water management report, and access and on-site circulation shall be approved by the Engineering Department;
 - d) the requirements of Power Stream Inc. shall be satisfied.

Purpose

On June 2, 2004, the Owner submitted a Site Development Application for a 1-storey, 3,202m² multi-unit employment building (tenants to be determined), with a 2-storey, 2,558m² office component (to be occupied by Fernbrook Homes), on a 1.47 ha site.

Background - Analysis and Options

The subject lands are located on the northeast corner of Edgeley Boulevard and Four Valley Drive, being Part of Block 6 on Plan 65M-3692, (1033 Edgeley Boulevard), in Part of Lot 14, Concession 5, City of Vaughan. The 1.47 ha irregular-shaped lot has 119m frontage on Edgeley Boulevard, and 140m flankage on Four Valley Drive, with a depth of 102m along the northerly lot line.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses, with or without outside storage. 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(1057), which permits an office building and multi-unit employment uses. The proposed development complies to the requirements of the zoning bylaw.

Site Design

The proposed office building (2,556 m²) is sited in the southwest corner of the site, and three employment-use units span toward both the east and north to create an L-shaped building. A row of parking is provided abutting the street lines with the main parking located behind the building and extending toward the northeast corner of the site. Two mutual access points are provided, having widths of 8.0m and 7.8m on Edgeley Boulevard and Four Valley Drive, respectively. A 5m wide landscape buffer is provided abutting the street lines, with increased urban design provided around the office portion of the building for aesthetic purposes.

Building Design

The proposed office building portion is to have a flat roof to a maximum height of 15.0m. The multi-unit employment use portion of the building will have a flat roof to a height of 7.5 m. The roof-top mechanical equipment will be screened from the street with aluminum louvers in a colour to match the facades.

The south (Four Valley Drive) and west (Edgeley Boulevard) elevations consist of sea green window blocks and smooth sandstone-coloured precast panels. A suspended aluminum canopy is located above the double door entrances, and clear aluminum clad panels are evenly spaced around the office to emphasize the significance of this use, which is intended to be the head office of Fernbrook Homes. A vertical sign box is proposed for the office portion and each employment unit will also have a sign display area above the entrance, approximately midway on the façade.

The north and east elevations are consistent. The material for the employment unit areas are similar to that of the office described above: sandstone coloured precast panels with sea green double-glazed windows which span the upper portion for accent treatment. A hollow metal exit door in a colour to match the clear anodized aluminum has been provided for each of the units. A small aluminum canopy is located above the doors for a consistent look with the street facades.

One loading area is located in the rear middle portion of the L-shaped building and is not visible from Edgeley Boulevard or Four Valley Drive, and each employment unit has one or two aluminum overhead door(s) with clear glazing.

Parking

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

Business or Professional Office: 2,558 m ² at 3.5 spaces/100 m ² GFA =	89.53 spaces
Multi-unit Employment Building: 3,202 m ² at 2 spaces/100 m ² GFA =	<u>64.04 spaces</u>
Total Parking Required =	154 spaces
Total Parking Provided =	160 spaces

The site exceeds the minimum parking requirements, with a surplus of 6 parking spaces.

Servicing

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

Urban Design

The landscape plan shows a mix of coniferous and deciduous trees and shrubs, including a 5m wide strip adjacent to Edgeley Boulevard and Four Valley Drive, and an area in the northeast corner of the site. In addition, landscaped boulevards are provided at the end of each parking space aisle, within the brussel block pedestrian walkway, and adjacent to the loading space to screen the shipping area. To increase the aesthetics of the site, a mix of hard and soft landscaping is provided along the front base of the office building, which includes a pedestrian-friendly walkway connection to the southwest corner of Edgeley Boulevard and Four Valley Drive.

The parkland dedication requirement under the Planning Act was satisfied through the registration of the subdivision plan, and no additional cash-in-lieu contribution will be required through the site plan approval process.

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 have reviewed the proposed site plan application for the office and multi-unit employment 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. Staff are also satisfied with the proposed building elevations for this development. Should the Committee concur, Site Development Application DA.04.028 (Parktrail Estates Inc.) 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:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment
1

FILE No.:
 DA.04.028
 Not to Scale
 August 11, 2004

City of Vaughan

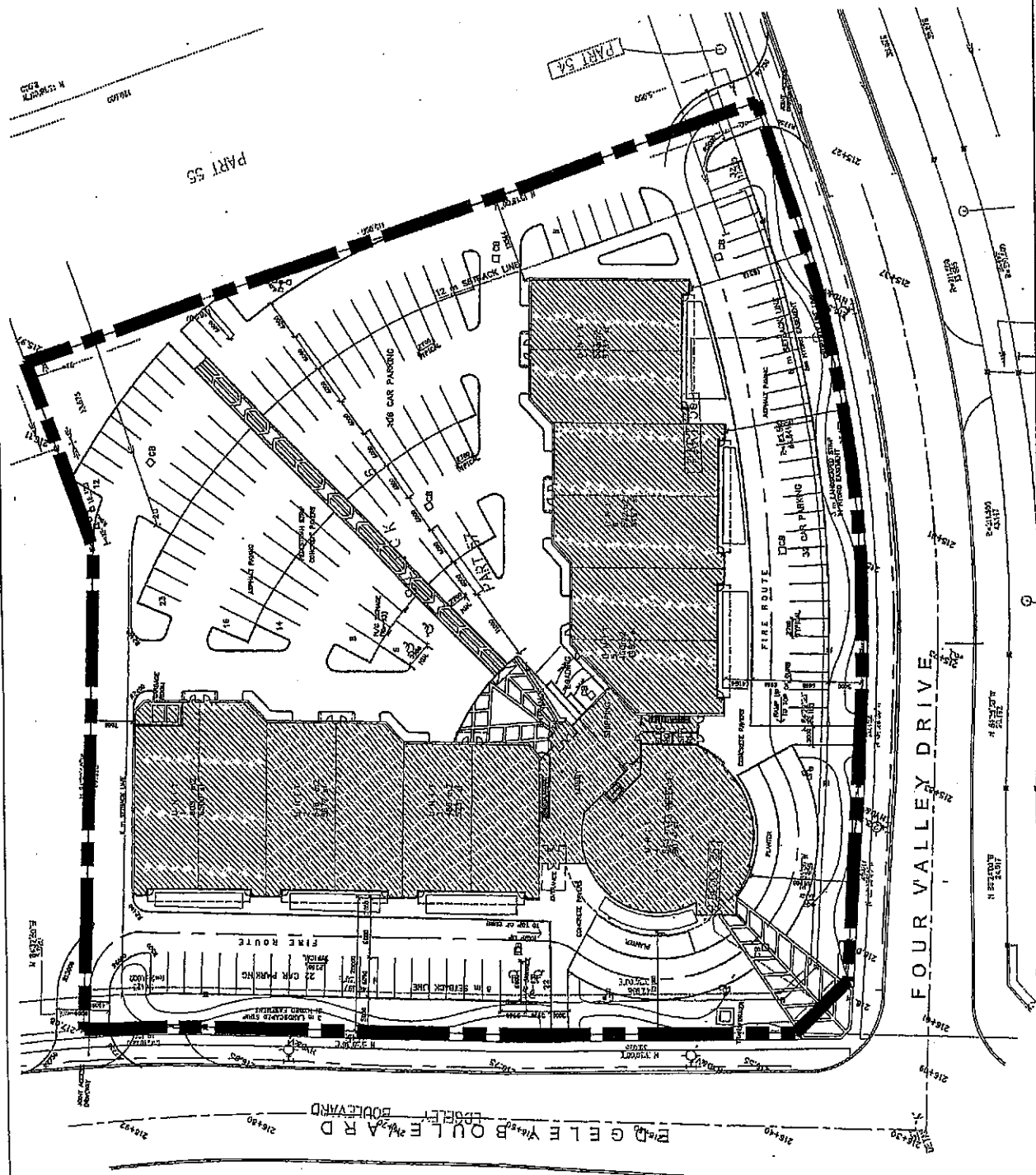
Community Planning Department

Location Map

Part of Lot 14,
 Concession 5
 APPLICANT:
 PARKTRAIL ESTATES



SUBJECT LANDS



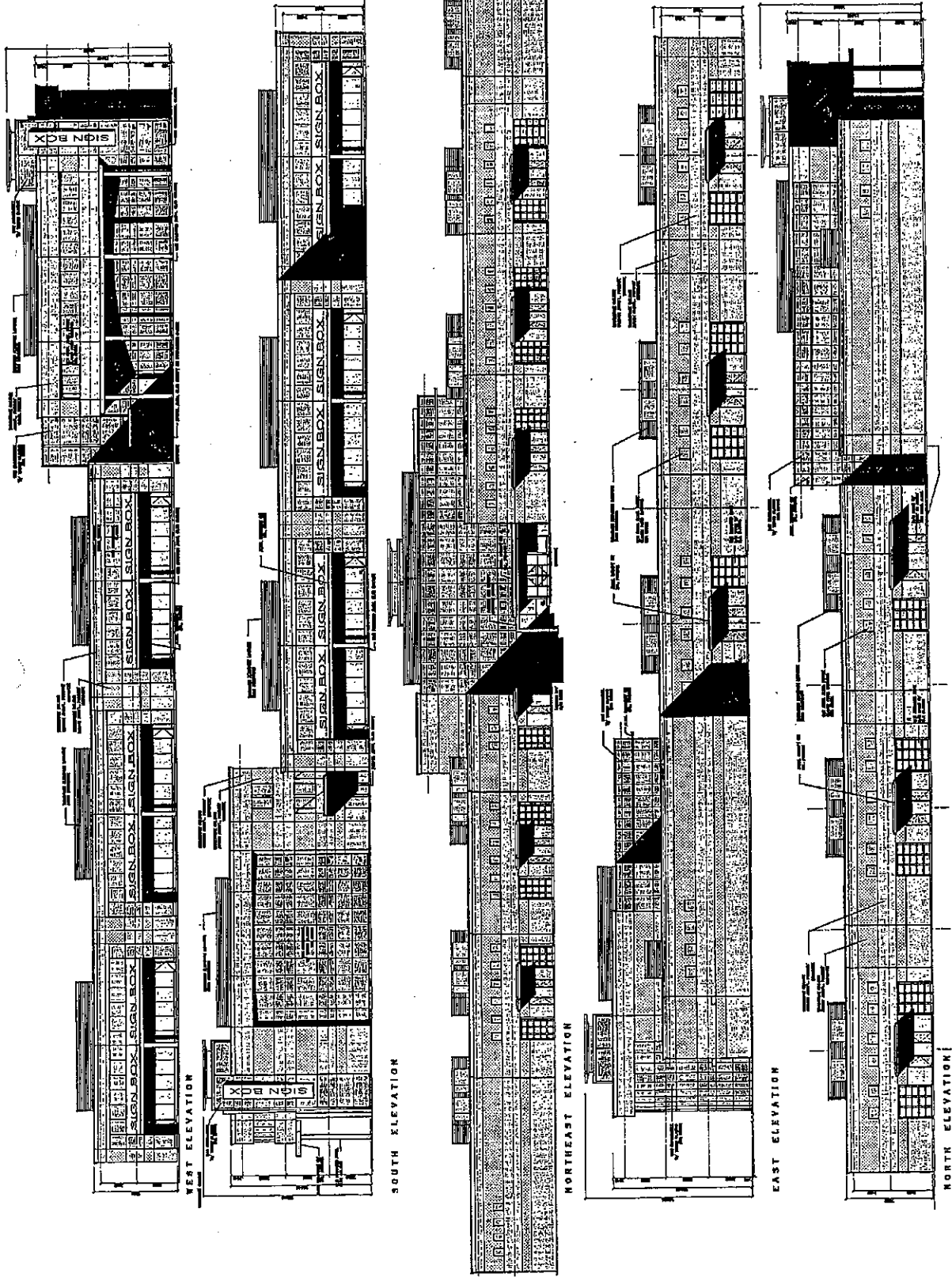
SUBJECT LANDS



Attachment 2
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City of **Vaughan**
 Community Planning Department

Site Plan
 Part of Lot 14,
 Concession 5
 APPLICANT:
 PARKTRAIL ESTATES



Elevation Plan

Part of Lot 14,
Concession 5

APPLICANT:
PARKTRAIL ESTATES

City of
Vaughan

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Attachment 4

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